



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

May 2011

Mark Your Calendar—

JOIN US FOR OUR MAY MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, May 18, at the Embassy Suites Hotel (7750 Briaridge Drive; northeast corner of IH-10 and Loop 410).

The meeting topic is “The Future of Building Automation - Systems Integration,” and the presenter is Brenda Berger, Sales Engineer with Entech Sales and Service. The meeting sponsor is Entech Sales and Service.

Please RSVP no later than Monday, May 16, at noon.

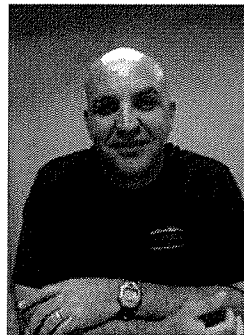
If you must cancel your attendance, please call Melodie Goff at 408-8135 BY **MONDAY, MAY 16, AT NOON** so we can cancel your meal.

Please make sure to check in at the front desk when you arrive.

RSVPs are REQUIRED, so we can be sure to have enough meals on hand! ❖

Engineer Spotlight

by Jeff Turov



Robert Latreille

Oak Hills Church
19595 IH 10 West
San Antonio, TX 78257
(210) 698-4602
robertl@oakhillschurchsa.org

• **How long have you been in the building engineer trade?**

I have been in this industry for approximately 12 years and have worked for various companies. Four years ago, my wife and I moved to San Antonio from San Diego, California. I began work with Oak Hills Church and became a member of SAABE.

• **What brought you and your wife to San Antonio?**

We came to visit her brother some time back and fell in love with the city. The people here are so nice, and the pace of life is slower than in San Diego. We are very happy here.

• **Family/Children?**

My wife and I have been married for 12 years, and I have a son that is ten years old.

• **Hobbies/what do you enjoy during off-hours?**

I enjoy the great outdoors and really enjoy taking my family to the coast, whether it is Corpus Christi or South Padre Island. Being from California, I also enjoy fishing and typically go for trout. Although there is not much trout around South Texas, I understand that there are a few at Canyon Lake, so a buddy and I have tried to catch some there. Haven't had much luck, but half of the fun is the trying.

• **Where would your favorite local road trip take you?**

There are several places that my wife and I will typically go - either Garner State Park, Bandera, Fredericksburg, or the coast. ❖

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A Message from the President

by Charles Mikolajczyk, Jr., CBE-M

Recently in our area, an item has surfaced whereas many of us live in this world, and others may not even be aware of it at all. When it comes to third party or property management of a property, in the event the landlord or owner of the asset has a change of mind, in nearly every agreement there is a "30-day termination" in the language. What this basically means is that many of us live in, and our livelihood is swinging upon, a time period of only 30 days or a "30-day world!" This ugly term may be that the owner/landlord wants a change in management of the asset.

Now, if you've kept your nose to the ground, did all your work tenfold and with pride, you should be able to survive this transition - if it is a friendly transfer. The key word to focus on, if you're ever in one of these situations, is the word "friendly." A friendly transition is one where the (new) property management team, chosen by the landlord, is considering taking in the existing manpower/staff on the asset. An "unfriendly" transition is one where the new team is bringing in their own manpower/staff, and your employment is going to be short lived!

These same terms apply during the sale of an asset as well. More often than not, a buyer already has their "preferred" property management company on board. If it is a friendly buy and you've put in nothing less than 120%, your employment should just roll over to the new team.

However, there are other reasons for a landlord to exercise a 30-day termination, and these may be entirely out of your control. These types are never good, for, no matter how much you've put in or sacrificed, your being retained may be in jeopardy.

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For those that live in a 30-day world, hats off to you!

Thanks to Dave Blackwell/Camfil FARR for the SAABE April luncheon presentation on "The New Air Filter Standard - ASHRAE 52.2-2007 Appendix J." And, thanks to Bryan Lesch/Phillips Lighting and to Voss Lighting for the Last Thursday Training Seminar presentation "LED Lighting Technology"!

Live a little, a lot...and enjoy the ride! ❖

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April Lunch Summary

by Curtis Thompson

Last month's training was provided by Dave Blackwell with Camill Farr, and the topic was "The New Air Filter Standard - ASHRAE 52.2-2007 Appendix J."

The American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE) publishes two different standards that allow the user to evaluate air filters used in their HVAC systems. Standard 52.1-1992 provides three important evaluation criteria: dust spot efficiency, arrestance, and dust holding capacity. Standard 52.2-1999 provides a filter's initial efficiency as a function of particle size, as well as a numeric value that allows a user or engineer to specify a product Minimum Efficiency Reporting Value (MERV). Both Standards also provide a filter's initial resistance to airflow, an important denominator no matter which Standard is preferred.

If you have any questions or comments, please contact your local provider. Thanks again to Dave for an awesome seminar!! ❖

Vendor Rep Report

by Randy Cummings

Hope you didn't blink or else you might have missed Spring. Looks like the droughts and heat have found South Texas early this year.

The presentations at our luncheons have been great this year, and we have many great presentations booked for the remainder of the year. Anyone interested in sponsoring a lunch in 2012 or stepping up in case of a cancellation, please contact me (490-2777 or rcummings@gerloffinc.com) so I can put you on the schedule.

Engineers, I would love your feedback on the presentations. Let me know what you think or ideas on what you would like to see. The whole point of our luncheons is to educate you, so I need your input to make SAABE the best organization for you.

Most importantly, remember to RSVP! Thanks, and I hope to see you at the May luncheon. ❖

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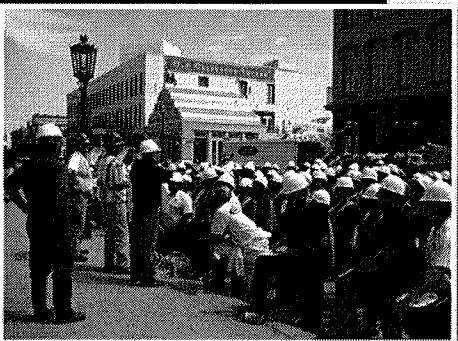
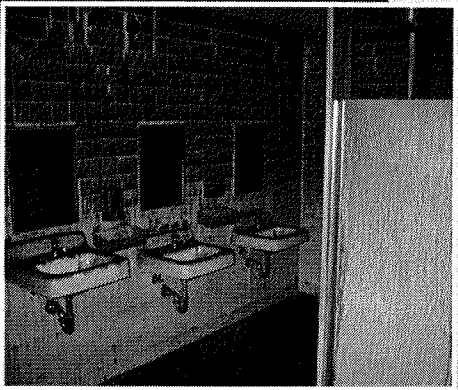
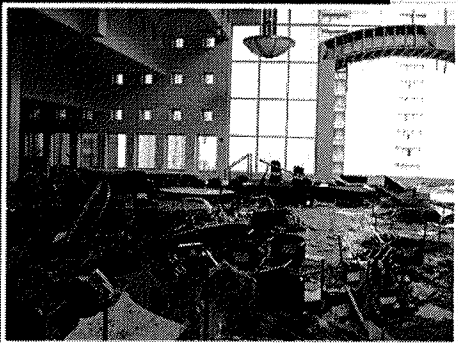
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High Performance Buildings Forum Tours

by Tom Lasater

The High Performance Buildings Forum's tour last month of the Pyramid Building, maintained by Building Engineer and SAABE member Howard Newsome, was well attended and a success.

The drive for energy efficiency and water conservation at the Pyramid Building has been a team effort – the property management company, Endura Advisory Group, Property Manager Edna Geckler and Building Engineer Howard Newsome. And, the fact that one of the building's largest tenants is a federal government agency, which is now mandated to be in a LEED building, has greatly helped the effort.

Howard had quite a challenge getting his building an Energy Star rating because the building was constructed in the early 80's when "looking good" was a primary concern and not energy efficiency. Below are some of the things that were done that earned the building an Energy Star rating:

- Reduction of HVAC costs by repairing dampers and closing holes ringing the building floors

- Installation of ultraviolet lights in the AHU coils which reduced air contaminants and the need for regular coil cleaning
- Reduction of utility bills by installing sensors for the lighting in occupied spaces, stairwells and storage rooms
- Reduction of monthly water bills by using drip irrigation for about 90% of the property, regulating the gpm flow in toilets, urinals and faucets and using a holding tank and pump system for condensate water

The High Performance Buildings Forum will hold its May building tour at the Corporate Square building that SAABE Member Jock Tilghman maintains. Please look for upcoming notices regarding this.

If you have any questions, please contact Tom Lasater at 501-3434 or lasater.tom@att.net. ❖

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San Antonio Building Codes Academy Spring Schedule

The San Antonio Building Codes Academy will host two courses focusing on the 2009 International Building Code between June 7 and June 10.

The "2009 IBC Fire and Smoke Protection Features" seminar will address the critical concepts of Chapter 7, the basis for the analysis and identification of required fire-resistance ratings construction and components. The "2009 IBC Mixed Occupancies" seminar addresses the requirements that apply to mixed occupancy conditions, the methods for regulating mixed occupancy buildings, and the differences between the methods and their relative advantages.

Registration fees for each course, which are worth six hours of continuing education credits, are \$150. The course schedule will be as follows:

- June 7 "2009 IBC Fire and Smoke Protection Features"
- June 8 "2009 IBC Mixed Occupancies"
- June 9 "2009 IBC Fire and Smoke Protection Features"
- June 10 "2009 IBC Mixed Occupancies"

The deadline for a guaranteed reservation is May 27, 2011. For more information and/or to register, visit <https://webapps1.sanantonio.gov/dsd/BIsabcaevents/registration.aspx>. ❖

Building Safety Month

In May, the City of San Antonio Development Services Department will be observing Building Safety Month in coordination with the International Code Council Foundation (ICCF).

Building Safety Month is presented by the ICCF, a nonprofit organization dedicated to alleviating the devastating effects of natural disasters and other building tragedies through Consumer Education, Professional Development and Community Service.

Countless accidents still occur in homes across the U.S. and globally where codes are poorly understood or used improperly. The expanded Building Safety Month will help bridge these gaps and provide a broader platform to share the sphere of knowledge among architects, engineers and skilled industry veterans so that families, businesses and communities can be safe, strong and sustainable.

For the last 31 years the 50,000 worldwide members of the ICC have celebrated advances in building safety, and widespread interest in the campaign has grown significantly.

The Department will be distributing materials to the public on four topics: Energy and Green Building, Disaster Safety and Mitigation, Fire Safety and Awareness and Backyard Safety. ❖



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with Vanessa Rodriguez
at 210-249-1496
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or you can contact
Letty DeLoach
at 210-464-5791
ldeloach@bmsmanagement.com

Please note that this is a 21 and up event.

SAABE May Last Thursday Training Seminar

Save the date for this month's Last Thursday Training Seminar. This month's topic is "Ultrasound and Power Quality Analysis," and the presenter will be Keith Bender with Klecka Electric. Klecka Electric is also this month's training seminar sponsor.

Where: First National Bank (6243 IH 10 W)
Tenth floor conference room

When: Thursday, May 26, 11:30 am - 1:00 pm
(Lunch provided by Klecka Electric)

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For more information about Klecka Electric Company, contact Keith McFarlin at (210) 349-0123 or kmcfarlin@kleckaelectric.com. Or, visit their website at www.kleckaelectric.com.

The seminar is open to **SAABE Engineers and their assistants only**, and there is no cost to attend. There is a limit of 25 attendees.

If you are coming, please email mgoff@braycommunications.com. Please RSVP by Wednesday, May 25 so we know how many lunches to order. If you RSVP and cannot attend, please call Melodie Goff at 408-8135 so she can move someone off the waiting list. ❖

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Education Corner

Arc Flash Protection & Electrical Safety 70E

- Sponsored by American Trainco
- May 16-17, Cambria Suites Airport, San Antonio
- Cost: \$985 for both days
- For more information, visit <http://www.americantrainco.com/courses/arc%20flash%20training/schdtlES.aspx?SID=32214>

APLC 1 - PLCs for Non-Programmers

- Sponsored by American Trainco
- May 18-19, Cambria Suites Airport, San Antonio
- Cost: \$985 for both days
- For more information, visit <http://www.americantrainco.com/courses/plc%20non-programmer/schdtlPC.aspx?SID=32457>

Plumbing Inspection Concerns

- Sponsored by COSA Development Services Department
- May 20, Cliff Morton Development and Business Services Center (Training Rooms A & B), San Antonio
- Cost: Free
- For more information, visit <http://www.sanantonio.gov/dsd/lunchlearn.asp>

Air Conditioning & Refrigeration

- Sponsored by American Trainco
- May 23-24, Cambria Suites Airport, San Antonio
- Cost: \$980 for both days
- For more information, visit <http://www.americantrainco.com/courses/air%20conditioning/schdtlAC.aspx?SID=29055> ❖

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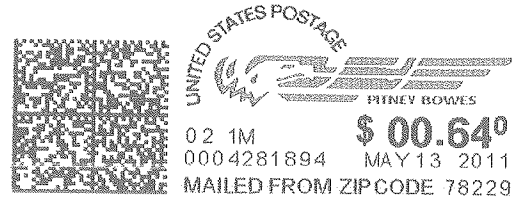
TIP: Emergency Preparedness Kit

- Pack a Flashlight with back up batteries
- Pack a Transistor Radio with back up batteries
- Pack bottled water
- Pack Cell Phone
- Pack personal hygiene supplies
- Pack a manual can opener
- Pack a first aid kit

**For Any Questions or to Set Up Your Inspection Contact Drew VanWyck at Our Main Office
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SAABE TIMES
May Issue

Final Thought:

"Twenty years from now you will be more disappointed by the things that you didn't do than by the ones you did do. So throw off the bowlines. Sail away from the safe harbor. Catch the trade winds in your sails. Explore. Dream. Discover." - Mark Twain

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Next Meeting:

Wednesday, May 18

"The Future of Building Automation - Systems Integration"

Sponsored by Entech Sales and Service

Plans are being finalized for the SAABE Picnic. Watch for upcoming faxes and electronic notices. There is no general membership meeting in June.

The SAABE Times is edited by Bray Communications.