



S.A.A.B.E. TIMES

A Publication of the San Antonio Association of Building Engineers

July, 1999

Education Corner

by Mike Lusk

Mark Your Calendar —

Lifecycle Costing and Preventive Maintenance for Roofing Systems

Q: When your facility is experiencing roof leaks, your first reaction is to:

- a. *Wait for it to stop raining, and BINGO! Problem solved.*
- b. *Quickly calculate and schedule your unused vacation time.*
- c. *Tell the tenants how good it is for their plants.*
- d. *Make it a party! Hand out complimentary swim fins and snorkels.*
- e. *Call Cram Roofing.*

No matter what your answer is, come join us on July 21st when David Webb of Cram Roofing presents an overview of the lifetime costs of a roofing system, and how you can keep your owner's bottom line in good shape with the right preventive maintenance. His discussion of specific problems and "things to look for" when inspecting your roof will be supplemented by photographs and a question-and-answer session.

David is originally from Lubbock, but we don't hold that against him. He's been in the roofing business for over 15 years, with a technical background in roofing consulting. In San Antonio a little over a year now, David has worked in the markets of Dallas and Midland as well.

Thanks to Paul Thompson for getting the following for this month's seminar information. We have a large list of courses from Johnson Controls Institute, July through September. I am going to list all the subjects and tell which ones are going to be taught in Texas and when. Prices range from \$695.00 to \$1495.00. The courses are taught throughout the country at various times (and for those of you who insist on speaking French, you can even catch some of these in Montreal, Canada). I or Paul Thompson have the list if you have specific questions. Also, you may call 1-800-524-8540 or visit them on the web at www.johnsoncontrols.com.

The courses are:

- HVAC Mechanical Systems Operations
- Reciprocating Air Conditioning Systems
- HVAC Maintenance; Houston, Sept. 20-24
- HVAC Pneumatic Controls; Houston, Sept. 27-Oct.1
- Electric/Electronic Controls
- Centrifugal Chiller Operation and Maintenance
- Boiler Operation and Maintenance
- HVAC Pneumatic Controls
- Variable Air Volume Systems and Control
- Introduction to Energy Management
- Applied Energy Management
- JC/85/40 Operators
- Managing Indoor Air Quality
- Specifying Facility Management Systems
- DSC-8500 Operation & Troubleshooting; Houston, Aug. 30-Sept. 3
- DSC-8500 Cal I Programming
- IFC-2020/1010 System Operation/Maintenance
- Metasys Facility OPERATOR; Houston, Aug. 9-13
- Metasys Facility Manager; Houston, Sept. 13-17
- Metasys GPL Engineering
- Metasys HVAC Engineering; Houston, Aug. 2-6
- Metasys Companion/M3 Workstation Operations

continued on page 3

Above the Ceiling

by Paul Thompson

Dog Days

The AC's straining, trying to keep up (of course it's not allowed to break down). Temp and humidity both sky high. Back at home, there's too much work to do, but it's too hot to do it. I call for the dogs, but they don't want to come out from under the house...at least one of us has got some sense.

I called up Shanrika — yes, I know my article was due last week. But, I'm almost done...just need something to write about. The well is DRY. Don't tell me about how Charlie has his articles done through the millennium (but are they Y2K compliant?). Toss me a bone here. Write about "writer's block"? Now that's possible... but it's not like I didn't come up with any ideas. There was the:

We're In This Together (always come up with the title first!). That was going to be about the Spurs magical season; about the way the city came together to support them with T-shirts and flags and big shoe polish signs on the back of car windows and giant banners on the sides of buildings and faces painted. Admit it — even if you never were a basketball fan, these guys brought you a smile and a certain pride in living in San Antonio. And then there was:

Speedbumps — which would have been written on behalf of the T-Wolves, Lakers (including Shaq), Trailblazers (thank you, Mr. Stoudamire) and finally New York (nobody can say they choked). The Spurs' run through the playoffs eclipsed records (12 wins in a row) and tied for the best playoff run ever (15 and 2, tied with Detroit and Chicago). This "soft" team showed its Jekyll and Hyde side with a monster run that was less like a basketball series and more like a runaway freight train speeding downhill. Get out of the way! And not trying to beat a dead horse or anything, but:

Crack the Stone would have been about that slogan Gregg Popovich has up on his wall. You know, it's about a guy who gets frustrated with his life, so he goes to watch the stoneworker. The guy hammers the stone one hundred times before it finally splits on the last swing. The guy realizes that it wasn't the last blow that cracked the rock, but the accumulation of the hundred that came before it. That NBA Championship rock was not cracked in game 5 against New York. The hairline fractures began with guys named Angelo Drossos, George Gervin, Red McCombs, Johnny Moore, Bob Bass and Alvin Robertson. But it is altogether fitting and proper that the last swing was made by Avery Johnson. But not everyone is into sports, so howzabout world affairs:

Berlin, Birmingham, Belgrade would be about how much the "ethnic cleansing" that everyone witnessed in Kosovo (people being driven from their homes, houses torched, belongings taken, people killed and pushed out of their country) resembles what Hitler did to the Jews in the 30s and 40s — except, of course, Hitler took the next step — the "Final Solution". And how it looked like Birmingham, Alabama of the 60s where four young African-American girls were killed when their church was bombed. In all these cases, you've got your top dog who sets the tone — be it Hitler, Milosovic or Governor George Wallace. But in all cases, you've also got a large number of people perfectly willing to go along to wreak terror on another group of people because they are different somehow. Race, religion, class, etc. — it doesn't matter. Once you've drawn the line that separates "us" from "them" the rest, like the T-shirt says, is just details.

I went looking for inspiration; all I got was perspiration. Oh, well. Guess I'll try and coax the dogs out again..



INDUSTRIAL WATER TREATMENT

- ◆ Complete Turnkey Service Programs
- ◆ Acid And Non-acid Cooling Water Programs
- ◆ Local Warehouse And Lab Facilities In San Antonio
- ◆ Free No-obligation Cost Analysis Of Your Present System

*Servicing Industrial and Commercial
Water Treatment Needs for over 20 Years*

When reviewing your water treatment programs.....

be sure to call

Perry Wornat or Tom Richardson
210-655-6948 or 210-655-1348 (Fax)




Education Corner

continued from page 1

- Metasys Hardware Troubleshooting; Houston, Aug. 16-20
- Metasys Database Management and Generation
- Metasys M-Graphics Development
- Metasys DX-9100 Engineering; Houston, Jul 19-23
- Advanced Metasys Network Troubleshooting
- Global Workstation Operations

Another upcoming course is sponsored by KEYE Productivity Center. It is "The Complete Course on Facilities Management." It is a two-day seminar to be held in San Antonio, September 22 and 23, 1999 at the Hyatt regency. Topics include: how to stretch your maintenance dollar without sacrificing quality, the #1 way to cut utility costs, four OSHA standards every facility manager should be completely up-to-date on, how to write crystal-clear bid specifications that tell contractors exactly what you want, and much more. For more information or to register, call toll free 1-800-821-3919.


Since I will be on vacation the next couple weeks, Paul Thompson has all this same information and he has graciously agreed to help you with any of the above, right Paul? Me? I am headed out for a much needed vacation. By the time you read this, I very likely will have drowned many worms and hopefully filled my cooler with Walleyes. The great Missouri River impoundments, where you cannot find or call me, await for what will be a great and relaxing time. Heck, even if I don't catch anything, it will be OK. After all, the worst day of fishing I ever had far surpassed the quality of the best day I ever had at work. EAT YOUR HEARTS OUT!

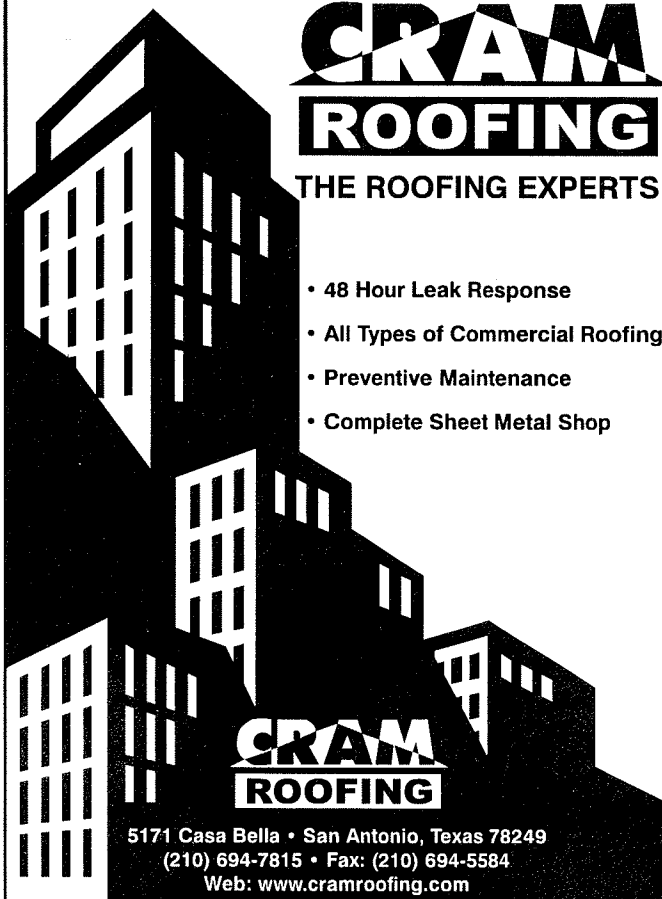


Ph # (210) 978-2340
Fax (210) 978-4012
Pgr (210) 227-8787 #4168
Cellular (210) 219-0128
Email: jcoronado@cps-satx.com

JULIANA "JUDY" GARCIA
Customer and Product Support Department
Customer Services Division

City Public Service
San Antonio's Natural Gas and Electric Utility
145 Navarro • P.O. Box 1771 • San Antonio, Tx. 78296-1771

 Recycled Paper



CRAM

ROOFING

THE ROOFING EXPERTS

- 48 Hour Leak Response
- All Types of Commercial Roofing
- Preventive Maintenance
- Complete Sheet Metal Shop

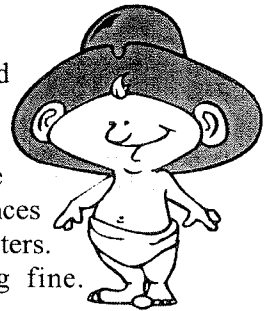
CRAM

ROOFING

5171 Casa Bella • San Antonio, Texas 78249
(210) 694-7815 • Fax: (210) 694-5584
Web: www.cramroofing.com

Baby On Board

Congratulations to Mike and Mary on the newest member of the Halvorsen family, Michael Isaac. Baby Michael was born on June 26th and weighed 8 pounds 8 ounces and is welcomed by his two sisters. Mom, Dad and baby are doing fine.



Employment Opportunity

Experienced Maintenance Engineer needed for 200,000 square foot multi-tenant office complex. Strong knowledge of HVAC and Plumbing with a minimum of three years commercial maintenance experienced required. Please fax resume and salary history to 732-1179.

An Ounce of Prevention For Your Preventive Maintenance Program

With the average replacement cost of many common building elements running as high as \$100,000, developing an effective preventive maintenance program has become a necessity. To help, the Building Owners and Manager's Association (BOMA) International has just introduced *How to Design and Manage Your Preventive Maintenance Program*, a step-by-step guidebook outlining how to set an optimum preventive maintenance schedule while retaining a favorable bottom line.

"Investing resources wisely has always been a top priority for building owners and managers, especially as replacing existing systems and equipment remains extremely costly," explained San Antonio BOMA's President, Tomi Sue Beecham, RPA. "Learning how to develop and oversee an effective preventive maintenance program is one of the first methods of eliminating unnecessary problems and expenses, while, at the same time, increasing the value of the asset for the owner. This

guidebook is specifically designed to clearly address the multitude of questions and concerns surrounding the development of a maintenance program."

The guidebook, the result of three extensive surveys and input from hundreds of industry professionals, places special focus on the steps to designing a preventive maintenance plan, understanding current maintenance practices, utilizing the Building Operations Management and Accounting (BOMA) System, scheduling maintenance frequency and realizing a system's average useful life.

A spreadsheet diskette is included as well, providing the user with a labor needs analysis, financial planning worksheets and maintenance checklists.

How to Design and Manage Your Preventive Maintenance Program is available from BOMA International by calling 1-800-426-6292.

FACILITY MANAGEMENT

How To Design & Manage Your Preventive Maintenance Program

With the average replacement cost of many common building elements running as high as \$100,000, developing a maintenance plan has become a necessity. BOMA's *How to Design and Manage Your Preventive Maintenance Program* is a step-by-step guidebook outlining how to set an optimum preventive maintenance schedule while retaining a favorable bottom line.

The guidebook is a compilation of three extensive surveys and the input of hundreds of industry professionals. It places special focus on: the steps necessary for designing a preventive maintenance plan, understanding current maintenance practices, utilizing the Building Operations Management and Accounting (BOMA) System, scheduling maintenance frequency and realizing a system's average useful life.

A spreadsheet diskette is also included which provides the user with labor needs analysis, financial planning worksheets and maintenance checklists.



Order #129-PREMAN-585

Member Price: \$60.00

Non-Member Price: \$125.00

How To Guarantee a False Alarm!

Consider this scenario. An owner of a building has financial reason for trying to occupy their building or lease space earlier than originally planned. Typically, the space is leased, but the tenant needs to move in sooner than expected. The owner approves and hires a general contractor to finish the lease space. Sound familiar?

The Main Causes of False Alarms

Nuisance alarms have many causes, but poor installation and early installation of fire alarm systems lead the list. Of the two, early installation of smoke detectors is the primary cause of nuisance alarms. Because this commonly occurs during the construction of a building or lease space, please pay close attention to the following:

The 1996 Edition of NFPA 72, National Fire Alarm Code, Subsection 5-3.6.1.3, requires that detectors not be installed "until after the construction clean-up is complete and final," except where required by the Authority Having Jurisdiction (AHJ), for protection purposes during construction. Detectors that are installed before final clean-up by all trades, have to be cleaned or replaced!

Should the AHJ decide to permit the early installation of a fire alarm system, the installer must direct the owner's attention to this subsection of the code and explain that, if the smoke detectors are installed before the construction clean-up of all trades is complete, the detectors will have to be cleaned or replaced.

Preventing Contamination

What about the covers packed with the detectors today? Does using these during the installation negate Subsection 5-3.6.1.3? The answer is "no." Manufacturers now ship these with every smoke detector to provide physical protection during shipment and installation, nothing more. They'll keep out the big stuff, but they won't do a thing to hinder the entry of contaminants such as plaster dust.

The requirements of said subsection, allow the AHJ to decide whether there is a concern about smoke detector contamination and provide the requirements for cleaning smoke detectors should the AHJ choose to allow early installation or desire protection during construction. The requirement also ensures installers know the pitfalls of early installation and know that they must take the appropriate precautions.

The same requirement applies to renovations as well! And remember, covering one smoke detector in the area being worked on isn't enough. Any other detector can be contaminated, and any contaminated detector can produce a false alarm. When you plan any construction work, you should either remove all the smoke detectors for the area or properly protect them from contamination.

Closing Quote: "You can," ensure stable and reliable fire alarm systems. Just don't install them before their time!

"J.A.M.M.I.N"
U.NO.WHO

Bits and Pieces...

...little pieces; not much to report here. The SAABE Directory is still scheduled to come out in August and we are still selling ads. Good bang for the buck. Contact Lynn Forester for advertising details.

The Trade Show is coming in October. Booths and tables will go on sale real soon for the best building trade show in South Texas. The last couple of years, they've sold fast, so get your space reserved now for a prime location.

Didn't have enough people for a quorum at the last board meeting, so nothing got done. We kicked around a few things, but he got tired and started kicking back. Nobody wants to work in this heat!

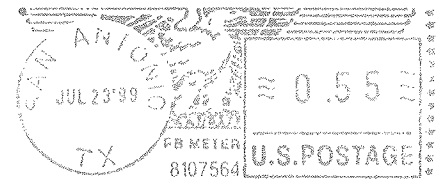
I do want to thank Mr. Art Wildberger, Deputy Boiler Inspector for South Texas, Texas Department of Licensing and Regulation for his fine talk on boilers at the last general membership meeting.

And lastly, Pam, get well soon. I know they journey back from injury is as hard as it is long, and your spirit and strength are an inspiration to us all.

— Paul Thompson



**San Antonio Association
of Building Engineers**
P.O. Box 691861
San Antonio, TX 78269



Charles H. Mikolajczyk, Jr., CBE
Trammell Crow Company
8000 IH 10 W, Suite 250
San Antonio TX 78230

S.A.A.B.E. TIMES
July Issue

Y2K
149 Days And Counting...

1999 Board of Directors

Paul Thompson, SMA <i>President</i>	524-9285
Elena Castillo <i>1st Vice President</i>	341-0064
Tom Lasater <i>2nd Vice President</i>	828-9829
Mike Halvorsen, SMA, CBE <i>Secretary</i>	241-4440
Rhondo Jauer <i>Treasurer</i>	225-1119
Mike Lusk <i>Education Director</i>	340-2533
Mike Alvarez <i>Vendor Representative</i>	824-9581
Lynn Forester <i>Association Coordinator</i>	521-8838

**Membership Luncheon
July 21, 1999**

Time: 11:30 a.m.

Location: Tex's Restaurant
in the Airport Hilton

Topic: Roofing Issues

Speaker: David Webb

Sponsor: Cram Roofing

Upcoming Luncheon:
August 18: Central Plumbing
(1999 Directories will be available!)

The SAABE Times is produced monthly for the San Antonio Association of Building Engineers by:



210-340-5454
email: inkspot@onr.com