



# S.A.A.B.E. TIMES



## ENVIRO-TEX On Cooling Tower Maintenance

The November 19th Luncheon will provide attendees with an extensive background on cooling tower maintenance by Enviro-Tex. Anyone who has ever experienced frustration battling towers should plan to attend this informative discussion. Of course, that includes most of us. Mike Lusk, who has a lifetime career solving such problems for his many HVAC customers, will lead this enlightening discussion.

Enviro-Tex is a manufacturers representative of Ceramic Cooling Towers as well as, McQuay International, Baltimore Air Coil, Alterton Controls, Barry Blower, Magic Aire, and many other fine products in Central and South Texas areas. The company focus has been and continues to be more than just that of an equipment supplier. Enviro-Tex also offers an extensive service department and after market sales for replacement filters.



The company was originally formed in 1983 as Grant Technical Services and renamed as Enviro-Tex in 1991 to reflect their commitment to the growing demands of indoor air quality and the environment. They have the technical experience and support capabilities required to work with owners, developers, architects, mechanical engineers and mechanical contractors. Enviro-Tex is a leading source of support and technical information; much like this upcoming general meeting Cooling Tower Maintenance Presentation.

This expertise accounts for an extensive customer references from such players as

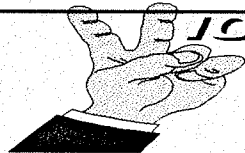
Citicorp, City Water Board, Frost Bank, Retama Race Park, University of Texas, USAA, San Antonio Alamodome and Main Library.

Call Dick Grant, Ken Graham, Ted Metcalf, or Mike Lusk for any HVAC assistance required at (210) 340-2533 ☒

## Our Vabulous Vendors Were Victorious

If you missed this years SABOMA/SAABE Trade Show, shame on you. The vendors provided us some unexpected surprises from their respective industries. At every turn during the event, it was clear that SAABE was a major part of the information exchange during the show.

The driving force behind this successful end result was Paul Thompson.. He took on this task with the predetermined goal of assisting our vendor membership and setting the record straight. That is, that SAABE could improve positioning and contribute resources in the coordination of this joint venture with SABOMA. It takes a lot of energy to not only make such a commitment, but to marshall others to follow. As a result, this year judgment of our participation can not be questioned. Hats off to Paul and all contributing vendors, ESPECIALLY SAABE VENDOR MEMBERS, who contributed their valuable time so we could have a fabulous time. ☒



A-1 Automatic Door  
 ABM Family of Services  
 ADT Security Services  
 Air Stream Air-Conditioning & Heating  
 AMERICAN LIGHT  
 American Protective Services, Inc.  
 BFI  
 The Blindery, Inc  
 BRANDT ENGINEERING COMPANY, INC.  
 CARPET CLOSEOUTS  
 Champion Recycling Corporation  
 ChoiceCom  
 City Public Services  
 CONCRETE WATERPROOFING PRODUCTS, INC.  
 Cort Furniture Rental  
 CRAM ROOFING COMPANY, INC.  
 DIVERSEY WATER TECHNOLOGIES INC.  
 ED FLUME SPECIALITIES  
 ENSR Corporation  
 ENVIRO-TEX  
 FIBRCOM - A Time Warner Company  
 FLASHER EQUIPMENT COMPANY  
 Gorman Moisture Protection, Inc.  
 HOLT POWER SYSTEMS

Ink Spot Ink, Printing and Publishing  
 Intertech Flooring  
 JOHNSON CONTROLS  
 Kenmark, Inc.  
 Living interiors TruGreen Chemlawn  
 Maestro Media  
 Maxim Group Commercial Floor Coverings  
 Mid-Co Maintenance and Waterproofing  
 MUNTERS CORPORATION MOISTURE CONTROLS SERVICE  
 Nathan Alterman Electric Company  
 Plant Interscapes, Inc.  
 Pollock Paper Distributors  
 PUMPS UNLIMITED, INC.  
 PURE AIR FILTER COMPANY, INC.  
 San Antonio Business Journal  
 SAN ANTONIO FIRE DEPARTMENT  
 by ED FLUME SPECIALITIES  
 Scobey Moving and Storage  
 SecutiLink From American  
 SERVICE TECH SUPPLY  
 Sterling Smith Security  
 Summit Electric Supply  
 TX Dept. of Health Asbestos Programs  
 TOWER TECH SERVICES, INC.  
 THE TRANE COMPANY  
 USA Waste Services of San Antonio  
 WARD SYSTEMS & MECHANICAL MAINTENANCE OF TEXAS  
 Worldwide Pest Control

# Above the Ceiling

by Paul Thompson

## ALL OARS IN THE WATER...

Ooooo... who made the SABOMA/SAABE Trade Show? Wasn't it great? I think this was The Best one I've been to in Years! Love going to these things — it's like that "Cheers" song . . . "where everybody knows your name." Seen a lot of people there I know — even had some of that Russian glasnost going on: imagine one room with people from Trane, Brandt, and MMT all there and no blood flowing!! Plenty of drinks were flowing though and lots of good times. Lots of people got into the Jamaican Me Crazy spirit and dressed the part . . . I won't even mention Bill Hudson and his mermaid costume!

We've had our ups and downs. In recent years, there's been grumbling that SAABE wasn't pulling their weight and was not on the committees. Like that guy who shuffles up to the Paymaster backwards 'cause he's too embarrassed to show his face and collect a check for the little work he's done. And the sad fact of the matter is, *it was true.*

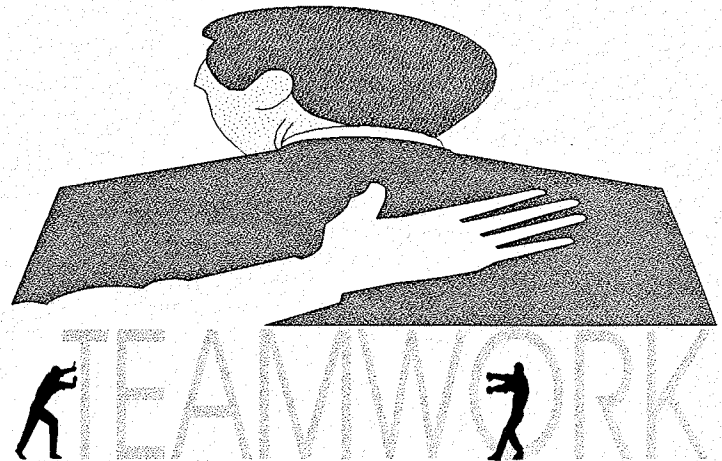
But think back — and for you new people, a bit of history. It wasn't always the SABOMA/SAABE Trade Show . . . this is a recent development. It started as the SAABE Trade Show — that's right. We were the founders! Somewhere, we started slacking off and let SABOMA shoulder it, do the work and we just showed up for the treats. But I'm here to tell you . . . **WE'RE BACK.**

Participation by SAABE members this year was incredible. We started back in June and hit the beach running. Fully half of all committee members were from SAABE!

### These committee members include:

- ★ Mike Alvarez (Ward Systems)  
Trade Show Co-Chair and Logistics Committee.
- ★ Andy Koppenhaver (Ed Flume Inc.)  
Logistics Committee
- ★ Jim Johnson and Mike Halvorsen  
(Transwestern Properties)  
Door Prize Committee  
Special thanks to Mike's fiance Mary for putting up with him
- ★ Rose Morrison (Simplex)  
Social Committee
- ★ Ed Mosely (Holt)  
Elena Morgan (KCI)  
Food Sponsor Committee  
Note: Elena did not wear her uniform to the show.
- ★ Tim Young (Munters)  
Bob Cherniss (Saniters)  
Registration Committee
- ★ Eddie Garcia (The Building Doctor)  
Tom Lasater (SW Realty)  
SAABE Booth Committee

- ★ Phil Anderson (Orion Partners)  
New SAABE Banner
- ★ Charles Mikolajczyk (Trammel Crow)  
He helped man the SAABE booth  
Again, special thanks to Michelle, Charlie's wife, for putting up with him — I found out why he needs those hundreds of acres!



### And don't forget the people not on committees:

- ★ Debbie Wall (Fellers)  
For the pocket screwdrivers, the beautiful caps and for putting up with my short deadlines and constant nagging
- ★ All the people at Dixie Flag for the great banner and quick turnaround
- ★ All the crazy guys (and Blabette) at Brandt for the "Best Turnout by a Vendor"
- ★ Pumps Unlimited  
for the second best baseball cap, a tropical motif
- ★ Eli Guerra and all the guys who showed up from NEISD. Nice to see you all the uniforms.
- ★ Russell Hendrix (Hilton Hotel)  
for making the show (maybe some day we can get him to a SAABE meeting)
- ★ Lynn Forester (SABOMA)  
especially for supplying the grease to make this event go so smoothly. And all the other people at our brother (sister?) organization who participated
- ★ Catherine Mason for the SAABE table decorations
- ★ Wilbur Justice for the insight on where we came from
- ★ John Boldt and the other SAABE founders back in '85 for starting this ball rolling and showing us how it's done
- ★ And to all other SAABE regular members, vendors and participants at the 1997 SABOMA/SAABE Trade Show I say

## THANK YOU!

Now that's TEAMWORK.

It's good to see what we can accomplish when we put all our oars in the water and pull together. ☒

# Tech Talk

by The Charlie

## WOULD YOU RELAY THAT ONE MORE TIME?

A relay controlling a relay, which controls a relay! Does this sound confusing? It is, but it could be worse. Now days every device is probably controlled by some type of relay, it may be an on delay, off delay, interval delay, etc. This is probably associated with "well, it worked OK on the blueprint", but we'll poke fun at this later. There are a multitude of variations available, I'll try to cover a few of the most common along with how they operate and some typical uses of such.

### ON DELAY

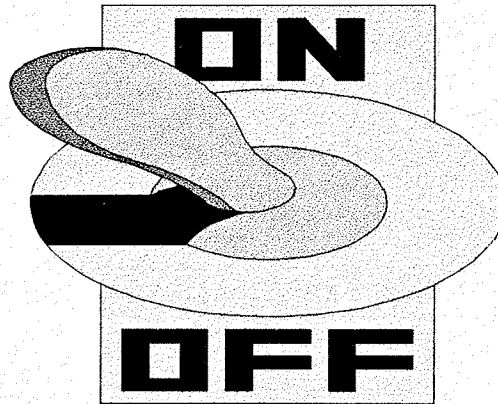
For an On Delay timing relay, the time delay begins when control power is applied. When the time delay has elapsed, the output contacts will energize. Typically, the control power must be removed to reset the relay. This type of relay could be used where a pneumatic actuated valve is installed on the suction or discharge side of a pump, and you would want time for this valve to open before the pump starts.

### OFF DELAY

For an off delay timing relay, the control power must be applied continuously. When a normally open control switch is closed, the output contacts are energized. When the time delay has elapsed the output contacts will de-energize. A typical application would be when you want the primary chilled water pump(s) to run X amount of time after the chillers stop to prevent any freezing of the tubes.

### ONE SHOT

For a Momentary Input Interval timing relay, the control power must be applied continuously. When a normally open control switch is momentarily closed, the time delay begins and the output contacts energize. When the time delay has elapsed, the output contacts will de-energize. Installations of this type of relay may be found in most shunt trip circuits, older generation pH controllers and time delaying the parking garage gates after a vehicle enters the detection area.



### INTERVAL

For a Maintained Input Interval timing relay, the time delay begins and the output contacts energize when the control power is applied. When the time delay has elapsed, the output contacts will energize. Control power must be removed in order to reset the relay. Relays of this type may be found on infrared humidifier pan make-up valves, so that the pan has a sufficient amount of water.

### REPEAT CYCLE

When control power is applied to the Repeat Cycle Timer the T1 off time

begins. At the end of the T1 off-time, the output contacts energize and the T2 on-time begins. At the end of the T2 on-time, the output contacts de-energize and the T1 off-time begins again. Other than the experience with this type of relay installed on autoclaves which controlled the Ethylene Oxide Carbon Dioxide (ETO), gas valves, I've not had the opportunity to find any of these relays lately, but I'm sure that is one were to place this in an On Delay socket, it could really mess up someone's day!

The multitude of variations available could throw a person into a brain lock, and trying to stock one of each may jeopardize ones budget expenses due to the vast amount of applications. If you would like to attempt to stay ahead of the ball game, and the most common relay you have is of the 11 pin variety, try getting a Syrelec Mod. LLM-2 or LLR-2.

This relay is available at a local vendor and has multiple capabilities. The time delay and type of operation are switchable by means of selector switches located on the side and the top of the relay. This means that one relay can take the place of about 10 relays which is fantastic if your budget confines you to the bare minimum for stocking spare parts, or you do not have the available space in your service van to stock all the other relays. This relay is more expensive than the designated use relays, but labor and mileage are the real savings here. ☒

*It's been Real,  
It's been Fun,  
The Chillers on Fire,  
I gotta Run!*



Rose Corass Crooks, age 35, of San Antonio passed away on Monday, October 20, 1997. She was the Assistant Engineer at the Fountainhead One Building. She was very well liked by all that knew her. Rose had a very strong work ethic and was very dedicated to her work. She will always hold a special place in the hearts of all of us who knew her. Husband, Steve Crooks, former husband, Rob Corass, and two daughters, Katherine and Diane Corass survive her.

A trust fund is being established for her daughters. If you would like to make a donation to this fund, checks can be made payable to "The Rose Corass Memorial Trust."

Fountainhead One Management Office, 8200 IH 10 West, Suite 214, San Antonio, TX 78230.

**Board of Directors**

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- Doug Wynn  
Education Director
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Vendor Representative

**Congratulations!!**

The highest level of Building Engineer certification will be awarded to our own Phillip R. Anderson (actually a reissue) and to Mike Halvorsen. After dedicated effort, Jerry Lee Lovell will be awarded the Journeyman level. All awarding will occur at the luncheon.

**LUNCHEON**

**November 19**

**11:30am Airport Hilton  
Enviro Tex  
Mike Lusk & Ted Metcalf**

**December 17  
Presenter and Sponsor  
Contact Paul Thompson 524-9441.**

**Contact Paul for upcoming  
luncheon sponsorship.**

**INVOICES WILL BE MAILED  
THIS MONTH. CALL IF YOU  
DON'T RECIEVE YOURS.**

**CLASSIFIED**

**TRAMMELL CROW COMPANY**

Maintenance Craftsman

A large class A Office Building in the NW area is seeking an individual with the following skills and/or experience. 3+ years related work experience. Demonstrated expertise in MEP systems. Appropriate license/permit for trades required (ie Electrical Maintenance Technician /Electrician, Universal Technician and TDLR registration; or within 90 days of employment. See classified as in Express News, Sunday, November 9, 1997, or Fax resume to (210) 366-4922.

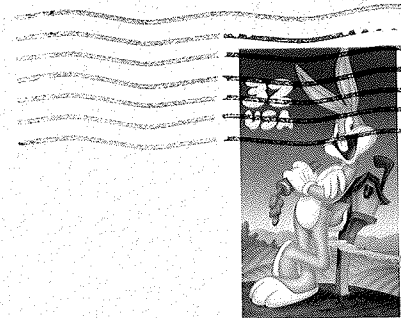
**PATRIOT AMERICAN**

Maintenance Assistant

Requires five years of building maintenance and two years HVAC experience. Contact John Bray of Patriot American Tetco Towers, 1777 N.E. Loop 410, Suite 809, San Antonio, Texas 78217 Fax resume to (210) 805-9903



**San Antonio Association  
of Building Engineers  
601 N.W. Loop 410, Suite 50  
San Antonio, TX 78216**



Charles Mikolajczyk Jr.  
The Forum  
8000 IH 10 West, Suite 250  
San Antonio, Texas 78230

**S.A.A.B.E.  
NOVEMBER  
ISSUE**

**ITS FUN TO GET INVOLVED  
BOARD POSITIONS UP FOR RE-ELECTION ARE  
SECRETARY — MIKE HALVORSEN CURRENT  
EDUCATION DIRECTOR — DOUG WINN CURRENT  
CONTACT CATHERINE MASON AT 522-9942 ADDITIONS TO THE DECEMBER ISSUE**