

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

A Publication of the San Antonio Association of Building Engineers

July, 1998

## Mark Your Calendar —

### EPA Lamp Disposal Regulations

Barbara Jarrett, a Senior Account Sales Representative with Philips Lighting Company, will address the Environmental Protection Agency and Federal and State regulations regarding the disposal of fluorescent and HID lamps at the next membership luncheon.

All fluorescent and HID lamps are considered hazardous waste due to their mercury content, and need to be recycled or disposed of in a hazardous landfill.

The EPA has developed a test known as the TCLP test (Toxic Characteristic Leaching Procedure Test) which most lamps do not pass, and are therefore considered hazardous waste. There are, however, lamps available that *do* pass the TCLP test and are also environment-friendly.

Philips Lighting is the largest lighting manufacturer in the world. Founded in Eindhoven, Netherlands in 1891, Philips Lighting is now located in 60 countries with approximately 266,000 employees worldwide.

Ms. Jarrett has been with Philips Lighting for three years and has 17 years of experience in the lighting industry.



## Education Corner

By Mike Lusk

Last month, Paul Thompson mentioned the alphabet soup designations you see behind building engineers names — CBE, SMA, FMA, etc. First off, there is a slight error on the FMA. Paul said it stood for Facilities Maintenance Administrator. Actually, it is Facilities *Management* Administrator. Paul will probably mention this, but I thought I also would since I will be talking about some of these designations.

Today, I am going to talk about the SMT (Systems Maintenance Technician) and the SMA (Systems Maintenance Administrator) designations. These programs offer courses of study that will assist your company's bottom line, through reducing operating costs by helping you efficiently maintain the complex systems you deal with daily.

From your own point of view, what do these designations do for you? By earning these designations, you can increase your status, prestige and earning power. Perhaps these designations on your resume will allow you to enhance your ability to negotiate for higher salaries.

The courses toward these designations are offered by the Building Owners and Managers Institute (BOMI). It is affiliated with, but not the same as BOMA. Five courses lead to the designation of SMT:

- Boilers, Heating Systems & Applied Mathematics
- Refrigeration Systems & Accessories.
- Air Handling, Water Treatment & Plumbing Systems
- Electrical Systems & Illumination
- Building Controls Systems

The following three courses, when added to the five above, lead to the designation of SMA:

- Building Design & Maintenance
- Energy Management
- Supervision

There is a one-time enrollment fee of \$150.00, and self-study course registration is \$300.00. For more information, call Mike Lusk at 340-2533.

# Above the Ceiling

By Paul Thompson

## Put Your Hands Together For Our Sponsors

Like Lynn Forester said in last month's newsletter, we are always looking for a few good sponsors for our monthly general membership meetings. Until recently, it had been our policy that the organization doing the presentation was *not* required to pick up the lunch tab (although most did, which always made for a larger turnout). During the June board meeting, this issue was discussed and the board unanimously approved the following:

"Meeting Sponsorship Policy — When a meeting sponsor is a vendor company, their sponsorship must include payment for lunches. The only time a sponsor does not have to pay for the lunches is when a non-vendor entity is providing the program. Such an entity would include, but is not limited to, government agencies, municipalities, educational institutions or other non-profit agencies. Each exception for payment must be approved by the board on a case-by-case basis."

Some specific instances where the presenter did *not* pick up the tab (SAABE did) include the San Antonio Fire Department, CPS and the National Elevator Inspection Service.

We ask that presentations be "generic" (not a sales pitch) and informational in nature. Handouts that provide useful information (for instance a roofing inspection checklist or "10 ways to kill your pump") are very welcome. Presentation length should be between 20 to 45 minutes and it is always a good idea to leave some time for questions. Tex's Restaurant has a microphone, VCR and monitors available at no cost. For other equipment (slide projectors, overheads, etc.) they have an on-site audio-visual representative who can set you up at a small cost, or you can bring your own equipment.

The cost to sponsor a luncheon is about \$10 per person; turnout is averaging 25 to 40 people lately.

One of the things that I enjoy about this job is the opportunity to work with a wide range of dedicated professionals. These are people who know their trade thoroughly and strive to do good work and keep up with the latest developments. They have a lot to teach us all.

If you would like to sponsor a SAABE luncheon, contact myself or anyone on the board. We truly appreciate our sponsors who have done so much for us over the years!

### Bits and Pieces

Thanks to Victor Robledo, Art Grey and Dave Spahn of CPS Gas and Electric for the fine presentation at our June meeting on safety. They had the house rockin' with their demos!

Open mouth, insert foot. In last month's issue, I mistakenly said that FMA stood for Facilities Maintenance Administrator — it is actually Facilities Management Administrator. Sorry, Phil!

The SABOMA/SAABE Trade Show is coming to the Airport Convention Center on October 15th, 1998. This year's theme is "Hooray for Hollywood!" The layout has been drawn up, committees are gearing up and we will be selling

## The Flat Earth Society

*"The first day...we all pointed to our countries. The third day...we were pointing to our continents. By the fifth day, we were aware of only one Earth."*

**Bin al-Saud, astronaut, Saudi Arabia**

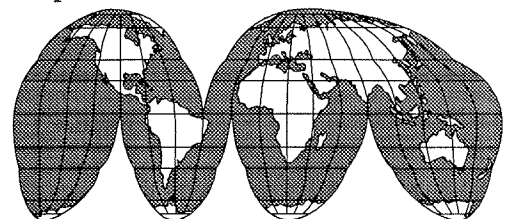
Hundreds of years after Columbus discovered the Americas, there were people who still believed the earth was flat. There are people who believe today that the moon landings took part in an Arizona desert. Others swear that the Holocaust, in which millions of Jews and other "undesirables" were murdered, never happened. And still others, 140 years after the Civil War ended, who believe that people should be punished for their dark skin.

In June of this year, a black man named James Byrd was hitchhiking and picked up by three white men. He was beaten, chained to the back of a truck and dragged for miles to his death.

In any hundred other cities, that could have sparked riots, flames...more deaths. In Jasper, Texas, it was the opposite — people came together across the color barrier to denounce the racist crime and demand justice.

Is a tide turning? Northern Ireland took giant steps toward peace within the last month, willing to leave behind hundreds of years enmity. In the Middle East, Israel and the Palestinians struggle to hang onto a fragile peace process.

The Earth is not flat, it is round. And it keeps turning. Don't hold onto the lies of past.



*continued on page 3*

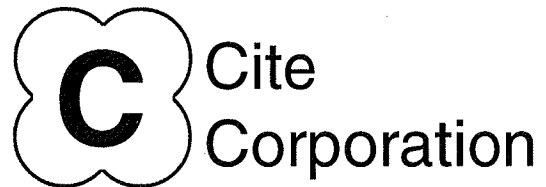
## Bits and Pieces

*continued from page 2*

tables and booths (from \$300 for a member table to \$500 for a non-member booth) very soon. Don't wait to sign up for the best spots!

By now you should all have received your SAABE membership certificates (suitable for framing) and cards. The next deal coming down the pike is our directory. They are in the works and expected to be available at the August 19th membership meeting. These will all be annual from now on.

We're still growing! Last year's paid membership topped out at 65. This year we are already at 83 as of July 1st with half of the year ahead of us. From a good turnout at the general membership meetings, to last year's record-setting trade show, to our expanded newsletter, to a solid financial footing and a new professional Association Coordinator, word on the street is that SAABE is BACK! So join up, contribute, put in your own two cents and spread the word to your fellow Building Engineers to check us out!



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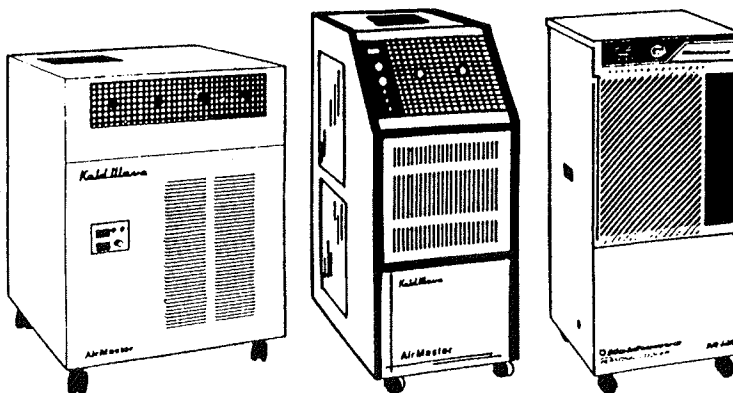
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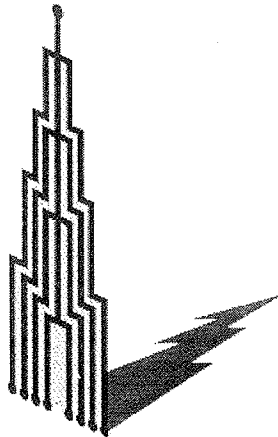
DESIGN DIGITAL CONTROLS



# EnergyFair '98

July 31st (9:00-5:00)

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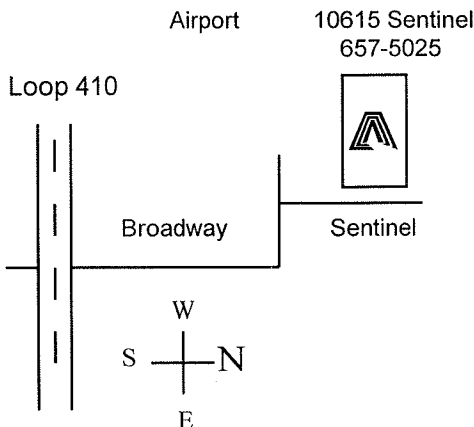
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## Welcome to New Members

**Regular**  
**Ogle Enterprises**  
*(Westwood Professional Building)*  
**Mark Salinas**  
**6609 Blanco Road**  
**San Antonio, TX 78216**  
**(210) 342-1415**

Mark has been in commercial building maintenance for 28 years. He is a former SAABE member who is looking forward to becoming active again.

**Associate**  
**Environova**  
**Mr. Kenny Aguilar**  
**P.O. Box 2991**  
**Universal City, TX 78148**  
**(830) 914-2555**

Environova is an air filtration and HVAC equipment company. The company started in November as an outgrowth of ArSCO Supply and is expanding into the Valley.

**Associate**  
**Monarch Door Services, Inc.**  
**Mr. Rick Summerville**  
**447 Lombrano**  
**San Antonio, TX 78207**  
**(210) 738-3667**

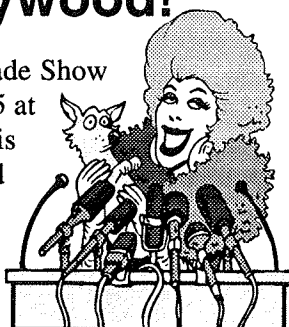
Rick is a former Humana maintenance supervisor. Monarch offers repair or new installation of manual and automatic doors. They can also replace or install storefront glass.

**Associate**  
**Stanco Plumbing Specialties**  
**Mr. Rene Garcia**  
**4155 W. Belfont**  
**Houston, TX**  
**1-800-392-5066**

Stanco has been in business for 25 years. They have a representative in San Antonio, and major repair parts are available the next day.

## Hooray for Hollywood!

The 1998 BOMA/SAABE Trade Show has been scheduled for October 15 at the Airport Convention Center. This year's show will have a Hollywood theme, so start practicing those Jack Nicholson and Marilyn Monroe impressions!



## Continuing Education Required for SMAs

On July 1, 1998, the BOMI Institute launched a new Continuing Professional Development (CPD) requirement for graduates of the Institute's Systems Maintenance Administrator (SMA) designation program. The CPD program will require 18 points of credit for professional education and/or contributions to the commercial property industry every three (3) years. One CPD point will be awarded for each hour of attendance. Participants will be required to provide the BOMI Institute with a completion certificate that includes the sponsors name, location, date, number of hours and title of the seminar.




All BOMA seminars that are a minimum of one hour in length automatically qualify. Our Association Coordinator, Lynn Forester, is checking into getting SAABE seminars approved for CPD points as well. We'll give you an update on that when we get more information.



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## A-Proximity: How Large is Your Read Range?

Card access control in general, and proximity card access control in particular, represent a potential profit source that the office building industry no longer needs to avoid. In fact, the widespread use of Windows software combined with the ANSI Standard Communications Protocol (a protocol that uses only a single pair of wires to connect a network), means that access control has become increasingly user friendly to install and manage.

In the past, oversight of this opportunity has too often allowed other trades (less knowledgeable about life safety codes and industry standards), to install inappropriate hardware. No one wants to see an egress door with improper hardware attached. Codes can be met with the correct application of electrified hardware. Although the physical strength of any barrier still affords a degree of security against forced entry, it may not protect a facility against a more clandestine penetration.

Master key systems provide a minimum means of restricting entry (applicable for mechanical override). Not only is a key holder always granted access, but the identity of the key holder is difficult (if not impossible) to track, thus rendering many key systems ineffective. The unrestricted duplication of supposedly restricted keys within a master key system has been known to jeopardize the security of a facility. Reliance on key control as the sole means of building access is expensive to maintain and limited in capacity. This factor, as well as a need for the personal identification of authorized users (with an audit trail), combined with the evolution of electronics, has given the present access control industry a lift. Also, the requirement to have the ability to record who went through what door at what time (or when some attempted to gain entry), has become a standard.

More than likely, you have seen the trend of increasingly higher capacity electronics at a progressively lower cost. This is the result of advancements in design as well as production techniques as well. This also means that our vendors can have a competitive edge by offering more access control at a lower cost. Whereas 10 years ago, facilities had to budget \$8,000 per network access entrance, today we can use that same figure for approximately three entrances. In addition, present access control systems have more capacity and are easier to use. Some of the software features include; multiple-open screens, full drag and drop, automatic download at a certain percentage of capacity, a feature that will not unlock pre-programmed entrances until the first authorized person has arrived, up to 32 levels of

password protection to prevent designated users from performing tasks for other than they are authorized, hundreds of time zones, time commands and access levels, and up to 10,000 users capacitance. A dedicated PC is not required, the software runs in the background with other applications. In fact, once the system has been started, it runs without the computer except to make changes. The ANSI standard has allowed network signals to travel up to one mile via a single pair of wires, or an unlimited distance if monitored remotely via a modem. It also allows the use of up to 128 drops to input/output controller boards.

### What is an access control system?

An access control system consists of an input/output controller, a reader and a power supply, connected by wire modem or other means, to control electronic locks, strikes, magnets, exit devices motorized door operators or other locking devices. A computer is used to provide the controller with the instructions needed to control the locking devices.

### What is a controller?

A controller is a central unit containing a microprocessor, a database, inputs and outputs. The microprocessor processes information received from the inputs (readers and other devices), compares it to the information in the database and determines if an output should be generated. The central unit must have some way to be programmed which is usually a PC or via a RS-232 port, so as to download its accumulated event data so reports can be generated or printed.

### What is a reader?

A reader is a device that "reads" an identification code from a card, key tag, magnetic strip or other similar item. It is comparable to an electronic key switch. This signal from the reader is translated into a digital code then it is compared to the database in the controller. If a match is found and the match is authorized for access, then the output is opened/closed and the door is unlocked.

### Proximity readers

Proximity, also known as RFID (radio frequency identification), is a method of reading identification codes from cards or tags that requires placement of the card or tag within the proximity of the reader. No mechanical or physical interaction between card or tag and the reader is necessary for the reader to receive the identification code.


*continued on page 7*

## Reserve Your Trade Show Booth Now

Even though the 1998 SABOMA/SAABE Trade Show is still months away, we urge everyone to make their exhibit reservations as soon as possible. Placement for the show will be on a first paid, first served basis. No space reservations will be accepted without accompanying payment.

The layout includes 10' x 10' Booth Displays (which include 8' pipe & drape and a 6' covered table) and 10' x 10' Table Top Displays (which include 3' pipe & drape and a 6' covered table). If you have not received a layout of the floor plan, please contact Rick Summerville at 738-3667 or David Webb at 694-7815.

Exhibit Prices	SAABE Member	Non-Member
10' x 10' Booth . . . . .	\$400	\$500
10' x 10' Premium Booth (at bar) . . . . .	\$450	\$550
10' x 10' Preferred Booth (at food) . . . . .	\$425	\$525
10' x 10' Table Top (has 6' display limitation)	\$300	\$400



# Heard It Through the Grapevine

- Cram Roofing Company, Inc. announces the addition of **David Webb** as Marketing Director. David has over fifteen years of experience in diagnostics and analysis of roofing problems and in preventive maintenance programs.
- **Steve Melgosa** is now with Mission City Properties at 10010 San Pedro.
- **David Coca** is now the Building Engineer at Tetco Tower.
- The new Assistant Building Engineer for Corporate Square is **David Edmond**.

## Tech Talk

*continued from page 6*


Therefore, mechanical wear due to friction of operating parts is eliminated because there are no operating parts. Inserting or swiping a card or tag is not required. With proximity, the card or tag is simply held within the reader's detection range. Proximity has emerged as the most reliable and user friendly access technology today.

In a typical proximity reader application, a continuous 125-kHz electromagnetic field is radiated from a coil inside the reader. This field is called the "excitation signal." When a card is presented to a reader, a coil inside the card picks up the excitation signal from the reader and closes a switch inside the card. This in turn generates a small amount of current in the cards coil. This current powers a small integrated circuit within the card which holds a unique identification number. The coil in the card transmits this identification number typically using a 62.5 kHz electromagnetic field (note: this amount is 1/2 of the value of the excitation signal). This analog signal contains the digital ID number and is called the "receive signal."

The coil inside the reader receives this signal and then passes the signal to the receiver in the controller for decoding where it is processed, error checked and made into a digital signal. The receiver then sends this signal to the microprocessor in the controller where an access decision is made. Thus, the microprocessor sends an output signal to either grant access or, logs an invalid attempt to gain access in the database.

The read range in a key tag is smaller than that of a card key, due to the physical size of the coil contained inside. The bigger the coil, the greater the read range is likely to be. There are several other advantages to proximity readers such as: no need to remove card from purse or wallet; hands-free operation is enhanced with long range readers (ADA & TAS); speed throughout entry points are increased; will not clog with dirt or moisture; unit can be concealed; cards are virtually impossible to duplicate; aesthetics of low profile or; the reader may be concealed behind a wall; cards and readers last longer because there are no moving parts, and their higher degree of resistance to vandalism.

*"THE CHARLIE"*

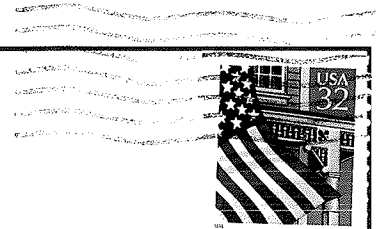
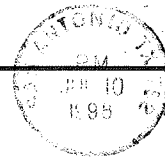


### Help Wanted

Kitchen Maintenance Technician needed for large downtown hotel. Please fax resume to 518-1076.



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



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

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

**1998 Board of Directors**

Paul Thompson, SMA <i>President</i>	524-9285
Charles H. Mikolajczyk, Jr., CBE <i>1st Vice President</i>	341-0828
Elena Morgan <i>2nd Vice President</i>	341-0064
Mike Halvorsen, SMA, CBE <i>Secretary</i>	525-8228
Phillip Anderson, SMA, FMA, CBE <i>Treasurer</i>	692-9200
Mike Lusk <i>Education Director</i>	340-2533
Mike Alvarez <i>Vendor Representative</i>	824-9581
Lynn Forester <i>Association Coordinator</i>	

**Membership Luncheon**  
**July 15, 1998**

**Time:** 11:30 a.m.

**Location:** Tex's Restaurant  
in the Airport Hilton

**Topic:** EPA Lamp Disposal Regulations  
**Sponsored by:** Philips Lighting Company

**Speaker:** Barbara Jarrett

**Upcoming Luncheons:**  
**August 19:** Stanco Plumbing

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



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



TO: All Members of SAABE  
FROM: Phil Anderson, Awards Chair  
RE: Building Engineer of of the Year Award

The newly formed Awards Committee is creating an award for Building Engineer of the Year and would like to request nominations for consideration. Please look over the list of our current Regular Members on the reverse of this form and submit the name(s) of building engineers that you feel are outstanding professionals in the field.

High value will be placed on education and continuing professional development as well as size and quality of portfolio managed. We are looking for a SAABE member who best exemplifies the pinnacle of professionalism - the engineer who has an thorough understanding of all issues affecting their property and runs a top notch operation.

We thank you for your careful consideration in assisting us with nominees, and look forward to the announcement of our 1998 Building Engineer of the Year later this year.

\*\*\*\*\*

Nominee's Name: \_\_\_\_\_

Nominee's Employer: \_\_\_\_\_

Please state within the space provided below why you feel this individual should be considered for the Building Engineer of the Year award:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Your Name: \_\_\_\_\_

Company: \_\_\_\_\_

Date: \_\_\_\_\_

**Nomination Deadline: Please fax to 520-1337 by Friday, July 31, 1998.**  
(no cover sheet required)

## **SAABE REGULAR MEMBERS (BUILDING ENGINEERS)**

Phillip R. Anderson (Orion Partners at One Technology Center)  
Robert C. Andrews (Mack-Cali Realty Corporation at Concord Plaza)  
Bob Beal (Transwestern Property Company at Corporate Square)  
Jim Boring (Trammell Crow Company at NationsBank Plaza)  
John Catena (Santa Barbara Investment Corporation)  
John Cauley (Bonner Group, Inc.)  
Bernardo Chapa (St. Anthony Hotel)  
David Coca (Mack-Cali Realty Corporation at Tetco Tower)  
Wolfgang Fey (Methodist Ambulatory Surgical Hospital)  
Andrew Garcia (Orion Partners at One Technology Center)  
Andrew Gilkey (Billing Concepts)  
Danny Gonzalez (Alamo Towers Management)  
Doug Graves (Hines Interests at One Oak Park)  
Mike Halvorsen, SMA, CBE (Transwestern Property Company at Fountainhead)  
Russell Hendrix (San Antonio Airport Hilton)  
Rhondo Jauer (One Riverwalk Place)  
Jim Johnson (Transwestern Property Company at MedPlex)  
Wilbur C. Justice (Grubb & Ellis at Engery Plaza)  
Tom Lasater (The Carlyle)  
Ernest Lesa (CB Richard Ellis, Inc. at One Countryside Place)  
Jerry Lovell (Texas Engineering Extension Service)  
Rudy Marroquin (Grubb & Ellis at Financial Center Northwest)  
Adam Martinez (Spectrum Building)  
Robert Massey (Euro Alamo Management)  
Charles H. Mikolajczyk, Jr. (Trammell Crow Company at The Forum)  
William Moke (Cross & Company)  
Elena Morgan (KCI Properties)  
Roland Ortiz (North Frost Center)  
Tom Parrish (South Texas Blood & Tissue Center)  
Gilbert Saldana (Mack-Cali Realty Corporation at Concord Plaza)  
Mark Salinas (Ogle Enterprises at Westwood Professional Building)  
Modesto Serros (Four Thousand One)  
Perry E. Shipman (McMarr Properties at Trinity Plaza II)  
Tim Taylor (Security Service Federal Credit Union)  
Paul Thompson (Pyramid Property Management, Inc.)  
Trujillo, Larry (Trammell Crow Company at San Pedro Plaza)  
Luis A. Villarreal (Grubb & Ellis at Energy Plaza)  
Mike Waller (Trammell Crow Company at 8401 Datapoint)  
Ken West (McMarr Properties at Trinity Plaza II)  
Tony Zepeda (Euro Alamo Management)