



# SAABE TIMES

A publication of the San Antonio Association of Building Engineers

September 2006

Mark Your Calendar—

## JOIN US FOR OUR SEPTEMBER LUNCHEON

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am Wednesday, September 20 at the Alamo Cafe on 281 (just north of Bitters). This month's meeting is sponsored by Custom Pest Control & Lawn Care Services. The topic is "Nuisance Bird Control," presented by Greg Cunningham. The mission of Custom Pest Control & Lawn Care Services is to be the best provider of pest control solutions and lawn care services in the eyes of its San Antonio and South Texas customers. Custom Pest Control & Lawn Care Services is committed to excellence and to delivering services designed to provide environmentally-sound solutions.

The meeting will be held in the first floor Travis/Bowie rooms, to the right of the entrance. There is plenty of parking at the back of the restaurant. **Please make sure to check in at the front desk when you arrive.** Please do not leave valuables in your vehicle, as members have reported attempted break-ins in the restaurant parking lot.

Please RSVP to (210) 408-1699 by Tuesday, September 19. PLEASE RSVP so we can be sure to have enough meals on hand!

We hope to see you there! ❖

## SAABE History: An Ongoing Story

by Tom Lasater

One day several months ago, long-time SAABE member Jerry Lovell was being a good husband by doing the grocery shopping when he ran into an old friend of his from the early days of SAABE—Steve Caza. He and Steve were members when SAABE met at Morningside Manor, when both John Boldt and Jim Stallings served as president in 1984–85. Steve was actively involved with the education activities when SAABE participated with the Texas A&M Extension Service, offering courses to increase the knowledge and skills of SAABE members. They also worked with SABOMA to inform them of the educational opportunities available with SAABE and offered BOMI courses to provide efficiency and profitability from the services of professionally educated engineers.

Steve remembers holding classes in the Cypress Tower building where Jim Stallings was the Chief Engineer. Various vendors educated the engineers on the new technologies and products available.

In the early months of SAABE, the group was small (six to ten engineers), but by spreading the word, in six months, they had grown to about twenty to thirty members, including both engineers and vendors. And here we are twenty-two years later, going over the top at 200 engineers and vendors and moving on.

At the beginning of his career, Steve worked for ten years at Lincoln Center, working his way up to the engineer position. His manager (a retired Major) was supportive of his activities in SAABE, as was John Boldt's manager, H. B. Zachry. This is part of why we are a strong ongoing organization today. He, John and Jim, along with other members, developed the familiar things we enjoy today: CBE, luncheons with educational topics, vendor seminars, and certificates for participation in SAABE activities.

After Lincoln Center, Steve spent a few years in construction. For the last nineteen years, he has been with the East Central Independent School District. Steve was involved with a cooling tower change-out, during which we held our interview. Steve plan to retire in a few years after his kids are finished with school. His job places restrictions on him attending our monthly meetings, but he wants to be kept up-to-date and plans to take a day off to attend soon.

The History Committee will hold an after-work meeting this month. If you would like to attend, call me (771-5824), and we will put you on our mailing list. If any of you know the contact information for John Boldt or Jim Stallings, let me know. See you all at our monthly meeting. ❖

## A Message from the President

by Bob Beal

### The Big "200"

I just wanted to express one more time how happy I am that SAABE membership passed the 200 mark in August. We have achieved so much in the last four years, but this one makes me the most proud. It is an indicator that points to the fact that if you are an engineer or associated vendor, SAABE is the organization that bests help career and provides networking like no other.

### One International Centre

I would like to say congratulations to David Coca and Koontz McCombs for getting the management contract at the One International Centre. That was a good old building to me, and I know she could not be in better hands. It is a hard building to take care of with one engineer, so you have your hands full, David. Robert Andrews Sr., SMA, CBM-M and Phil Anderson, SMA, FMA, CBE are just couple of the top engineers that have worked at OIC. At 300,000 square feet of class "A" commercial property, OIC was and still is one of the best built buildings in San Antonio. I am proud to say I spent six years at the One International Centre.

### Rain, Please!

I hope it rains soon. I need to find all my roof leaks so I can get them fixed before it gets too cold. I have never seen it this dry around Marion in twenty-five years. I am seeing the bottoms of stock tanks that I have never seen before. All my grass is dead. It would help if I put a little water on the grass, but I never had to worry about watering it in the past. The black clay has cracks as wide as four inches in some spots. If we do not get rain before the luncheon, we need to use our moment of silence to pray for rain.

Fall is on its way. I cannot wait to walk outside and feel, smell, and breathe the first cool front that blows in. I know it is getting close because I can hear the first sounds of shotguns in the distance. ❖



## SAABE BOMI Discussion/Action Group

- Every first and second Thursday at One Oak Park (1020 NE Loop 410), 11:30am-1:00pm
- Led by Tom Lasater.
- Free to SAABE members. Bring a sack lunch. ❖

\* Systems Maintenance Technician and Systems Maintenance Administrator

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## Welcome New Members

Please add the following names to your membership directory:

### Jim Crane

Facilities Solutions  
11339 Woodridge Forest  
210-389-9761  
San Antonio, TX 78249  
Jfcrane05@cs.com

### Daniel Rodriguez

Lillibridge  
2829 Babcock Rd.  
San Antonio, TX 78229  
210-593-0011  
roadrunner696902002@yahoo.com

### Doug Mann

Lillibridge  
343 W. Houston, Ste 411  
210-223-5700  
San Antonio, TX 78205

### Dave Flint & Michael Shelburne

Schindler Elevator  
121 Interpark Blvd, Ste 1201  
San Antonio, TX 78216  
210-490-7000  
dave.flint@us.schindler.com  
michael.shelburne@us.schindler.com

If you know someone who'd like to join SAABE, have them visit our web site at [www.saabe.org](http://www.saabe.org) to obtain a membership application. ❖



## FREE Cooling Tower Workshop from SAWS!

SAWS has invited SAABE members to attend its free "Cooling Tower Workshop" on Monday, October 2 from 8:00am–noon or 1:00–5:00pm. The seminar is located in Multi-purpose Room CR-145 at the SAWS Headquarters building (2800 US Hwy 281 N, Tower II). This educational workshop is designed for anyone responsible for cooling tower maintenance. Topics covered include:

- Best management practices
- The city's ordinance regarding cooling towers
- SAWS new cooling tower certification program
- How to conduct a cooling tower audit

RSVP by calling 210-233-3650 or by emailing [srios@saws.org](mailto:srios@saws.org). Many thanks to SAWS for inviting SAABE to attend! ❖

## Apply for the SAABE Scholarship/Educational Assistance Program

SAABE now offers a program to provide scholarships and educational assistance to SAABE members for participation in courses related to property maintenance (especially SMT/SMA\* programs offered by the BOMI Institute).

Applicants must be regular members of SAABE and hold a position in the field of building maintenance. The place of business must be within the San Antonio geographical area. Applicants must have long-term career plans in building engineering/maintenance and must have at least two years of experience in the field. Applicants are responsible for a portion of the cost of any course.

For full details, rules, and an application, visit the SAABE website at [www.saabe.org](http://www.saabe.org). ❖

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## August Meeting Summary by Kendal Langenberg

We had a great time at the August general membership luncheon at the Alamo Café! Special guests Brady Cowan and Bryan Lesch from Philips Lighting put on a very informative presentation on the Energy Policy Act and how it affects property lighting upgrades. If this issue piqued your interest, be sure to visit with your tax specialist to get more details on how your specific property can take advantage of the tax credits available from the government. Thanks again to Philips Lighting and Voss Lighting for sponsoring the lunch, as well as for presenting some interesting information on increasing the payback of lighting upgrades!

The biggest highlight of the meeting was celebrating the membership of our 200<sup>th</sup> member!!! The dessert was truly the "icing on the cake" as we marked this momentous occasion in the history of our organization.

As always, we were given several reminders about ways that YOU can contribute with SAABE. All we need is a willing spirit, and we can find a place for you among the many committees needing assistance. See Laura or any of the board members if you would like to volunteer or help out in any way.

Looking forward to seeing all of you at our next lunch! ❖



## Tech Talk #109: Recip Compressors 101

by The Charlie

The design of a reciprocating compressor somewhat resembles that of an automotive engine, having one or more pistons driven by a crankshaft and making alternate suction and compression strokes in the cylinders, with the pistons traveling up and down.

The compressor is also equipped with suction and discharge valves, which give it the ability to pump. The valves, which are simply spring-loaded check valves, are usually mounted on a plate on top of the cylinder. The discharge valve is located on the top of the plate, and the suction valve is located under the plate. The valves may be just flat pieces of spring steel. For small compressors, each valve (for each cylinder) may consist of a single spring leaf or reed, also called a flapper, covering one or more holes in the valve plate.

Another type of valve, for larger compressors, is a ring plate valve. It is a ring-shaped plate, which covers a number of holes or slots located in a circular pattern in the valve plate. The ring plate valve is held in a closed position by a number of coil springs. A benefit of this design is that should slugging of liquid occur, the discharge valve assembly would lift against the high-pressure of the large spring, thereby relieving the high pressure caused by trying to pump the liquid. This arrangement helps protect the compressor from damage due to excess slugging of liquid refrigerant.

The basic operation of the reciprocating compressor is that as the piston travels downward on the suction stroke, pressure in the cylinder is reduced. When the pressure falls below that in the suction line, the pressure differential causes the suction valve to open. The refrigerant vapor then flows from the suction line into the cylinder. After the piston reaches the bottom of the stroke, the upward movement causes the pressure in the cylinder to increase, closing the suction valve. The pressure continues to rise in the cylinder by the trapped vapor in the cylinder. When the pressure in the cylinder exceeds that of the pressure in the discharge line, the discharge valve opens and the compressed vapor flows into the discharge line and into the condenser. Then the process is started all over again as the piston starts its downward travel once again.

The theoretical displacement of a reciprocating compressor is the volume displaced by all the cylinders through a full revolution. Compressor manufacturers may rate displacement in one of several ways, in cubic inches per revolution, cubic feet per minute, or in cubic feet per hour. We will illustrate the displacement of cubic inches per revolution for you...and my fellow motor heads (whereas  $\Pi=3.14$ ,  $B$ =bore",  $S$ =stroke", and  $N$ =number of cylinders):  $\Pi B^2 S N \div 4$

**Next Month:** Capacity Control 101

**CHARLIE'S LAW:** Cure high blood pressure by cutting yourself and bleed for a while, thus reducing the pressure in your veins!

JUSTA MAINTENANCE MAN ❖



## Manager Spotlight: Pete Royer, South Texas Blood and Tissue Center

Pete is the Director of Logistics and Property for the South Texas Blood and Tissue Center. STBTC is an owner-occupied property located at 6211 IH-10 West. A part of Pete's responsibility is managing the property, building, physical plant, and the company's fleet of vehicles. In addition to the headquarters property, STBTC also owns a facility in Victoria and currently has four leased storefront donor rooms.

Pete is extremely dedicated to ensuring that the maintenance department has the required tools, equipment, personnel, and budget to properly maintain these properties. A prime example of Pete's support was during the recent replacement of our cooling towers. He understood the need for the replacement and was able to convince upper management that the expense was necessary and appropriate.

To sum it up, Pete is the kind of manager that not only supports his employees but is also willing to get in the trenches and work alongside his crews. I truly believe Pete deserves this recognition for his contributions and support of what SAABE is all about.

—submitted by Tom Parrish, CBE-J and approved by the SAABE Board of Directors, September 2006

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## Communications Check-Up<sup>®</sup>

by Laura Bray

### Interviewing Skills

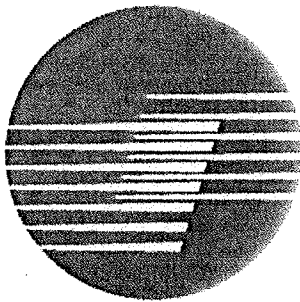
Whether you're looking for a new job or just scheduled for your annual review, follow these guidelines for the most effective interview:

- *Learn and Prepare:* If you're seeking a new job, learn as much as you can about your new company. If you're headed into a regular review, gather details on your performance and accomplishments over the past year, and be prepared to speak honestly about areas of improvement.
- *Take the Initiative:* Sometimes, the other person might not ask about one of your strengths. If this happens, take the initiative and bring it up yourself. This information is valuable to you and to your boss (or potential boss), so it's your responsibility to make sure it comes up.
- *Don't Ramble:* It's important to share complete information, but long, rambling answers don't help you at all. Keep your focus on the question that was asked.
- *Provide Examples:* Rather than saying, "I saved money last year," tell the boss (or potential boss), "Last year, I saved the company 20% on energy costs by increasing chiller efficiency."
- *Dress Appropriately:* It's always better to overdress than underdress. You may have noticed employees running around in jeans, but don't make the assumption that it's OK to do so for an interview. First impressions (even with your current boss) make a difference.

Sources: About.com, Monster.com, Kent Kirch (Global Director of Recruiting, Deloitte)

Next month: Effective PowerPoint Presentations ❖

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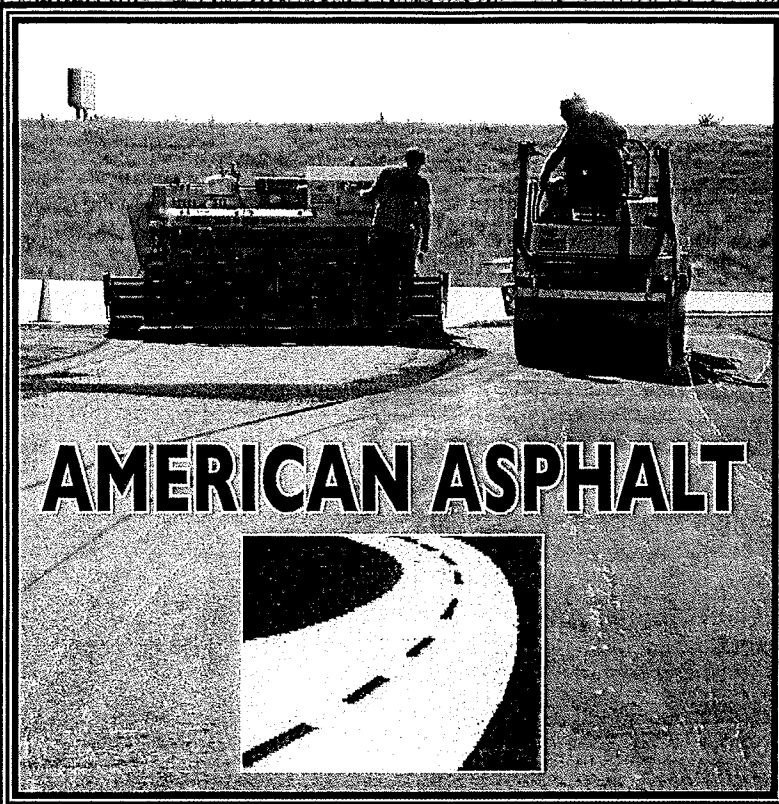
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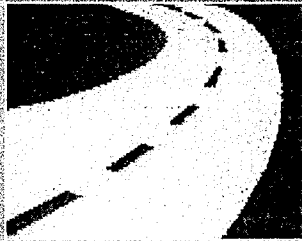
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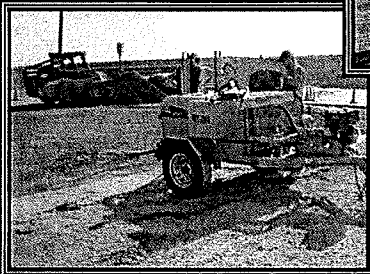
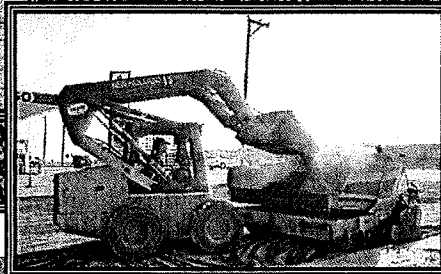
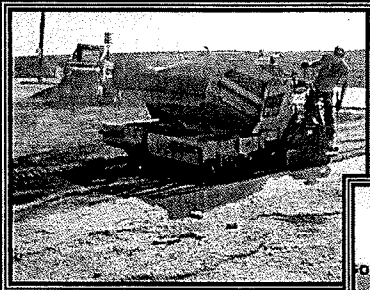
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## Engineer Spotlight

by Jeff Turov

### Doyle Jennings

Plant Engineer/Elder  
Oak Hills Church  
19595 IH 10 West  
San Antonio, TX 78257  
Phone: 210-698-4663 · Fax: 210-698-1323  
doylej@oakhillschurchsa.org

- **In your opinion what are the benefits of being a SAABE member?**

Doyle has been a member of SAABE for two years. The main benefit that Doyle enjoys from being a SAABE member is the education gained at the monthly luncheons. The information received from these presentations has helped him to run a more efficient operation at Oak Hills. For example, in a



part of Oak Hills, T-15 and T-18 metal halide fluorescent lamps are used. Through recent presentations, he has learned that these lamps are only available from European manufacturers. With this information, he has investigated lamping in new construction at Oak Hills and made sure his fixtures use lamps made and available in America.

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

Over the years Doyle has built houses for himself and

his two sons. He built his personal home approximately 33 years ago, and has now renovated all but one room of this house. Doyle also enjoys recording the sermons and musical performances at Oak Hills. Thanks to Doyle every sermon given at Oak Hills since 1964 has been recorded and is stored in their archives.

- **Family/children?**

Doyle has been married to his wife for 43 years and has two sons and 4 grandchildren.

- **What would you like to see from SAABE in the future?**

The main thing Doyle would like to see is a continuing focus on education, not only at the luncheons but also with the last Thursday training

seminars. He feels that this only strengthens the professionalism and abilities of local building engineers.

- **What motivates your work ethic?**

Doyle has believed in hard work since he was four years old. At this early age, his father realized Doyle was eager to help out on the family farm in Burnet. After making some adjustments to the pedals and other controls, his Dad put him to work driving the farm tractor. Doyle did such a good job he became the community driver for the only oat-thrashing machine in Burnet. Believing in the adage "an honest days pay for an honest days work," Doyle has not looked back since. ❖

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**SAABE TIMES**  
**September Issue**

*Final Thought:*

*"Consider the little mouse, how sagacious an animal it is which never entrusts its life to one hole only."— Plautus (254 - 184 B.C.)*

**2006 Board of Directors**

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Elena Castillo Past President	822-8570

Laura Bray 408-1699  
 Association Manager  
 (laurabray@braycommunications.com)

**Membership Luncheon**  
**Wednesday, September 20, 2006**

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

**Location: Alamo Cafe on 281**

**"Nuisance Bird Control"**

**Sponsored by Custom Pest Control  
 & Lawn Care Services**

**Upcoming Program:**  
**Wednesday, October 18**  
**Program to be announced**

The SAABE Times is edited by Laura Bray and printed monthly for the San Antonio Association of Building Engineers by:



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