



SAABE TIMES

A Publication of the San Antonio Association of Building Engineers

March, 2001

The Envelope Please...

Please join us Wednesday, March 21, 2001 as we announce the Building Engineer of the Year (BEOTY) at our General Membership Luncheon. The following engineers are outstanding contributors to our industry and we congratulate them on their nominations:

- Henry Aguirre, Rector Management
- Phil Eastman, Mack Cali
- Doug Graves, Hines Interests

All nominees are interviewed by the BEOTY committee and their building and property is inspected. Critical components of the review process are:

- general building appearance,
- safety equipment inspections up to date
- licenses, registrations and certifications held
- overall cleanliness of mechanical room, and
- size of building and number of assistants/subordinates.

A big thank-you to this year's BEOTY committee: Mike Alvarez, Charles Mikolajczyk and Bernardo Chapa. We'll see you all there!

Education Corner

by Kenny Aguilar

Classes being offered:

Evening HVAC 1-100 hours: Texas Engineering Extension Service, March 6-May 29, 2001 Tues. and Wed. 6:00-10:00 pm, Tuition \$770 (Fees, \$30, Book \$50), EPA Certification (optional, \$80); Contact Leanna Ramirez at 210-633-1065, 210-633-1064 FAX for enrollment information.

Evening HVAC 2-100 hours: Texas Engineering Extension Service, Starts June 2001 Tues. and Wed. 6:00-10:00pm, Tuition—Same as for HVAC 1; Contact Leanna Ramirez at 210-633-1065, 210-633-1064 FAX for enrollment information.

National Fire Alarm Code (NFPA72): San Antonio, March 5 & 6, \$745.00; NTT 800-922-2820.

Introduction to Uniform Plumbing Code: Austin, March 12-13, San Antonio, March 14 & 15, \$695.00; NTT 800-922-2820.

Introduction to the National Electrical Code 1999: San Antonio, April 3-5, Houston, April 24-26, \$985.00; NTT 800-922-2820.

Basic Industrial and Basic Industrial Electricity II: San Antonio, April 10-11, \$349.00; Lewellyn 800-872-9397.

Fundamentals of Refrigeration and Air Conditioning: San Antonio, April 17-19, Houston, April 24-26, \$1095.00; NTT 800-922-2820.

Understanding Programmable Controllers: Houston, March 20-22, \$1195.00; 800-922-2820.

ASHRAE Continuing Education Course (Fundamentals of HVAC): Presented at UTSA for 9 consecutive Monday evenings from 6:00 to 9:00 pm, beginning March 19, 2001. Seating limited to 35 students. Cost is \$200 per course for members, \$225.00 for non-members. Contact Kenny Aguilar at 210-573-5237 for enrollment forms and course description.



Reminder

Drop date for non-payment of dues
is March 30, 2001

A Message from the President by Elena C. Castillo

2001 Space Odyssey

In just under two months, an out of this world event will take place in San Antonio at the Airport Convention Center through the combined efforts of the San Antonio Building Owners and Managers Association and the San Antonio Association of Building Engineers. The SABOMA/SAABE Trade Show to held May 10, 2001 promises to be one of the best trade shows ever.

This year's theme, 2001 Space Odyssey, is appropriate as well as timely. Not only have we finally reached the 21st century, but we have also traveled far with our technology. We have walked on the moon, sent satellites to Jupiter, and discovered new galaxies.

A thousand years ago, who could have foreseen the revolution of our communication method from writing on parchment paper and scrolls to using a computer? We now take electricity for granted, and use candles mainly for special occasions. Water is brought to each household through piping; yesterday, aqueducts were common, although some people still collect rainwater to wash, bathe and even drink. Our mail was delivered by pony express yesterday, now if you want to send a note or loveletter, you e-mail it!

But getting back to the future, the 2001 SABOMA/SAABE Trade Show — get ready to share a few hours visiting with a Space Odyssey of friends, vendors, fellow members and meeting some new acquaintances as well.

With over 40 booths manned by our very own galactic Associate Members and friends, you can be assured of having a heavenly time.

There will be plenty to eat, so bring your appetite for space food. You won't know what will be served until you arrive. No, you won't be eating from a pouch like the astronauts did. Just bring your appetite. Entertainment will also be out of this world.

Denim shirts with the SAABE logo will be available on a first come, first served basis. As soon as you arrive, head to the SAABE table and get your shirt. This is your gift of appreciation for attending. We do not order enough for the entire membership, so come to the show! If there are extras remaining at the end of the evening, we will bring them to the General Membership Meetings to give away, but there is no guarantee we will have any left.

The contest for best exhibit and best costume always promises lots of entertaining and creative getups, so be ready to have some fun. Many exhibitors award prizes throughout the afternoon. There will also be some general door prizes, and the prize committee is working on some primo giveaways. Attendees who visit every booth have a chance to win \$300 cash. The bottom line is — don't miss out ... I'LL SEE YOU THERE!



Luncheon Reservations a Success

Thanks to all our members who faxed back a reservation for last month's General Membership Meeting. We had a good response for our first effort, and it really helps with the meal planning. There were 55 reservations and 70 attendees, so we just need to work on those few who didn't respond with theirs. It's a new thing but we'll be doing it every month, so please help us out. There is not a penalty for sending a rsvp and not showing up, so if you are pretty sure you will attend, let us know. Thanks!

Luncheon Sponsorships By Associate Members

We are in the process of setting up this year's luncheon programs, so if you'd like to sponsor a month please let Mike Alvarez know at 210-872-9832. Sponsors can either 1) present their own program that is informational on their field of expertise but not a sales pitch for their company, or 2) sponsor an educational program to be presented by a municipal entity, etc. Cost of sponsoring a luncheon is \$500. There are several months still available so call Mike to schedule yours.

ASHRAE Continuing Education Course: Fundamentals of HVAC

ASHRAE has made continuing educational courses available for use by the local chapter. The board of governors of the Alamo Chapter has authorized the presentation of the following continuing educational courses.

- Fundamentals of HVAC Systems – 30 Hrs.
- Fundamentals of Thermodynamics & Psychometrics – 30 Hrs.
- Fundamentals of Heating and Cooling Loads – 30 Hrs.
- Fundamentals of Air System Design - 30 Hrs.
- Fundamentals of Water System Design - 30 Hrs.
- Fundamentals of Heating Systems - 30 Hrs.
- Fundamentals of Electrical Systems and Building Electrical Energy Use - 30 Hrs.
- Fundamentals of HVAC Controls Systems - 30 Hrs.

ASHRAE is offering the first of the series course, Fundamentals of HVAC Systems, which will be presented at UTSA for 9 consecutive Monday evenings beginning March 19, 2001. The courses will run from 6:00 until 9:00 PM each Monday evening.

Instruction will be provided by Randall D. Manteufel, Ph.D., P.E. Assistant Professor of Mechanical Engineering at the University of Texas at San Antonio from materials provided by ASHRAE. Each student will be provided with course textbooks provided by ASHRAE. Both the instructors and the students will be provided CEU credits and diplomas upon the completion of each course.

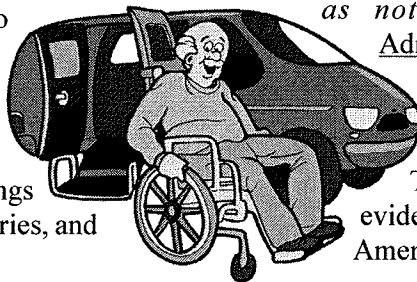
Courses will be limited to 35 students and students completing a course will be provided first choice in the attendance of the next course in the continuing series. Classes will be enrolled as first come first served basis.

For registration information, please call Patrick Freund at 494-1691 Ext. 120.

Frequently Asked Questions about Building Accessibility in Texas

Q: What are the Texas Accessibility Standards?

A: The Texas Accessibility Standards (TAS) are intended to guarantee accessibility to specified public and private buildings by persons with disabilities. The TAS requires many different parts of buildings to be accessible, such as accessible parking, curb cuts, ramps, elevators, drinking fountains, bathrooms, storage areas, light switches, telephones, and ATM machines. Also, the TAS provides guidance for buildings like restaurants, hospitals, retail stores, libraries, and hotels.



TAS received equivalency certification on September 23, 1996. The Texas Accessibility Standards, including the appendix, are intended to be consistent to those contained in ADAAG, and are generally the same as ADAAG, *except as noted by italics*. In accordance with Administrative Rule 68.64, buildings verified as compliant with the Texas standards receive a certificate and/or approval from the Texas Department of Licensing and Regulation. This documentation can be used as rebuttable evidence in the event of a lawsuit filed under the Americans Disabilities Act (ADA).

Q. Are the Texas Accessibility Standards (TAS) the same as the Americans with Disabilities Act Accessibility Guidelines (ADAAG)?

A: No, but they have been certified as equivalent. Each state has the option of adopting the federal guidelines, or proposing it's own guidelines for approval by the United States Department of Justice. The Texas Accessibility Standards are as stringent (in some instances more stringent) as the ADAAG and have been deemed equivalent to the ADAAG by the United States Department of Justice. The

Q. Where can I get a copy of the TAS?

A: The TAS is available on-line at <http://www.license.state.tx.us/ab/tas/abtas.htm>. Copies of the TAS can also be purchased for \$10 from the Secretary of State's office at 512-463-5561.

Q: Who enforces the TAS?

A: The Texas Department of Licensing and Regulation (TDLR) enforces the TAS. When a building must comply with TAS, TDLR reviews the plans and inspects the building once construction is complete.

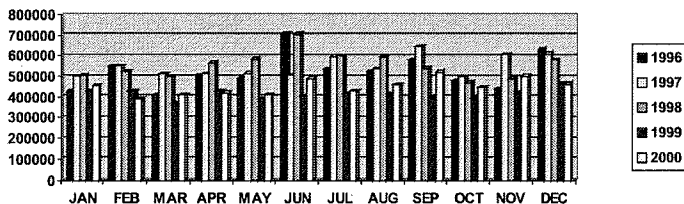
Smoke and Mirrors, The Bottom Line! (Part One of Three)

For many years now, there has been an extraordinary large amount of various equipment available specifically for reducing utilities. However, as demonstrated by two cases in point, reducing the utilities may mean utility consumption, not the amount of the monthly bill. Whether you choose to upgrade or install equipment with variable speed drives, lighting retrofits, or DDC systems. Knowing the absolute end result or the domino effect created needs to be considered beforehand.

First, at one point or another, emphasis on “reducing utilities” is the key driving issue. If you’ve interpreted “reducing utilities” as “reducing the monthly amount you pay in utilities”, think again! What is really meant is that the amount of utilities consumed will decrease as opposed to the present or past amount of consumption. In fact, the cost per electrical unit (Kwh) may very well increase, due to the decrease in consumption. Got it now? You will use less but you may pay the same monthly amount! Try to explain to your Property or Asset Manager that the payback on investment which, probably convinced them to purchase the equipment anyway, is not going to happen.

Case in point; in October of 1998, a building started the installation of a new EMS/DDC system. This was due to the old system being of micro-channel technology and non-Y2K compliance. The main goal for this retrofit was for Y2K compliance and accurate control of the devices. Anything else gained would be beneficial but it was not the key issue for the installation. Immediately upon the installation, consumption of electricity was decreasing tremendously, as compared to the same months of previous years (please see attached chart-Kwh).

Kwh

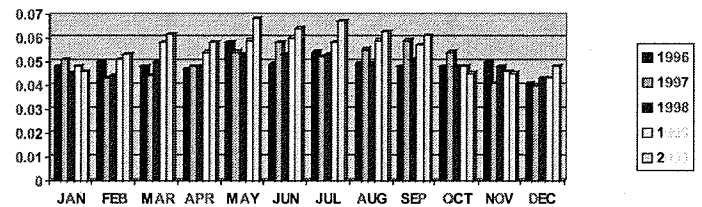


As you can see by the chart, excitement about the unexpected decrease in usage quickly motivated the installation of other energy saving devices such as speed drives and lighting retro-fits. However, as the months progressed and the usage decreased even further, the amount

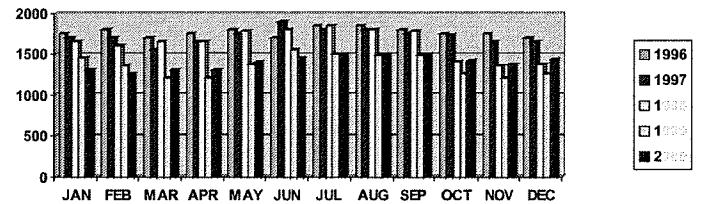
of the electric bills were not decreasing. In fact, what occurred was that the cost of each electrical unit (Kwh) was increasing as usage decreased offsetting any potential savings. The same time record low usage was being recorded, record high costs per Kwh were occurring (see attached chart-Cost per Kwh).

Cost per Kwh

(Total amount for month divided by units used)




Kw Demand



More surprises ahead! Additionally, please keep this article; the charts will be needed for reference next month in part two.


CHARLIE’S LAW: It is better to be judged by twelve, than to be carried by six!

JUST A MAINTENANCE MAN



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Rhondo Jauer
219-8150 mbl.

Alvin Thompson
219-0813 mbl.

Household Hazardous Waste Day

If you're waiting for an environmentally friendly way of getting rid of those old chemicals around your house, the City of San Antonio is sponsoring a Household Hazardous Waste Day.

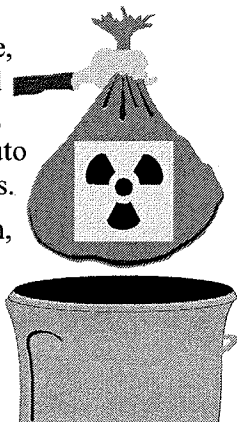
When: March 17, 8am to 1pm

Where: Northside Stadium parking lot (Culebra and Loop 410)

What to Bring: Used oil, antifreeze, paint (latex and oil base), cleaners, used tires (up to 8), fertilizers, pesticides, herbicides, rat poisons, batteries, auto fluids, polishes, and wood preservatives.

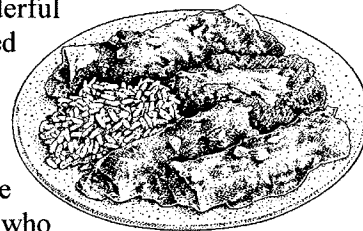
What NOT to Bring: Ammunition, explosives, commercial business waste, radioactive materials, medical waste, trash, or gas cylinders.

The event is free to San Antonio citizens. Bring your CPS bill to prove you live within the city limits.



Texas Philosophy

I've discovered a wonderful new philosophy that has raised my consciousness as well as my cholesterol. It's called Tex-Mexistentialism.



It all started with the philosopher Juan-Paul Salsa, who wrote, "To Bean, or Nacho to Bean, that is the Queso."

He was followed by his great disciple, Descarta Blanca, who said, "I Pinto, therefore, Cayenne."

Some trace it back to ancient Grease, where the great thinker Aristortilla wrote the book Plata's RePulpo.

Meanwhile, over in ancient India, they believed in Chili con Karma — that what Casa round, Carne's around.

And back in the Holy Land, the prophet Masa brought The Ten Comidas. Here are some of them:

"Thou Salt not Tequila."

"Honor Tamale and thy Papaya."

"Blessed are the Migas, for they shall Ranchero the Burps."

"Give a man and Enchilada, he'll Taco Mole."


"Arroz is Arroz by Flameada name."

"In the Picante, Guisada Cerveza'd the Hongas and the Verde. And he saw that it was Food."

It Pays to Advertise!

Dimensions	1 Issue	3 Issues	1 Year
Full Page (7.25"w x 9.5"h)	\$110	\$280	1,000
Half Page (7.25"w x 4.35"h)	60	150	575
Half Page (3.5"h x 9.5"h)	60	150	575
Quarter Page (3.5"x 4.75"h)	30	75	280
Business Card (3.5"w x 2"h)	20	50	190

Send ad copy (camera-ready black and white laser, or black and white velox) and payment to SAABE, P.O. Box 691861, San Antonio, TX 78269.



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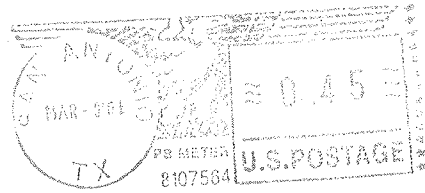
Heard It Through the Grapevine



- **Tiffany Spagnoli** is now the SAABE representative for Joe Fly Company. Please note a change of address for the company also - they are now at 13111 Lookout Ridge, Suite 1, SATX 78233. Phone and fax remain the same.



**San Antonio Association
of Building Engineers**
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SAABE TIMES
March Issue

Final Thought —

*“Horse sense is good judgment which keeps horses
from betting on people.” — W.C. Fields*

2001 Board of Directors

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Association Coordinator (lynnfor@mindspring.com)

Membership Luncheon
March 21, 2001

Time: 11:30 a.m.

Location: The Barn Door
8400 N. New Braunfels Ave.

Topic: Building Engineer of the Year

Sponsor: SAABE

Upcoming Luncheon:

April 18, 2001

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



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