



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

April 2011

Mark Your Calendar—

JOIN US FOR OUR APRIL MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, April 20, at the Embassy Suites Hotel (7750 Briaridge Drive; northeast corner of IH-10 and Loop 410).

The meeting topic is “The New Air Filter Standard - ASHRAE 52.2-2007 Appendix J,” and the presenter is Dave Blackwell with Camfil Farr. The meeting sponsor is Advanced Filtration Systems.

Please RSVP no later than Monday, April 18, at noon.

If you must cancel your attendance, please call Melodie Goff at 408-8135 BY **MONDAY, APRIL 18, AT NOON** so we can cancel your meal.

Please make sure to check in at the front desk when you arrive.

RSVPs are REQUIRED, so we can be sure to have enough

Many thanks to our new Vendor Sponsors!

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Engineer Spotlight

by Jeff Turov



Jock Tilghman

Chief Engineer
Transwestern
4801 NW Loop 410, Suite 100
San Antonio, TX 78229
jock.tilghman@transwestern.net

• **How long have you been in the building engineer trade?**

I have been in this business since 1981 and am currently the Chief Building Engineer at Transwestern’s Corporate Square office building. I have been a member of SAABE for nine years and served on the board for five years.

• **Any awards, recognition, or special training?**

I was instrumental in getting the Energy Star award for Corporate Square. I was also voted Building Engineer of the Year in 2003, 2004, and 2005.

• **What did you do to get Corporate Square Energy Star certified?**

I had VFDs installed on all of the air handling units and cooling tower fans. We had a lighting retrofit done and went from T-12 to T-8s. I also had motion sensors installed on all of the bathroom lighting.

• **What direction do you think SAABE should move in?**

I think SAABE should focus on education, including keeping us updated on new codes and regulations. And, in my opinion, the vendors should keep members educated about their various product lines.

• **Family/Children?**

My wife and I have been married for 16 years and have two sons and two daughters.

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

I belong to a dart league and am currently first in hat tricks and third in quality points. I also race hot rods – a 1978 Camaro to be exact. ♦

A Message from the President

by Charles Mikolajczyk, Jr., CBE-M

Amidst all the uncertainties in today's economy and events unfolding across the globe, one can't help but wonder about the nuclear issues in Japan. As I am composing this article, it is mid-March and it is hoped that, by the time this article/newsletter is distributed, that all will be well. Prayers and wishes to the family and friends of persons affected by the recent events in Japan.

One of the greatest abilities the building engineer can possess is that of diagnosing issues that arise. Many times, certain items that are mysteriously not operating correctly, or at all, can be attributed to something once the problem has been resolved. Call it forensics, or what you wish, but the best education comes from experience and the ability to think "backwards!" Many, or most, device failures/loss of control or communication have one thing in common - a change. "What has changed" or "what is new" can be the cause of many issues.

For instance, a loss of communication to a device, or control thereof, can be tracked down to a change. Say your fire alarm system goes into "Trouble." The first item on your plan of action should be to immediately consider "what has changed/what is new." Is there someone in the building pulling com cable and caught your wires? Are there electricians installing lighting? Are the carpenters building or demolishing a wall and pinched a wire?

Another issue that can burn a lot of time/money is that regarding fans and pumps. A loss of flow in either of these can result in lots of (needless) time being spent diagnosing when a change has occurred that is not considered. A loss of flow can be attributed to an oversight during a repair or replacement of the electrical system to the equipment. That being a change of phase sequence to the equipment causing it to operate in the reverse direction as intended. Believe it or not, many fans and pumps "will" produce flow when operated backwards...just not as much. The flow will not be reversed but reduced! Accidents happen, and it is somewhat simple to make a mistake on any wires. But somewhere down the road, someone is going to discover later that there is a loss of flow. But failing to look back as to "what has changed" can leave you scratching your head for many hours while you are off on a wild goose chase checking filters/obstructions, strainers, supply, etc.!

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So, pay special attention or follow-up behind your vendors when working on items such as these. When the rotation direction sticker has fallen off close coupled pumps and fans, this can bite you if procedures are missed.

On another note, some SAABE members were treated by CPS Energy to a tour of the Blue Wing Solar Farm on IH-37 south of town. This 113 acre property has the capacity to produce 14.4 mW of electrical energy. There is also a lot of testing being conducted regarding different manufacturers and technology. It was also nice to get up close and personal with the equipment on site.

Thanks to Robert Hambricht/Cost Containment Engineering for his presentation on "How to Get Energy an Star Certification..." at the SAABE March luncheon and to Voss Lighting for sponsoring the March Last Thursday Training Seminar where Bryan Lesch/Phillips Lighting provided a presentation on "LED Lighting Technology!" ❖

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March Lunch Summary

by Curtis Thompson

At the SAABE March 16th luncheon, Robert Hambright with Cost Containment Engineering provided a PowerPoint presentation on "How to Get an Energy Star Certification for Your Building." The PowerPoint presentation will be on the SAABE website shortly for member review.

Robert's presentation focused on the three steps required to obtain the Energy Star certification. Step one is gathering building energy and square footage data for offices and other spaces. This data is then entered into the Energy Star Portfolio Manager software - available at no charge on the internet. The Portfolio Manager automatically calculates the Energy Star rating for the building and compensates for the number of persons in the building, hours of operation, amount of computer data center energy consumption and other factors. If your score is 75 or more, then your building is a candidate for certification.

Step two involves on-site inspections of the thermal comfort temperature and humidity (to ASHRAE Standard 55),

lighting levels (to IESNA Standards) and outdoor air ventilation (to ASHRAE Standard 62.1). If the building passes these inspections, then application for Energy Star certification can be made.

Step three is the submittal of the signed and sealed Statement of Energy Performance and Data Checklist as provided by the Portfolio Manager, along with the Letter of Agreement signed by the Building Manager. This documentation is mailed to Energy Star for their review and approval. After approval, Energy Star will send the 6.5 pound, 10" by 12" bronze plaque to the building indicating the Energy Star Award.

If you have any questions regarding Energy Star certification, please contact Robert Hambright at (210) 846-5046, or e-mail him at rhamb@texas.net. ❖

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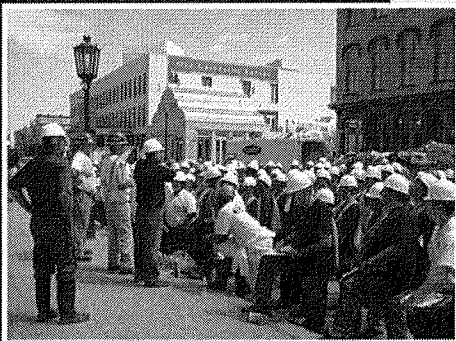
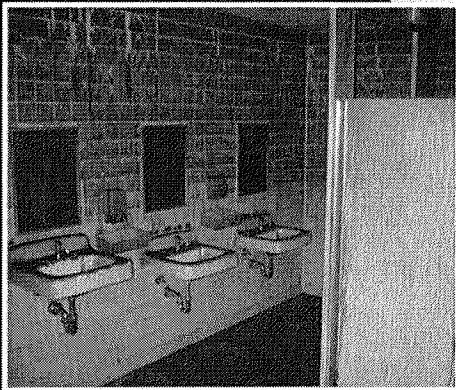
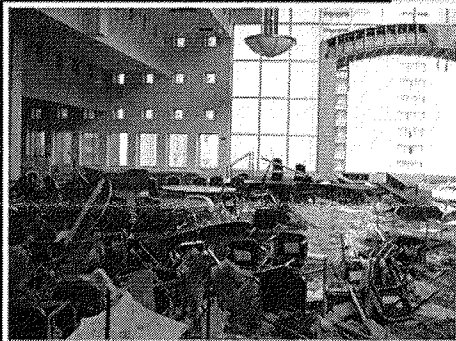
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Vendor Rep Report by Randy Cummings

Tour of Energy Star Rated Pyramid Building

By Tom Lasater

Well, so far, our turnout has been great for all the lunches this year. Hopefully, we will continue to grow and see our attendance rise every month. Vendors, make sure that if you are working with an engineer that is not in SAABE to invite him to a luncheon.

We have many great presentations booked for the remainder of the year, so make sure you keep your calendars marked. I am currently looking for vendors to sponsor luncheons for 2012. If you are interested, give me a call (490-2777) or shoot me an email (rcummings@gerloffinc.com).

Thanks, and see you on the 20th! ❖

Come join your fellow Building Engineers on Wednesday, April 13, as we take a tour of Endura Advisory Group's Energy Star rated Pyramid Building (410 North/San Pedro). We will meet in the lobby at 11:30 am, take a tour of the building and then go to lunch.

Come join us, and learn what you can do to conserve energy at your property!

If you plan on attending the building tour, please contact Tom Lasater at (210) 501-3434. ❖

Thank You from Shannon and Bob Beal

At the March membership meeting, SAABE President Charles Mikolajczyk asked everyone to "dig deep" for a collection for past president Bob Beal and his wife, who is battling pancreatic cancer. Attendees responded enthusiastically, and we collected \$369 to help offset medical expenses. Subsequent donations brought the total to \$500. SAABE purchased a Visa gift card and sent it to the Beals in Johnson City.

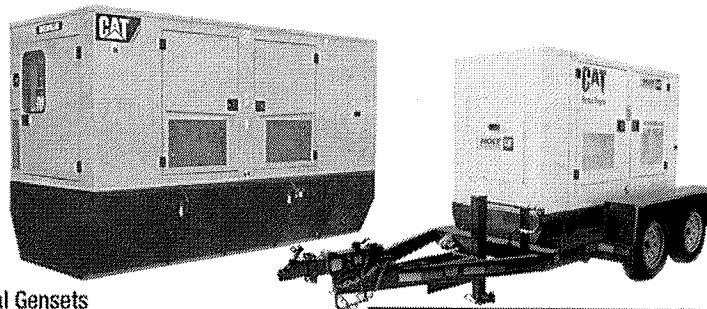
Shannon and Bob are very appreciative of the gift. They said the monetary gift came at a very, very good time, as they were just hit with more medical expenses and, since this is a new year, they need to reach their deductible before the insurance kicks in.

After a volley of chemotherapy and Shannon reaching the giving up point, the latest CAT scan revealed that the tumor has shrunk! They are now living new lives with this hope! ❖

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Energy Conservation in ACTION at Transwestern's Corporate Square Building

By Tom Lasater

Jock Tilghman, the Chief Engineer at Transwestern's Corporate Square building, has been on a "Variable Frequency Drive (VFD) binge." He had VFDs installed on all of the air handling units, cooling tower fans and all domestic water pumps. And, if it was possible, the restrooms would have had a VFD installed too! But, Jock did conserve water in the restrooms by having all 20 units retrofitted and the faucet aerators changed from 2.2 gpm to 1.5 gpm.

Electrical savings came through motion sensors that were installed on all of the bathroom and tenant office lighting. And, the lights in the elevators were changed from fluorescent to LED lighting.

Below is an example of the reduction in your CPS Energy bill by retrofitting all ten floors of common areas from three bulb fixtures to two bulb fixtures and converting T-12 to T-8 bulbs:

Three bulb fixtures: $3 \times 32 = 96$ watts \times 150 fixtures =
14,400 watts \times 16 hours / 1000 = 230.4kW

Two bulb fixtures: $2 \times 32 = 64$ watts \times 150 fixtures =
9,600 watts \times 16 hours / 1000 = 153.6kW

Savings = 76.8 kWh \times .08 = \$6.14 \times 10 floors = \$61.40 a day

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SAABE April Last Thursday Training Seminar

Save the date for this month's Last Thursday Training Seminar. This month's topic is "Everything You Wanted or Needed to Know About Concrete Cutting," and the presenter will be Patrick Harris, owner of Concrete Renovation, Inc. Concrete Renovation, Inc. is also this month's training seminar sponsor.

Where: First National Bank (6243 IH 10 W)
Tenth floor conference room

When: Thursday, April 28, 11:30 am - 1:00 pm
(Lunch provided by Concrete Renovation, Inc.)

Concrete Renovation, Inc. has been a leader in the field of concrete cutting and removal since 1983. As a full service concrete sawing, drilling and selective demolition contractor, they pride themselves on providing their customers with timely and cost effective solutions to their concrete problems.

For more information about Concrete Renovation, Inc., contact Patrick Harris at (210) 653-6120 or ptharris@sbcglobal.net. Or, visit their website at www.concreterenovation.com.

The seminar is open to **SAABE Engineers and their assistants only**, and there is no cost to attend. There is a limit of 25 attendees.

If you are coming, please email mgoff@braycommunications.com. Please RSVP by Wednesday, April 27 so we know how many lunches to order. If you RSVP and cannot attend, please call Melodie Goff at 408-8135 so she can move someone off the waiting list. ❖

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- April 21, Norris Conference Center, San Antonio
- Cost: \$199
- For more information, visit http://www.careertrack.com/et_seminarExpressLane.asp?SN=1000087&ssd=20110421

Generators & Emergency Power

- Sponsored by American Trainco
- April 20-21, La Quinta Inn & Suites-Houston Bush International Airport, Houston
- Cost: \$985 for both days
- For more information, visit <http://www.americantrainco.com/courses/generators/schdtlGN.aspx?SID=32551>

Building Inspection Concerns

- Sponsored by COSA Development Services Department
- April 22, Cliff Morton Development and Business Services Center (Training Rooms A & B), San Antonio
- Cost: Free
- For more information, visit <http://www.sanantonio.gov/dsd/lunchlearn.asp>

Electrical Troubleshooting & Preventive Maintenance

- Sponsored by American Trainco
- April 28-29, La Quinta Inn & Suites-Houston Bush International Airport, Houston
- Cost: \$980 for both days
- For more information, visit <http://www.americantrainco.com/courses/electrical%20troubleshooting/schdtlET.aspx?SID=26965> ❖

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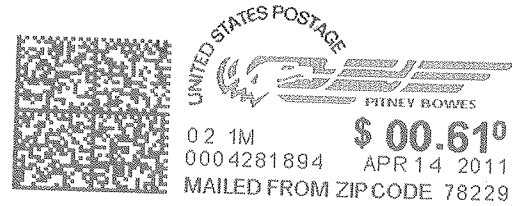
TIP: Emergency Preparedness Kit

- Pack a Flashlight with back up batteries
- Pack a Transistor Radio with back up batteries
- Pack bottled water
- Pack Cell Phone
- Pack personal hygiene supplies
- Pack a manual can opener
- Pack a first aid kit

For Any Questions or to Set Up Your Inspection Contact Drew VanWyck at Our Main Office
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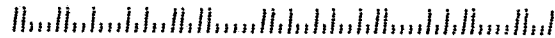
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 Endeavor Real Estate Group
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SAABE TIMES
April Issue

Final Thought:

"The taxpayer - that's someone who works for the federal government but doesn't have to take the civil service examination." - Ronald Reagan

0 0025



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Next Meeting:

Wednesday, April 20

"The New Air Filter Standard - ASHRAE 52.2-2007 Appendix J"

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Upcoming Program:

Wednesday, May 18

"Harder Working Spaces"

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The SAABE Times is edited by Bray Communications.