



# SAABE TIMES

A publication of the San Antonio Association of Building Engineers

September 2009

Mark Your Calendar—

## JOIN US FOR OUR SEPTEMBER MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, September 16, at the Embassy Suites Hotel (7750 Briaridge Drive; northeast corner of IH-10 and Loop 410). Look for e-mails and faxes about the topic and presenter. The sponsor is Gerloff Company, Inc.

Please **RSVP no later than Monday, September 14, at noon**. Late RSVPs and walk-ins will be placed on a standby list, and we will ask you to wait in the lobby until we determine the number of no-shows.

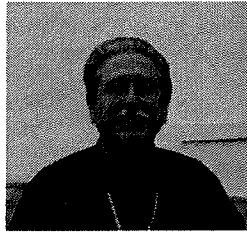
PLEASE NOTE: If you RSVP and do not attend, you will receive a no-show invoice. If you must cancel your attendance, please call Melodie Goff at 408-8135 **BY MONDAY, SEPTEMBER 14, AT NOON** so we can cancel your meal. Cancellations received after this time will still be invoiced.

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

**RSVPs are REQUIRED, so we can be sure to have enough meals on hand! ♦**

## Engineer Spotlight

by Jeff Turov



Alex Garcia

Port San Antonio  
Senior Facilities Service Coordinator  
907 Billy Mitchell Blvd.  
SA, TX 78226-1802  
(210) 932-0793

- **How long in the building engineer trade?**

Over the past 38 years I have held many positions and seen many changes here at Port San Antonio. During these years, I have worked for Kelly Air Force base, EG&G, Greater Kelly Development Authority, Kelly USA and finally Port San Antonio. For 32 of these years, I worked in the Civil Service and oversaw the procurement of repair parts for equipment. For the past six years, I have held my current position. I have been a member of SAABE for one year.

- **In what ways have you volunteered your services over the years?**

Once I got out of high school in 1962, I volunteered for the Navy. My reason for this was that I wanted to see more of the world, and this seemed like the branch of the armed services that would allow me to do this. I was soon stationed in Oahu and visited the Philippines, Japan, and Korea. I also volunteered for the Air Force Reserves and spent 27 years doing this.

- **What types of missions were you sent out on in Oahu?**

One of our responsibilities was to jam radio transmissions that the Russians were trying to intercept. We did this by venturing out in a seaworthy tug boat, would get between our cruisers and the Russians and then use jamming equipment to block these transmissions. This was more of a Cold War operation.

- **Family/children?**

I have been married to the same woman for 45 years. I guess you could say I married my high school sweetheart. We have three kids and three grandkids.

- **With four years to retirement, do you have any big plans for this phase of your life?**

My biggest plan is to relax. My wife and I will also make plans to travel and see more of the United States. ♦

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## A Message from the President

by Charles Mikolajczyk, Jr., CBE-M

The hottest topic, other than the weather, right now is probably which direction to go regarding meeting our electrical needs at the end of the next decade! Having followed this matter for some time, please find the following as food for thought.

Regarding coal, in 2007, TXU Energy had plans to build 16 coal-fired power plants in the United States...11 of them were slated for Texas (see article at [http://www.johnkerry.com/blog/entry/jk\\_climate\\_change\\_and\\_coal\\_fired\\_power\\_plants\\_in\\_texas/](http://www.johnkerry.com/blog/entry/jk_climate_change_and_coal_fired_power_plants_in_texas/) Today). Due to the present inability to capture carbon and the recent coal/carbon legislation, it was previously announced that the power plant under construction at Calaveras Lake will be the last coal-fired power plant built in the state of Texas. (It was also the first one to be built in Texas since 1992 - see article at [http://www.powermag.com/coal/J.K.-Spruce-Power-Plant-Unit-1-San-Antonio-Texas\\_1432\\_p2.html](http://www.powermag.com/coal/J.K.-Spruce-Power-Plant-Unit-1-San-Antonio-Texas_1432_p2.html).)

While natural gas power plants are significantly lower than a coal-fired plant to build and maintain, the fuel cost for natural gas is 258% higher than coal (\$8.6/mmbtu vs. \$2.4/mmbtu).

Wind power provides a fraction of our electrical energy needs, but, most importantly, wind power is not reliable when needed the most (i.e. in West Texas, the wind goes away in the evenings, and the winds at the coast lay down in August).

The present battery technology for solar power and the ROI keep this source at bay as well. At the last luncheon, it was stated that a recent \$1M solar project only produces about 800 kWh. If you do the math, this is only \$64 at \$0.08/kwh.

Lest not forget that, in a drought, hydro electrical plants have their downfalls as well.

The gas-fired turbines, which are similar to a jet engine, are excellent for quick response electrical energy production (during peak demands) but are not designed to operate extendedly as the natural gas and coal units do. The turbines filled a huge gap; whereas to cold fire a boiler would take hours

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to reach production levels, the turbines can be at production in a matter of minutes.

Last, but not least, is the nuclear production such as the STP in Bay City. Nuclear has its ups and downs but appears to be the only clear solution when applying "reliable" into the equation as a source of production.

Good luck and best wishes to everyone on their landscapes during this drought!

Till next time...FISH ON! ❖



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## August Lunch Summary by Curtis Thompson

Good day everyone! August provided another awesome luncheon with great food and fellowship. It was great to have our fearless leader "back in the saddle" heading things up from the top. No offense Mike, we know you are the man - we just don't want it to go to your head! We love you!

This month's luncheon seminar was provided by Ramon Gonzales and Joseph Jones, both with CPS Energy. The focus of the seminar was to learn more about the Strategic Energy Plan (SEP) for the future.

Most of us don't think much about electricity or natural gas in our daily lives. We flip a light switch or turn a gas knob, and the energy we need is there. For almost 70 years, CPS Energy has provided reliable, affordable energy for our community. And our energy bills have remained among the lowest in the nation, even as our hometown has grown to be the seventh largest in the country. CPS believes the answer lies in the SEP, their roadmap for supplying the power Greater San Antonio needs for a bright, sustainable energy future. It focuses on four key objectives.

### Increase Energy Efficiency and Conservation Efforts

CPS Energy's Save for Tomorrow Energy Plan (STEP) aims at reducing the growth in our community's demand for

electricity by 771 megawatts (MW) by 2020 – that's the output of a large power plant. To achieve this ambitious goal, CPS Energy is committing millions of dollars to incentives and rebates designed to: encourage residents to purchase energy-efficient appliances, improve residential heating, ventilation and air conditioning systems, increase the use of CFLs and programmable thermostats, expand lighting retrofits and other commercial programs, and more.

### Expand Renewable Energy Sources

CPS Energy's renewable resources, which include wind, landfill, gas and solar, currently equal more than 11 percent of our peak electricity demand. Among community owned utilities in the U.S., CPS Energy ranks number one in wind capacity. Currently, they buy more than 500 MW of wind power from Texas wind farms. Soon, another 75 MW from the state's first coastal wind farm will be online. More wind farms are under construction in South Texas, and CPS Energy will look to acquire additional wind capacity.

### Provide Cost-Competitive Electricity

While doing everything they can to improve efficiency and bring more renewable energy on line, they are also using diverse sources to generate electricity, because using the right resource at the right time, helps CPS keep customers' bills as low as possible.

*(Continued on page 5)*

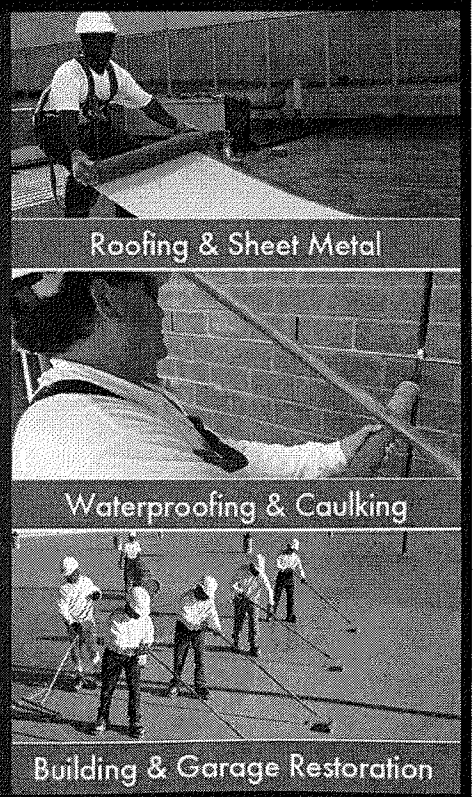
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## August Lunch Summary

(continued from page 4)

### Maintain Our Strong Environmental Commitment

In addition to equipping their new coal plant with the latest in emissions-control systems, CPS Energy is upgrading existing coal units. The total financial commitment for these environmental upgrades is almost \$1 billion. Ultimately, they plan to have the nation's best environmentally controlled fleet of coal-fired power plants.

All in all, a super, great seminar. Special thanks to all the hard work CPS is doing for us here in San Antonio! ❖

Some members still receive a hard copy of the SAABE Times, because we do not have an e-mail address on file. If you are receiving a hard copy of the newsletter and would like to receive an electronic version, please provide Laura Bray with your e-mail address. Laura can be reached at (210) 408-1699 or [laurabray@braycommunications.com](mailto:laurabray@braycommunications.com). ❖

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### Team Building, Mentoring and Coaching Skills for Managers and Supervisors

- Sponsored by Fred Pryor
- October 23, Embassy Suites Hotel Northwest, S.A.
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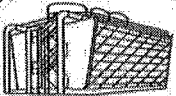
by Allen Mangrum

Well the kids are back in school, traffic is back to its normal pain, the weather is changing daily—raining one moment, drought the next. These daily south Texas traditions make living and working in San Antonio an opportunity that many will never get to experience.

I would like to send out another invitation to our vendors to set your sponsorship month in 2010. I know it's a little far out but I already have quite a few commitments and spaces are filling up fast. Please contact me at [allen.r.mangrum@jci.com](mailto:allen.r.mangrum@jci.com) or by cell (210-383-1996) to set your sponsorship in stone. The board would like to thank all the vendors that have stepped up to the plate thus far, I am confident that we can continue this roll into the next year. Remember that the sponsorship only costs \$200 and affords you an opportunity to show your wares as well as the undivided attention of over 100 smiling faces in our industry. At approx \$2.00 per person that's a great investment wouldn't you agree?

In close please remember to RSVP, RSVP, and RSVP.

See ya'll at the luncheon! ❖

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## SAABE September Last-Thursday Training Seminar

The SAABE Last-Thursday Training Seminars are back! The topic for this month's seminar is "Building Performance Techniques That Really Work," and the presenter will be a representative from Enviregy. Enviregy is also this month's training seminar sponsor.

**Where:** CPS Energy's Northside Service Center (7000 San Pedro, north of Oblate)

**When:** Thursday, September 24, 11:30 am - 1:00 pm (Lunch provided.)

Enviregy is a building environmental and energy solutions company. They perform turn-key engineering and contracting services to implement custom energy efficient projects. For more information about Enviregy, contact Scott Johnson at (210) 366-0400 or [sjohnson@enviregy.com](mailto:sjohnson@enviregy.com). Or, visit their website at [www.enviregy.com](http://www.enviregy.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](mailto:mgoff@braycommunications.com). Please RSVP by Wednesday, September 23, so we know how many lunches to order. If you RSVP and cannot attend, please call Melodie Goff (408-8135) so she can move someone off the waiting list. ❖

## LEED Me ---- to The MONEY (dba High Performance Buildings Seminar)

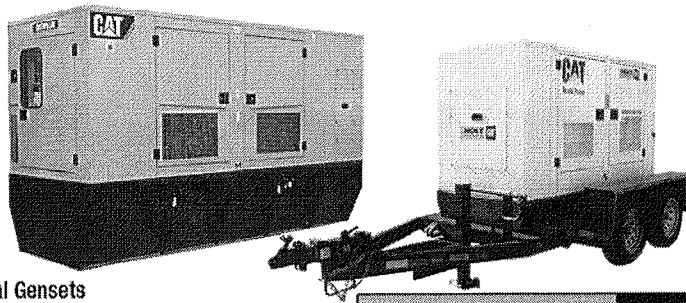
Last month, the SAABE Going Green Forum presented the first in a series of seminars on Energy Star and LEED-Existing Building O&M programs. The introductory seminar was a success with management and engineering staff in attendance from various properties.

An overview of LEED was given by Paul Dockery of Chemsearch. Billy Padgett (Concord Properties), RPA and LEED AP, gave a presentation on the building TEAM approach, and Rex Poppy (Concord Properties) and Paul Thompson (NEISD) gave a presentation on energy saving programs. Matt Haecker (CPS Energy) and Lanny Sinkin (Solar San Antonio), along with representatives from SAWS and Enviregy, provided information on rebates and other updates.

The next seminar will be held on Tuesday, October 13, at San Antonio Water System (281/Mulberry) from 11:30 am to 4 pm. The topic is "Sustainability for LEED." The cost of the program is \$35 (with lunch) or \$20 (without lunch). Cash and checks only (no credit cards).

To register for the seminar, contact Tom Lasater at (210) 771-5824 or Paul Dockery at (210) 723-8990. ❖

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## Tech Talk #8

### IAQ—Staying Ahead of the Game

by Charles Mikolajczyk, Jr., CBE-M


One of the more serious issues we are faced today is Indoor Air Quality. Before you say to yourself "another boring IAQ article" let me say this, "whatever you are doing is not going to be enough". The individuals that occupy your facility are more educated now than ever before. Even new leases are addressing the Outside Air issues, as well as IAQ issues. Documentation and tracking of IAQ is at an all time high, even if you do not have any complaints or concerns, you should have the necessary documentation that actions and steps have been taken to ease the burden once they do arrive.

One of the first areas to go under examination is the temperature and humidity control. Hopefully you will have nothing less than excellent control of this area or "Katy bar the doors". The second area, will be the control of Carbon Dioxide (CO<sub>2</sub>), which is the most cost effective means of determining insufficient air circulation. The third area will be the HVAC system, if you think this area is mastered, and an examination will be inconclusive, think again! Quarterly PM consisting of washing the coils with city water, and an Annual PM cleaning with coil cleaner will not be an effective means of PM for IAQ. Have you ever seen the shows (20/20, Dateline, etc.), where they took swab samples from shopping


cart handles, bubble gum machines and the kiddy car rides in which we touch without any hesitation. Then later in the show they reveal all of the different types of bacteria found. Well, that will not be anything compared to the report you will read after those same swab samples are taken from various areas of the coil surface, the drain pan, the "P" trap and the floor drain. Furthermore, "Johnny get my gun" if you remove the cover on the air handler and there is any standing water in the pan. "Any" standing water anywhere will get you on the "s" list. When you receive this report (which has probably already been reviewed by your tenant and everyone else), it's all over but the crying. After reading the report, it would seem that to have this amount of contamination, the coils should have visual evidence of contamination.

To lessen the pain of a bad dream, let me share some measures with you that *will be* beneficial to you at a later date. Nothing less than excellent temperature and humidity control will be accepted; this should be an easy task. If you are starting and stopping the HVAC system or the outside air fan(s) as close to business hours as you can, forget it! This report will accurately reveal start-up and

(Continued on page 11)



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## Tech Talk #8

(continued from page 10)

shut-down times. The IAQ specialists recommend at least 2 hours *purge time* before and after normal business hours. Yes, that will mean around 25 extra hours of HVAC a week, but as always, to gain something you will always have to lose something.

The first piece of equipment used by an IAQ specialist will be the old CO2 meter. Typically, this recorder will also chart temperature and humidity as well. Hopefully, you will already have records of the CO2 levels in all areas of your building. If not, you can purchase a simple CO2 meter starting around \$300.00 (more expensive units that can record ppm are available for around \$1,000). Having the equipment, demonstrating the ability to calibrate and operate the unit and proper documentation are extremely beneficial.

Traditionally, a large portion of the office buildings were built when 10% make-up of OA was the norm. As we all know, the current 20 cfm per person is far beyond the capabilities of most HVAC systems, especially if you block load using ASHRAE's suggestion of 150-200 sq. ft. per person. Additionally, the current trend of using open floor space with modular furniture far exceeds design limits. Basically if you are exceeding 1,000 ppm of CO2 in any occupied area, regardless of the situation or

circumstances, you have insufficient air circulation and this will warrant additional air sampling (VOC, etc.). Again, extending the operating times to achieve around 350 ppm in the morning will help tremendously in *riding the curve* here.

If you are fortunate enough to have these areas covered, and believe it will be smooth sailing from here: "NOT." ❖

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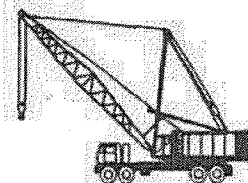
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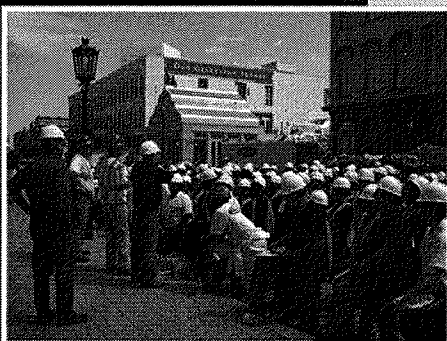
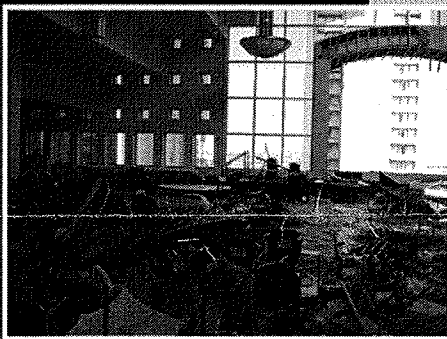
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Will you be *action* oriented or *reaction* oriented?

Last-minute decisions in the face of a disaster are almost certain to increase both the time and the cost of recovery. Disaster planning offers you the opportunity to make calm, well-considered decisions prior to a critical event. Plans will vary widely from one organization to another. Let Blackmon Mooring assist with prioritizing your company's needs.

Establishing your company and facilities as a Priority Customer with a Response Service Agreement can give you peace of mind that should a disaster strike, Blackmon Mooring will be there to assist in reducing business interruption and mitigating costs.

### Response Service Agreement benefits:

- No cost or contractual obligation
- 24/7/365 Emergency Response
- Priority Response in the event of a community-wide disaster
- Pre-registration of your facility's "vital statistics" for customized, more efficient disaster response
- Priority Response Consultant and Project Coordinator assigned to personally manage your account

#### Melissa Sloan

Priority Response Consultant  
Blackmon Mooring of San Antonio

210.249.1496 cell

210.619.8542 desk

817.334.3554 fax

msloan@blackmonmooring.com

**1.877.730.1948**  
www.blackmonmooring.com





## Welcome New Members!

Welcome to the following new SAABE members! Please make sure to add their information to your 2008 SAABE Membership Directory.

<p><b>Fred Blanton and Catherine Polhans</b> Colonnade Lights 3011 E. Richey Rd. Humble, TX 77338 • (281) 821-4646 Blanton@colonnade.com Catherine@colonnade.com</p>	<p><b>John O'Brien</b> InVision Window Tinting 6014 John Chapman Dr. SA, TX 78240 • (210) 543-7800 john@invisiontint.com</p>	<p><u><b>Update Contact Info:</b></u> <b>Allen Mangrum</b> Johnson Controls Allen.r.mangrum@jci.com</p>
<p><u><b>Update Contact Info:</b></u> <b>Wayne Green</b> Kindred Hospital (512) 909-4245</p>	<p><u><b>Update Contact Info:</b></u> <b>John Kuennen</b> Dimensions Contracting (512) 909-4245 ❖</p>	

### Meeting RSVPs

The staff at Embassy Suites has been very accommodating to our growing group over the last few months. Unlike Alamo Café (our previous location), SAABE must call in a meal count on the Monday prior to the meeting. That's why we've been stressing the importance of RSVPs and timely cancellations. We **MUST** receive your RSVP no later than the **Monday prior to the meeting at noon**. Late RSVPs and walk-ins will be placed on a standby list, and we will ask you to wait in the lobby until we determine the number of no-shows.

If you RSVP and do not attend, you will receive a no-show invoice. If you must cancel your attendance, please call Laura Bray at 408-1699 by the **Monday prior to the meeting at noon** so we can cancel your meal. Cancellations received after this time will still be invoiced.

While we appreciate your call on Wednesday morning that you cannot attend, you will still be billed for the meal, since Embassy Suites has already prepared it for you.

If you have any questions, please feel free to call Laura Bray (408-1699) or any board member. ❖

### Lunch Policy for Vendor Members

A few reminders about SAABE's policies for lunches for vendor members:

- Lunch cost for SAABE vendor (associate) members is \$20. (Guests are \$25.)
- You may bring an additional person from your company to 2 SAABE meetings as a guest. After that, the additional representative must purchase a SAABE membership to continue to attend. SAABE memberships are by individual, not by company.
- You may substitute an attendee if your primary representative cannot attend.

SAABE values the support and contributions of its vendor members, and we have several vendors who support SAABE with multiple memberships and frequent participation.

**Please contact Laura Bray, SAABE Association Coordinator, if you have any questions about SAABE's policies and procedures. ❖**



SAABE  
 PO Box 780785  
 San Antonio, TX 78278



Charles Mikolajczyk Jr  
 Endeavor Real Estate Group  
 8000 IH 10 W, Suite 250  
 San Antonio TX 78230

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

**Final Thought:**

*"What is success? To laugh often and much; To win the respect of intelligent people and the affection of children; To earn the appreciation of honest critics and endure the betrayal of false friends; To appreciate beauty; To find the best in others; To leave the world a bit better, whether by a healthy child, a garden patch or a redeemed social condition; To know even one life has breathed easier because you have lived; That is to have succeeded." Ralph Waldo Emerson (1803—1882)*

**2009 Board of Directors**

Charles Mikolajczyk, Jr., CBE-M President	341-0828
Mike Halvorsen, CBE-M 1st Vice President	669-3929
JR Uresti 2nd Vice Pres./SABOMA Representative	496-7400
Curtis Thompson Secretary	349-3324
Michael Copp Treasurer	308-9888
Allen Mangrum Vendor Representative	601-4248
John Leifester Education Director	771-7081
Kendal Langenberg Membership Chair	967-8766
Bob Beal Past President	830-868-4749

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

**Next Meeting:**

**Wednesday, September 16**

**Program TBA**

**Sponsored by Gerloff Company, Inc.**

**Upcoming Program:**

**Wednesday, October 21**

**Program TBA**

**Sponsor TBA**

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The SAABE Times is edited by Bray Communications.