



SAABE TIMES

A Publication of the San Antonio Association of Building Engineers

November, 1999

Mark Your Calendar —

It creeps...it crawls...it stinks...it's unsightly...

No, it's not Mike Lusk! It's mold and mildew, that grimy growth that occurs in a humid or damp environment. It causes moderate to severe suffering for your tenants with allergies or sensitivities, but it's not healthy for anyone to be exposed to on a continual basis. Under the right conditions, this pesky growth can flourish in your air ducts, carpet, or other building materials. While molds and mildew will always be a fact of life in our world, there are ways to keep it under control.

Tim Young of **Munters Moisture Control** will address this fuzzy topic at Wednesday's General Membership Meeting on November 17th at Tex's Grill and Sports Bar. An expert in the field of dehumidification and disaster recovery, Tim will share some common sense in fighting this common nuisance.

All SAABE members are invited to join us for a no-cost buffet lunch with your friends and peers. Also, we will ask for nominations from the floor for our open positions on the Board of Directors — Secretary, Vendor Representative and Education Director. The election will be held at the December membership meeting, which will again feature a special holiday buffet just for us!

Education Corner

by Mike Lusk

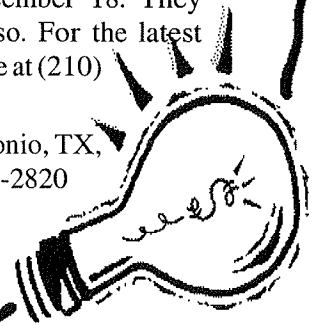
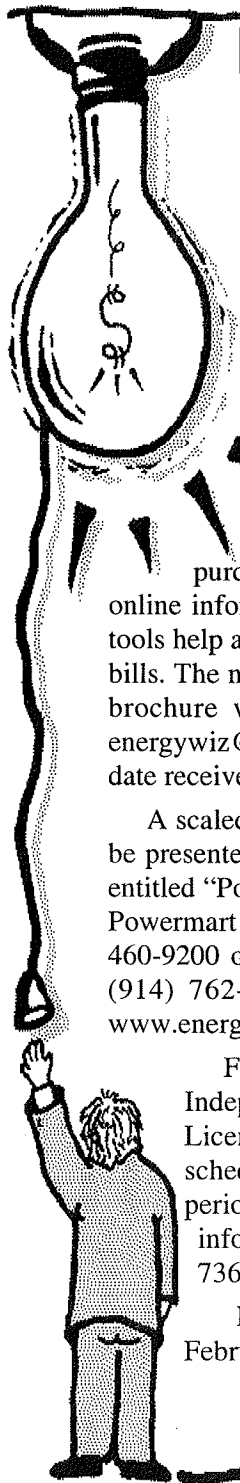
ENERGYWIZ, an energy procurement consulting firm, announces year 2000 dates for its course "Proofing from Deregulation: Power Techniques for Power Purchasing." This comprehensive two-day course is designed to help energy customers and consultants maximize the profit potential of energy deregulation. It explains how organizations can save on electricity and energy services, reduce energy needs, prepare and RFP and negotiate with power sellers.

The source includes a hard-copy manual, as well as a Deregulation Took Kit on disk containing power purchasing RFPs, benchmarking resources, sample contracts, online information sources and software recommendations. These tools help attendees get started right away with cutting their energy bills. The nearest course is Dallas, TX, October 19-20, 2000. For a brochure with full details, call 1-800-NRG-GURU, or email energywiz@usa.net. Registrations paid eight weeks prior to course date receive a 10% discount off the \$1,199 price.

A scaled-down version of this course as a one-day seminar will be presented at Powermart 2000 in Houston on October 26, 2000, entitled "Power Buyers: How to Leverage Your New Options." For Powermart registration information, contact FT Energy at (713) 460-9200 or visit www.powermart.com. Other numbers or email: (914) 762-4939, Lindsay Audin, or Energywiz@aol.com, or www.energywiz.com

For electrical courses, don't forget that your local Independent Electrical Contractors (IEC) has several courses. License renewal (review of San Antonio's Chapter 10), is scheduled for November 20 and December 18. They periodically schedule other courses also. For the latest info or to register, call Charles or Arlene at (210) 736-4567.

NTT Seminar: Boilers — San Antonio, TX, February 1-3, 2000. \$985.00. (800) 922-2820



Above the Ceiling

by Paul Thompson

A Touch of Frost

It was on the way to work the other day, after the first real cold night of the year. Sure enough, as we took that bend in the hollow by the river, there was frost on the grass. Not that I needed that reminder — my joints had already alerted me to the fact that a change in weather was coming. Still, after a long South Texas summer, it's good to see some real cold again. Like always, this change brings a whole new list of "To Do's" — our cold weather checklist. Over here at the Pyramid, our list (edited here for space) goes something like this:

Lawn Sprinkler:

- Valve off, drain low spots (prior to freeze).

Fire Sprinkler:

- Bleed off all condensate traps & low spots (dry systems).
- Check insulation on wet system piping.
- Check all unheated spaces for possible problems.

Plumbing:

- Check insulation and heat tape operation on exposed piping.
- Drain all garden hoses — coil and store.
- Valve off unprotected piping runs.
- Remove stops from hot water recirculating pump timer.

HVAC:

- Check cooling tower basin heaters.
- Check all Mechanical Room unit heaters, set for 59/F.
- Check outside air and return air damper "free cooling" operations.
- Make sure all electric duct heaters are turned on and calibrated.
- Check OA dampers for low temperature shutdown.
- Check penthouse plenum heaters (below roof).



- Reset HVAC start times for building warm-up.
- Check all piping insulation.



General:

- Check stock of salt, sand and barricade tape. Reorder as needed.
- Stock salt, sand and barricade tape where needed.
- Check condition of barricades and repair as needed. Get cones together.
- Check and update call-out lists (management and tenants)
- Review ice/snow response plan with management, maintenance and security.

Generator:

- Check coolant for proper level and freeze protection.
- Check block heaters operation (if applicable).
- Check anti-backdraft dampers operation (if applicable).
- Check condition of batteries, belts, hoses, filters, storage tank, fuel pump, fuel and fluid levels, etc.
- Run generator weekly and repair any problems ASAP.

Obviously, your checklist will need to be tailored to meet your building's needs — everyone's different. But, as a minimum, taking the time to think through scenarios, make plans and write out a list is time well spent. Whatever else, don't be caught with your pants down when cold weather hits — one set of red cheeks is enough!

PS: Please feel free to fax any additions, corrections or comments to Lynn Forester (see back cover for her number). We will print any responses next month.

Bits & Pieces

Many thanks to Elena for running the show at the last meeting...I heard the turnout was huge! What do you all think about our latest SAABE denim shirts? Are they the bomb, or what (thanks again, Elena)?!! Sadly, they are also

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Bits & Pieces

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all gone. As we've done the last several years, we passed them out at the trade show and brought the remainder to the meetings. These we passed out to paid members on a first-come, first-serve basis. But, we're growing and demand this time was huge. Should we order more? They are not cheap, so we would probably need to charge — something.

And speaking of the Trade Show — did you go? I went to the Circus and had a good time (as usual), but to tell the truth, attendance was down. What to do? Thanks mucho to everyone who volunteered their time and talents!

Start thinking about who you would pick as a candidate for Building Engineer of the Year. It looks like this year's award will be given out at our January 2000 meeting (can you believe the century/millennium is almost gone?). Details to follow.

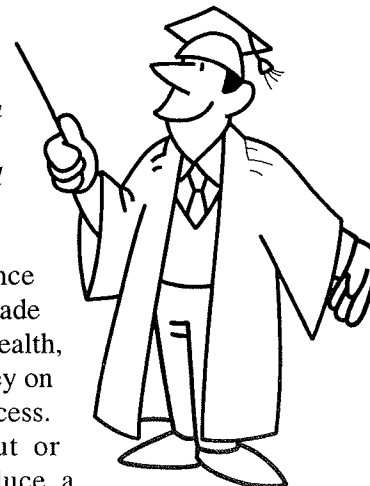
Next month's general membership meeting (December 15th) will be our second annual Christmas Party! Mike Alvarez and Lynn Forester are once again working on the arrangements, so expect some great food and a fun time. This is one meeting you don't want to miss!

Elections are coming! In November, we will be taking nominations for Vendor Representative, Secretary and Education Director. These are two-year terms and are currently being held by los tres Mikeys (Mike Alvarez, Mike Halvorsen and Mike Lusk). Note: your name does not have to be Mike to run for one of these positions (but it does seem to help).

Ask Tío SAABE

Q. *What's the deal with this new city ordinance requiring proof of an asbestos survey when applying for a building permit? Don't they know this is causing long delays and mucking up the permitting process?*

A. City of San Antonio ordinance #89710, in a settlement agreement made with the Texas Department of Health, requires a mandatory asbestos survey on all structures subject to public access. Basically, prior to any build-out or renovation, an owner must produce a survey conducted by a Texas licensed asbestos inspection company under a prescribed sampling protocol. In the absence of this survey, *all* building materials are presumed asbestos containing and must be treated accordingly. If you already have a survey, the sampling protocol must meet the current Texas Asbestos Health Protection Rules standards. It is important to note that once a comprehensive survey has been produced, future sampling prior to renovation will not be necessary. The survey requirement applies to *all properties*, regardless of age. Newer buildings are not exempt, no matter when they were built.



Those are the facts. Now for the reality version... the surveying requirements of the new city ordinance are not new, they mirror a state law (Texas Asbestos Health Protection Rules). What is new is that you must include a copy of your asbestos survey report with the building permit application, and city plan reviewers must confirm that a properly licensed individual performed the survey. Since the ordinance enforcement date of August 30, 1999, there have been some rumblings about such things as: high fees for the surveys, what areas are included in the surveys (is it per suite, per floor, per building?) and a significant slow-down in getting permits pulled. In an effort to make the process run more smoothly, BOMA is petitioning the city for a temporary moratorium on the ordinance so building owners, managers and engineers can be educated on the new requirements and city staff can be trained in the new responsibilities. Will it work? Who knows, but even if it does it only buys time. Bottom line is, we're stuck with it. Get yourself a good environmental firm to educate you on the new requirements and plan the expense into your budget. I don't think any of our Associate Members offer this service, so if you need a lead on someone, call Lynn at the SAABE office and she can point you in the right direction.

If you have a question for Tío SAABE, fax it to (830) 981-5188 and he'll do his best to find an answer for you.

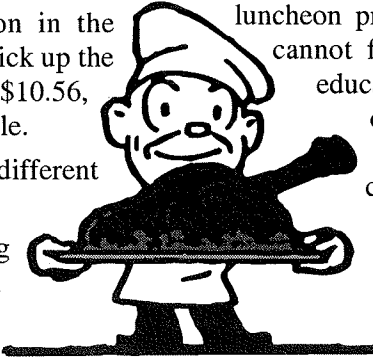
SAABE Luncheon Sponsorships Needed

SAABE meetings are held every third Wednesday at Tex's Grill & Sports Bar, which is located inside the Airport Hilton at Loop 410 & Blanco Road.

Luncheon Sponsors receive recognition in the monthly newsletter and at the meeting, and pick up the tab for the lunch bill. The cost per person is \$10.56, and attendance averages between 35-50 people.

Sponsorship can be structured in two different ways:

A representative of the sponsoring company may present the luncheon program on their field of expertise, providing it is a program of interest to the membership. Sponsors do not give a "sales pitch"; instead, the program is geared toward sharing general industry information while avoiding reference to company-specific products. Of course, the exposure received in the process of



giving the presentation offers a great subtle advertising opportunity to your company.

The sponsoring company can carry the cost for a luncheon program which is presented by an entity that cannot foot the bill, such as government agencies, educational institutions, etc. In this way, SAABE can offer programs to its members on such critical issues as bomb threats, code compliance, etc., and the sponsor is instrumental in making that happen. This type of sponsorship is much appreciated by the Board of Directors and general membership, since it makes possible programs that otherwise could not be offered.

For information and availability of meeting dates for next year, please contact Mike Alvarez at (210) 872-9832 or Lynn Forester at (830) 981-5223.

Advertise in the SAABE Newsletter!

NOTE TO ADVERTISERS: Except for member personal classified ads, ad copy must be camera-ready, or an additional charge will be made. Fees are to be paid with order. Personal classified (non-commercial) ads are available to members at no charge. Non-members will be charged \$3.00 per column inch.

| Commercial Rates | 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 4.25" h) | 60. | 150. | 575. |
| Half page (3.5" w x 9.5" h) | 60. | 150. | 575. |
| Quarter page (3.5" w x 4.75" h) | 30. | 75. | 280. |
| Business Card (3.5" w x 2" h) | 20. | 50. | 190. |

Ask about rates for specific placement.

*Consecutive months.

** Subject to review every three months.

Send advertising copy (camera-ready b/w or b/w velox) and your payment to: SAABE, P.O. Box 691861, San Antonio, TX 78269.

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Tech Talk #30

by The Charlie

Uno, Dos, Tres, Quatro, Single-Phase!

Well, as the millennium draws nearer (just kidding, this is not about Y2K). However, a misconception about switchgear seems at large and we will attempt to illuminate some of the darkness.

Many times a year, we all undergo some sort of power interruption(s), which may be in part to the weather, a vehicle accident, component failure, etc. For the sake of multiple variables, the direction of this article will cover typical buildings/facilities which "cannot entirely support themselves", with emergency power.

We have all become oblivious to the flicker of lights as a Californian to a light tremor. Additionally, we have also become versed as to the cause of these disruptions (probably easier to find Jimmy Hoffa). A misconception recently unveiled, is that of which a building is protected from further disruptions once the gen-set is operating and the transfer switch is made. "A building and equipment are not protected just because the gen-set is operating!" The emergency circuit(s), are merely a branch from the main switchgear. Everything else (motor control panels, chillers, buss ducts, transformers, etc.), is still connected to the utility, no matter what the quality of the power is!

One case in point is that of which the cross arms severed from a distribution pole during high winds at 0235 hours. This allowed the top set of 35Kv lines to come in contact with other sets of lines, and sources of ground. One of the utility provider's trouble shooters arrived shortly

afterwards but the power remained up on these 35Kv lines until approximately 0430 hours. That's right, nearly two hours of momentary single phasing, spikes, sags, etc. Pretty stiff statement? Yes it is, but for those who have permanently installed power analyzers, the proof is in the pudding! In an event such as this, documentation from a recorder is extremely beneficial.

It is always good practice to never assume that a power failure is exactly that. Without permanent instrumentation, a perilous demon awaits. Typically, once a disruption occurs, the utility provider's automated re-closure switch will operate 2-3 times before it will abort any more attempts. What's that mean down line? It is not hard to figure out!

It is often a diminutive burden to open the switches and "hold open", until the power/quality is completely restored, than to leave switches as is and take it on the chin later. However, the down side is that switches that have not been operated for an extended period of time, sometimes don't close. Additionally, switches and service disconnects were not intended to be starters. Switches that are operated while power is applied, can arc and burn the contacts (heads I win, tails you lose).

Closing Quote: *The early bird may get the worm, but the second mouse always gets the cheese!*

"Just a Maintenance Man"

Welcome New Members!

Regular Members

Richard De La Garza, John Martinez,
Will Moke and Larry Peck
Cross & Company
900 Isom Rd, Suite 106
San Antonio, Texas 78216
Phone: 824-9080

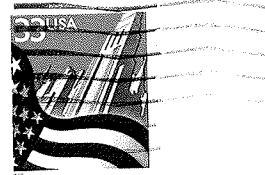
Heard It Through the Grapevine



- Belated congratulations to **Charles Mikolajczyk**. He is the Vice President of Engineering for Endeavor Real Estate Group (still at the Forum Building). Hail to the chief!



San Antonio Association
of Building Engineers
P.O. Box 691861
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Charles H. Mikolajczyk, Jr., CBE
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8000 IH 10 W, Suite 250
San Antonio TX 78230

SAABE TIMES
November Issue

Have A Tasty Thanksgiving!

1999 Board of Directors

| | |
|--|----------|
| Paul Thompson, SMA <i>President</i> | 524-9285 |
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| Tom Lasater <i>2nd Vice President</i> | 828-9829 |
| Mike Halvorsen, SMA, CBE <i>Secretary</i> | 241-4440 |
| Rhondo Jauer <i>Treasurer</i> | 225-1119 |
| Mike Lusk <i>Education Director</i> | 340-2533 |
| Mike Alvarez <i>Vendor Representative</i> | 824-9581 |

Lynn Forester (830) 981-5223
Association Coordinator

Membership Luncheon November 17, 1999

Time: 11:30 a.m.

Location: Tex's Restaurant
in the Airport Hilton

Topic: Dehumidification

Sponsor: Munter's Moisture Control

Upcoming Events:

December 15

Second Annual Christmas Party

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



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