



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

October 2015

Mark Your Calendar

JOIN US FOR OUR OCTOBER MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, October 28, 2015 at the Embassy Suites Hotel (7750 Briaridge Drive; northeast corner of IH-10 and Loop 410).

The presentation will be sponsored and presented by **Blackmon Mooring**.

RSVPs are due no later than Monday, October 26th at 5:00pm.

If you must cancel your attendance, please email Britney Brantley at saabetx@gmail.com BY **MONDAY, OCTOBER 26TH, AT 5:00PM** so we can cancel your meal. Cancellations received after this time will still be invoiced.

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

Many thanks to our Vendor Sponsors!

Master Level

Gerloff Company, Inc.

Joe W. Fly Co., Inc.

Western Waterproofing

Journeyman Level

Dedicated Landscape Solutions

Fox Service Company

Voss Lighting

Engineer Spotlight

by Jeff Turov

Louis Vega

Chief Engineer

Transwestern

Fountainhead Office Building

8200 IH 10 West

San Antonio, TX 78230

Phone: 210-525-8228

louis.vega@transwestern.net



What motivated you to offer Fountainhead Tower for a Good Bad and Ugly tour?

I feel that my building is somewhat unique as I have a mixture of manufacturer's equipment operating in the chiller plant. I have an old 1985 work horse Trane CVHE centrifugal chiller a seven year old York MaxE centrifugal chiller and an Automated Logic energy management system keeping the building comfortable.

Tell us about your chillers?

In the past couple of years I had a control panel upgrade performed on the Trane CVHE. Trane performed this factory upgrade with their Adaptiview control panel upgrade which has increased my ability to more accurately control this chiller. The York MaxE chiller utilizes drive technology making it a very efficient chiller operationally. We also had the chiller power transfer switch and the chilled and condenser water isolation valves automated so that throughout the year I can switch lead and lag on these chillers automatically to allow for equal wear and tear.

What other measures have you taken to increase the building's energy efficiency?

We have variable frequency drives on all of our air handlers and also the cooling tower fan motors. This helps us to save energy as the buildings demand fluctuates throughout the year. We also participate in the CPS demand response program.

Continued pg 2



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Above the Ceiling

by Paul Thompson, SAABE President

Turning the Corner

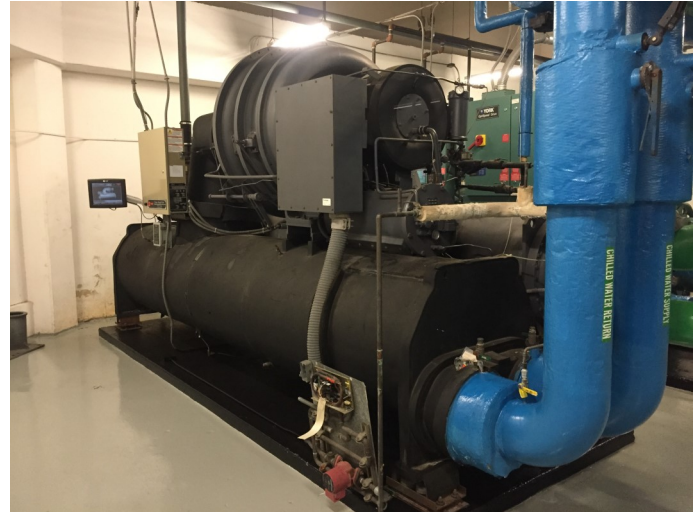
Sometime in the last week or so it happened; summer finally decided it's ride had ended so look for it now in the rear view mirror. Temps which routinely broke into the high 90's and low hundreds now struggle to make it into the 80's (this is still south Texas after all) and there's even now actually a little chill in the morning air. After the record-breaking, stormy two month rainy spell from mid-April unto June, followed by your typical bone-dry, killer-hot summer, we've finally gotten over that hump. Winter's coming.

For the Building Engineer, it's time to start thinking less about the AC and more about the heat. Depending on your situation, that may mean several things. If you have heating boilers that have been off-line for the summer, now's the time to put a good pair of eyeballs on them. For the fewer and fewer of us that use steam for heat, you're also looking at maintenance on your steam traps and condensate pumps. With electric heat that's been dialed off, it's time is coming once again: be ready for the first time you fire them up and hear the complaints about "that burning smell" as the dust cooks off. If your building is capable of using the cold outside air for cooling (instead of chillers and compressors), the controls side is essential; you don't want your outside doors standing open two feet (positive building pressure) or sucking freezing air in (negative pressure) each time the door opens. And there may be HVAC schedule changes needed as it no longer takes as much time to cool the building down.

Daylight Savings Time ends Sunday morning at 2:00 am on November 1st. More and more the Building Automation Systems that we operate have these schedule changes built in; does yours? Any mechanical time clocks (and regular clocks) will need to be adjusted. Minimal systems to check include: HVAC, security and exterior lights; are you covered? And as the days get shorter, parking lot and exterior lights will need to run longer; if they are controlled by a photo cell- no problem. Some BAS will also follow a sunrise/sunset schedule (again no problem), but many are still as thick as a brick: you want the lights on at a certain time; you tell them to do it.

That's a start. Is it too early to think about freeze protection?

Spotlight (continued)...



What is one accomplishment that gives you the most pride about your building?

One of my goals for 2015 was to regain the Energy Star certification that had lapsed since 2012. I would like to thank the associates that I work with at Transwestern for their assistance in helping me accomplish this goal through operational efficiency and completing the necessary documentation.

What can participants expect if they attend this tour?

Well of course lunch will be provided and I intend on taking folks on a tour of one of my typical air handling/mechanical rooms and in to the chiller plant. I will also have my energy management system available for viewing and navigation. I would like to thank Trane for sponsoring the lunch and also for making one of their chiller takes available during the tour to answer questions about both the Trane and York chillers.





Dedicated Landscape Solutions

SAABE Serves

By Stacey Mercer



Great news from SAABE Serves! With everyone's help at the luncheons and a few outside donations we were able to raise enough money to serve dinner to over 50 people at the Children's Bereavement Center of South Texas! SAABES committee members worked very hard on getting these donations in. From all of us, we give a huge THANK YOU for all your contributions!!! The Center said it was "One of the best dinners they've had in quite in a while." Those who volunteered at the dinner helped with greeting the families, setting up and serving the dinner. As well as, cleaning up of the facility so that the families could continue with their counseling. They were truly grateful for all that we did for them.

What's next?? SAABE Serves will be continuing with the tradition of gathering toys for children during the holiday season. Since the pickup/donation drop off is early in December, we can all begin to bring the toys that are to be collected at the October and November luncheons. You may also drop off any donations at the Blackmon Mooring office located at 4808 Perrin Creek #500, SATX 78217.

If you have any further questions, or are interested in joining the SAABE Serves committee, please reach out to Stacey Mercer [\(210\) 218-6663](tel:210-218-6663) / smercer@bmsmanagement.com



From left to right: Andrew Zaragoza (Lincoln Harris), Lauren Littlefield (Blackmon Mooring), Stacey Mercer (Blackmon Mooring), Shayna Sepulveda (Mutual Sprinklers), Stephanie Rainbow (Mtech), Shay Davis (Blackmon Mooring)

July 2015 Luncheon Summary

by Mark Rybczynski

September's meeting was very informative, thank you Voss lighting for the presentation. The technology in lighting is ever changing it is hard to keep up with. We as members know we can count you guys for pointing us in the right direction.

Membership renewals and invoices will be sent out in October. If you have any changes to your contact information or building address please contact Britney. Her contact information is on the web site.

Don't forget about the first Thursday training, Western waterproofing will be the presenter. They will be talking about new products that you can use on your floors and other items. Also the good, the bad and the ugly will be meeting on the third Thursday of every month next meeting will be October 15th.

Thank you to all members that donated to the great cause we are sponsoring at the Children's bereavement center. We will be serving them a spaghetti dinner on October 7th.

The next meeting will be held on October 28th, please RSVP so we can enough seats and meals for all that want to attend.

Membership Memo

by Kendal Langenberg

Well, well, well...believe it or not, it's just about time for dues renewals! Can you feel the excitement in the air?! There are 2 things that you can do during this time of the year to greatly help out the organization. First, when your SAABE dues invoice arrives (should be any day now, if you haven't seen it already), please help push your dues payment through ASAP. The quicker we get current members renewed, the quicker we can begin focusing our efforts on gaining new members for 2016. Second, please promote SAABE every chance you get RIGHT NOW, as new members get the VERY BEST deal when they join in this last quarter of the year...the balance of 2015 is FREE with a paid 2016 membership! Now THAT'S a deal that you can't refuse! And don't forget – for EVERY paid new member that you bring to SAABE through the end of 2015, you get 25 bucks!!!

Vendor Rep Report

by Randy Cummings



I had the opportunity to celebrate a traditional Thanksgiving in Canada this month. Just like here at home they stuff themselves with turkey and dressing and fall asleep on the sofa. And although Canada is a hockey country, baseball fever was everywhere as the Toronto Blue Jays try to make a post season run. Out of all the

wonderful holidays we celebrate, how great to celebrate a day of Thanksgiving twice in a year.

While we prepare to look back and give thanks in our personal lives, we begin to look forward and plan the next year and I don't see any reason why 2016 can't be the best year for SAABE ever. This industry is continuing to advance and change with new laws, codes and technology. This organization is your best resource to stay up to date. I need presentations for 2016 and am looking to the engineers for their guidance on what they want hear. Please give me your feedback and ideas.

Thanks and please remember to RSVP!



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THE GOOD, THE BAD & THE UGLY

BY Doug Graves

Don't miss the next The Good, the Bad & the Ugly Building Tour in 2016!

The Good, Bad & Ugly Committee had an excellent tour at the Fountainhead Tower building to wrap up the 2015 year. Let us give a big thank you to Trane for sponsoring the luncheon and giving a detailed presentation on the chillers for the property.

GBU will have several great opportunities coming up in 2016, keep an eye out for more details!

For questions, please email Doug Graves at doug.graves@xerox.com.



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CONGRATS TO THE SAABE BOWLING TEAM, HEADED BY KENDAL LANGENBERG. THEY WON SECOND PLACE OVERALL IN THE TOURNAMENT!



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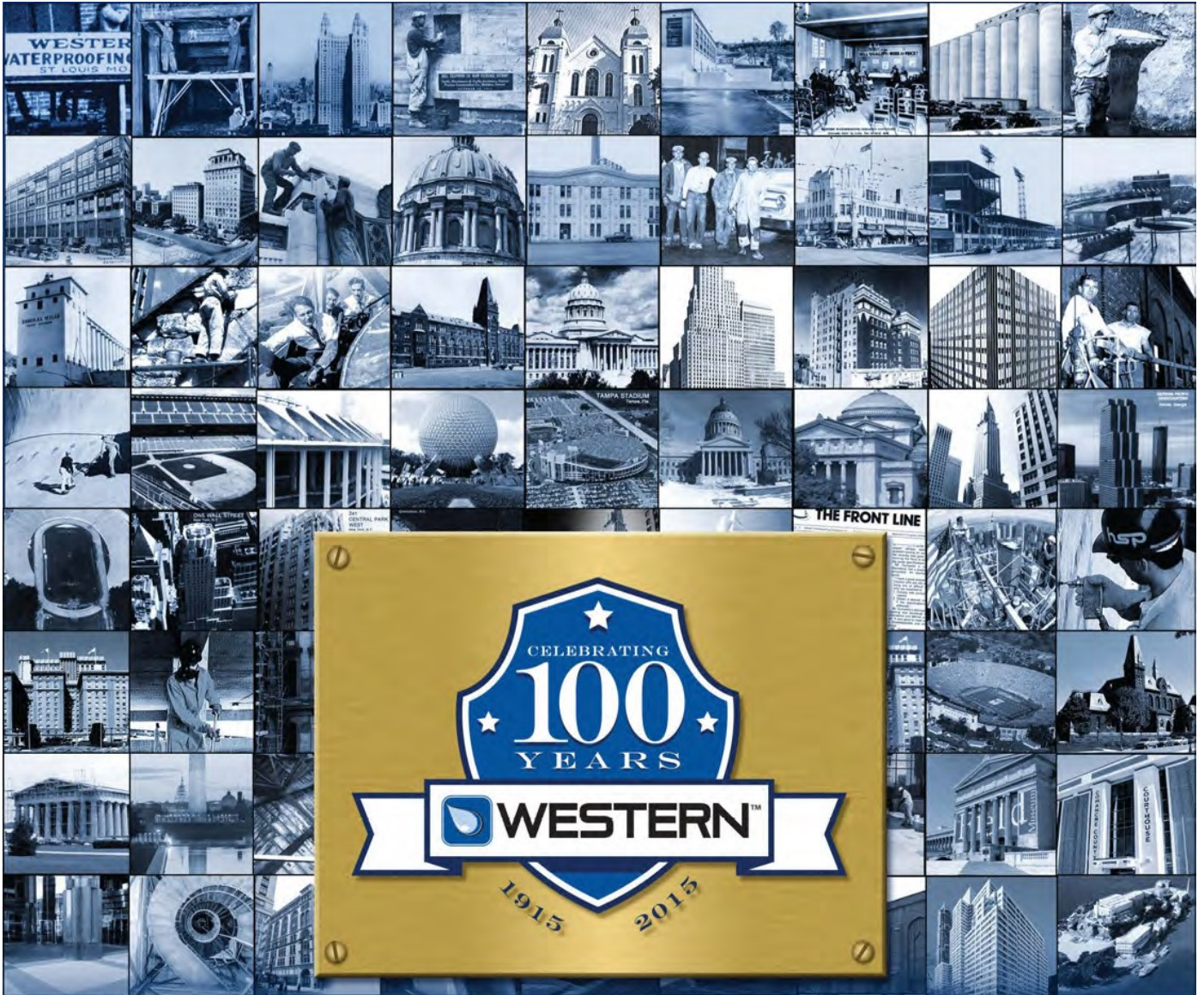
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San Antonio



Association of Building Engineers

SAABE TIMES
October 2015 Issue

PO Box 781261
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Final Thought:

“If opportunity doesn’t knock, build a door.”

– Milton Berle

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