



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

October 2004

Mark Your Calendar—

JOIN US FOR OUR OCTOBER LUNCHEON

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, October 20 at the Alamo Cafe on 281. Watch for your meeting announcement via email and fax for full details on our meeting topic. We will also award the CBE-J designation to SAABE members Andy Vivian of USAA Realty and Patrick M. Tabor of Triple Net Properties. Congratulations!

The meeting will be held in the first floor Travis/Bowie rooms, to the right of the entrance. There is plenty of parking at the back of the restaurant. **Please make sure to check in at the front desk when you arrive.**

In addition, we will have nomination letters for the 2004 Building Engineer of the Year award.

Bring your business cards – we'll have the SAABE Networking Board there to help facilitate networking. We'll also have some vendor tables for you to visit.

Please RSVP to (210) 408-1699 by Tuesday, October 19. PLEASE RSVP so we can be sure to have enough meals on hand!

We hope to see you there! ❖

Education Corner

HVAC Test Preparation Seminar

- Sponsored by Construction Seminars, endorsed by the Texas Air Conditioning Contractors Association
- October 15–17, Arlington
- Cost: \$450
- Call 1-888-500-PASS or visit www.constructionseminars.com for more info.

Air Conditioning and Refrigeration

- Sponsored by National Technology Transfer, Inc.
- October 18–20, Dallas
- Learn the basics of servicing and troubleshooting air conditioning and refrigeration units.
- For more information, visit www.nttinc.com.

2005 National Electrical Code

- Sponsored by National Technology Transfer, Inc.
- October 19–21, Dallas
- Learn about the newest code from top experts.
- For more information, visit www.nttinc.com.

Heating and Ventilation

- Sponsored by National Technology Transfer, Inc.
- October 21–22, Dallas
- Expand your knowledge of heating and ventilation systems.
- For more information, visit www.nttinc.com.

Indoor Air Quality

- Sponsored by the Texas Engineering Extension Service
- November 9–11, Galveston
- Cost: \$485
- Call 1-800-824-7303 or visit www.teex.com for more information.

Hydraulics & Troubleshooting Hydraulics

- Sponsored by National Technology Transfer, Inc.
- November 9–12, Dallas
- For more information, visit www.nttinc.com.

OSHA Guide to Industrial Hygiene

- Sponsored by the Texas Engineering Extension Service
- November 15–19, Mesquite
- Cost: \$795
- Call 1-800-824-7303 or visit www.teex.com for more information.

Contact Laura Bray (408-1699) if you know of other courses or events. ❖

A Message from the President

by Bob Beal

It seems the older you get, the faster time seems to slip by. I guess it is because some of us are a little closer to the end than the beginning. With that, the last two years have not only slipped by, they have flown by. Soon you will be asked to nominate a new president, 1st vice president, treasurer, and vendor rep. We have had so much fun working with all the members to make our little club into a nice non-profit legitimate organization. It is real important to me that we keep the continuity going. We all will have the chance to nominate and vote on the mentioned positions. If re-nominated, my fellow board members, I would be proud to serve you another two years. However, if you feel there is someone that could better serve you, we feel that we have put in place the necessary tools to help the new bunch. It is of the utmost importance that we keep up the standards that we and the past presidents and board members have lain before you. Once again, thank you for allowing me to be your president.

Calling All Vendors

Our shared library is coming along great, and Tom Lasater has been burning up the computer finding wonderful CDs, books, and internet information. Does anybody have an old PC they could donate to SAABE? I would like to set up the shared library at my building. It would include books and technical info. My vision is to have a place where members can stop by, check out a book, use the PC for the stored CDs,

Marley Cooling Tower Erection & Reconstruction



ROY C. GARRETT, INC.
411 FM 1103
San Antonio, Texas 78108

Keith Garrett **Office 210-659-6701**
Mobile 210-861-5245

or get conversion factors to find out how much water is in your chilled loop or cooling tower, get A/C load calculations, and maybe leave something behind that could help others. I am asking all the vendors to empty your shelves of old or unwanted books and bring them to Tom or me. Call me at 210-377-2626, ext. 227.

Time to Party

We have taken SAABE to the next level, and now I think it is time to lighten up and have some fun. Jeff Turov is heading the entertainment committee and has put together a holiday social on Friday, December 10 from 3:00–6:00pm at Dave & Busters. SAABE will provide the food, and there will be an open bar, pool tables, and lots of opportunities to meet and talk with other SAABE members. We'd also like to do more informal social events (for example, Charlie M. is already doing a weekly social get-together; he and some of the bunch have been meeting at different places for as long as I remember). Charlie has told me he would love to SAABE members join him for some after-hours fun. It is a good thing to socialize in a more relaxed fashion. Be looking for some more specific info in upcoming newsletters, or if you have an idea about where we can meet, give me a call.

Closing

In closing, let's take a moment to think about our troops and fellow Americans all over the world. Some are protecting our interests so we can enjoy the very rights we as SAABE members have. Lives have been lost to protect those rights, allowing you to read the very paper you hold in your at this very moment. No other people in the history of man have enjoyed the rights and privileges you and your family enjoy right now! So if voting for president of the United States, or Treasures of SAABE, feel proud and fortunate to be part this living and great social experiment that is called the United States of America. ❖

It Pays to Advertise in SAABE TIMES

<u>Dimensions</u>	<u>1 Issue</u>	<u>3 Issues</u>	<u>1 Year</u>
Full page	\$110	\$280	\$1,000
Half page	\$60	\$150	\$575
Quarter page	\$30	\$75	\$280
Business card	\$20	\$50	\$190

(call for ad dimensions, 210-408-1699)

Send ad copy (preferably in GIF or JPG formats) and payment to SAABE, PO Box 780785, San Antonio, TX 78278, or email (preferred) to laurabray@braycommunications.com.



Tech Talk #87: In Construction Management, Change Orders Happen! by The Charlie

Most projects run into circumstances that require a change order. Careful planning and communication are important in keeping the process smooth, and getting paid.

How many jobs have you completed that were perfectly designed, planned, and executed from start to finish? If your business is like most, almost all jobs have circumstances that should lead to change orders. Without proper planning, approval, and completion of a change order, you may end up working or providing a service for free. Be prepared to capture any change orders that arise by following basic guidelines.

Prevention by Planning

Although no one can prevent all change orders, certain steps can minimize the number and size of change orders. As with all construction jobs, planning the job properly, including the dates of various steps and materials deliveries, is the most critical step.

In addition to creating the plan, be sure and have it reviewed by several subcontractors and vendors on the job so they are on-board with your schedule. Every assumption that you make about the abilities of a subcontractor adds one more possibility for a surprise. Just because you have a solid plan does not mean that it will be timely and properly executed. Factors outside your control and that of your subcontractors can still interfere. The contractor must continually monitor the plan, revise it as necessary and communicate any changes to all parties.

Recognition

Change orders are a fact of life. You can reduce them but not eliminate them. Once you accept that you will have changes in the plans of projects, you must be able to recognize those changes to a job that call for change orders, judge their costs, and have them authorized and added to the contract. Missing one step can lead to working for free.

The project director is ultimately the person responsible for recognizing the necessity for a change order. Although there are may be specialists on the project, the project director is the one in charge. Be sure that the project director knows the original construction contract. Intimate knowledge of this contract is needed to recognize when a change order is appropriate.

All members are responsible for reporting problems, and for allowing the project director to determine if the problems warrant a change order. Correcting the problem without prior authorization and a change order may save time, but it can cost money.

Costing the Order

Costing the order requires the same skill and experience used to plan and budget the job in the beginning. However, the planning must take into account not just the direct costs of the change, but also how it affects the balance of the project. A change that involves delaying on particular part of the project can have consequences to other parts of the project

that far outweigh the direct cost of the change.

Authorization

Getting the change order approved by the owner prior to doing the work is vital. If the change order is completed before the approval is granted, you may lose negotiating power. Also, if the cost of the change order is not approved before the work is done, the owner may agree that the change was necessary but disagree on the cost.

Once the cost of a change order is known, the owner may decide not to make the change, or to make a less expensive change. These alternatives are lost if you make the change before it is approved.

Communication

Construction projects have critical stages where delays can detrimentally impact the entire project. Even at non-critical stages, waiting costs money. As soon as a potential change is discovered, it should be communicated to the project director and the owner so that the approval can be obtained.

CHARLIE'S LAW: The only difference between a yard sale and trash pickup is how close to the road the stuff is placed!

NEXT MONTH: First of a three-part series on "Preparing an RFP"

JUSTA MAINTENANCE MAN ♦

BRANDT ENGINEERING CO.

11111 Ieta
San Antonio, Texas 78217
Phone: 210-599-6120
Fax: 210-599-7921
Email: rshaner@brandteng.com
dfelts@brandteng.com

Total HVAC Services

- ✓ Preventative Maintenance
- ✓ System Upgrades & Retrofits
- ✓ Engineering Design
- ✓ 24 Hours Emergency Service
- ✓ Building Automation

(210) 599-6120

Ronnie Shaner

David Felts

SAABE Library Corner**by Library Chair Tom Lasater**

After many meetings, lots of ideas, requests for help from our members, and several dead-ends, the SAABE Library kicked off at our August meeting. We began with two CDs on corrosion, and both were checked out. The videos contain information on both the types and causes of corrosion, along with the chemical explanations of corrosion and the variety of metals it attacks. SAABE converted the videos to CDs at Dub King. Our collection has grown to 8 CDs, with acquisitions coming in on a regular basis.

Our start in large part was due to a generous donation by our Hall of Fame inductee, George Clark of GC Polymers (210-651-3332, gclark@belzona.org, 21060 Klein Circle in Garden Ridge), whose company supplies coatings of all varieties and the technology to apply and repair a vast array of troublesome conditions. George's association with his distributor Belzona opens the door to getting your coating needs solved and corrected.

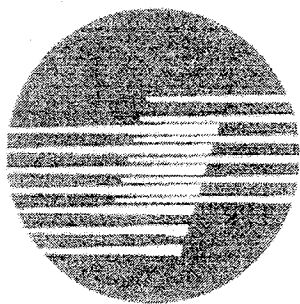
George also supplied SAABE with the web site of his distributor www.belzona.com, where you can find the latest products, technological advances, and application information. The site also offers "Application of the Week!" a newsletter detailing a corrosion condition (with photos) and the repair to like-new application of a Belzona product. The site has a "Performance Improvement Program" for pumps, HVAC, and facilities maintenance for your enlightenment. George is currently investigating ASHRAE for materials for addition to the SAABE library.

We are also developing a computer station where engineers can view Library CDs (one on AC Motor Controls and another on Motor Lubrication). Our plan is to have technical books available at this location for check-out. We should be able to give you all the details at our next meeting.

Ward Systems, Thyssen-Krupp Elevators, and Five Star Electric Motors have made contributions to the Library, and we truly appreciate their help in getting this project started. We encourage our vendor/associate members to join these vendors in providing educational material for our engineers. All levels of technical material is needed—everyone from seasoned engineers to those just beginning in the building/facility engineer field will use this Library.

See the next page for other vendors who have contributed to our Library.

The SAABE Library Corner will be a monthly addition to our newsletter, and your contribution as a regular or associate member will be appreciated and published. Contact me to make a donation (Tlasater@caremark.com, 771-5824). See you next month. ❖

**TRANE®***It's Hard To Stop A Trane.®*

3650 Highpoint Drive, San Antonio, Texas 78217
PH - (210) 657-0901 FX - (210) 657-0627

San Antonio: TACLA004724C

<http://www.trane.com>Scott Meyerkord sameyerkord@trane.comKen Dixon krdixon@trane.comJeff McCombs jbmccombs@trane.comBrandon Clark belark@trane.com*Equipment Systems**Controls**Parts**Services**Training**Contracting**Cooling Towers**Rental Equipment*

SAABE Library Corner (continued)

Topic	Donor	Donation
Elevator Information	Doyle Byler, Thyssen-Krupp, 495-8585. Mark Bice, Elevator Service & Repair, mark.bice@thyssenkruppelevator.com	2 Videos on Dover elevators: General & Fire operation.
Motor Controls	Victor Leeber, Five Star Electric Motors. Mfg. Rep. For Motors, Motor Controls, Drives & Drive Service. 492-4200, victor@vfd.com, www.vfd.com	CDs on Motor Basics 1 & 2 with Power Conversion Solutions & Motors/Controls/Drives
Endotherm Drives	Sam Aguilar, Ward Systems, 824-7683. HVAC Mechanical Systems Service/Repairs/Parts Invensys	4 CDs on VAVs

Your Company Name, Phone Number, Website, and Trade will fit nicely into this space as a credit to your contribution to the SAABE Library.

Time Is Running Out for BEOTY Nominations!

November 1 is the deadline for submitting your nomination for SAABE's 2004 Building Engineer of the Year. It's easy to nominate someone—just write up a short paragraph or two about how this particular engineer has gone "above and beyond" in 2004 for his property. Send all nominations to Laura Bray (laurabray@braycommunications.com, fax 210-408-1799). ❖



Moore Lighting
& Electrical Services

Paul Moore

PO Box 1300
Houston, TX 78040

Fax 210-695-9242
210-695-9242

Construct a Kids Christmas

Once again this year, SAABE will participate in the "Construct A Kids Christmas" toy drive, sponsored by *San Antonio Construction News*. At the October and November membership meetings, bring a donation of an unwrapped gift (suggested value, \$10-\$25). Donations are needed for children of all ages. Please especially remember kids of the ages of 12-18, as traditionally, donations for that age group are lower. Ask your own kids for suggestions. All donations will benefit children in Bexar County Foster Care.

Let's show San Antonio how much SAABE members care for kids in need! Bring your donations to the next SAABE meeting. ❖

Don't Wait... For an
Emergency to get
your BACK-UP Generator
installed or serviced!

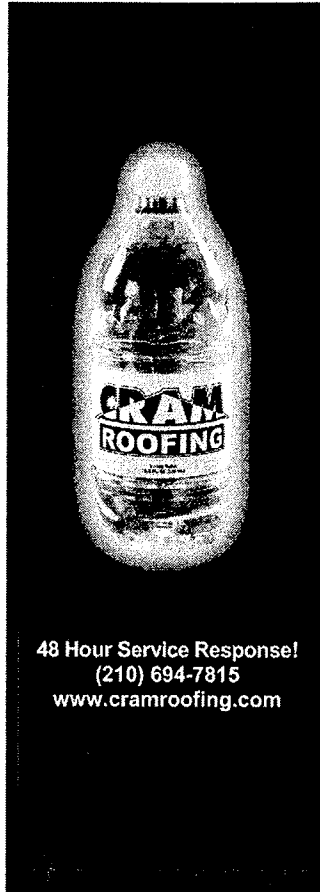
Our factory-trained technicians can service **any make & model** generator set or automatic transfer switch. We also provide preventative maintenance and **customer support agreements**. We can even **sell or rent** you a new or additional set or switch.

Sales: Ed Moseley Service: Todd Moseley

(210) 648-8407

HOLT

CAT



Are You Interested in SMA/SMT Classes or an "Advanced Maintenance Management" Seminar?

SAABE Treasurer Doug Graves (828-7712, doug_graves@hines.com) is gathering names of engineers who would like to enroll in SMA/SMT courses. If enough engineers are interested, SAABE will be able to set up a special class. We need at least 10 names to make a class. SAABE also has scholarship funds available; applications will be available on the web soon. Contact Doug if you're interested in signing up.

David Geaslin, our July speaker, will be in town the week of December 13-18. If enough SAABE members are interested, he can schedule his "Advanced Maintenance Management Seminar" during that week. The seminar costs \$350 and covers topic such as why maintenance budgets fail to perform, a self-financing maintenance plan, and creating a "corporate memory." If you're interested in this seminar, please contact Laura Bray (laurabray@braycommunications.com, 210-408-1699). ❖

Vendors Wanted to Offer Training Sessions

SAABE is looking for vendors to offer lunchtime classes or seminars on topics of interest to building engineers. Our goal is to have a supplemental class on the last Thursday of every month (except November and December).

Please contact Education Chair Charles Gilbert (646-0056) if you'd like to offer a training session to SAABE members. ❖

Apply for the Certified Building Engineer (CBE) Designation

SAABE's CBE designation encourages proficiency and continuing education in the building engineering profession. Three designations are available to recognize work experience, education, and a true dedication to the highest standards of ethics, safety, and professionalism in the industry. These designations are judged by the applicant's peers within SAABE.

If you'd like more information on the CBE program, download an application from the SAABE web site at www.saabe.org, or call Education Director Jock Tilghman at 681-2494. ❖

CPS Offers Commercial Energy Audits

City Public Service's commercial energy auditor will visit your business, examine your electrical and gas equipment, and explain how your business can best reduce its energy costs. To schedule a commercial energy audit, call the customer service line at 210-353-2222 or request an audit online at www.citypublicservice.com.

Be sure to provide your customer numbers, and a phone number where you can reliably be reached, when you call. Please keep in mind that, due to high demand for commercial audits and limited personnel, it may take up to two weeks for an auditor to contact you and make an appointment. ❖

The Daily Chronicle

Choose York International for HVAC Needs!

Are you receiving San Antonio's finest HVAC services? We are the local service of York International, a manufacturer of

"Let me show you how York San Antonio Service can get the most out of your HVAC dollars!"

Chris Finger,
Service Sales Representative
(210) 496-6631, Ext. 602

Our People Make the Difference!



What We Offer:

- Quick response 24 hours a day, 7 days a week
- Factory trained technicians
- Experience with all major brands of equipment
- Maintenance Agreements for all your service needs
- Increased reliability through planned maintenance
- Energy Cost Savings
- Engineered enhancements to your equipment
- Solutions to your CFC refrigerant problems
- Chiller manufacturing plant located in San Antonio
- Turnkey equipment replacements

Call today!

YORK

INTERNATIONAL

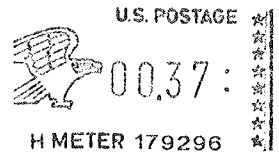
(210) 496-6631

5892 E. Houston St. Suite 101
San Antonio, TX 78220

...and much more!



San Antonio Association of Building Engineers
 PO Box 780785
 San Antonio, TX 78278



RECEIVED OCT 13 2004

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

SAABE TIMES October Issue

Final Thought:

"Look to the future, because that's where you'll spend the rest of your life."
 — George Burns

2004 Board of Directors

Bob Beal President	377-2626
Tom Lasater 1st Vice President	403-8241
Mike Halvorsen 2nd Vice President	979-8002
Chris Evans Secretary	967-8766
Doug Graves Treasurer	828-7712
Jock Tilghman Education Director	681-2494
Tim Young Vendor Representative	651-5588
JR Uresti SABOMA Representative	495-2195
Elena Castillo Past President	822-8570

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

Membership Luncheon October 20, 2004

Time: 11:30 a.m.

Location: Alamo Cafe on 281
 Program to be announced

Upcoming Luncheon:
 November 17, 2004

Program to be announced

The SAABE Times is edited by Laura Bray and printed monthly for the San Antonio Association of Building Engineers by:



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