



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

May 2006

Mark Your Calendar—

JOIN US FOR OUR MAY LUNCHEON

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, May 17. This month, we will announce our **2005 Building Engineer of the Year** (see article at right). We encourage you to invite your managers to this meeting where we recognize excellence in the building engineering trade.

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.** Please do not leave valuables in your vehicle, as members have reported attempted break-ins in the restaurant parking lot.

Please RSVP to (210) 408-1699 by Tuesday, May 16. PLEASE RSVP so we can be sure to have enough meals on hand!

We hope to see you there! ❖

2005 BUILDING ENGINEER OF THE YEAR

The San Antonio Association of Building Engineers names its 2005 Building Engineer of the Year at the May meeting. This special award recognizes an outstanding contribution to our industry, and we congratulate all the nominees for a job well done!

The BEOTY Committee interviewed all nominees, and their buildings and properties of finalists were inspected. Critical components of the review process are:

- General building appearance
- Safety equipment inspections up-to-date
- Licenses, registrations, and certifications held
- Overall cleanliness of mechanical room
- Size of building and number of assistants/subordinates

A special thank you is in order to this year's BEOTY committee chair Mike Halvorsen and his committee members, who toured the buildings of all the nominees and met to decide this year's winner. If you're interested in serving on next year's BEOTY committee, please give Mike a call. ❖

Nominees

- **Howard Newsome**, Trammell Crow/Century Building
- **Robert Andrews, Jr.**, CBE-J, SMT, Concord Property Co./800 E. Sonterra
- **Charles Mikolajczyk Jr.** CBE-M, Endeavor Real Estate Group/Forum Building
- **David Gifford**, SAOP Northwest Center LP/Northwest Center
- **Robert Divin, Jr.**, Broadway Bank/Broadway Bank Building ❖

CELEBRATING
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BUILDING ENGINEERING

A Message from the President

by Bob Beal

Second Annual Picnic

Well, the 2006 annual picnic was a smashing success. Attendance was down a little due to the heavy rains earlier in the day, but it was a good time for all. The kids had a great time, and a big thanks to our vendors for the door prizes and sponsorships. I hope all of you that did not get a chance to go will make next year's picnic. You really are missing a good time. It took a lot of time and effort getting this event together. So next time you see Jeff Turov, tell him thanks. And oh, be sure you tell Charlie and Mike thanks also. Next month I will write a little more about all the events and the other people that contributed.

BEOTY

We have a winner for the 2005 BEOTY. The winner will be announced at the upcoming luncheon. Thanks to Mike Halvorsen for stepping up and getting it done. Congratulations to all the nominees. It is not easy winning the big prize, and from what I have seen, all the nominees are leaders in our industry. Good luck to all.

What the Hail?

Did any of you folks get any hail damage? I saw some pictures of some destroyed A/C condenser coils on units in San Antonio. I had to replace about 12 here in Johnson City. I have already ordered covers for all my Roof Top Units. It sure seems it has been a long time since we have had such storms that pack such a punch. I would like to know if any of you had any real problems with the weather.

Free Training

In case you have not noticed, we have a bunch of folks putting on free training seminars and classes. Tom Lasater and Doug Graves are going out of their way to give you folks

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the best opportunity anywhere to get training on the BOMI SMT and the SMA. Our vendors are doing a super job of giving us training on the last Thursday of every month. Please take advantage of these opportunities it will help you in your career.

Staying in Touch

Do you feel like we are better in touch with events in San Antonio that affect our trade? I do. From electrical code issues to job opportunities, if you are in SAABE, you are in the know. Thanks for being a member because of our members that we now have developed such a wonderful shared network. ❖

Vendors: We Need YOU for Last-Thursday Training!

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 Vendor Rep Allen Mangrum (412-1095) if you'd like to offer a training session to SAABE members. ❖

CBE and Scholarship Applications Online

You can now download an application for the Certified Building Engineer and Scholarship programs on SAABE's web site at www.saabe.org



Apply for the SAABE Scholarship/Educational Assistance Program

SAABE now offers a program to provide scholarships and educational assistance to SAABE members for participation in courses related to property maintenance (especially SMT/SMA* programs offered by the BOMI Institute).

Applicants must be regular members of SAABE and hold a position in the field of building maintenance. The place of business must be within the San Antonio geographical area. Applicants must have long-term career plans in building engineering/maintenance and must have at least two years of experience in the field. Applicants are responsible for a portion of the cost of any course.

For full details, rules, and an application, visit the SAABE website at www.saabe.org. ❖

* Systems Maintenance Technician and Systems Maintenance Administrator

Education Corner

SAABE BOMI Discussion/Action Group

- Every first and second Thursday at One Oak Park (1020 NE Loop 410), 11:30am–1:00pm
- Led by Tom Lasater.
- Free to SAABE members. Bring a sack lunch.

Pumps and Pump Systems

- May 22–23
- Topics covered include reasons for pump failure and selecting the right pump
- Cost: \$795

PLCs for Non-Programmers

- June 14–15
- Designed to take the mystery out of working with Programmable Logic Controllers.
- Cost: \$795

Understanding Variable Frequency Drives

- May 24–25
- Topics include solving common problems and troubleshooting techniques.
- Cost: \$795

All above classes are offered by American Trainco. To register, visit their website at www.americantrainco.com, or call 877-97-TRAIN.

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

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Welcome New Members

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Transwestern Commercial Services/Fountainhead One
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If you know someone who'd like to join SAABE, have them visit our web site at www.saabe.org to obtain a membership application. ❖

Tech Talk #105: Evaporators 101 (Part 1 of 3)

by The Charlie

Any device in which refrigerant is boiled for the purpose of extracting heat from the surrounding medium is called an evaporator. The surrounding medium is the thing that is to be cooled. In most systems it is the air that is passing through the cooling coil of the fluid being passed through a water chiller.

Types

There are two general types of evaporators, one type being the "flooded" evaporator and the other type being called the "dry" or "direct expansion" evaporator.

The flooded evaporator is designed to carry a constant level of liquid refrigerant within the evaporator, the level maintained by a float valve or other suitable type of control. Generally, flooded coils have only a limited application like in cold storage or other refrigeration systems, which use ammonia. However, flooded evaporators are generally used in large water chilling machines...chillers.

The dry or direct expansion type of evaporator is by far the more common type, all direct expansion cooling coils used in air conditioning being of this type. Most chillers of small and medium size are also of this type. Dry expansion evaporators are designed to handle only that amount of refrigerant, which must be boiled off in order to satisfy the cooling load. Liquid refrigerant is fed to the dry expansion evaporator through a metering device (expansion valve or capillary tube) in just the right amount so that all liquid will be converted to a vapor before the refrigerant reaches the suction end of the evaporator. It is desirable that refrigerant leaving the evaporator be "superheated."

Direct Expansion Coils

The direct expansion coil is the most common type of evaporator used in air conditioning. This type of coil is also referred to as a DE or a DX coil. When air passes over these coils, they can remove moisture, or dehumidify the air as well as simply cool it. This follows the same principle which causes the outside of the glass of ice water to sweat...the air is cooled below its dew point. When the air is cooled down to the extent that its temperature drops below the dew point of the air, some of the moisture in the air condenses on the cold coil surface. This reduces the relative humidity in the space to which the air is supplied, and this is just as important a part of air conditioning as is the lowering of the temperature of the air. If the coil surface is colder than 32°F, the moisture, which is condensed on the coil, can freeze. This can happen on a system that is not working properly, and it happens in the normal operation of refrigerators/freezers so that they have to periodically be defrosted.

Direct expansion coils are constructed of finned tubes, through which the refrigerant flows. These tubes also have headers and return bends to distribute and direct the flow of refrigerant. The refrigerant flows into the tops of two cylindrical objects, which have flared skirts. These are called distribu-

tors. The refrigerant flows from the distributor, through the small tubes, and into the coil tubes. The refrigerant flows through the entire length of the coil, and at the other end it flows through return bends and back the entire length. This is repeated until the refrigerant reaches the suction header, or headers. Hence, if the refrigerant flows through the coil four times, this would be a "four-row" coil. The number of rows may vary, usually from two to eight. The number of rows required is a factor in the design and manufacture of today's equipment. However, the principle is that, all other factors being equal, the greater the number of rows, the more closely the leaving air temperature will approach the temperature of the boiling refrigerant. This means that [*knowing that the refrigerant temperature sets the limit of the lowest temperature that can be reached*] the more rows there are, the colder the leaving air will be. This also means that more dehumidification can be obtained.

Next Month: Evaporators 101 (part 2)

CHARLIE'S LAW: If I put in my two cents and it's only a penny for your thoughts...what happened to the extra penny?

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Communications Check-Up[®]

by Laura Bray

Demons, Part 2

“Demons” (a term coined by my junior high English teacher) can create confusion when trying to decide on the right word. In these cases, you really need to know the rules on usage, because your spell checker will let all of them pass unfixed, since they’re all correct.

There/They’re/Their:

There: refers to location; “The chiller is located over there.”

Their: plural possessive; the plural form of his/hers; “The children enjoyed their toys.”

They’re: a contraction of “they are;” “They’re happy to be finished with the installation.”

Compliment/Complement:

Compliment: an expression of respect or admiration; “I complimented the vendor on his outstanding service.”

Complement: most commonly, something that completes or makes perfect; “The orange paint on the walls complemented the décor.”

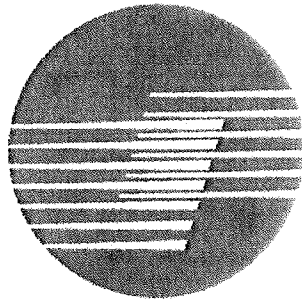
Principle/Principal

Principle: most commonly, a code of conduct; “A man of integrity sticks to his principles.”

Principal: the most important one (such as in a school); “The principal investigator submitted her findings.”

Next month: Making Effective Presentations ❖

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Ken Dixon krdixon@trane.com

Jeff McCombs jbmccombs@trane.com

Brandon Clark bclark@trane.com

Jeff Turov, jturov@trane.com

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SAABE Picnic a Smashing Success!

Our intrepid barbeque team of Billy Kotara, Charlie Mikolajczyk, and Mike Halvorsen braved the storms Friday night and fixed us some delicious brisket and sausage! The weather cleared by 10am, and folks slowly began to trickle in. We had lots of yummy food, including deviled eggs from Bob Beal and beans by Jock Tilghman and Joe Mugia. Thanks to all who brought food!

Thanks also to the following door prize donors:

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The horseshoe tourney got going about 3pm, and seven teams participated. Congratulations to the winning team of Alfred and Ray Medina! Jock Tilghman and Joe Mugia took second place honors. See the website for more photos.

Finally, a **huge** thanks to Jeff Turov and his social committee for organizing such an outstanding event! We hope to see more of you next year! ❖



April Meeting Summary

by Kendal Langenberg

The April luncheon at the Alamo Café provided another great opportunity for education. (Of course, the food and conversation are always good, too!) Our speaker was Kim Baker of Business Solutions, who educated us on the ins and outs of identity theft. Some of the information she shared with us included how big of a problem identity theft is getting to be, how to keep your identity from being stolen, and what to do if your identity is stolen. I think we all really benefitted from Kim's presentation, as identity theft is something that everybody should be aware of—and that nobody is exempt from. The only negative to Kim's presentation is that it couldn't be longer! Thanks, Kim, for taking time out to speak to us. Perhaps we can have you back again soon!

In addition to our speaker, we had several important reminders at the lunch. President Beal told us that the BEOTY award is nearly ready to be given. The six nominees are currently being evaluated and the winner should be announced at our next luncheon. On an equally important note, the SAABE picnic is coming up on May 6th! By the time you read this, you will have had a WONDERFUL time there!!! Thanks again to all of those who helped make the second annual picnic a great success. Membership directories should be out soon. Keep your eyes open for the latest and greatest edition!

Finally, remember that our next lunch is on Wednesday, May 17. Be sure to make plans now to be a part of it! If you have been absent lately, determine to start being a part of the "lunch routine" again. Don't miss out! ❖

Engineer Spotlight

by Jeff Turov

Albert Gonzales

Chief Engineer
Grubb & Ellis Management Services, Inc.
40 N.E. Loop 410, Suite 607, SATX 78216
210-259-1692
albert.gonzales@grubb-ellis.com

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

Albert has been involved in the industry for 30 years and has been a member of SAABE for one year.

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

Albert received the Building Engineer of the Year award in 1982 from the Datapoint Corporation and received outstanding service recognition from Interlogic Trace.

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

A favorite hobby is fishing. He owns his own boat and keeps it docked down in Corpus Christi for those sudden intercoastal angling urges. He also enjoys spending time with his family.

- **Family?**

A strong believer in the institution of marriage, Albert has been married to his wife for thirty years. They have raised two children (a son and a daughter) and enjoy spending time with their three grandchildren.

- **What do you enjoy about the building engineer trade?**

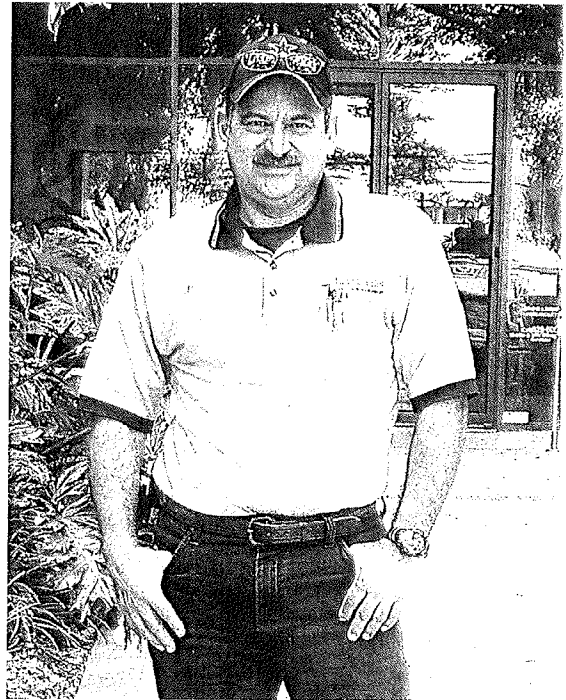
When it comes to this profession of operating office buildings, Albert has a "whatever it takes to get the job done" attitude. He enjoys working with his hands and the sense of accomplishment that is realized when a job is done well. Albert truly believes that if you love what you do for a living then you have never really worked a day in your life.

- **Advice you would share with those just entering or considering the trade?**

Be willing to go the extra mile and have plenty of self-initiative; building operation problems typically won't fix themselves. Learn everything you can from whomever you can and be absorbed in it.

- **Any interesting stories from your years in the business?**

Albert was doing some work on the roof and realized he needed additional equipment to complete the task. When he went to use the roof-hatch, it had been closed and locked by someone. Without any other means of access he spent two hours flagging down people in the parking lot until someone finally saw him and had the roof hatch re-opened. Since then, he makes sure that there is plenty of evidence that someone is on the roof. ❖



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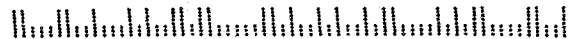
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SAABE TIMES May Issue

Final Thought:

"Nothing deters a good man from doing what is honorable."— Seneca

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Membership Luncheon
Wednesday, May 17, 2006
Time: 11:30 a.m.
Location: Alamo Cafe on 281
2005 Building Engineer of the Year

Upcoming Program:
Wednesday, June 21
Program to be Announced

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ink 210-340-5454
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