



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

June 2006

Mark Your Calendar—

JOIN US FOR OUR JUNE LUNCHEON

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, June 21 at the Alamo Cafe on 281 (just north of Bitters). This month's topic is "Lighting Retrofitting" with Dennis Luster of American Light. In addition, representatives from CPS Energy and the City of San Antonio (David Newman, Liza Meyer and Bob Nelson) will provide information on the City's pending Energy Conservation Ordinance and the adoption of IECC 2006. We'll also present two CBE certificates to John Cauley and Mark Rybczynski.

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, June 20. PLEASE RSVP so we can be sure to have enough meals on hand!

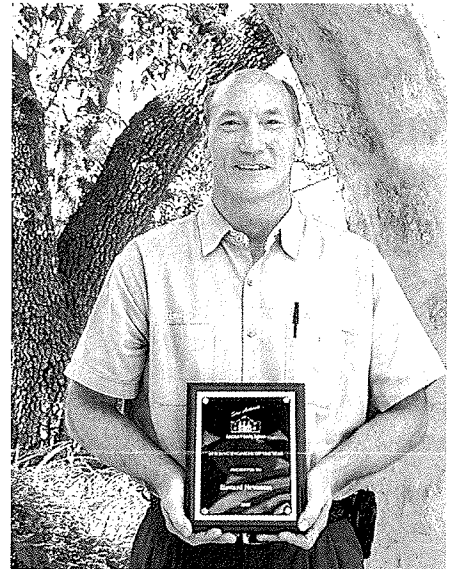
We hope to see you there! ♦

2005 BUILDING ENGINEER OF THE YEAR HOWARD NEWSOME

SAABE awarded its prestigious 2005 Building Engineer of the Year award to Howard Newsome, of the Century Building, managed by Trammell Crow.

The Building Engineer of the Year exemplifies the pinnacle of professionalism in the building engineer trade. Based on interviews, documentation, and building tours, Newsome demonstrated a thorough understanding of all issues affecting his property. Newsome has been employed with Trammell Crow for over ten years.

Sharon Hampton (property manager for Trammell Crow) said, "It's amazing to see how quickly he can



accomplish so many things. Building tenants often comment on how Howard makes them feel like he is working for them on a one-to-one basis, and they often say 'he always gets the job done right and gets the job done promptly.' His can-do attitude inspires me."

In addition to the Building Engineer of the Year award, Newsome's accomplishments include a universal license for air conditioning/CFC, a maintenance electrician's license, and the 2004 Trammell Crow Employee of the Year Award.

Congratulations to Howard and to the four other nominees for the 2005 Building Engineer of the Year award! ♦

2005 Nominees

- **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
20 YEARS
OF EXCELLENCE IN
BUILDING ENGINEERING

A Message from the President

by Bob Beal

2005 BEOTY

Congratulations to Howard Newsome of Trammell Crow for winning 2005 SAABE Building Engineer of the Year. I have known Howard for a number of years and his contribution to SAABE and our trade is second to none. Thanks to all that participated in BEOTY program. Once again our fellow engineers and vendors stepped up and made this year's event a success. Remember in a couple of months we will be looking for nominations for the 2006 BEOTY. We need to get them in a little earlier this year so we can judge the candidates sooner than May of 2007. Start gathering up your documents, tenant letters, pictures, and related info now so you can be ahead of the game.

Website

I would like to remind all of you to take advantage of our website www.saabe.org. It is full of great info and links. You can also click on the news letter archive and get past educational "Tech Talks" authored by "The Charlie." I landed my job here at Johnson City by going to the "Job Opening" section of the site so I can tell you first hand that the jobs listed are usually posted there first.

SAABE History

A great deal of thanks needs to go out to Tom Lasater and Charlie Mickolajczyk for gathering the info and putting together the History of SAABE. I believe it is close to being complete. I know it took a great deal of digging to find past info so hats off to another great effort. ❖

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. ❖

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Keith Garrett

Job Openings

The following job openings are currently listed on the SAABE website (www.saabe.org). Visit the site for full details. If you have job openings, please forward them to Laura Bray (laurabray@braycommunications.com) and she will post them.

Chief Engineer: The Dominion Country Club of San Antonio is seeking an experienced Chief Engineer with chiller system experience. Salary equal to experience. Send resume to Joe.shultz@onioncreekclub.com

Chief Building Engineer: Office and mixed use needed. Responsibilities include supervising staff and coordinating projects with contractors and vendors. HVAC, electrical, plumbing experience is required, including maintenance of heaters, chillers, pumps, towers, fan coil units, etc. Applicants can email their resume to nbraun@reatares.com.

Building Engineer: Retail and some office experience needed. Responsibilities include supervising staff and coordinating projects with contractors and vendors. HVAC, electrical, plumbing experience is required. Applicants can email their resume to nbraun@reatares.com.

Maintenance Technician: Retail maintenance experience needed. Individual must be capable of working independently, must be project oriented and able to coordinate projects with contractors and vendors. HVAC, electrical, plumbing experience is required. Applicants can email their resume to nbraun@reatares.com. ❖



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 Last Thursday Training Seminar

- Thursday, June 29 at One Oak Park (1020 NE Loop 410), 11:30am–1:00pm
- “Water Saving Tips,” presented by Jerry Miller of Advanced Filtration Systems and Tom Watson of AccuWater.
- Free to SAABE members. Lunch provided.

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.

Managing Maintenance

- August 18, Houston
- Offers tools to improve maintenance management.
- Cost: \$450
- Sponsored by The Geaslin Group
- Contact david@geaslin.com to register

Basic Electricity for the Non-Electrician*

- July 24–25
- Specifically designed for maintenance technicians working in commercial buildings.
- Cost: \$795, use promotion code M24 9398 1

Air Conditioning and Refrigeration Systems*

- July 10–11
- Specifically designed for maintenance technicians working in commercial buildings.
- Cost: \$790, use promotion code M24 9398 1

Classes marked with * 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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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

Tech Talk #106: Evaporators 101 (Part 2 of 3)

by The Charlie

Evaporator Flow Arrangements

Typically, water coils used in heating or cooling applications are connected to provide counter-flow arrangement. That is, the air to be heated or cooled passes from the front to the back, while the heated or cooling medium passes from the back to the front, or, in a manner exactly opposite to the air. In the case of a cooling coil, this brings the warmest air in contact with the warmest water and provides the greatest degree of heat exchange because it creates the greatest average temperature difference between the water and the air.

DX evaporator coils are designed differently than water coils for several reasons. First, they contain a boiling refrigerant, which, neglecting for coil pressure drop, is at a relatively constant temperature as it passes through the circuited rows of the coil until a point of complete vaporization occurs. To provide for optimal moisture removal, the coldest part of the coil should be in contact with the warmest air, which could be achieved with a parallel flow arrangement. However, to assure complete vaporization of the refrigerant in all circuits of the coil and the reduce the probability of liquid refrigerant carry-over into the suction line, the last pass of the coil should come into contact with the warmest air, as in a counter-flow arrangement.

Other variations of DX coil design may be used to accommodate other arrangements like the up-flow or A-coil as used in your home. The A coil permits a compact coil in the limited space while allowing condensate to drain freely into the pan without risk of it falling into the furnace.

Evaporator Control

In comfort applications actual system load is less than design full load most of the operating hours. Therefore, to provide a stable part-load capacity between the unloading compressor and the evaporator, some form of control is generally applied.

Control can be extended to the fin-tube evaporator by splitting the coil into independently controlled sections. Typically, two separately controlled coils are stacked atop each other and called a horizontal split, face split, or stacked coils.

Another type of coil split arrangement places independently controlled coil sections in series. This type of arrangement is referred to as a row split, vertical split, or series flow.

The principle reason for splitting the coil is to permit the coil sections to be activated and de-activated with the changing load to closely approximate coil capacity with the current percentage of compressor loading. The use of smaller coil sections, controlled by correct sized expansion valves, improves part load expansion valve performance. In addition, it provides better part load humidity control than could be obtained from a large coil controlled by a single expansion valve.

However, one thing to always look at in the stacked configuration is that the lower coil section should always be the lead staging section. This sequence prevents moisture condensed from the air in the coil above from flowing over the inactive coil and being reintroduced into the supply air stream. In the row split coil the full coil area becomes active so no bypassing or air occurs...theoretically. If you take note to how control is taken into consideration on row split coils you will always notice that the rear (the leaving section) is the lead staging section.

Next Month: Evaporators 101 (part 3)

CHARLIE'S LAW: Think about it; bread is square but sandwich meat is round, pizza is round but it comes in a square box?

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Welcome New Members

Please add the following names to your membership directory:

David Edmond and Steve Uribe
Trammell Crow/Energy Plaza
210-821-5500
dedmond@nextel@blackberry.net

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. ❖



Communications Check-Up[®]

by Laura Bray

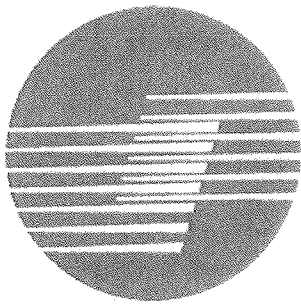
Effective Presentations

Whether you're talking to a roomful of engineers or your manager about a raise, here are five tips for making an effective presentation:

- 1) Organize it: Know the purpose of your speech, and prepare it accordingly. Set out your points in a logical order, and stick to them—don't fly off onto tangents.
- 2) Practice, practice, practice! Prepare ahead of time, and practice until you are comfortable with it. Have a goal to make the presentation with minimal notes (or no notes at all), rather than reading off a prepared script.
- 3) Consider your audience: Make sure you're using language and terms that your audience is familiar with. A group of building engineers will know what you mean by "HVAC," but spell it out for a non-professional audience.
- 4) Speak slowly: You'll have a tendency to speak quickly, especially if you're nervous. Make a deliberate effort to slow down. When you practice, ask someone to listen to you; they'll let you know if you're talking too fast.
- 5) Taking questions: Decide ahead of time if you'll take questions during the presentation or afterwards, and let your audience know.

Next month: Non-Verbal Communications ❖

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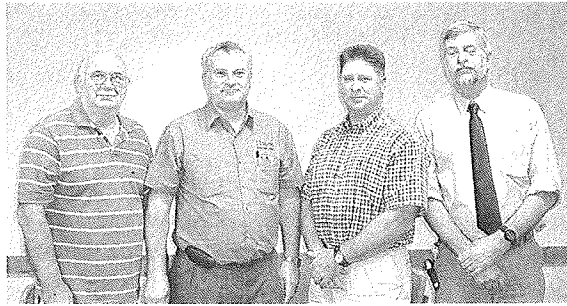
Cooling Towers

Rental Equipment

SAABE History Committee on a Roll!

by Tom Lasater

After several meetings with founding fathers, present members, and those in between, our History Committee has decided to become divided—not over who had the tallest tale to tell or who could drink the most beer, but over the years our organization has been in existence. Those who are familiar with and were involved in different eras are researching in the attics, storerooms, and other forgotten places looking for old newsletters, photos, trade show details, CBE, and BEOTY information to assimilate into our SAABE History book. The initial years beginning in 1984 are being handled by the founding fathers with succeeding years (1991—1994) by some long-time members.



11:30am—1:00pm. Come join us if you have interesting stories to tell, events you remember, aspects of SAABE you helped to initiate, contests you won, or trade shows/seminars you and your fellow engineers or vendors have attended.

We need your help in locating some past members:

- Steve Serigosa
- Steve Maguscca
- Steve Miguirer
- Jim Stallings
- Steve P. Caza
- Karen Roberts
- Stacy Rumbo
- Jim Pruss
- Eddie M Arguello
- Elliot Floyd
- Casey Lopez
- John Boldt

Some of our committee is pictured above (from left, Pete Felts, Doug Graves, Greg Graham, and Paul Thompson). We have prepared a spreadsheet with all the divisions and the presidents of past eras along with SAABE members who have agreed to research those years.

If you're interested in helping us put together the history of SAABE, let us know and we will gladly add you to our committee. We meet once a month on two different days of the week so those who were not able to attend on one date can attend on a different date. We meet from

Please contact me (cell 771-5824) if you know how to reach any of these folks. ❖

May Meeting Summary

by Kendal Langenberg

The 2005 Building Engineer Of The Year (BEOTY) has been crowned! Congratulations are in order for **Howard Newsome**, building engineer for Trammell Crow at the Century Building! Way to go, Howard!!!

As we learned at the May luncheon, it was certainly not an easy task for the BEOTY committee to narrow things down from the cast of five solid candidates. Each and every nominee offered good experience and an excellent track record of caring for his building. But after visits to each property, interviews with each candidate, and much time spent analyzing scores from the "BEOTY checklist" for each nominee, the committee finally came to a conclusion.

We would like to extend congratulations to the other four nominees, too: Robert Andrews Jr., Charles Mikolajczyk, David Gifford, and Robert Divin. It is certainly an honor simply to be considered for the award! To all five of the candidates for the 2005 BEOTY award, we say, "Job well done!"

We would be remiss in not saying a special thank-you to the BEOTY selection committee (Mike Halvorsen and the crew) for all of their hard work and countless hours spent on the selection process. Thank you for your part in awarding the 2005 BEOTY!

In addition to the awarding of the prestigious BEOTY at our May luncheon, we were reminded by Tom Lasater of the need for more engineers to step up and help on a committee (especially with the Last Thursday Training Seminar committee). If you are interested in helping out with this committee or any other, please email Laura or any of the board members. Speaking of email addresses, or locating any other contact information for SAABE members, just grab your fresh copy of the SAABE membership directory! If you didn't get your copy at the lunch, be sure to grab it at the June luncheon. Get 'em while they're hot! Thanks, Laura, for working so hard to complete these!

Don't miss our next membership lunch on Wednesday, June 21. The food is always good, and the company is even better! See you there... ❖

Engineer Spotlight

by Jeff Turov

David Coca

Koontz McCombs Realty Services, Inc.
1777 N.E. Loop 410, Suite 202
San Antonio, TX 78217
Phone 210-805-9900
Fax 210-547-0416

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

David started in the hotel industry in 1979 as an engineer for Holiday Inn. He then moved to the commercial real estate industry where he has worked for Koontz McCombs at Tetco Towers for the last nine years. He has been a member of SAABE for seven years.

- **Where are you from originally?**

David is originally from Chicago and moved to San Antonio in 1979. He returned to Chicago for a brief period during the 1990s but realized that he would rather endure the San Antonio sunshine rather than the Chicago cold and wind, resulting in his high-tailing it back to our fair city.

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

His greatest pleasure is derived from woodworking. He specializes in building furniture for personal use. From tables to chairs to picture frames, you name it and David has built it out of wood. David also stays busy with car repair and renovating the his house.

- **What is your proudest accomplishment?**

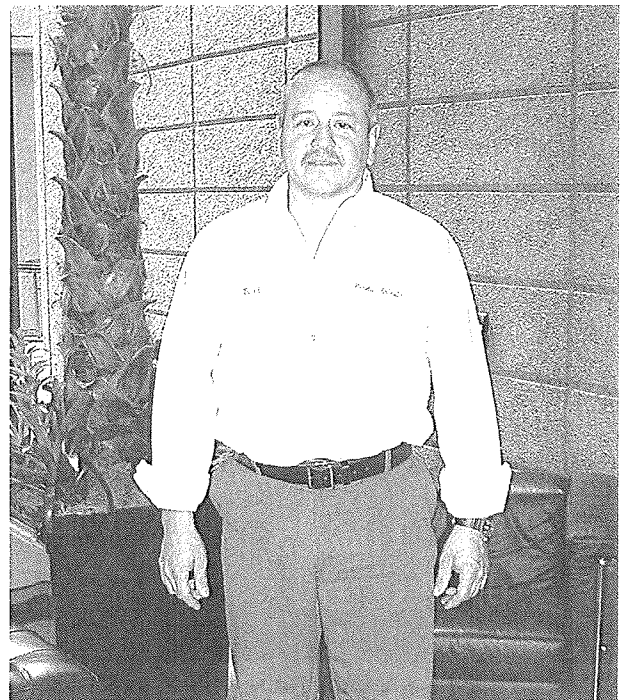
When David took over Tetco Tower, the basement landing resembled a dungeon with trash and abandoned furniture strewn about. He set a goal to turn the area into his shop and began the lengthy clean-up process. The area now sparkles with painted floors, a newly built office, and organized shelving. This gives David a sense of accomplishment each time he enters the area.

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

David enjoys the non-stop pace that this profession offers. He hits the ground running from the time he arrives on the job until he goes home. Time flies when you are having fun and he wouldn't have it any other way.

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

Honesty is the best policy; stay true to yourself and others and sleep will not be a problem. If you find that there is something you don't like in your daily activities, don't complain about it – change it. ❖



**We can't make these
work with a suit...**



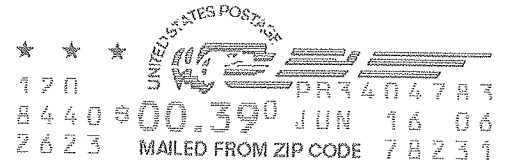
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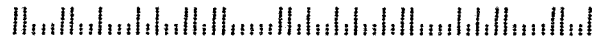
Charles Mikolajczyk, Jr., CBE-M
 Endeavor Real Estate Group
 8000 IH 10 W, Suite 250
 San Antonio, TX 78230

**SAABE TIMES
 June Issue**

Final Thought:

“There is more to life than increasing its speed.”— Mahatma Gandhi

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<hr/>	
Laura Bray Association Manager (laurabray@braycommunications.com)	408-1699

**Membership Luncheon
 Wednesday, June 21, 2006**

Time: 11:30 a.m.

Location: Alamo Cafe on 281

Lighting Retrofits

Upcoming Program:

Wednesday, July 19

Cyndi Mergele

Padgett, Stratemann & Co., LLP

**“How to Prepare When
 Asking Your Boss for a Raise”**

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



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