



# SAABE TIMES

A publication of the San Antonio Association of Building Engineers

August 2010

Mark Your Calendar—

## JOIN US FOR OUR AUGUST MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, August 18, at the Embassy Suites Hotel (7750 Briaridge Drive; northeast corner of IH-10 and Loop 410).

The meeting topic is “Domestic Water Pressure Booster Savings Opportunities with Variable Speed Drives,” and the presenter is Bobby Richard with Yaskawa America, Inc. This month’s meeting sponsor is Mechanical Reps, Inc.

Please RSVP no later than **Monday, August 16, at noon.**

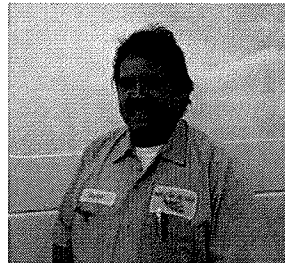
If you must cancel your attendance, please call Melodie Goff at 408-8135 **BY MONDAY, AUGUST 16, AT NOON** so we can cancel your meal.

Please make sure to check in at the front desk when you arrive.

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

## Engineer Spotlight

by Jeff Turov



**Manuel Arellano**

Port San Antonio  
907 Billy Mitchell Blvd.  
San Antonio, TX 78226  
manuel.arellano@portsanantonio.us  
Phone: (210) 932-0789

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

I have worked at Kelly for 19 years - ten years as a Port San Antonio employee and nine years for the civil service. Having worked for a few private HVAC companies, I am satisfied to be the master HVAC technician for the Port. I have been involved with SAABE for almost three years.

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

I graduated with an Associates degree in HVAC from Southwest Texas Junior College in Uvalde. Having this degree has helped me to direct my efforts in this industry.

• **Family and children?**

My wife and I have a twelve year old son and a nine year old daughter. We also have one on the way that is due in November - sleepless nights are ahead.

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

My favorite pastime is spending time with my family. Second to that is fishing, hunting and playing guitar.

• **Tell us a good fish story.**

My daughter and I were out bay fishing in the flats, and she hooked a ten pound hammer head. She reeled it in, and I worked to get it off the hook while it attempted to bite me in the derriere. Once I finally got it on the stringer, we went about fishing. Sometime later, I went back to check the stringer and found that the fish had eaten the rest of our catch and bitten through the stringer! ♦

CELEBRATING  
**25** YEARS  
OF EXCELLENCE IN  
BUILDING ENGINEERING

## A Message from the President

by Charles Mikolajczyk, Jr., CBE-M

Congratulations to John Cauley and the staff at the Fountainhead Business Park II on being the first existing office building in San Antonio to earn LEED Silver certification. Way to go!

Also, as I am creating this article, a news flash just came across that the oil spill leak has stopped, and, if the cap holds under pressure, this will be the end of the leak until it is plugged by horizontal reliefs. Watching the video, the cap appears to be nothing more than a fancy Dresser coupling. Can't help but wonder how many ideas from the public BP has filtered through. Hopefully, by the time this article is delivered, the horizontal relief wells will have resolved the situation.

Much like the oil disaster, things can go terribly wrong in our industry as well. Disaster Recovery, Emergency Planning, etc. all need respect and to be practiced...along with updating call lists. Use every issue as a learning tool, and you will go far. The key item is to not get caught with your pants down (i.e., unprepared).

July was an awesome month. Got some MRT down in Puerto Aransas - got to spend some time with some BOMA SA friends at the 75th Deep Sea Roundup. We would have brought back a trophy, but there was not a "Hard Luck" division. We ended up breaking two (2) boats while down there, but it still beat a week at work! There is a Texas Women's Angler Tournament the fourth weekend of August, so maybe the ladies

*Call David Harding Today*

**PAVECON**

18680 Marbach Lane • San Antonio, TX 78266  
**San Antonio:** 210.798.1111 **Fax:** 210.798.1112  
**Austin:** 512.329.9148 **Cell:** 210.669.3639  
**Email:** davidh@pavecon.com  
**www.pavecon.com**



**RAY HEGWER**  
 Estimator

OFFICE (210) 599-3838  
 FAX (210) 599-3737

4047 Stahl #4  
 San Antonio, Tx. 78217-1670

www.dulaneyexteriorsolutions.com

e-mail: company@dulaneyexteriorsolutions.com

SEALANTS • WATERPROOFING • EPOXY INJECTION • DECK COATING

**RediFuel®**

**1-800-RediFuel**  
**(733-4383)**

**24 Hour  
 Generator  
 Fueling  
 Service**

**Ask About**

**“KeepFull”**

**A First Priority Service**

can bring us some luck. Hopefully, you as well, have been taking some MRT. You're not getting any younger you know! :-)

August is a wonderful time of year, if you're into heat like Hades. For many Building Engineers, equipment is operating at or near peak, 2011 budget numbers are due, and building occupants are stressed and cranky - among other wonderful things. At least the 2010-11 hunting and fishing licenses becoming available on August 15<sup>th</sup> is something to look forward to...along with the opening of dove season in September. By the way, Falcon Lake in Zapata is at its highest ever level. The previous level was set back in 1958. Should be a sight to see if you're into that sort of thing.

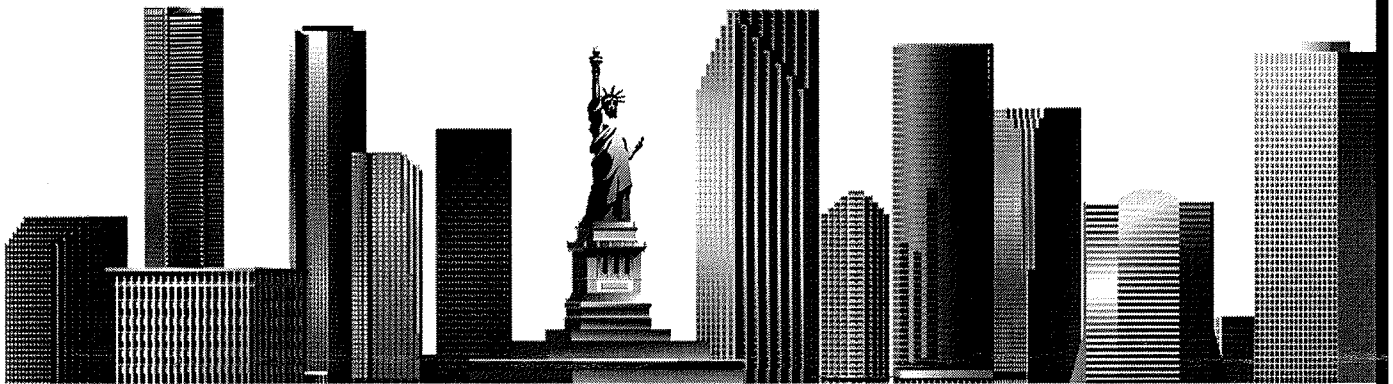
I would like to express thanks to Johnson Controls, Inc. for presenting "Magnetic Bearing Chiller Technologies" at the July Luncheon and Keith Bender and Keith McFarlin for the Last Thursday Training Seminar "Electrical System Testing!"

Live a little, a lot...and enjoy the ride! ❖

**11 YEARS**  
COMPUTROLS SAN ANTONIO BRANCH

# computrols

**A BUILDING AUTOMATION COMPANY**



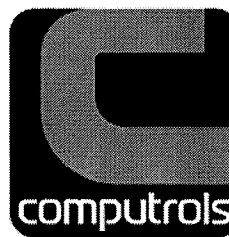
*Left to right: Pan American Life, New Orleans; Greenway Plaza, Houston; JP Morgan Chase Tower, Houston; Wells Fargo Plaza, Houston; San Felipe Plaza, Houston; Seagram Building, New York City; The Statue of Liberty; Liberty Island; Wachovia Financial Center, Miami; One Brickell Square, Miami; 1400 Smith Street, Houston; 1100 Louisiana, Houston; Five Post Oak Park, Houston; One Sheel Square, New Orleans*

**Lifetime warranty  
on DDC controls**

**Call 504.529.1413  
or visit [Computrols.com/sa](http://Computrols.com/sa)**

**Tenant utility billing via  
building automation system**

**Call us for a FREE Controls  
Analysis of your building**



CELEBRATING  
**25 YEARS**

1983 ★ 2008



**Download FREE BAS graphics at [Computrols.com/3d](http://Computrols.com/3d)  
Complimentary for SAABE members!**



## “Saving with Energy” Workshop

Alamo Colleges is presenting a “Saving with Energy” workshop from September 22-24, 2010 at the Mission Verde Center. This workshop will enable you to establish the systems and processes necessary to improve energy performance, including energy efficiency and energy intensity.

The workshop will provide hands-on training combined with tools, real life demonstrations, and active participation of all attendees. Each attendee will set up their own energy management system and demonstrate improved energy performance.

You will learn:

- how to prepare for compliance with the ISO 50001 Energy Management Standard;
- how to implement an Energy Management System based on the PLAN-DO-CHECK-ACT continual improvement framework;
- how to provide effective measurement and monitoring of energy use and how to find hidden waste; and
- how to have low cost/high value projects which will result in measurable cost reduction in a short time.

The fee for the three day workshop is \$875 which includes an electronic data logger, sensors, software and manuals. For more information and/or to register, contact Dayna De Hoyos at [ddehoyos5@alamo.edu](mailto:ddehoyos5@alamo.edu) or (210) 485-0240. ❖

## Complete Power Solutions

By providing superior products, backed by outstanding service, Cummins Southern Plains is the recognized leader in Cummins Power Generation throughout Texas and Oklahoma. Leading edge technology and full service capabilities make us the ones to count on. Let us show you how we can meet your power needs.

- Generator Sales, Service & Rental
- 10kW-2.7MW Diesel & 10kW-1.75MW Natural Gas Generators
- Automatic & Bypass Isolation Transfer Switches
- Digital Paralleling Controls & Switchgear
- Planned Maintenance Agreements
- NFPA 110 - Loadbank Testing

For more information, call  
800.364.4884 or visit us  
at [www.cummins-sp.com](http://www.cummins-sp.com)



Cummins  
Southern Plains, LLC

Our energy working for you.™



# MGI M. K. Garrett, Inc.

*“Cooling Tower Services & Parts”*

Another **MIS** Company

**Keith Garrett**  
Manager of Field Services

12803 O’Connor Road  
San Antonio, TX 78233

Office 210.967.7300  
Mobile 210.902.9764  
Fax 210.967.7304

[keith@mkgarrett.com](mailto:keith@mkgarrett.com)  
[www.mkgarrett.com](http://www.mkgarrett.com)  
Lic. # TACLA019983C

# Gerloff Company Inc

## C A T A S T R O P H E M A N A G E M E N T

### Emergency Preparedness Plan

Gerloff's Emergency Preparedness Plan is designed to provide the highest quality and the best catastrophe management service possible. With your assistance, Gerloff Co Inc. will create a proactive format to facilitate a positive outcome from any unfortunate event of any size or magnitude. The more prepared for any event, the better the results.

Gerloff has been assisting our Texas clients and the insurance community since 1985 in the restoration of Commercial and School Properties affected by water, hurricane, fire, and wind emergencies. These properties, referred to as Emergency Preparedness Plan Partners have experienced a sense of confidence and piece of mind knowing that Gerloff can be contacted to do the right job, the first time.

### Benefits: Emergency Preparedness Plan Partners

- § Priority response for Emergency Preparedness Plan Partners
- § No survey or catalog fees
- § Emergency staff on call, prepared to respond 24/7
- § Designed to work along side any existing contingency plans
- § EPP Partners are provided with a catalog for at-a-glance location reference
- § Minimizing of business down time while reducing size of loss.
- § Providing turn-key restoration and reconstruction services
- § Eliminating lengthy bidding process by pre-approval with our partner and the insurance carrier.

### TIP: Emergency Preparedness Kit

- Pack a Flashlight with back up batteries
- Pack a Transistor Radio with back up batteries
- Pack bottled water
- Pack Cell Phone
- Pack personal hygiene supplies
- Pack a manual can opener
- Pack a first aid kit

**For Any Questions or to Set Up Your Inspection Contact Drew VanWyck at Our Main Office  
14955 Bulverde Rd.  
San Antonio, TX 78247  
(210) 490-2777**



## Recyclable Metal Thefts

by Charles Mikolajczyk, Jr., CBE-M

The salvage thieves have now added yellow brass to their salvaging (i.e., backflow preventers). Mostly, these thefts are to irrigation back-flow preventers which can be turned off without disrupting or alarming anyone.

The thieves are turning off the water at the water meter and then cutting or breaking the associated piping to remove the device. And the turnaround time to re-install a new device and test may be longer than your landscape can sustain without water!

Here are a few tips:

1. Check your devices daily.
2. Install a lock so that the water (at the meter) cannot be turned off, or install some type of lock-out device. Then, perhaps, they will leave you alone...or leave you with gushing water. ❖



## "8th Annual Fall Shoot Out"

Join the fun at the "8th Annual Fall Shoot Out" golf tournament benefitting the San Antonio Pest Control Association, the American Diabetes Association and Odessa Home Hospice Care.

The tournament will be held on Friday, September 10 at 1 p.m. at the Silverhorn Golf Club (1100 W. Bitters). Cost is \$90/player or \$350/team. There will be door prizes, dinner and an awards ceremony.

For more information and/or to register, visit [www.Silverhorngolfclub.com](http://www.Silverhorngolfclub.com). Register by August 27 for early bird discounts. ❖

You can EXPECT MORE from Chamberlin!



The benefit of working with a company like ours is that you get MORE.

**MORE services.**

**MORE expertise.**

**MORE experience.**

**MORE solutions.**

**MORE stability.**

**MORE for your money.**

210.822.6536 • [chamberlinltd.com](http://chamberlinltd.com)

San Antonio • Austin • Houston • Dallas • Oklahoma City



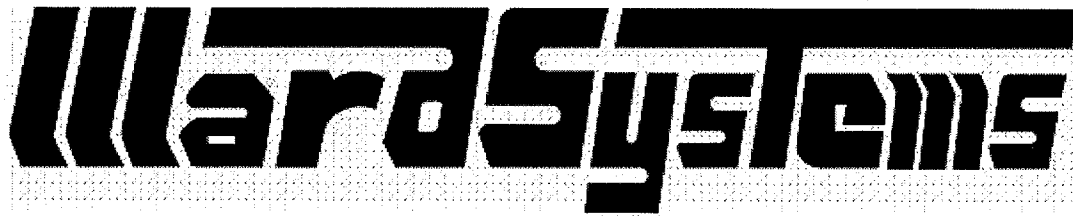
Roofing & Sheet Metal



Waterproofing & Caulking



Building & Garage Restoration



**WE WANT TO BE YOUR FIRST CHOICE FOR HVAC PARTS AND SERVICE!  
COME VISIT OUR NEW PARTS DEPARTMENT!!**

**Direct Digital & Pneumatic Controls:**

- Siebe
- Barber Colman
- RobertShaw
- Johnson Controls
- Honeywell
- Kele
- A. C. I.
- Mamac Systems
- KMC Controls – Kreuter
- Belimo
- Delta
- Erie
- Invensys

**Klein Tools:**

- Hand Tools
- Wipes/Hand Cleaner
- Gloves
- Knives

**Air Compressors/Driers:**

- Curtis Toledo
- Hankison
- Filters
- Oil

**Valves:**

- Zone Control Valves
- Butterfly Valves
- Ball Valves
- Globe Valves
- Packing Kits

**Actuators:**

- Damper Actuators
- Valve Actuators
- Pneumatic Actuators
- Direct Couple Actuators

**Thermostats:**

- Pneumatic (Direct/Reverse)
- Electric
- Electronic
- Programmable
- Calibration Kits

**Humidity Transmitters:**

- Wall Mount
- Duct Mount

**CO<sub>2</sub> Sensors:**

- Wall Mount
- Duct Mount

**Variable Frequency Drives:**

- Square D Drives
- Graham/DanFoss

**Wire:**

- Plenum Cable
- Cable Ties

**We offer ENGINEERING and TECHNICAL SUPPORT as well as  
INSTALLATION SERVICE for all products sold!!**

**BARBER  
COLMAN**

**KLEIN TOOLS**

**DELTA  
CONTROLS**

**JOHNSON  
CONTROLS**

**Ward Systems & Services, Inc.**

**2121 Cee Gee**

**San Antonio, Texas 78217**

**Phone: (210) 824-7683**

**Fax: (210) 824-2123**

**Mobile: (210) 825-2011**

**www.wardsystems.us**

**Erie**

**BELIMO**

**KMC  
CONTROLS**

**Honeywell**

## Vendor Rep Report by Allen Mangrum (aka Turtle)

Well, here we are in August, and boy has this year gone by fast! As I write this, I have some sad news to share. This will be my last letter as your Vendor Rep, as I will be moving back to California to help with my family business and to spend some time with family.

I would like to thank every member of SAABE for your support and help over the last six or so years. I would also like to personally thank Laura, her ladies and the board for all the good advice and friendship you've given me. I've enjoyed serving as your Vendor Rep for many years and look forward to seeing SAABE continue to grow with new direction.

I will check in from time to time and send in periodical updates for those who may be interested. Again, thank you for the opportunity to serve you and be a part of one of the most successful organizations in Texas! And, as always...keep the greasy side down!!

Allen Mangrum  
Signing off. ❖



**George Worth**  
**Pump & Motor Service**

SPECIALIZING IN REPAIR AND INSTALLATION OF  
PUMPS AND MOTORS

GEORGE WORTH, REPAIR SPECIALIST

PHONE: 210.248.4241      22144 HIGHWAY 46 WEST  
FAX: 830.980.8515      SPRING BRANCH, TEXAS 78070  
EMAIL: GZWORTH@AOL.COM

**DIMENSIONS**  
contracting

**YOUR VISION  
IS OUR CHALLENGE**

Ranked 85-Largest San Antonio Interior Finish-Out  
Contractors-2007 Book of Lists

Dimensions Contracting | 19815 Batts | San Antonio, TX 78217 | 210.229.1388  
General Contracting • Interior Finish Out • Renovations • Construction Management

## When Power Goes Out...

Ensure You Have Reliable Backup Gensets Fast!  
Sales • Service • Rental



- Rental Gensets
- Rental Chillers
- Standby Gensets
- Service & Maintenance

**HOLT**  
POWER SYSTEMS

**CAT**

www.holtcat.com

Tom Tarbox Over 600 kW 210-648-8874	Jason Tarbox Rental Power 210-648-8947	Ed Moseley 8 kW to 600 kW 210-648-8407	Rita Munoz Service & Maintenance 210-648-8356
---	--	--	---



# We're Making It Easier To GO GREEN!



## **PAVECON Ltd. Is Pushing GREEN**

Pavecon is big on recycling jobs, whether for a patch repair or a total recycle job. Pavecon has taken the challenge to help our environment in every way possible. One way is by becoming one of the leading recycling companies of asphalt and concrete in the Southwest, and by extending that commitment to our customers.

Pavecon grinds up the old asphalt and existing soil and then remixing it with Portland cement. The end product is a strong, long-lasting base, with a new asphalt surface to support various types of traffic.

Other by-products are also used, resulting in less haul-off or land fill refuse. Many times, excess material is reused on-site or moved to other sites to be used as base material on other Pavecon jobs. Concrete is another material that gets reused in Pavecon's "Go Green" approach. Concrete that has been removed from the job is taken to specified crushers where the material is crushed into a usable base material.

Pavecon is always thinking of our environment. When asphalt paving repair jobs are specified to be removed, Pavecon makes sure the old asphalt goes back to asphalt manufacturers to be recycled into new asphalt mix called "RAP". Remember, it is our planet, and we all need to work to keep it "GREEN."

**Call David Harding Today 210.669.3639 (cell) or  
210.798.1111 (office) or e-mail him at davidh@pavecon.com**

**The Experts In Repairing Existing Concrete and Asphalt Paving**

*Pavecon is a member of*

# PAVECON



**DALLAS • FT. WORTH • HOUSTON • AUSTIN • SAN ANTONIO**

## Education Corner

### Maintenance Planning and Scheduling

- Sponsored by American Trainco
- August 23-24, Holiday Inn Express Airport North, San Antonio
- Cost: \$985 (for both days)
- For more information, visit [www.americantrainco.com](http://www.americantrainco.com).

### Technical Project Management

- Sponsored by American Management Association
- August 23-25, Hilton Houston Westchase, Houston
- Cost: \$2,095 (for all three days)
- For more information, visit [www.amanet.org](http://www.amanet.org).

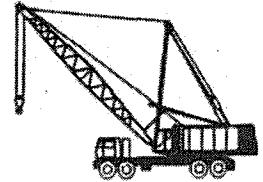
### Making the Transition from Staff to Supervisor

- Sponsored by American Management Association
- August 26, Norris Conference Center, San Antonio
- Cost: \$99
- For more information, visit [www.careertrack.com](http://www.careertrack.com). ❖

## HOWELL CRANE & RIGGING, INC.

**AUDIE HOWELL**  
Vice President  
PHONE (210) 661-8285  
FAX (210) 661-7683  
MOBILE (210) 862-5301  
1-800-438-9814  
HOME (210) 649-3726  
email: [audie@howellcrane.net](mailto:audie@howellcrane.net)  
24-HOUR SERVICE  
CRANES 15 TO 500 TON  
P.O. BOX 200576  
SAN ANTONIO, TEXAS 78220

**#1 in SAFETY!**



## Job Openings

There are several job openings currently listed on the SAABE website ([www.saabe.org](http://www.saabe.org)). Visit the site for full details.

If you have job openings, please forward them to [laurabray@braycommunications.com](mailto:laurabray@braycommunications.com) for posting. ❖

**TD Industries**

Austin • Dallas • Fort Worth  
Houston • Phoenix • San Antonio

The advertisement for TD Industries features a logo at the top consisting of three stylized human figures in a row, with the company name 'TD Industries' below it. The background of the ad is a black and white photograph of a large construction site. A prominent feature is a tall, lattice-boom crane with a long horizontal jib extending over the site. The crane is supported by a complex system of cables and pulleys. In the background, there are various industrial buildings and structures under construction. At the bottom of the ad, the company's regional offices are listed: Austin, Dallas, Fort Worth, Houston, Phoenix, and San Antonio.

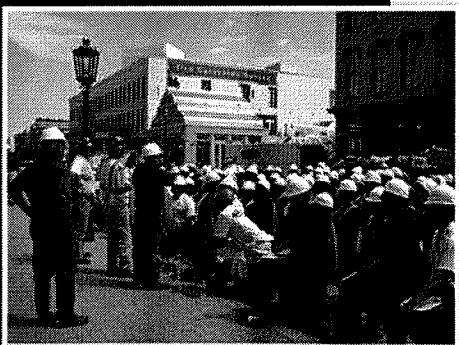
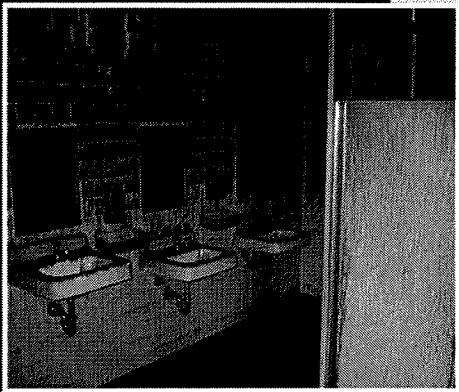
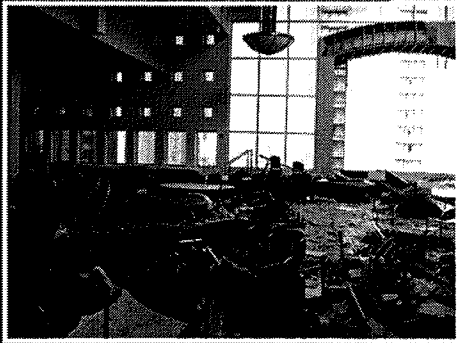
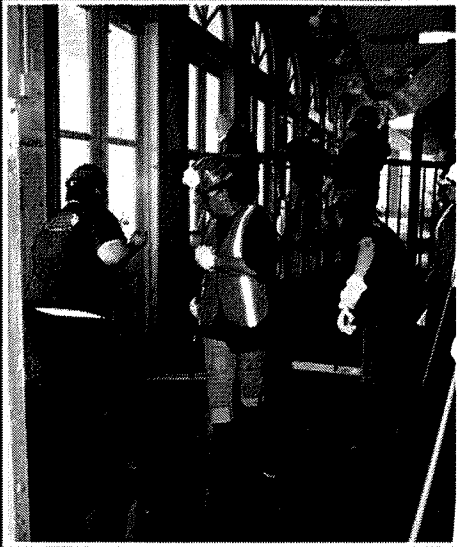
### LIFECYCLE SOLUTIONS FOR SUCCESSFUL BUILDINGS:

New Construction  
Design Build  
Renovation/Upgrade  
Building Commissioning  
24 Hour Service  
Facilities Management  
Preventive Maintenance

### SYSTEMS:

Mechanical  
Electrical  
Plumbing  
Process Piping  
Refrigeration  
Building Integration Systems

210 656 5511 voice  
210 656 3613 fax  
[www.tdindustries.com](http://www.tdindustries.com)



## Be Proactive. Be Prepared.

Is your company prepared should a disaster strike?  
Will you be *action* oriented or *reaction* oriented?

Last-minute decisions in the face of a disaster are almost certain to increase both the time and the cost of recovery. Disaster planning offers you the opportunity to make calm, well-considered decisions prior to a critical event. Plans will vary widely from one organization to another. Let Blackmon Mooring assist with prioritizing your company's needs.

Establishing your company and facilities as a Priority Customer with a Response Service Agreement can give you peace of mind that should a disaster strike, Blackmon Mooring will be there to assist in reducing business interruption and mitigating costs.

### Response Service Agreement benefits:

- No cost or contractual obligation
- 24/7/365 Emergency Response
- Priority Response in the event of a community-wide disaster
- Pre-registration of your facility's "vital statistics" for customized, more efficient disaster response
- Priority Response Consultant and Project Coordinator assigned to your account

**Vanessa Rodriguez**  
Priority Response Consultant  
Blackmon Mooring of San Antonio  
**210.249.1496 cell**  
vrodriguez@blackmonmooring.com

**1.877.730.1948**  
www.blackmonmooring.com

## SAABE August Last Thursday Training Seminar

Save the date for this month's Last Thursday Training Seminar. The topic is "McQuay Magnetic Bearing Chillers," and the presenters will be Sid Hebert with Gillette Air Conditioning and Mike Donovan and Mark Pickett with Heat Transfer Solutions. Gillette Air Conditioning is this month's training seminar sponsor.

**Where:** First National Bank (6243 IH 10 W)  
Fourth floor conference room (next to deli)  
**When:** Thursday, August 26, 11:30 am - 1:00 pm  
(Lunch provided by Gillette Air Conditioning)

Gillette Air Conditioning was founded in 1959 and has developed into one of the largest service and construction companies in the San Antonio and Central Texas trade area. Their areas of specialization include air conditioning, heating, refrigeration and boilers for commercial and industrial facilities. And, Gillette Air Conditioning received the 2010 Contractor of the Year Award from "Contracting Business" magazine.

For more information about Gillette Air Conditioning, contact Sid Hebert at (210) 735-9235 or sh@gillette-ac.com. Or, visit their website at www.gillette-ac.com.

The seminar is open to **SAABE Engineers and their assistants only**, and there is no cost to attend. There is a limit of 25 attendees.

If you are coming, please email mgoff@braycommunications.com. Please RSVP by Wednesday, August 25 so we know how many lunches to order. If you RSVP and cannot attend, please call Melodie Goff at (210)408-8135 so she can move someone off the waiting list.  
❖

**ADVANCED  
DOOR CONTROL**

*Automatic Door Sales and Services*

**"Specializing in:  
servicing and installing  
automatic  
swinging/sliding/revolving doors"**  
*same day - 24 hour service*

**www.advanceddoorcontrol.com**  
**(210)341-1084 fax: (210)344-1079**

**ADVANCED  
DOOR CONTROL**

## Fountainhead Business Park II Becomes First Existing San Antonio Office Building to Earn LEED Silver Certification

Grubb & Ellis Realty Investors LLC announced that Fountainhead Business Park II, a three-story office building, has earned LEED® Silver (Leadership in Energy and Environmental Design®) certification from the U.S. Green Building Council®, the nation's foremost authority on environmentally responsible building practices.

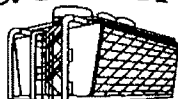
The designation makes Fountainhead Business Park II the first existing office building in San Antonio to earn LEED Silver certification.

Retrofitting the building involved changing the type of lighting used as well as the cleaning supplies, which must be environmentally friendly. New building materials must be green and the sole tenant, Genzyme Corp., must incorporate recycling into its waste removal process.

The Grubb & Ellis team consisted of Daryn Mieure, Senior Portfolio Manager, Mark Upton, Regional Manager - Engineering, Cindy James, RPA, Property Manager, SAABE member John Cauley, Building Engineer and Daphne Shepard, Administrative Assistant.

Onsite Property Manager, Cindy James, RPA received SAABE's "Manager Highlight" award for her support of her staff and all of her hard work during her building's LEED certification. ❖

**ROY C. GARRETT, INC.**



**COOLING TOWER SPECIALISTS**  
TACLA27282E

**Tom Dreher**

Office: (210) 659-6701  
Fax: (210) 658-0627  
tom.dreher@roycgarrett.com

P.O. Box 569  
411 FM 1103  
Cibolo, TX 78108

## July Lunch Summary

by Curtis Thompson

We live in an energy hungry world, so an investment in chiller efficiency can reduce your energy consumption.

With a little ingenuity, Johnson Controls discovered how to put their already efficient centrifugal chillers on a stricter diet. They began with the driveline and utilized a permanent magnet motor and active magnetic bearing technology to eliminate mechanical contact losses associated with oil lubricated bearings. As a result, the YMC2 chiller offers 10% better efficiency than conventional, variable-speed centrifugal chillers.

Then, they improved the efficiency of their Opti Speed variable speed drive and enhanced the efficiency of their evaporator with an advanced falling film design. But, they kept the features that always made York chillers so efficient - like an optimized centrifugal compressor that can take advantage of the

low-temperature tower water to save energy. And, their proprietary capacity control logic which continually analyzes and adjusts the chiller's operations to ensure optimum performance.

When you weigh your chiller options, you will find that the YMC2 chiller offers the best real-world efficiency in the market place. Plus, this chiller is super quiet.

If you would like additional information about the YMC2 chiller or other Johnson Controls products, please contact Peter Smith at (210) 383-1996 or [peter.a.smith@jci.com](mailto:peter.a.smith@jci.com). Or, visit their website at [www.johnsoncontrols.com](http://www.johnsoncontrols.com).

A special thank you from SAABE to Johnson Controls for all the great info! ❖

LEED Certified  
Engineers



### Texas Best Mechanical, Electrical and Plumbing Building Solutions Provider



**BRANDT**

[branteng.com](http://branteng.com)

- **24 Hour Service**
- **Preventive Maintenance Agreements**
- **HVAC Tenant Finish**
- **System Design & Construction**
- **Equipment Replacement/Retrofits**
- **Green Technologies**
- **Building Automation**
- **Now Offering Plumbing Service**

6023 Corridor Parkway, Suite 100, Schertz TX  
Office (210) 599-8120 Fax (210) 599-7921

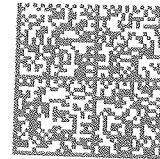
TACLA000745C


M-19078

Austin Dallas Fort Worth San Antonio Waco



SAABE  
 PO Box 781261  
 San Antonio, TX 78278



UNITED STATES POSTAGE  
  
 02 1M \$ 00.61<sup>0</sup>  
 0004281894 AUG 17 2010  
 MAILED FROM ZIP CODE 78229

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

**SAABE TIMES**  
**August Issue**

**Final Thought:**

*"In skating over thin ice, our safety is in our speed."* - Ralph Waldo Emerson  
 (1803 - 1882)

**2010 Board of Directors**

Charles Mikolajczyk, Jr., CBE-M President	341-0828
Mike Halvorsen, CBE-M 1st Vice President	669-3929
JR Uresti 2nd Vice Pres./BOMA SA Representative	496-7400
Curtis Thompson Secretary	557-9977
Michael Copp Treasurer	223-5700
Randy Cummings Pro Tem Vendor Representative	490-2777
John Leifester Education Director	771-7081
Kendal Langenberg Membership Chair	885-5194
Bob Beal Past President	830-868-4749

---

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

**Next Meeting:**

**Wednesday, August 18**

**"Domestic Water Pressure Booster Savings Opportunities with Variable Speed Drives"**

**Sponsored by Mechanical Reps, Inc.**

**Upcoming Program:**

**Wednesday, September 15**

**Sponsored by Trane**

---

The SAABE Times is edited by Bray Communications.