



S.A.A.B.E. TIMES

A Publication of the San Antonio Association of Building Engineers

September, 1998

Mark Your Calendar —

Variable Speed Controls

Boston Fincor is a major manufacturer of variable speed drives and controls. The topic for September's General Membership Meeting will be "The benefits of adding variable speed controllers to your air conditioning and compressorized equipment."

The speaker for the September meeting will be Phil Groff, Industry Market Manager with Boston Fincor. Phil has an extensive history with variable speed drive applications, and has been with the Fincor company for 34 years. Phil is an Electrical Engineer and has served Fincor in several capacities ranging from Engineering to Sales and Marketing.

Service Tech Supply is a San Antonio based wholesale distributor of heating, ventilation, air conditioning and hydraulic equipment. In operation since 1988, the company specializes in the commercial, institutional and industrial trade. Service Tech has been a member of SAABE since 1993.

Building Engineer of the Year

Ballots have been counted and we have a winner! Come to the September General Membership Meeting to see who will receive a certificate, plaque and a check for \$100.00 attesting to their recognition as the best in the business! This year's nominees are:

- Phillip Anderson
- Robert Andrews
- Danny Gonzales
- Jimmy Gonzales
- Tom Lasater
- Charles Mikolajczyk
- Carl Montgomery
- Elena Morgan
- Paul Thompson

Education Corner

By Mike Lusk

Upcoming Seminars

The "Changes in the 1999 NEC," by Summit Electric. San Antonio, TX, November 4, 1998. 1-800-225-7858.

"Maintaining and Troubleshooting Programmable Controllers," by Wright State University. San Antonio, TX, December 3-4, 1998. \$595.00. Enroll three and send a fourth free. Call Heather Copas, (937) 775-1100.

A comprehensive five-day training program for energy managers presented by the Association of Energy Engineers. Dallas, TX, November 16-20, 1998. CEM exam available last day of seminar, but must register by October 9. \$1395 for non-members. Members, government and non-profit \$1150.00. Call (770) 925-9633.

National Technology Transfer (NTT) Seminars. Contact Alex Black at 1-800-922-2820:

"National Electric Code 1999." San Antonio, TX, November 17-19, 1998. \$985.00

"Understanding the basics of Building Inspection." San Antonio, TX, October 29-30, 1998. \$595.00

"Refrigeration and Air Conditioning." San Antonio, TX, November 10-12, 1998. \$985.00.

"Shaft Alignment Procedures and Techniques for Rotating Shafts. San Antonio, TX, September 17-18, 1998. \$695.00.

"Mechanical Drives," San Antonio, TX, September 15-17, 1998. \$985.00.

"Understanding Programmable Controllers," San Antonio, TX, October 13-15, 1998. \$1195.00.

I also have listings of seminars in other cities if anyone is interested. Call me at 340-2533.

Above the Ceiling

by Paul Thompson

The Trade Show is Coming!

October 15, 1998, from 4 p.m. - 8 p.m. at the Airport Convention Center, the annual SABOMA/SAABE Trade Show will be here! Once again, this is your chance to meet with fellow building engineers, managers and vendors to the industry showing all their latest products. This is always a real good show *and* our major moneymaker for the year. Come on down and maybe even dress up for "Hooray for Hollywood."

The booths are gone, but there are still tables available for purchase — \$300.00 to members; \$400.00 to non-members. Remember, if you are not yet a SAABE Associate Member (vendor), \$80.00 will get you a membership through the rest of the 1998 calendar year *and* get you into a Trade Show table at the reduced member rates! Such a bargain! Even if you are not planning to have a table or booth at the show, we could still use your donations towards food and/or prizes. Everyone who contributes will be recognized.

Does everyone remember the great table that SAABE had at the show last year? We gave out SAABE caps, pens

and lottery tickets and had a great time. But that doesn't happen unless we *make* it happen. This year, Mike Halvorsen (241-4440) has volunteered to head up the SAABE Table Committee — he'll need some help. Call him up to volunteer or sign up at the next meeting. We'll need ideas, decorations and people to set up and man (person?) the table. Y'all come on down!

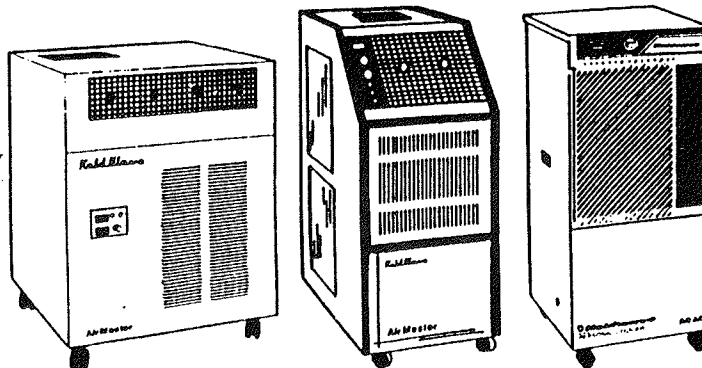
Maintenance Electrician Countdown

The clock is ticking on your ability to grandfather this important license. As you all know, the City of San Antonio requires that you work 8,000 hours (roughly four years) under either a Maintenance Electrician, Master Electrician or licensed Professional Engineer in order to qualify to test for the Maintenance Electrician. However, through October, 1998, the city will accept applications from people who *don't* meet these criteria, provided they can show at least 16,000 hours in the maintenance field doing electrical work. Time's a wastin'. Call Patrick Poloskey (207-8286) or Valerie Gleason (213-5808) with the Electrical Inspector's office for more information.

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Roofing Warranties: Who Do They Really Protect?

by David Webb, Cram Roofing Company

There is a popular belief among many building owners and managers that having a roofing warranty is similar to having an insurance policy for the building. The unfortunate but prevailing thought is that should any problem occur during the warranty period, the event would be automatically covered under the roofing warranty. The reality is that while some events may be covered under a warranty, other events may not be covered.

How can this be?

Generally speaking, roofing warranties are written by lawyers to keep roofing manufacturers out of trouble. The answer is in the fine print.

One type of roofing warranty is described as a "Limited Material" warranty. These types of warranties basically say that a roofing material which is covered under the terms of the warranty will weather for a specific period of time. The manufacturer usually will provide new materials to replace any material which is proven to be defective, and the manufacturer becomes the judge of failed material should there be a claim. Should new roofing material be provided under the terms of the warranty, no provision for cost of installation of the new material is made by the manufacturer so any expense relative to installation is borne by the owner.

"Material Only" warranties generally have no cost or expense on the front side, but they can be very expensive should there ever be a problem.

A better type of warranty for the owner is the "Labor and Material" type warranty. This type of warranty *generally* states that if there is a roof leak during the covered warranty period, the roofing manufacturer is responsible for having it repaired *if certain conditions have been met during the warranty period by the building owner*. The "if" section of the roofing warranty is the "exclusion" section of the warranty.

When scrutinizing the roofing warranty, carefully evaluate the warranty exclusions and compare warranties of different manufacturers. Some exclusions to consider...

1. What is the wind exclusion and how is it defined? Is there a defined miles per hour rating or is there some ambiguous term such as "windstorm" or "gale"?
2. Are there any components of the roofing system which may be excluded, such as metallic flashings, roofing insulation, or fasteners?
3. Who is authorized to perform work on the roof should it be required?

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4. What are the reporting requirements (time) to the manufacturer should there be a problem?

5. What maintenance is required by the manufacturer to keep the warranty in effect?

How do you protect yourself and your owner? Know what to look for in a warranty and ask questions!!! When the roofing contractor is submitting the roofing proposal, ask...

1. Are you a certified installer who can get a warranty? Can you provide documentation from the roofing manufacturer?
2. Will you provide a copy of the proposed warranty before the contract is awarded?
3. How long have you been installing the proposed roofing system?
4. What, if any, involvement will be made by the manufacturer during or after the project?

Obviously, roof warranties are not as simple as they might first appear and much more could be said. Should you have any questions regarding warranties or any other roofing issue, feel free to call our office at 694-7815.

Above the Ceiling

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Dues Rate Changes

Regular and Associate Member dues for 1999 will remain unchanged at the current price of \$130.00. These changes, however, were approved at the last Board Meeting:

- Individuals paying from July 1st through September 30th will pay \$80.00. This will give you SAABE membership through the end of the year.
- Starting October 1st, for the \$130.00 rate you will get the remainder of this year and membership through all of next year — up to 15 months for the price of 12!

Bits and Pieces —

On August 25th, SAABE presented the Christian Senior Services with a check for \$1,500.00 to be used to buy fans. These should be of benefit for years to come. SAABE would like to also salute SABOMA for their donations of school supplies to the Children's Shelter at their "Back to School" party held August 8th. Way to go!

Have you SEEN our new DIRECTORY? We started passing them out at the last meeting and have had lots of

positive comments since then. We will pass more out at our September 16th meeting, the remainder will be mailed. Thank you, Lynn, and everyone who made this happen!

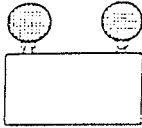
Is everyone getting settled in your new *jobs* yet? I can't believe the turnover last month. Talk about making our Directory obsolete already....Wish you all the best in your new digs!

Thanks to René Garcia and Stanco Plumbing Specialties for last month's great presentation. Just a reminder to all to use SAABE vendors when you can. It makes it easier knowing that there are qualified people like René out there that can help us. Don't even THINK of retiring!

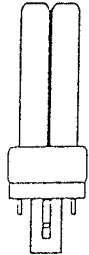
Elections coming, nominations in November. Ready to throw your hat in the ring? Think about it.

Fall is coming, do you feel the change? Low 90s instead of high. AC is breathing easier.

The White House is in a scandal, the Japanese economy is staggering, Russia is in a crisis, but Mark McGwire just hit 62! Show us how it's done!



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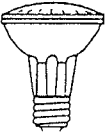
Energy Audits

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Lighting Fixtures & Replacement Parts

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Keyed Up On Lock History! (Part One of Two)

Have you ever wondered where, when or who pioneered the locks on our doors. Well, here is the "Reader's Digest" version for the sake of not turning in another four-part Tech Talk.

It is generally believed that the carpenter's lock was probably the first lockset made in America. This lock was mostly produced on an individual basis for specific building owners. The first lockset manufactured by a company in large quantities was probably built by the F.T. Stanley Co., which was formed in 1831 by Frederick T. Stanley. Stanley was born in New Britain in 1802, settled in Fayetteville, NC, where he worked in the mercantile business. In 1831, he formed F.T. Stanley Co., the first lock manufacturing company in New Britain.

In 1839, he joined with Henry E. Russell to form Stanley, Russell & Co. Stanley left New Britain and the company in 1841 to travel throughout the South selling hardware. At that time Russell took on a new partner, Cornelius B. Erwin, to form the Russell & Erwin Co., which is now known as Russwin. Erwin had previously worked for the North & Stanley Co. and his own company, Erwin, Lewis & Co. Erwin served as president of Russell & Erwin until his death in 1885 (at which time he left an estate valued at \$1,087,000, which he left for educational, institutional and public charity).

Stanley had established many important business contacts when he returned to New Britain in 1843. Upon his return, he teamed with his brother, William, to start manufacturing locks as well as chest and coffin hardware in a small shop. The company prospered with William's ability in production and Frederick's selling abilities. In 1852, with a capital of \$30,000, the Stanley brothers formed a new corporation — Stanley Works. This company became one of the largest hardware companies in the United States. The company prospered. In 1871, when New Britain became a city, Frederick was elected its first mayor. Frederick Stanley died in 1883 at the age of 81.

Beginnings of an Industry

The door and hardware industry began to take off with the forming of door and hardware companies by several well known names. Phillip Corbin was one such individual. He was born in 1824 and grew up in Connecticut. At 19, he went to New Britain to work first for Matteson, Russell & Co. and then for North & Stanley Co., where he learned the art

of lock making from Stephen Bucknall, a lock contractor who learned the trade in England. In 1849, Corbin founded Doen, Corbin & Co., with Edward Doen. This company manufactured hinges, brass flush bolts and related items.

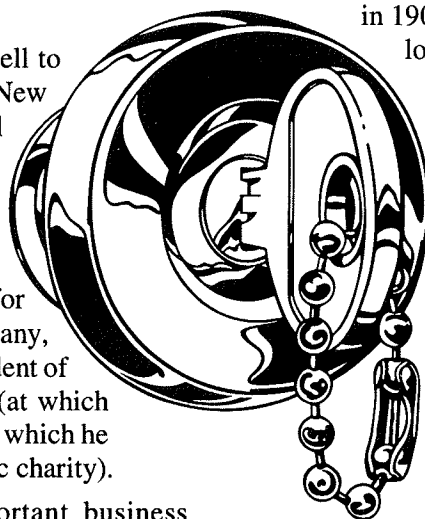
In 1852, Corbin formed a partnership with his brother, Frank, to found the successful P&F Corbin Co. P&F Corbin was so successful that they began paying their employees weekly instead of monthly in 1879. Also in 1879, the plant had grown in size and the product line expanded to include a complete line of builders' hardware. The company also produced all of the locks and ornate hardware for the Connecticut State Capital building. P&F added the famous "Corbin master ring cylinder" to its mortise locks line and

in 1900 was the first company to produce the "unit lock," a revolution in door locks that required only cutting a notch in the door to install a factory preassembled lock. In 1902, P&F Corbin and the Russell & Erwin Co. Merged and formed the American Hardware Corporation where Corbin served as president. He died in 1910 at the age of 86.

Another recognizable company got its start in the mid 1800s under the leadership of Joseph Sargent. Sargent was born in Leicester, MA in 1824. In 1854, Joseph and his brother, Edward, formed the Sargent & Brother Co., in New York City. Together they worked as sales agents for several companies including Peck & Walter Mfg. of New Britain. When P&W failed in 1857, Joseph Sargent, a stockholder, purchased the assets and formed the J.B. Sargent & Co. in New Britain. In 1865, he moved the company to New Haven, CT and changed the company name to Sargent & Co. The company's sales office in New York served as the sales agent for Mallory, Wheeler & Co., a lock manufacturer. In 1870, Mallory, Wheeler & Co. set up its own sales office in New York City. At that time, Sargent & Co., which manufactured carriage and coffin hardware, began making locks and builders' hardware. In 1900, Sargent & Co. employed 2,000 workers in its greatly expanded plant on Water Street in New Haven. Joseph Sargent died in 1907 at the age of 89.

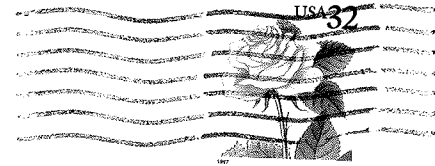
Next Month: Pin tumblers, removable cores and more.

"THE CHARLIE"





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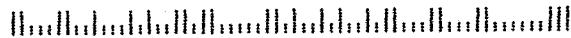


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S.A.A.B.E. TIMES
September Issue

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Membership Luncheon
September 16, 1998

Time: 11:30 a.m.

Location: Tex's Restaurant
in the Airport Hilton

Topic: Variable Speed Drives

Sponsored by: Service Tech Supply

Speaker: Phil Groff

Upcoming Luncheon:

October 21: CPS on Electric Power
Deregulation

November 18: Attorney, Gay Gueringer

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