



# S.A.A.B.E. TIMES

A Publication of the San Antonio Association of Building Engineers

March, 1999

## Mark Your Calendar —

### **The Care and Feeding of Marble... Granite... Limestone...**

The stone floors and walls of a building are a major component of its first impression. Are they dull? Damaged? Or just dirty? John Gormley of Stone Care of Texas is a man with all the answers. He will present the March Program for SAABE and will address specific solutions to the problems unique to natural stone.

Stone Care of Texas performs stone restoration, cleaning and sealing all over Texas. Its branch offices include San Antonio, Austin and the newest one in Atlanta, Georgia.

John Gormley, owner of Stone Care, has been in the stone and service business for 25 years. He has worked with major management companies and high profile individuals in their stone needs. John and his highly trained technical managers also do consulting work worldwide in the restoration and sealing of stonework. They are also involved in insurance consulting.

Be sure to look at John's amazing before and after photos of work that has been done on marble, granite, limestone, slate and other types of architectural stone. He'll also have some actual samples of damaged and restored stone.

*We'll see you there!*

**Note:** 1999 Luncheon sponsors will receive three free business card-size ads in the SAABE newsletter. To arrange for your sponsorship, contact Mike Alvarez at 824-7683.

## Education Corner

*by Mike Lusk*

Not much going on in the education corner this month. Besides, the weather is too nice to be thinking about studies. It's time for spring break instead. You know — beer, beaches, babes, beaus (for you ladies), boats, etc. Next month I will try to get back to ACCD/St. Philips to see what they have going on. Don't forget, if you need packets to enroll in the BOMI courses (SMT, SMA), Lynn Forester is the local purveyor of the material. Her phone number is always listed on the back of this newsletter. We are still working on updating the CBE program, so don't give up hope.

### **Some upcoming seminars by NTT (1-800-922-2820)**

- Introduction to the National Electrical Code, San Antonio  
March 16-19, 1999; \$985.00
- Plumbing Codes and Standards, San Antonio  
March 29-30, 1999; \$695.00
- Understanding Programmable Controllers, San Antonio  
April 27-29, 1999; \$1,195.00
- Refrigeration and Air Conditioning, San Antonio  
May 4-6, 1999; \$985.00
- Industrial Electricity, San Antonio  
May 25-27, 1999; \$985.00

## Put Classifieds to Work For You

If your company has an open position, please contact the SAABE office at 521-8838 to place a classified ad in the newsletter, free of charge. All we need is a short description of your requirements and your fax number for responses.

For those building engineers seeking employment, the SAABE office will hold resumes and distribute them as positions become available. This service is absolutely free to members and all resumes will be handled confidentially. To take advantage of this opportunity, please call the SAABE office.

# Above the Ceiling

by Paul Thompson

## Get Back Up On Your Hind Legs!

When I was in Junior High, me, Bruce, Mike and some other guys used to shoot up rockets at the old airport. We'd countdown, push the button and watch our single-engine wonders leap for the sky. Seconds later, the chute would pop open and we'd begin our half-mile chase. Then one day, I launched my first three-stage. Bigger, taller and more difficult to build. It was a beauty! But it was disappointing at first. The first stage barely took it 15 feet off the ground — not the hundreds we were used to. The second stage really got it going, though — took that heavy bird way up there. But when that last stage lit, man...it was like nothing we'd seen before. When those chutes finally opened it was almost out of sight!

Working in a high-rise penthouse, hundreds of feet in the air, view for miles. Everything high-tech; computers zipping info around at the speed of light; communications making someplace at the other end of the world seem like next door. Even your building is "smart" — pull up the status of the HVAC system, security, fire alarm, etc., on a screen and make changes with the click of a mouse. But somewhere, deep below the street level, lies a place that the tenants have never seen. Down where the great holes were bored to solid rock. Where heavy steel re-bar was bound forever with tons of concrete to form an unshakable foundation. Down where the roots are...

Grandma was not the honey-sweet, I-just-baked-some-cookies type you see in some movies. She was tough. Grew up the hard way — calluses on her hands, calluses on her heart. Came from a broken home,

rode Harleys and raced the cops to the county line when she was young. Autoworker at Ford. Moved with Bill to the north country in '45 and started farming 160 acres while working to pay it off. Lots of work, little pay, long hours. But it was a life she wanted. Times were good.

But Grandma was destined to outlive her husband. Bill passed almost thirty years ago and she reluctantly sold the farm years later — two things she never really got over. Tried moving south for awhile, but it didn't work out, so she bought a little house in town not far from the farm. It gets cold in that part of the country (I've seen it freeze in July) but she knew how to run the snow blower. Worked as a nurse's aide, cook, did gardening, sewing and still did volunteer work when she should have been the one getting the help. And though her health deteriorated towards the end, she kept her independence. She was still taking care of her little house when she died at 89.

Every rocket that heads for the stars had a first stage that broke it free from the earth. Every building that reaches for the sky has a foundation rooting it to the ground. And all of us here today had someone who came before us, someone with a backbone of steel to do the heavy lifting. Someone who helped get us where we are. Someone who showed us how it's done.

Here's to a life lived long, a life lived well. We'll remember you, Grandma.

*Marian L. Willett*

*December 21, 1909 — February 19, 1999*



## Employment Opportunity

- ONSITE is looking for plant operators with knowledge of HVAC, medical gas outlets, centrifugal chillers and general hospital plant operations. Fax resume to Teague Bode at (210) 348-9117.
- Lead engineer needed for high rise multi-tenant office building. Strong background in HVAC, electrical, plumbing, etc. Minimum 3 years of experience. Registered Electrical Maintenance Technician desired, but not required. Fax resume to 829-7140.

# Are Your Building's Y2K Preparations Fail-Safe?

With just 289 days until the new millennium, Year 2000 (Y2K) efforts are reaching crunch time. Property professionals who haven't adequately prepared are scrambling to get their buildings ready by the end of the year, while those who *have* made preparations know there is precious little time to test their systems or create contingency plans.

To help property owners and managers maximize their Y2K preparation and compliance efforts in the time remaining, BOMA International has just published the eagerly anticipated follow-up guide to its highly successful *Meeting the Year 2000 Challenge* guidebook, which has sold over 30,000 copies to date. BOMA's second book, *Y2K<sup>2</sup>: A Contingency Planning and Testing Guide for Buildings*, offers crucial and in-depth guidance in three critical areas:

- How to test building systems to determine if they are Y2K compliant;
- How to develop contingency plans and train property personnel on implementing them; and
- How to work with tenants and other key business partners such as utilities and telecommunications providers.

This second publication provides significant elaboration on the final three steps of the eight-step preparation process that was set out in *Meeting the Year 2000 Challenge* (Anticipate Contingencies, Identify Solutions and Test the Solution). *Y2K<sup>2</sup>* leads the reader through this final sequence of Y2K compliance with the detailed instructions accompanied by 11 valuable appendices that include model testing procedures, equipment checklists, a model contingency plan, sample lease language, Y2K disclosure statements and more. The guidebook also serves as a road map to Web sites with related information and assistance for buildings.

"We have had a tremendous response from owners and managers who are anxious to get their properties ready for the century date change. The closer we get to this immovable deadline, the greater the need to leverage our resources," said W.S. (Bill) Garland, president of BOMA International. "This new guidebook will help prevent Y2K problems with heating, ventilating and air conditioning

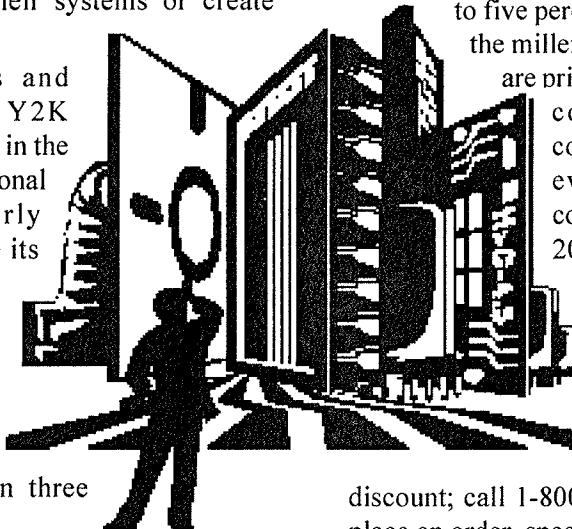
systems, fire and life safety, security, telecommunications and other critical systems, and it will guide property professionals in the implementation of contingency plans...just in case," he added.

BOMA members have reported that, on average, three to five percent of building systems are affected by the millennium bug, making it critical that issues are prioritized, key systems are tested for Y2K compliance, and comprehensive contingency plans are prepared in the event of service interruptions. The consequences of assuming that January 1, 2000 will mean "business as usual" are simply too great to undertake less than a serious and good faith effort.

Single copies of *Y2K<sup>2</sup>* are available from BOMA International at \$49.00 for members, \$69.00 list price. Quantities are offered at a

discount; call 1-800-426-6292 for more information or to place an order, specifying code 164-Y2K2-029. Books can also be ordered on-line at BOMA International's Web site, <http://www.boma.org/toc.htm>.

A series of educational seminars is also underway to train property professionals to implement the guidance in *Y2K<sup>2</sup>*. Twenty-five seminars are currently slated across the U.S. and Canada, with more being added each week. To locate a program in your area, contact <http://www.boma.org/y2kclass.htm>.



## Are You Ready For Y2K?

SAABE has purchased a small inventory of the BOMA publication, "Meeting the Year 2000 Challenge." Members may purchase a copy for \$20 plus tax. To order yours, call Lynn Forester at 521-8838. Be sure to attend our April General Membership Meeting, where the topic will be the Y2K issue as it may affect our properties.

## Welcome New Members

### Regular Member —

#### Equity Office Properties

Representative: Andrew Zaragoza

9901 Ih-10 W, Suite 220

San Antonio, TX 78230

Phone: 561-9270

### Associate Members—

#### Calhoun Electrical Company, LTD.

Representative: Bill Shaw

5320 George Cooper Rd.

San Antonio, TX 78247

Phone: 656-6408

#### Joe W. Fly Company, Inc.

Representative: Richard Strachan

13103 Lookout Ridge #3

San Antonio, TX 78230

Phone: 946-1688

#### Tim Smoot Electric, Inc.

Representatives: Wolfgang Fey & Larry Moore

PO Box 700268

San Antonio, TX 78270

Phone: 496-2004



- Rhondo Jauer is now at NationsBank Plaza.

*If you've been transferred, promoted, or received a new designation, we want to hear about it! Simply call the SAABE office at 521-8838 to have your information included in the monthly newsletter.*

**CRAM ROOFING**  
THE ROOFING EXPERTS

- 48 Hour Leak Response
- All Types of Commercial Roofing
- Preventive Maintenance
- Complete Sheet Metal Shop

**CRAM ROOFING**

5171 Casa Bella • San Antonio, Texas 78249  
(210) 694-7815 • Fax: (210) 694-5584  
Web: [www.cramroofing.com](http://www.cramroofing.com)

**Cite Corporation**

INDUSTRIAL WATER TREATMENT

- Complete Turnkey Service Programs
- Acid And Non-acid Cooling Water Programs
- Local Warehouse And Lab Facilities In San Antonio
- Free No-obligation Cost Analysis Of Your Present System

*Servicing Industrial and Commercial Water Treatment Needs for over 20 Years*

When reviewing your water treatment programs.....  
*be sure to call*  
Perry Wornat or Tom Richardson  
**210-655-6948 or 210-655-1348 (Fax)**

**C**  
Cite Corporation  
San Antonio, Texas

## Owner's Manuals for Buildings

User's manuals would go a long way toward making the concepts behind a building's fire protection systems clear to its owners and occupants.

When we buy a piece of equipment, we typically receive a manual that explains how to use and maintain it properly. The same is often true for fire protection systems; many designers require contractors to provide operating manuals that identify the system's components, explain how to use them, and define inspection, testing and maintenance requirements. But how often does a building owner get a document that discusses the building's overall fire protection features, explains how they operate the building safely, and address the structure's maintenance requirements?

Recently, while discussing means of egress with a group of architects, one of them suggested that building owners need an operating manual that might address occupant load, sprinkler design and structural fire resistance. Many times, a room is shown on the original plans as an area of storage or low occupancy, only later to be used as a conference room without giving consideration to the affected egress capacity. Too many times, you know the overall occupancy load but the occupant load for each room/floor is not provided.

### Sprinkler System Design

Sprinkler system design depends on many factors that can change during the life of a facility. While some of these factors, such as the type of commodity the building contains, are readily apparent, others may not be.

Take encapsulated storage in a warehouse, for example. If the building's sprinkler system was designed to protect non-encapsulated storage, a switch to encapsulated storage can render the sprinkler system design inadequate. Because it isn't always prudent to design a system to the most rigorous criteria, a building's owner and occupants should understand why the system was designed the way it was and what its limitations are. Finally, we must take into account how often modifications negate a building's original structure fire resistance. Projects as basic as replacing a ceiling fan could affect a structure's fire-resistive rating.

We can easily argue that such projects should involve a design professional familiar with the applicable codes. In some cases, however, a building's fire resistance of compartmentation is based on a specific protection strategy or desired level of protection, "and there is no

documentation laying these strategies out." What then? Without a basis-for-design document, any future work in a building will probably be based on current code requirements, which may not be consistent with the original design concepts.

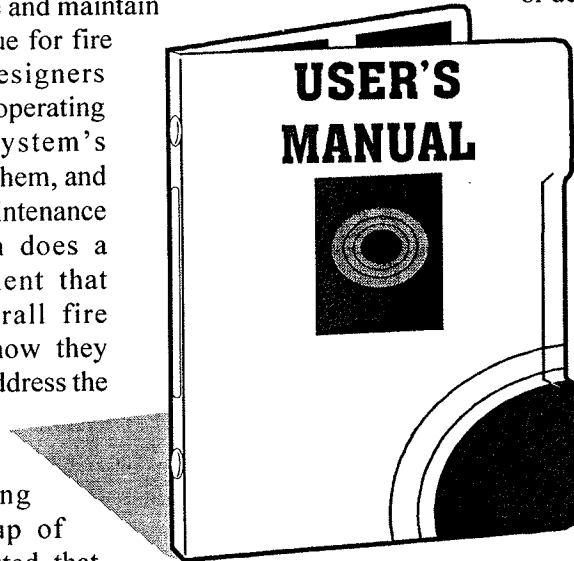
When a building is designed, the emphasis is too often placed on the documentation necessary to obtain the required permits and begin construction. However, design professionals should also provide, and building owners should require, documentation that identifies a building's fire protection features and

outlines the basis for their design. These documents should be written in a way that allows building owners to understand the structure's fire protection concepts.

This type of documentation is particularly critical for designs using equivalencies of alternative approaches and for those incorporating performance-based design concepts. Why? Because buildings designed to meet prescriptive code requirements can always be evaluated against the code, but prescriptive code requirements won't apply to performance-based designs. For example, reducing the width of a staircase to a prescribed minimum may not be adequate if the original design was based on a calculated egress time determined using specific fire scenarios.

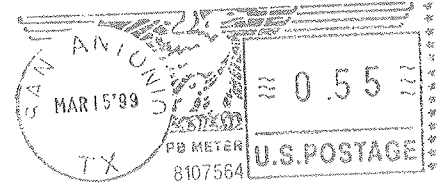
In the end, adequate fire protection boils down to understanding why fire protection systems are designed the way they are and what can happen if their components change in any way. If a building owner knows why something has been designed the way it has, they will be less likely to make arbitrary changes to the building, its protection systems, or its contents. Providing user's manuals for building protection systems would go a long way to making these concepts clear.

*"The Charlie"*





**San Antonio Association  
of Building Engineers**  
P.O. Box 691861  
San Antonio, TX 78269



Charles H. Mikolajczyk, Jr., CBE  
Trammell Crow Company  
8000 IH 10 W, Suite 250  
San Antonio TX 78230

**S.A.A.B.E. TIMES**  
**March Issue**

**Y2K**  
**289 Days And Counting...**

### 1999 Board of Directors

Paul Thompson, SMA <i>President</i>	524-9285
Elena Castillo <i>1st Vice President</i>	341-0064
Tom Lasater <i>2nd Vice President</i>	828-9829
Mike Halvorsen, SMA, CBE <i>Secretary</i>	241-4440
Rhondo Jauer <i>Treasurer</i>	271-9813
Mike Lusk <i>Education Director</i>	340-2533
Mike Alvarez <i>Vendor Representative</i>	824-9581

Lynn Forester <i>Association Coordinator</i>	521-8838
---	----------

### Membership Luncheon March 17, 1999

**Time:** 11:30 a.m.

**Location:** Tex's Restaurant  
in the Airport Hilton

**Topic:** The special needs  
of natural stone flooring

**Speaker:** John Gormley, Owner,  
Stone Care of Texas

**Sponsor:** Stone Care of Texas

Upcoming Luncheon:

**April 21: Y2K**

The SAABE Times is produced monthly for the San Antonio  
Association of Building Engineers by:



210-340-5454  
email: [inkspot@onr.com](mailto:inkspot@onr.com)