



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

August 2002

Mark Your Calendar—

JOIN US FOR OUR AUGUST LUNCHEON

Sponsored by
Holt Power Systems

Please join us on Wednesday, August 21 at the Old San Francisco Steakhouse for our monthly membership luncheon, sponsored by Holt Power Systems.

The topic will be preventive maintenance for emergency generators. We will discuss governing authorities and maintenance requirements. There will be time for questions and answers at the end of the presentation.

School is about to start—bring a donation of school supplies for our adopted school, Sam Rayburn Middle School, and help some needy kids!

Speaker

Todd Moseley has been a Product Support Sales Representative for Holt Power Systems for two years. ❖

Education Corner

By Kenny Aguilar

APHCC of Texas Continuing Education Schedule

San Antonio (Stricker), August 17 and 31.

San Antonio, evening (Sampson), September 17 and 18.

Contact David Palacio at APHCC for class locations at (800) 831-9313.

TACCA Mold Conference

September 24-25, Arlington. Cost: \$195. Call (210) 682-7744 or (800) 998-4822 for more information.

Palo Alto Fall College Classes, instructed by David Geaslin

Principles of Managing Maintenance (16 Weeks): A Total Immersion in the Management of Maintenance

Monday nights, August 26-December 15, 6:30-9:15pm. Course: BMGT 1395, call #11632, section 200. Cost: \$107.85 for Continuing Education.

Directing Maintenance (16 Weeks): A Study in the Maintenance Control Function

Tuesday nights, August 27-December 16, 7:00-9:45pm. Course: BMGT 1395, call #11633, section 200. Cost: \$107.85 for Continuing Education.

For more information, visit www.geaslin.com/managing_maint.htm.

The courses are also listed in the Palo Alto College Bulletin: Summer Fall Class Schedule 2002 on page 73. ❖

Email Addresses

Send your email address to laurabray@braycommunications.com to receive the latest news! ❖

We need meeting sponsors! Associate members can sponsor a SAABE luncheon and provide a speaker on your field of expertise. It's a great way to show off your knowledge and experience to the SAABE membership.

Sponsorship cost is \$500. Please contact Mike Alvarez, Vendor Representative, at 599-6120 if you would like to sponsor an upcoming meeting.

A Message from the President

by Elena C. Castillo

School's Back In Session

The time has come to relax and not worry so much about our kids staying home alone or at the daycare: they are back in school. Or maybe we should worry more... Children are carefree spirits—they love life, run all over the place, laugh, play, AND they usually don't watch for cars speeding down the 20-miles-per-hour school zones on their way to school.

It is up to us as parents and adults to educate our children about looking both ways before crossing streets. It is up to us, as well as other members in our household and work areas, to heed speed limits in and around the schools. With the increased traffic all around town, we must protect those who are precious to us. As a matter of fact, if caught speeding in these zones, the speeding ticket fine itself runs pretty high, not to mention the amount per mile above the 20 mph limit. Have a little extra money you want to give away? Then SPEED!! You will surely be supplementing the city budget.

Speaking of money, our annual August donation to Sam Rayburn Middle School has run a little short, and we will not be able to assist those students who would normally depend upon our funding of school supplies. This is due to the number of times SAABE has had to sponsor monthly luncheons. It is possible our budget will allow a donation, but we are not sure until the end of the year. Holt Power Systems is scheduled to sponsor the August luncheon, but we need to fill the slots for September, October, and November with paying lunch sponsors. Of course, SAABE will pay for the December Christmas Party on December 18. So if there is anyone out there willing to sponsor a luncheon for these remaining three months, please contact Mike Alvarez or any of the board members. Names and numbers are located at the back of this newsletter, or contact them online at www.saabe.org.

Getting back to Sam Rayburn—I feel we need to help out those needy students. The Board of Directors has come up with the excellent idea to provide a drive for school supplies. If you are interested in participating, bring a bag or box of school supplies to the August 21 and September 18 membership meetings. Someone will drop off the supplies at the school the same day. Your company may also opt to donate money for uniforms (tax deductible). Make the checks out to “**Sam Rayburn Middle School.**” We must try to help out the school we adopted: We must make a difference! ❖

Back to School Tips for Parents and Kids

1. Teach your child your phone number, your home address, your name (not “Mommy” or “Daddy”), your work number, and of course, the 911 emergency number.
 2. If your child walks to school, teach him the straightest route. Stay away from strange cars, parks, vacant lots, and other areas where there are few people around.
 3. Teach your child about traffic lights, road signs, and obeying safety patrols.
 4. Be extra careful if the weather is rainy or foggy. We all tend to cover up and just see the path ahead of us.
 5. Be sure they ALWAYS walk with a partner!
 6. When dropping off kids, wait until they have entered the schoolyard or building before leaving.
 7. Never talk to strangers and never accept gifts from strangers.
 8. When your child arrives to an empty house, teach him/her to lock doors and avoid inviting friends over until an adult arrives.
 9. Instruct your child how to answer a telephone, if at all.
 10. Teach your child to call you upon arrival at home.
- Above all, if your child fears someone or has scary feelings about being someplace, LISTEN to them. They are trying to tell you something. Tell them to trust their instincts and talk to you about it. You can't help them if they don't talk about it. ❖

Paid Seminar on OSHA Rules

Next year, we plan to hold a “luncheon/seminar” during the February or March membership meeting. The topic is OSHA Rules and Regulations. However, in order to hold this seminar, we would like to ask all members (regular members as well as associates) if they would be willing to pay \$15 each to cover all the meal expenses. The session would run from 11:30 AM to 1:00 PM. If you are interested in attending such a seminar and agree to pay \$15, contact Laura Bray at 408-1699 or Elena Castillo at silverfox0001@earthlink.net. ❖



July Luncheon: Underfloor Cooling Systems

Melvin Pipes of York International presented a program on the advantages of raised floor/underfloor cooling systems at SAABE's July meeting. Among other benefits, it provides flexibility for work station changes and has little or no first cost penalty when properly designed. He also provided some design basics.

Colin Ellison of Smith Protective Services gave a bonus presentation on the new BOMA-sponsored photo ID card system. He familiarized everyone with San Antonio's emergency response plan. The photo id cards will allow engineers back into the building in an emergency situation. To be approved, a building's emergency plan must be submitted to the San Antonio Office of Emergency Management. If you missed the presentation or need more information, you can contact Colin at (210) 681-8221.

Don't miss the August SAABE program – come and visit with other building engineers and learn from their experiences. ♦

July Door Prize Winners


Todd Moseley: CPS tote bag and business card case (donated by Jack Reinhard of City Public Service)

Terry Sjoberg: Home Depot gift certificate (donated by Jack Reinhard of City Public Service)

Bill Smith: Home Depot gift certificate (donated by York International)

Brandon Clark: Crystal Steakhouse gift certificate (donated by David Flores of TD Industries)


If you'd like to donate a door prize, please contact SAABE president Elena Castillo. Thank you to our door prize donors. ♦



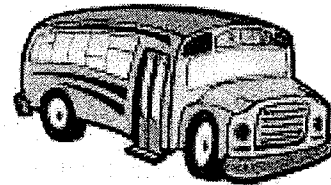
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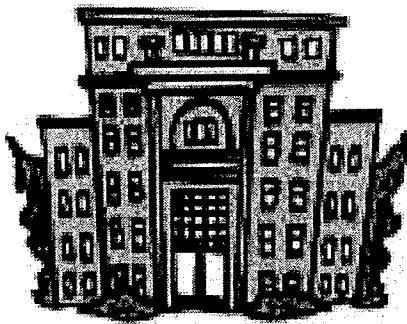
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<u>Dimensions</u>	<u>1 Issue</u>	<u>3 Issues</u>	<u>1 Year</u>
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Quarter page	\$30	\$75	\$280
Business card	\$20	\$50	\$190

(call for ad dimensions, 210-408-1699)

Send ad copy (preferably in TIF, EPS, or WMF formats) and payment to SAABE, 14602 Huebner Rd, #116, PMB 149, San Antonio, TX 78230, or email to laurabray@braycommunications.com



Job Openings

Full Time Building Engineer, Mockingbird Plaza: North West Commercial Property seeking experienced, qualified building engineer. The applicant should have five to ten years experience in HVAC package units; as well as chill water systems. General commercial building maintenance required. Call (210) 525-1174.

Dependable Building Engineer for San Antonio Property: Knowledge of Rooftop HVAC Package Units is helpful. Light plumbing and limited electrical needed. Please fax resume to Craig Baldwin at (713) 334-3377.

Chief Engineer for downtown location: Familiar with maintenance of office buildings, electrical, plumbing, HVAC, energy management (Trane Tracer a plus), good communication skills and customer service; great benefits. Fax salary history and resume to (210) 308-9870 or email: gbartosh@traviscommercial.com

Rosemark Commercial Facilities Management Company has an immediate opening for an HVAC mechanic for Federal Buildings in San Antonio. HVAC CFC Certificate and 3 years experience bldg. maintenance required. To schedule an interview call (210) 229-9317 or fax resume to (210) 229-9759.

Valero Energy Corporation is hiring a General Maintenance Technician, to assist in the daily operations and responsibilities required by the Facility Services Department. Interested parties should contact Phil Anderson at 592-4547.

For more details and current job openings, visit the SAABE web site at www.saabe.org. ❖

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**Tech Talk #63**

by The Charlie

**WEATHERPROOFING, SEALING, CAULKING, GLAZING,
AND WET SEALING
(Taxes, Roofing, and Flashings not included!)
(Part Two of Four)****Intersections/Joints**

The use of different materials composing the skin of the structure creates many intersections. It is essential to take extreme care to address this correctly for all of the joints, and it must be included on the proposal. An example of the different intersections or joints can be the areas between the pre-cast (pre-cast to pre-cast) and the mullion (pre-cast to mullion). For some mullion joints, the length of the run, the angle, or the transition from horizontal to vertical prohibits the use of a continuous piece of material (mullion to mullion). There is also the mullion to glass (commonly referred to as "glazing the seals" or wet-sealing). In addition, there are sealed joints at the flashings and the pre-cast. Depending upon the construction of the skin, there could be additional joints. Each of these intersections requires the use of a seal or sealing method.

The industrial sector may have the closest thing to a perfect skin—large sections of continuous materials with minimum joints and without windows: Tilt-wall!

Visual Inspections

On larger and taller buildings, we must trust that the individual performing the repair is applying the correct method and using the appropriate materials. Face it—if you were in the middle of a repair 200-300 feet off the ground, and you realized you forgot to load something like primer or solvent, would you go back, or would you work without it? More times than not, the agent of the landlord does not perform visual inspections of the exterior repairs for the obvious liability issues surrounding occupying a stage on the side of the buildings. Or we may not even know what we were looking at in the first place.

A visual observation of the lower levels should never be used to assess the overall condition of these seals for the rest of the structure. However, the use of a spotting scope and your neighbor's building could reveal the integrity of your sealing systems. The extensiveness or frequency of leaks can also validate the integrity of the existing systems. Supplying your window washer with a digital camera to take pictures of anything peculiar is also a good strategy.

Locating the Leak

More often than not, after a leak has been reported and an attempt has been made to correct the leak, the leak re-occurs at the next rainfall. With the different types of glass and glazing systems, a leak can be as far as one hundred feet (either horizontally or vertically) from where it appears in the interior. Water testing is one of the better methods for attempting to locate and isolate the leak or area, but we have yet to discover the perfect leak finder. Additionally, after frustration, an individual may spread another enormous amount of sealant over a suspected area in an attempt to accidentally fix the problem. This practice leads into another issue and will not resolve the issue at hand.

Next Month: Exposures & Inclusions/Exclusions

**CHARLIE'S LAW: Raising teenagers is like nailing
Jell-O to a tree!**

JUSTA MAINTENANCE MAN ❖

Welcome New Members**Indoor Environmental Consultants**

Jerry Miller and Mike Prigmore
8305 Hwy 71 West, Suite 202
Austin, TX 78735
(512) 637-1831

Delta Water Systems

Jim Pittman
16618 Front Royal St.
San Antonio, TX 78247

Building Tour

It's almost that time again. Is there a building you would like to tour next year? Does your building have new equipment installations? How about touring a new building from the ground up?

New or old, the membership would enjoy touring a different building with different equipment. This would give members an idea on what type of equipment serves which floors, what effect those floors would have if the equipment went down, and the cfm or gpm the equipment puts out.

If you know of someone who might be interested in conducting a tour, contact any of the board members to make arrangements. ❖

RSVPs Are Important

SAABE's monthly membership luncheons are a great way to meet new people and share ideas. Regular members receive a free lunch as part of their membership dues; lunch is only \$15 for associate members.

When you RSVP for a meeting, we order a meal for you at the Old San Francisco Steak House. If you then don't attend the meeting, your meal sits there uneaten. At several recent meetings, SAABE has thrown away over fifteen uneaten meals due to no-shows. This has cost SAABE nearly \$500—a waste of your important membership dues.

Everyone has last minute emergencies. But if you have RSVP'd for a lunch and cannot attend, **please** call or email Laura Bray (210-408-1699, laurabray@braycommunications.com) and let her know that you cannot attend.

Regular members who RSVP and do not attend will be billed \$5 to help defray the cost of the uneaten meal. As usual, associate members who RSVP and do not attend will be invoiced for the full cost of the meal (\$15).

Please help us use your membership dues wisely and **cancel** your RSVP if you cannot attend! We appreciate your help! ❖

Don't Wait... For an
**Emergency to get
your BACK-UP Generator
installed or serviced!**

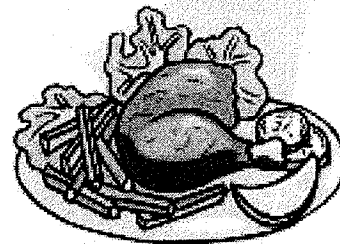
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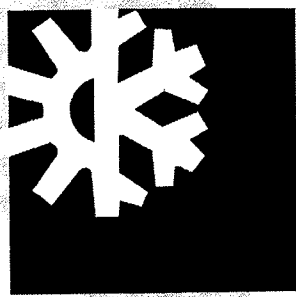


Heard It Through The Grapevine

David Felts and Mike Alvarez are the new contacts from Brandt Engineering.

Tom Lasater is now with Caremark. ❖





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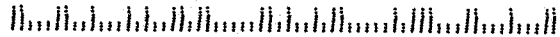
Charles H. Mikolajczyk, Jr., CBE
 Endeavor Real Estate Group
 8000 IH 10 W, Suite 250
 San Antonio, TX 78230

SAABE TIMES August Issue

Final Thought:

It's so simple to be wise. Just think of something stupid to say and say the opposite.—*Sam Levenson*

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2002 Board of Directors

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Mike Alvarez Vendor Representative	599-6120

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

Membership Luncheon August 21, 2002

Time: 11:30 a.m.

Location: Old San Francisco Steakhouse

Program:

Sponsored by Holt Power Systems

**Upcoming Luncheon:
 September 18, 2002**

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

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