



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

August 2007

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 15 at the Alamo Cafe on 281 (just north of Bitters). The program features mechanical inspectors from the City of San Antonio.

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, August 14.

PLEASE RSVP so we can be sure to have enough meals on hand!

SAABE Library

Did you know that SAABE maintains a library for its members? You can check out materials at monthly meetings. Below is a list of what's available:

- 2006-2007 Building and Construction Blue Book
- "I Can See You Naked" – A Fearless Guide to Making Great Presentations
- Vertical Transportation – Elevator and Escalators – 2nd
- The Creative Attitude – Learning to Ask and Answer the Right Question
- Implementing Activity – Base Management in Daily Operations
- Competing for Employees – Proven Marketing Strategies for Hiring and Keeping Exceptional People
- How to Win Customers and Keep Them for Life
- Customer Loyalty – How to Earn It. How to Keep It.
- Plant Engineer's Handbook – Third Edition of Formulas, Charts and Tables
- Safety Relief Value Designer's Guide
- Texas Boiler Law TDLR
- NEC 2002 Electrical Codes
- Stallcup's Illustrated Code Changes (Based on the NEC codes and standards)
- Reliable Building Resources (Regulatory Standards and Liability Issues for Performing Exterior Building Maintenance Off of Suspended Platforms)
- TNRC (Complying with the Edwards Aquifer Rules)
- Texas Engineering Extension Service (Stratospheric Ozone Protection Program)
- Green Lee: Product Catalog
- NEC 2002 Handbook
- Managing the Phase Out of CFCs (BOMA)
- Andover Controls AC 256 User's Manual
- EPA Building Air Quality
- KEP Timer, Counters, Rate Meters, Flow Products, PLC Interfaces, HMI Software
- Twin City Hose, INS Product Catalog
- OSHA Compliance Guide
- Tel Tru Manufacturing Company Thermometers, Pressure Gauges and Accessory Products
- Understanding Building (A Multidisciplinary Approach)
- AIFA Aesar 2003-2004 (Organics Inorganics Metals Materials)
- Career Tracking (26 Success Shortcuts to the Top)
- Speakers (Lifetime Library)
- Don't Fire Them, Fire Them Up

If you would like more information about the SAABE Library or would like to donate materials, items in this article, call Tom Lasater at 771-5824. ❖

CELEBRATING
20 YEARS
OF EXCELLENCE IN
BUILDING ENGINEERING

A Message from the President

by Charles Mikolajczyk, CBE-M

Unless it happens before this article is printed, we have yet to deal with 100° temperatures in San Antonio so far this year! Another anomaly is that we surpassed our average annual rainfall for the year (32")...in July! Medina Lake filled up in two months, the Edwards Aquifer flirted with the all time record high, etc. Needless to say, the downsides are also there. There are now 1.6B mosquitoes hatching daily, bay fishing has been brutal, allergens and molds are off the charts, the cricket invasion, and so on. Wrap up dealing with all these issues into one, and call this the daily life of the Building Engineer...the unsung hero of today's modern architectural and engineering wonders!

With the good fortunes the weather has provided the past few months, many engineers found ways to trim their utility expenses. From trimming on the operational side of the HVAC systems as temperatures allowed, to constant supervision and tweaking of the irrigation systems to keep from using water needlessly...the successful engineer always evaluates and adapts to situations at hand to reduce the bottom line on the expense column. Thank each and every one of you for your often unrecognized efforts!

We also hope that many of you may be fired up about the 2007 Building Engineer of the Year (BEOTY). Due to the recent changes/additions, there are now three building categories based upon square footage of your property (less than 150K sf, 150K – 250K sf, more than 250K sf). This change should make the playing field more even, and we hope to see a large amount of nominations this year. So, if you have a candidate in mind, please pick up a ballot sheet at the next SAABE Luncheon.

High-fives go out to the team at the Westgate Medical Center. San Antonio's **Westgate Medical Center** won the **TOBY (The Office Building of the Year)** award at the BOMA International TOBY awards banquet held on Tuesday, July 24 in New York City... Congratulations to the staff at Cambridge Healthcare!

It was also great to see and thanks to those members whom made it out to the American Sub-Contractors Association and the Port Aransas Boatmen Inc./Deep Sea Round-Up fishing tournaments (i.e. Frobo and Katz w/ Nathan Alterman, Matt Dunn w/Brandt, Audie w/Howell Crane). If I missed anyone, it's because you missed some great events!

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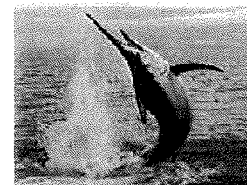
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Attention Vendor Members: We are in need of your help with presentations during the monthly meetings and additional training sessions. Please contact Allen Mangrum if you would like more information about these available items. In addition, if any vendors are interested in writing a generic article about your area of expertise to be featured in the

Tech-Talk columns in the monthly SAABE Newsletter, please let me know at cm@satx.rr.com



Till then, FISH ON! ❖

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

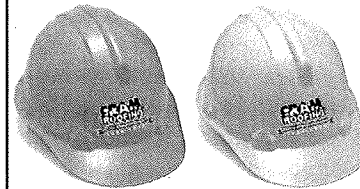
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Job Openings

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

If you have job openings, please forward them to laurabray@braycommunications.com) for posting. ❖

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RSVPs are Important!

Please RSVP if you plan to attend the monthly luncheon. RSVPs are very important – they let us know how many meals to order! ❖

BOMI Discussion/Action Group

Water Treatment

The SAABE BOMI group met Thursday, August 2 at the Bank of America building downtown. The topic revolved around chemically treating the water in cooling towers to avoid scaling, corrosion, sludge, and the slimy twins of mold and algae. Paul Dockery, with ChemSearch and ten years of experience in the water treatment industry, explained the action of ions reacting with water which leads to corrosion. He also explained how calcium and magnesium from our aquifer form bicarbonates which love copper and iron as a resting place for scale formation.

We also reviewed cycles of concentration as affected by evaporation and how lowdown affects the number of cycles. We also discussed SAWS's regulation concerning the number of cycles. Paul also explained the Langlier's Saturation Index (LSI) and how this index can be used to monitor water's tendency to scale.

Paul stated that, in his experience, 90 % of cooling tower problems can be traced to mechanical or operator errors—not the heavy rains of last month, the wind-blown debris from dry spells, or the mating time of trees around the towers. He gave examples of acid feeders overfeeding entire barrels of acid and the subsequent corrosion sequence; lowdown valves failing and the TDS buildup; and the over-tightening of packing on the cooling tower water pump allowing water to cover the equipment room floor up to one inch.

If you would like more information concerning items in this article, call Tom Lasater at 771-5824 or Paul Dockery at 723-8990.

Please join us the first and second Thursday of ever month as we continue the study of water and its multifaceted use in commercial buildings. ❖

Education Corner

Understand Air Conditioning and Refrigeration Systems

- August 13-14
- Specifically designed for maintenance technicians working in commercial buildings.
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Boiler Operation, Maintenance and Safety

- August 15-16
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All classes are offered by American Trainco. To register, visit their website (www.americantrainco.com). ❖

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<u>Dimensions</u>	<u>1 Issue</u>	<u>3 Issues</u>	<u>1 Year</u>
Full page	\$110	\$280	\$1,000
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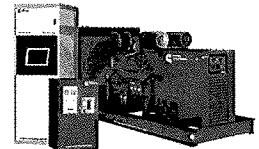
Send ad copy (preferably in GIF or JPG formats) and payment to SAABE, PO Box 780785, San Antonio, TX 78278, or email (preferred) to laurabray@braycommunications.com.

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SAABE July Lunch Summary

by Kendal Langenberg

What began as an emergency turned out to be a great blessing! With a guest speaker snafu, we had to get creative in filling the time at our July general membership luncheon. So, our perfectly capable membership came to the rescue! We had a number of y'all get up to speak and "tell us the story" of something unique going on at your property. It was awesome to hear of the variety of improvements and renovations that many of you have had to work through or are currently working through. This organization definitely features a group of patient, talented and skilled folks. Special thanks to Louis Vega, Mike Halvorsen, Howard Newsome, and John Kuennen for stepping up to the plate and sharing at the lunch!

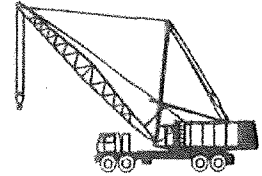
Believe it or not, it is time to start to thinking about BEOTY again. As announced at the luncheon, we will be having three "tiers" of buildings this year, broken down by physical size of property. Please begin thinking about nominating a gifted engineer...or begin preparing your own property if you believe you will be a contender this year!

Keep your eyes and ears open for places that might be able to host our monthly membership luncheons. We are on the

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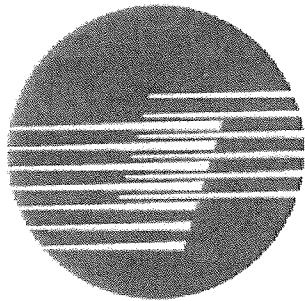
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verge of outgrowing the Alamo Café, so we need to be considering other options. This is a good problem to have!

Speaking of our monthly luncheon, be sure to plan on being at the next one on August 15. Sometimes last-minute "distractions" come up, but determine to be there and support our organization if at all possible. See all y'all there... ❖



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Communications Check-Up[®]

by Laura Bray

Grammar Guru

Grammar.....the very word conjures up images of the horrible seventh-grade English teacher with a red pen that leaked all over your homework every week. Hopefully, an occasional column on common grammar rules won't be quite as painful.

- Plurals: Use -s on the end of most nouns to form a plural ("buildings"). For words that end with an -s, -z, -x, -ch, or -ss, form the plural using -es ("churches"). English is nothing, however, if not a language of exceptions....such as "whizzes" and "quizzes" (adding an extra z). For most words ending in a consonant then a -y, the plural is -ies ("lady/ladies"); for most words ending in a vowel then a -y, just add an -s ("day/days").
- Possessives: A plural is more than one of something. A possessive indicates ownership. Most of the time, possessives are formed by adding an 's ("the building's chiller," "the office's chairs"). This can lead to confusion with some words:
 - Its/It's: The first is possessive ("the caterpillar changes its form"); the second is a contraction meaning "it is" ("it's time to run a maintenance check").
 - Lady's/Ladies: The first is possessive ("the lady's purse was found in the trash can"); the second is the plural form of "lady" ("some of the ladies dressed as showgirls at the trade show"). ❖

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Last-Thursday Training Seminar

For all engineers who have ever wondered why a Sloan Optima automatic or manual flush valve will operate fine for a few days and then stop, or why the flush operation is intermittent, or why it flushes and then continues to flush, or any other unusual operation questions—Dillard Associates (our Sloan Manufacturers' Representative) will be here August 30.

Where: CPS Energy Service Center (7000 San Pedro)

When: Thursday, August 30, 11:30 am. (Lunch provided by Sloan)

Who: Mark Boyd, Craig Anderson and the Sloan Representative

These individuals will be available to answer any questions and provide tips for water conservation using Sloan valves.

RSVP to Laura Bray at 408-1699 or email laurabray@braycommunications.com.

Craig Anderson, who works for Dillard Associates, is available to answer questions on Sloan, Halsey Taylor and other brands. Call him for an upgrade available through Sloan for the solenoid operator on the auto flush valves. Dillard Associates is located at 10221 Desert Sands, and their phone number is 824-4881. ❖

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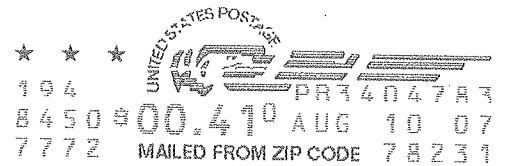
Water Runoff and Code Compliance

With the recent rains and the aquifer at record levels, be discreet when allowing discharge or natural spring water onto the dry city streets or storm drains. The City of San Antonio (CoSA) has an ordinance about putting water into the streets or drains, and they are going around issuing warnings and citations. Even if the water is coming up from underground and you can prove it is spring water, it is your responsibility to contain this water on your property or to have it hauled away.

The only time you can discharge drains, sumps, sluice drains, etc. onto the city streets is during rain...there has to be rainwater flowing down the streets. If you have seepage or springs and the water is uncontained, watch out for CoSA Code Compliance! ❖



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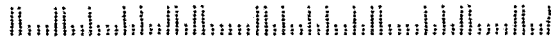
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SAABE TIMES August Issue

Final Thought:

"If the highest aim of a captain were to preserve his ship, he would keep it in port forever." — Thomas Aquinas

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**August Membership Meeting:
 Wednesday, August 15
 City Mechanical Inspector
 Raymond Maldonado
 Location: Alamo Café on 281
 11:30am**

**Upcoming Program:
 Wednesday, September 19**

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

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