

# KIBART CHRONICLE

## GREAT NEWS AND SPECIAL THANKS

We want to give a special thank you to BFM Architects, and everyone involved with an unbelievably hectic but successful day - March 18, 2005. Over the past several months, Kibart, Inc. had been in hot pursuit of 2 major design and construction projects:

**Maugansville Elementary School**, 84,225 SF new elementary school for Washington County, with a \$12,000,000 construction budget, and

**192 Cell Housing Unit and Addition/Renovation of Support Spaces at the Maryland Correctional Training Center**, a new medium security inmate housing facility, new commissary, and new medical treatment facility for the Maryland Department of Public Safety and Correctional Services, with a \$21,500,000 construction budget.

The selection committees for each of these projects decided to short list four A/E design teams, from which one team would be selected for each project after undergoing a rigorous interview process. Thanks to Kathy's hard work and Kibart's good reputation, we were selected to be on two of the four short listed design teams for each project.

We first heard the news that we would interview for **Maugansville** at both 9 a.m. and 10 a.m. on Friday, March 18th at the Washington County Board of Education. A few days later, we were informed that we would interview for the **192 Cell Housing Unit** at both 9 a.m. & 10:15 a.m. on Friday, March 18th at DGS in Baltimore. What a dilemma, four interviews for 2 projects at 2 difference locations, at the same times, on the same day.

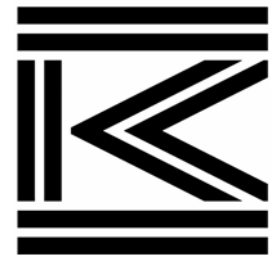
After putting everything in high gear, Kibart re-arranged schedules, assigned personnel to specific interviews, did some serious last minute cramming and came up with a plan of attack. Dave F., Mike, Farshad, Nadine, and myself were tasked with these interviews. Both Dave W. and Kathy helped us prep along the way, and everyone did an excellent job. As with all interviews some things went well and there were a few hitches. But all-in-all we felt pretty good about our chances for both projects.



As it worked out, the results could not have been better. On both projects, BFM Architects and Kibart, Inc. were selected as the **number one A/E design team**. Consequently, we can look forward to some really nice work upcoming later in 2005. Congratulations to everyone at BFMA and Kibart and a special thanks to everyone who contributed to the successful award of these projects.

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**KIBART, INC.**  
Consulting Engineers

*MAKING  
CONCEPTS  
REALITY*

## HOW TIME FLIES



**HOW TIME FLIES.** Believe it or not, this March represents the 4th Anniversary since the current ownership has been in place at Kibart, Inc. These past 4 years have been very challenging as well as rewarding at the same time. The Company has undergone many changes, while keeping focus to maintain our core philosophies of quality work and personal involvement.

We also are committed to continue operating the Company as a family atmosphere, and we continue to welcome everyone's input and feedback. The move from the basement (dungeon) to the third floor at Dulaney Center has proven to be a much needed move and an excellent experience for everyone.

All 4 principals will continue to remain involved with our projects, which is an important attribute for a company of our size. Through the transition of ownership 4 years ago, we have continued to maintain our excellent relationships with our clients, such as Marks Thomas Architects, Gaudreau, Inc., Bushey Feight Morin Architects, Erickson Retirement Communities, Baltimore County Public Works, Baltimore County Public Library, University of Maryland Baltimore, Department of General Services, Baltimore County Public Schools, etc.



While maintaining these core clients, we are committed to a graduated growth in both our client and employee base. We are currently seeking to bring in a new mechanical project manager. Based on the Ownership's commitment to the success of the Company, together we all can look forward to a bright future.

## LOOKING AHEAD

The Entertainment Committee for 2005 has now been formed. Thanks to Christina G., Kevin O., Wsam, John, Toni, Joe, Kathy, and Mike for volunteering their time. Both old and new ideas are being formulated, including the annual crab feast, Halloween hayride, Thanksgiving pot lunch, bowling, etc. Additional ideas from everyone are welcome. Please forward your ideas to the Committee Chairperson—Mike Ford, so those ideas can be presented to the Committee.

Although the Cowan trucking project hasn't moved ahead yet, we understand from Gaudreau that Cowan has purchased a new site down the street from the original project and design kick-off is slated for May of this year. We are also looking forward to several new R&D laboratory projects with Gaudreau, including Edge Bio-Systems, GeoMet, and McCormick Technical Center Renovations.



In the second quarter of 2005, we will begin master planning efforts for a new Erickson Retirement project with Marks Thomas Architects in Ashburn, Loudoun County, Virginia near Dulles Airport. Although we are not yet under contract for development of construction documents for this project, the master planning efforts indicate that this project will entail 3 neighborhoods, with 1,500 individual living units, 12 residential buildings, and 3 Community Buildings totaling approximately 2,000,000 SF of potential future design work.

### Seminars / Training

May 5th: Airflow Monitoring by JK Mechanical

May 10th-11th: PVI factory tour, Fort Worth, Texas; Paul Orzewicz represents Kibart

April—May: The Importance of Construction Directives: What you say and how you say it, presented by Mike Ford

June 9th: Balancing Hydronic Systems, Cummins Wagner, Dan Gardner represents Kibart

May—June: Boiler Design/Selection by Dan Gardner

May—June: Pump and Fan Law Affinity, Presented by Ed Abbott.

## TECH KORNER

### Its All In The Name:

The National Electrical Code restricts all foreign systems from entering or passing through any rooms identified as an "Electric Room" or "Electric Closet". Only branch ducts or sprinkler pipe serving devices in the room may enter this space. Utility mains may not pass through the space. If, however, the room is named "Utility" or "Equipment" Room, then the dedication to electrical equipment is removed. Any ducts, pipes, drain lines, etc. may now cross through this space. Installation must still comply with the NEC which prohibits these items from being directly over or within 3 feet in front of panels, transformers, etc. With proper coordination, various systems can coexist in the same room

### Steam; Art or Science?

Here are some of the highlights of the Steam Class given by Ed on March 30th:

1. The phase change of water to steam results in an expansion of volume by more than 1600 times.
2. Size drip condensate mains using the "Warming Up Load" for a period of one hour warm-up and do not use a safety factor.
3. Always slope the steam line in direction of flow, unless you have no other choice. Slope of lines should be 3" to 6" per 100 feet of run.
4. Provide steam drip traps every 300 feet maximum (500 feet in underground distribution), and provide drip traps at all low points/pockets.
5. Velocity in steam lines should be sized in the 4,000 to 6,000 FPM range.
6. Size steam pressure drops for the entire system (longest/worst case run) at no more than 20% of original pressure.
7. Parallel pressure reducing valves should be used when minimum steam flow is less than 10%.
8. Series pressure reducing valves should be used when downstream pressure is less than 10% of upstream pressure.
9. Size condensate mains using the "Gravity" flow columns in sizing tables. If you have a high or medium pressure return piping "system", pipe these systems separately to your condensate return flash tank/condensate tank.



## MIKE'S FIELD NOTES

### Did you know?

- Kibart has increased our focus on providing commissioning services to our clients. Dan Gardner will gradually transition into providing commissioning services as well as other field related duties. Dan will continue to perform mechanical design and project management duties as he transitions into this new role. We are excited about the opportunity for growth associated with this endeavor.
- Kibart will be submitting the recently completed Chiller Replacement project in the Baltimore County Public Safety Headquarters to the Building Congress and Exchange for a Craftsmanship Award. The installer, Jesse Wentz who works for Fidelity Engineering, did an excellent job coordinating and installing the new chillers and the associated piping.
- Copper and Steel pricing is as volatile today as it was when we issued our last quarterly newsletter. Unit prices in any budgets that include large quantities of wire, pipe, or conduit should be verified with vendors prior to issuance.

### Who would have guessed?

- We have had recent instances where Contractors are installing equipment without preparing or submitting shop drawings. Take a minute and review the shop drawing log for a project prior to making a site visit. All of our current projects have electronic shop drawing logs on our network. Joyce updates them a couple of times a week.

### This month's thought:

- *The only thing worse than learning from experience is not learning from experience.*





*K*ibart's mission is to provide quality professional engineering services with a commitment to client service and response time, producing economical, energy efficient, and user friendly designs, delivered on time and within budget.

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## YOU ARE KIBART'S NEWS

The Kibart Chronicle is **your** newsletter. It is a source of communication and information not only from management, but from employee to fellow-employee. We hope you will contribute any interesting tidbits of information you would like to share.

Also, is there a specific topic you would like to see in a future issue? Let us know. E-mail your topic suggestions to [kml@kibart.com](mailto:kml@kibart.com).

## BIRTHDAYS

April 27: Farshad Kassiri  
May 22: Chris Pettman  
June 11: Mike Ford  
June 23: John McClain  
June 25: Kathy Liberatore  
June 29: Paul Orzewicz



## KIBART ANNIVERSARIES

Dave Fuller	13 years
Mike Ford	13 years
Dave Williams	5 years
Joyce Ey	5 years
Toni Watson	4 years
John McClain	4 years
Kevin O'Brien	3 years

## KIBART FAMILY NEWS

Congratulations to Mike & Becky Ford on the wedding of their daughter, Catherine on June 25, 2005. Also Billy Ford will graduate from McDaniel College and Richie Ford will graduate from Towson High School this spring (Wow, what a Spring for the Fords!!)

## ANNOUNCEMENTS

### **Congratulations to Steve Brzezinski**

Steve has recently been promoted to Mechanical Project Engineer. Also, Steve has successfully demonstrated knowledge of the green building design and construction industry and was awarded the title of LEED v2 Accredited Professional by the U.S. Green Building Council. **Way to go Steve!**

Kibart is pleased to announce that Aung Wai will join our firm as a Mechanical Designer on June 1. Aung is a recent graduate of University of Maryland Baltimore County with a Bachelor of Science in Mechanical Engineering. **Welcome Aung!**