



# SAABE TIMES

A publication of the San Antonio Association of Building Engineers

November 2009

Mark Your Calendar—

## JOIN US FOR OUR NOVEMBER MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, November 18, at the Embassy Suites Hotel (7750 Briaridge Drive; northeast corner of IH-10 and Loop 410). The topic is “Pay Me a Little Now, or Pay Me A Lot Later - How to Maintain the Building Envelope.” The presenters are John Posenecker, Sr. (Project Estimator - Waterproofing) and Russell Johnson (Senior Project Estimator - Roofing) with Chamberlin Roofing and Waterproofing. Chamberlin is also this month’s meeting sponsor.

### **\*\* Construct-A-Kids Christmas \*\***

For the seventh year, SAABE will participate in the Construct-A-Kids Christmas Toy Drive, sponsored by Construction News. Please bring a **new, unwrapped toy** to the November SAABE meeting, and we’ll deliver SAABE’s donations on Friday, December 4. We recommend purchasing items in the \$10-\$25 price range, for all ages (up to 18 years old). All donations benefit abused or neglected children in Bexar County.

Please RSVP no later than Monday, November 16, at noon.

If you must cancel your attendance, please call Melodie Goff at 408-8135 **BY MONDAY, NOVEMBER 16, AT NOON** so we can cancel your meal.

Please make sure to check in at the front desk when you arrive.

**RSVPs are REQUIRED, so we can be sure to have enough meals on hand! ❖**

## Engineer Spotlight

by Jeff Turov



### **John Wise**

NAI REOC Partners  
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200 Concord Plaza  
SA, TX 78216  
(210) 828-6998  
jwise@naireocpartners.com

#### • **How long in the building engineer trade?**

I have been with REOC for the past three years as a floating engineer with Concord as my base property. Before REOC, I attended the Texas State Technical College (TSTC) and received training in welding and various other technical fields. I have been a member of SAABE for the past year.

#### • **Any awards, recognition, or special training?**

Other than the training that I received at TSTC, I am currently in the process of getting my SMT designation and plan on getting my CBE also.

#### • **Are you a San Antonio native?**

Well, I was born in San Antonio but grew up in Castroville and moved back to San Antonio as an adult. Having lived in a small town as a kid, I have a lot of fond memories of small town life and now actually prefer it to big city life. It is my intention to move back to a small town as soon as possible.

#### • **Hobbies/what do you enjoy during off-hours?**

I enjoy catch and release fishing either at the coast or on a lake. My strategy for fishing is to catch whatever is biting. I also enjoy skeet and target shooting.

#### • **Family/children?**

I have been married since July and have no immediate plans for children. ❖

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## A Message from the President

by Charles Mikolajczyk, Jr., CBE-M

How time flies when you're having fun is an understatement! I've always sworn that, whatever you do, you need to enjoy what you are doing and have fun at it. Otherwise, having a job you don't enjoy isn't any fun! The same goes with extracurricular activities such as working with SAABE, networking with fellow engineers, etc. Our daily adventures have their ups and downs. There's nothing more satisfying than having everything fall together seamlessly when working on a project, and there's nothing more disheartening than watching something turn to smoke! Face it—we enjoy the fortunes and tribulations. It's our life, and we enjoy our work!

Working with the SAABE Board of Directors (BOD) reaps rewards as well. If you took a snapshot over the past five years, the BOD has been instrumental in increasing the membership by 100 members, moving the meetings out of the Alamo Café and into the Embassy Suites, having social events and outings, participating and networking with BOMA SA, IREM, and IFMA, establishing relationships with the CoSA PDS, and the CoSA City Council, and other achievements. Quite a benchmark...positive thinking says the next five years will have milestones as well in store for SAABE. There is a lot of energy and forward movement the past/present BOD has brought to the table. Remember this as we seek nominations at this month's General Membership Meeting!

By the way, and on a lighter note, SAABE recently won First Place in the 2009 IREM Freedom Bowl and Second Place in the 2009 BOMA SA Open! Thanks to JR Uresti, John Leifester, Jeff Turov, Kyle Riggs, and Rhondo Jauer who represented SAABE at these events! FYI—Kyle Riggs was awarded the honors for longest drive and the closest to the pin at the Open! At the Freedom Bowl, the guys rolled a 603 and a 607. How's that for consistency!

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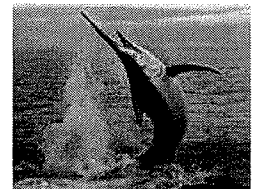
**“KeepFull”**

**A First Priority Service**

Thanks to Keith Garrett of M.K. Garrett and Glenn Babcock of Baltimore Air Coil for the “Cooling Towers: Untapped Gold Mines of Cost Saving Opportunities” at the October membership meeting. Also, thanks to Gary Cram of Cram Roofing for the “Green Roofing” presentation at the October Last-Thursday Training.

Finally, as we have left Daylight Savings Time (and dove season), we enter deer season time! Remember, if you've something to share on your outings or projects, snap some photos and send them my way!

Till next time...FISH ON! ❖



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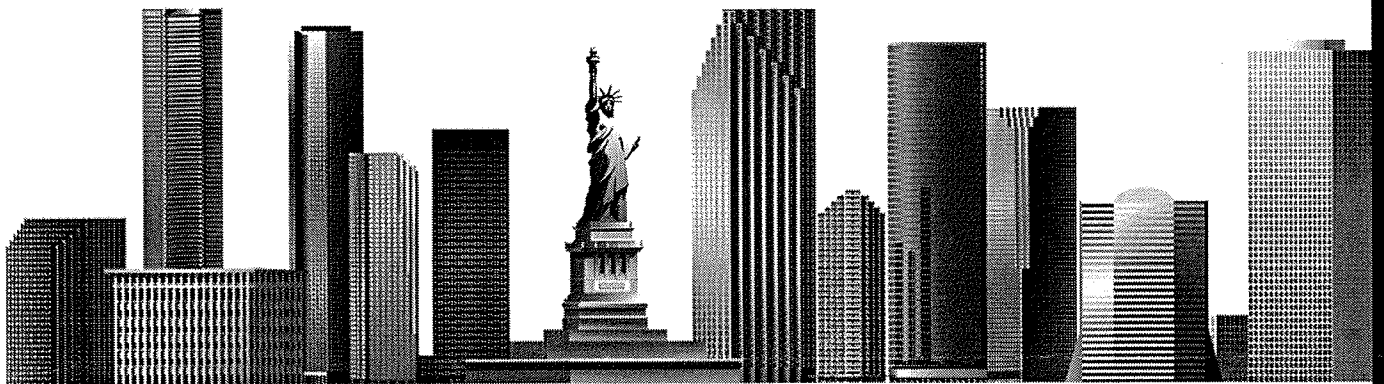
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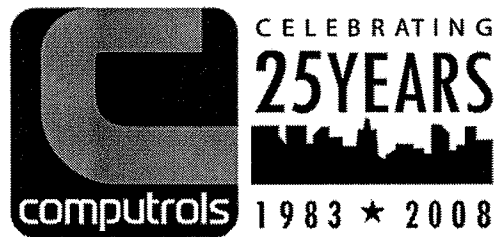
*Left to right: Pan American Life, New Orleans; Greenway Plaza, Houston; JP Morgan Chase Tower, Houston; Wells Fargo Plaza, Houston; San Felipe Plaza, Houston; Seagram Building, New York City; The Statue of Liberty, Liberty Island; Wachovia Financial Center, Miami; One Brickell Square, Miami; 1400 Smith Street, Houston; 1100 Louisiana, Houston; Five Post Oak Park, Houston; One Sheel Square, New Orleans*

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## Vendor Rep Report

by Allen Mangrum

It has been a great year for SAABE, and I am glad to say we are currently booked for 2010!!!

I had only asked a few vendors to sponsor a meeting next year, and the remainder volunteered before I even had an assigned opening! So, as you can see, there is great value in sponsoring a meeting.

I want to personally thank each and every vendor who stepped up this year and for next year. I will be enacting a new method for reminders next year to include a formatted form in which the vendor will receive his/her reminder. It

will include such necessities as the speaker, their topic and specific needs (i.e., projectors, sound Wi-Fi, etc.) If there are any questions regarding the requirements for sponsoring an event, please contact me at 210-383-1996 or allen.r.mangrum@jci.com. I am announcing this now and will be hinting about it throughout the next few months in order to keep you informed as to the happenings for 2010.

In closing, please remember to RSVP, RSVP, and RSVP.

See ya'll at the luncheon! ❖

### 2010 Sponsors/Presenters/Topics

Date	Sponsor	Presenter	Topic
January 20, 2010	Blackmon Mooring	Melissa Sloan	
February 17, 2010	Joe Fly	Will Fawcett	Filter Technologies
March 17, 2010	CPS	Joe Jones	2010 Rebate Program
April 21, 2010	Western States	Brian Popham	TBD
May 19, 2010	Air Filter Sales	Drew Price	UV Technology
June 16, 2010	No meeting—SAABE		
July 21, 2010	FBI	Board	Security Issues
August 18, 2010	Mechanical Reps	Mike Layman	TBD
September 15, 2010	Trane	Jeff Turov	TBD
October 20, 2010	Preferred Tree Care	John Leifester	TBD
November 17, 2010	Johnson Controls Inc	Allen Mangrum	Building Automation
December 15, 2010	Business / Board elections / Year end awards	Board	Fun, Fun, Fun

## Education Corner

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### Managing Multiple Priorities, Projects and Deadlines

- Sponsored by Fred Pryor
- November 20, Embassy Suites Hotel Northwest, S.A.
- Cost: \$79
- For more information, visit [www.pryor.com](http://www.pryor.com)

### Certificate of Occupancy

- Sponsored by City of San Antonio, Planning and Development Services Department
- November 20, Cliff Morton Development and Business Services Center, S.A.
- Cost: No Charge
- For more information, visit <http://www.sanantonio.gov/dsd/lunchlearn.asp> ❖

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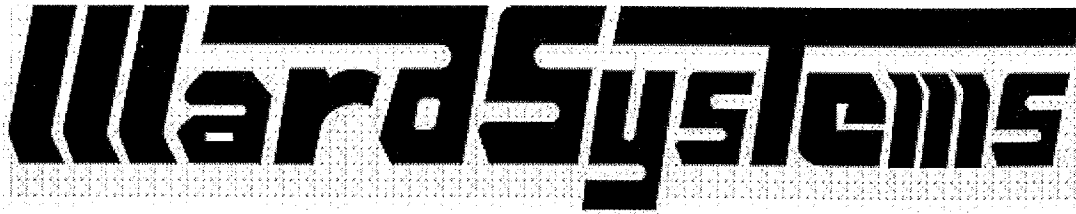


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## September Lunch Summary

by Curtis Thompson

Hello, and good day to all. We appreciate all that came out to the SAABE October luncheon. Hopefully, everyone got good and full.

The October luncheon presentation was given by Glenn Babcock with Baltimore Aircoil Company (BAC). BAC is a shining example of a successful transition from a small proprietorship to the multimillion dollar enterprise it is today. The company was founded in Baltimore in 1938 by John Engalitcheff, Jr. and has become a worldwide manufacturer and marketer of evaporative heat transfer and ice thermal storage products. These products cool and conserve water and other refrigerants, conserve energy, and reduce global warming.

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If you would like more information about Baltimore Aircoil Company and its products, go to [www.baltimoreaircoil.com](http://www.baltimoreaircoil.com). ❖



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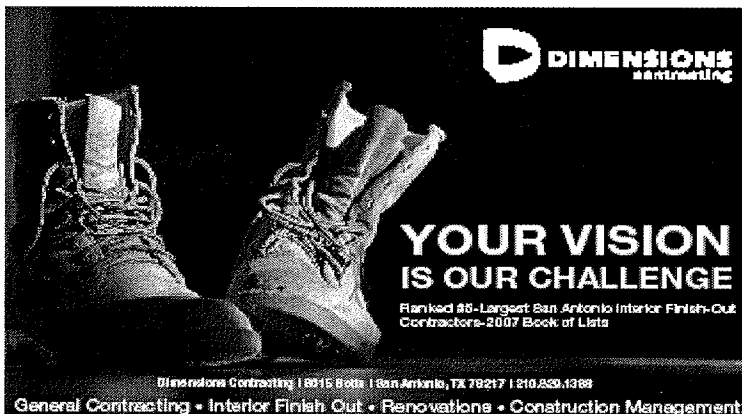
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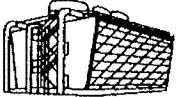
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## LEED Me ---- to The MONEY (dba High Performance Buildings Seminar)

The second in the LEED – EB – O&M series presented by SAABE and BOMA SA was well attended by four Managers, seven Engineers and members of the Green Team from both organizations.

Paul Dockery reviewed how LEED is structured with points and credits and gave an introduction to the “Sustainable Sites” topics that were to follow.

Brent Anderson, AIA, LEED AP discussed how previous LEED certifications can help achieve points and how major renovations, such as HVAC replacement projects, can help as well.

Billy Padgett, RPA, LEED AP reviewed Credit 2, “Building Exterior & Hardscape Management Plan,” in regards to cleaning, landscape, paints and sealants, sidewalks, etc. His handout outlined the steps to achieving this credit and the need for site plans, multiple pictures and documentation.

Dan Oliver with Spiderman Pest Control and John Leifester with Preferred Landscape & Lighting provided team coverage of Credit 3, “IPM, Erosion Control & Landscape Management Plan,” as well as Credit 5, “Protect & Restore Open Habitat.”

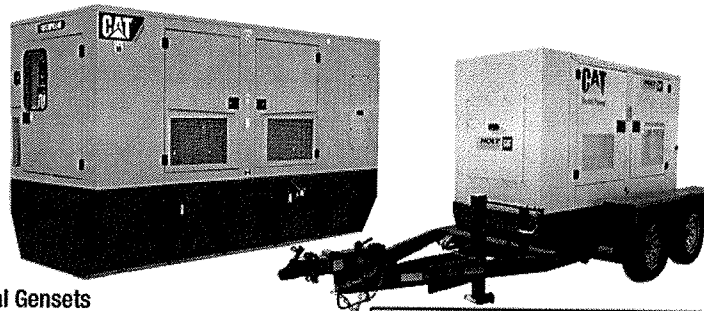
Paul Dockery of Chemsearch reviewed Credit 4, “Alternative Commuting Transportation.”

Credit 6, “Storm Water Quantity Control,” was discussed in a “round table” of Managers and Engineers with Tomi Sue Beecham, RPA Manager at Tesoro Building and Billy Padgett reviewing the storm water collection facilities at their building sites and some “pitfalls” to be aware of. A large amount of information was given out in the discussion.

John Pippin with Wheeler Coatings and David Webb with Fifth Wall Roofing were the second team effort covering Credit 7.1 and 7.2, “Heat Island Effect” where our buildings act like an egg in a frying pan when 140 to 170 degree surface temperatures radiate from asphalt and penetrate from our roofs. John introduced a new seal coat product that can reduce SRI levels by 30%, while David outlined roofing systems that reflect, rather than absorb, solar radiation.

The next installment in our LEED Seminar Series will cover “Water Efficiency.” It will be held in January, 2010. Look for newflashes and announcements to come! ❖

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- § Providing turn-key restoration and reconstruction services
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- Pack a Flashlight with back up batteries
- Pack a Transistor Radio with back up batteries
- Pack bottled water
- Pack Cell Phone
- Pack personal hygiene supplies
- Pack a manual can opener
- Pack a first aid kit

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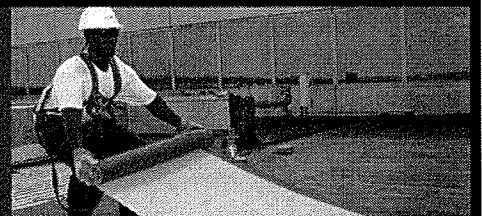
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## SAABE Last-Thursday Training Seminar

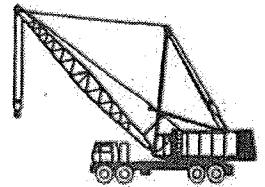
There won't be a SAABE Last-Thursday Training Seminar in November or December. Look for e-mails and faxes in January about the January Last-Thursday Training Seminar. ❖

Some members still receive a hard copy of the SAABE Times, because we do not have an e-mail address on file. If you are receiving a hard copy of the newsletter and would like to receive an electronic version, please provide Laura Bray with your e-mail address. Laura can be reached at (210) 408-1699 or [laurabray@braycommunications.com](mailto:laurabray@braycommunications.com). ❖

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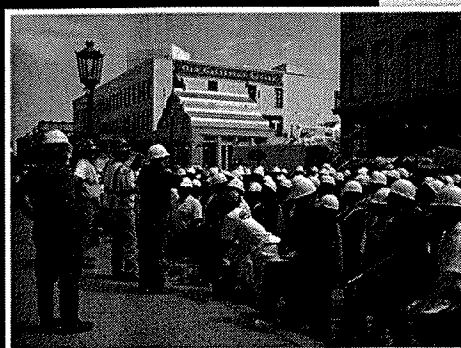
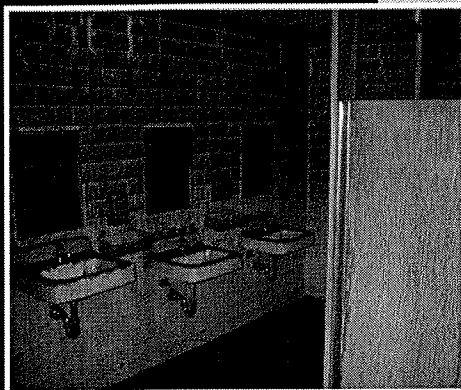
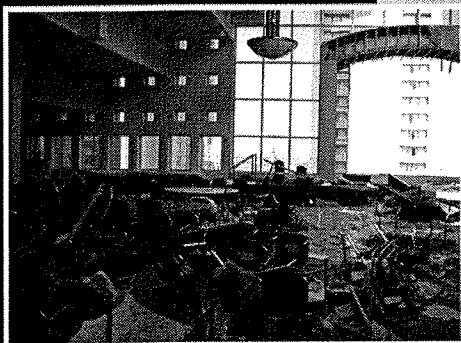
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## Welcome New Members!

Welcome to the following new SAABE members! Please make sure to add their information to your 2008 SAABE Membership Directory.

<p><b>Tom Murdock</b> J.D. Ramming Paving Co LTD 105 Nell Deane Schertz, TX 78154 • (210) 531-0200 tom@rammingpaving.com❖</p>		
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### Meeting RSVPs

The staff at Embassy Suites has been very accommodating to our growing group over the last few months. Unlike Alamo Café (our previous location), SAABE must call in a meal count on the Monday prior to the meeting. That's why we've been stressing the importance of RSVPs and timely cancellations. We **MUST** receive your RSVP no later than the **Monday prior to the meeting at noon**. Late RSVPs and walk-ins will be placed on a standby list, and we will ask you to wait in the lobby until we determine the number of no-shows.

If you RSVP and do not attend, you will receive a no-show invoice. If you must cancel your attendance, please call Laura Bray at 408-1699 by the **Monday prior to the meeting at noon** so we can cancel your meal. Cancellations received after this time will still be invoiced.

While we appreciate your call on Wednesday morning that you cannot attend, you will still be billed for the meal, since Embassy Suites has already prepared it for you.

If you have any questions, please feel free to call Laura Bray (408-1699) or any board member. ❖

### Lunch Policy for Vendor Members

A few reminders about SAABE's policies for lunches for vendor members:

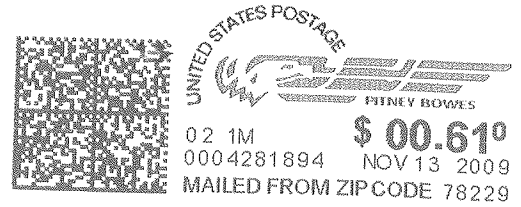
- Lunch cost for SAABE vendor (associate) members is \$20. (Guests are \$25.)
- You may bring an additional person from your company to two SAABE meetings as a guest. After that, the additional representative must purchase a SAABE membership to continue to attend. SAABE memberships are by individual, not by company.
- You may substitute an attendee if your primary representative cannot attend.

SAABE values the support and contributions of its vendor members, and we have several vendors who support SAABE with multiple memberships and frequent participation.

**Please contact Laura Bray, SAABE Association Coordinator, if you have any questions about SAABE's policies and procedures. ❖**



SAABE  
 PO Box 780785  
 San Antonio, TX 78278



Charles Mikolajczyk Jr  
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<h1 style="margin: 0;">SAABE TIMES</h1> <h2 style="margin: 0;">November Issue</h2>	<p><b>Final Thought:</b></p> <p><i>"None of us can change our yesterdays, but all of us can change our tomorrows." - Colin Powell</i></p> <p>ISSN 0025 </p>
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<b>2009 Board of Directors</b>	
Charles Mikolajczyk, Jr., CBE-M President	341-0828
Mike Halvorsen, CBE-M 1st Vice President	669-3929
JR Uresti 2nd Vice Pres./SABOMA Representative	496-7400
Curtis Thompson Secretary	349-3324
Michael Copp Treasurer	308-9888
Allen Mangrum Vendor Representative	601-4248
John Leifester Education Director	771-7081
Kendal Langenberg Membership Chair	967-8766
Bob Beal Past President	830-868-4749
<hr/>	
Laura Bray Association Manager (laurabray@braycommunications.com)	408-1699

**Next Meeting:**

**“Pay Me a Little Now, or Pay Me A Lot Later -  
 How to Maintain the Building Envelope”**

**Wednesday, November 18**

**Sponsored by Chamberlin Roofing &  
 Waterproofing**

**Upcoming Program:**

**Wednesday, December 16**

**Board Elections/Year End Awards**

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The SAABE Times is edited by Bray Communications.