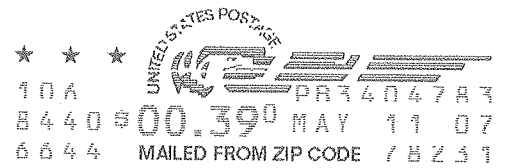




San Antonio Association of Building Engineers
 PO Box 780785
 San Antonio, TX 78278



RECEIVED MAY 14 2007

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

CELEBRATING
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SAABE TIMES
May Issue

Final Thought:

"Just because the river is quiet does not mean the crocodiles have left." — Malay proverb

2007 Board of Directors

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Allen Mangrum Vendor Representative	656-8008
Bob Beal Past President	830-868-4749
<hr/>	
Laura Bray Association Manager (laurabray@braycommunications.com)	408-1699

May Events:

Saturday, May 19

**Third Annual SAABE Picnic
 Joe's Marina on Medina Lake**

Thursday, May 24

**SAABE/SABOMA Trade Show
 Norris Conference Center**

**NO Membership Luncheon on
 Wednesday, May 16!**

Upcoming Program:

Wednesday, June 20

Sponsored by Blackmon Mooring

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



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 email: inkspotink@sbcglobal.net



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

May 2007

Mark Your Calendar—

JOIN US FOR OUR MAY EVENTS!

Join us for two events in May!
The Third Annual SAABE Picnic
(see details at right) is Saturday, May
19 at Joe's Marina at Medina Lake.
Bring the entire family.

The tenth SAABE/SABOMA
Trade Show is Thursday, May 24 at
Norris Conference Centers.
Admission is free to building
engineers and managers. See all the
details on page 4.

Please note that SAABE will not
meet at the Alamo Café on
Wednesday, May 16!

Please RSVP for both events to
(210) 408-1699 by Wednesday, May
16.

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

We hope to see you there! ❖

Third Annual

SAABE PICNIC

Saturday, May 19

Joe's Marina/Medina Lake

8:00 am-???

Horse Shoe Tournament:

Teams of 2. 1st place \$400, 2nd place \$200
Call 210-408-1699 to enter your team.

Tournament starts at 1:00 pm. Sign up cuts off at
noon.

Fun for the Kids:

Water balloons, swimming, and squirty things for the
kids.

BBQ and Door Prizes:

Brisket and Sausage cooked by "THE CHARLIE" and
Beans by "JOCK"

Please bring a side dish to share.

Door prizes awarded throughout the day.

Park Admittance Fee: \$3 per car, \$5 per person, children 7 & under free, payable at
the gate. Visit www.joesmarina.com for directions.

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



A Message from the President

by Charles Mikolajczyk, CBE-M

Looking Back!

Geez, the first quarter of 2007 didn't last long! I can remember all the rain, the stock market climbing back to areas not seen since January 2000, and who could forget the news regarding Anna Nicole Smith. Copper prices are also their highest ever once again (good for scrap – not good if you are buying)! And AAFAME concluded their Annual Chili Slam! In looking even further back...in April 1997 the first Tech-Talk article was published in the SAABE Newsletter. Last month was also the tenth anniversary that the Tech-Talk articles have been produced...I hope they have been enjoyed by all! (*Editor's note: see page six for a special treat!*)

Going Forward!

Mark your calendars: May 19 is the SAABE Picnic, and May 24 is the SAABE/SABOMA Tradeshaw. And don't forget...there will be no general membership meeting at Alamo Café this month; it will be conducted at the Lake during the picnic! Also, there will be the bragging rights awarded after the Annual Horseshoe Toss at the lake too... get your team together and register soon!

Kudos!

Congratulations to Bill Smith (Nowlin Building/CB Richard Ellis) as the 2006 SAABE Building Engineer of the Year recipient. An Honorable Mention goes out to John Cauley (Fountainhead One & Two/Triple Net Properties) as the Finalist. And also congratulations to Jock Tilghman (Corporate Square/Transwestern Commercial Services) as a BEOTY Nominee! Additionally, thanks to Mike Halvorsen for all his work chairing the SAABE BEOTY Committee! Finally, a "Thank You" goes out to all the SAABE Board members and committees chairs for all their work and support, and let us not forget to include Laura Bray for her work as well. Thank you all for your hard work!

Education

Recently, I have had the pleasure to participate in the BOMI RPA courses. Not only was the material refreshing, but I've have had the pleasure of meeting a really, really great group of Property and Facility Managers. If you ever have the opportunity, I would highly encourage you to take some of these classes. Tom Lasater and Doug Graves are also conducting the BOMI/BOMA study classes during lunch. If you have the chance, please try to make on of their meetings as well. Thanks to Tom and Doug for their efforts as well!

Outdoors

Don't forget your camera on those fishing outings, hunting adventures, etc. More bragging rights can be claimed here on this subject than anything. Be sure and forward photos of your catch/adventure to cm@satx.rr.com For any of those who love the blue water, the Annual Deep Sea Roundup out of Port Aransas is July 6 and 7. In 2005 we landed first place in the Sailfish Division...we are out to



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reclaim our status this year! Also, the Poco Bueno Tournament out of Port O'Connor is July 13 and 14! Last year a mechanical contractor's boat reeled in first place with a 700.5 lb. marlin...along with a hefty prize! Both of these also have bay classes and things for the little ones as well. They can be lots of fun with good friends or for the whole family as well. FYI: July is going to be a busy month! LOL

Call to Vendor Members

I have always been the one to say...give me five minutes of your time, and I'll teach you everything I know! Well, I have been producing the Tech-Talk articles for the SAABE Newsletter for so long...I think the well may be running dry. Over the years there have been many subjects but I can look at our diversified directory and get ideas for many new subjects. If any vendors would like produce a one to one and a half page generic informative article on their area of expertise for consideration as an upcoming Tech-Talk article, please contact me.

Always remember, everything can't always be about work; you have to take time for personal relaxation. ❖



Engineer Spotlight

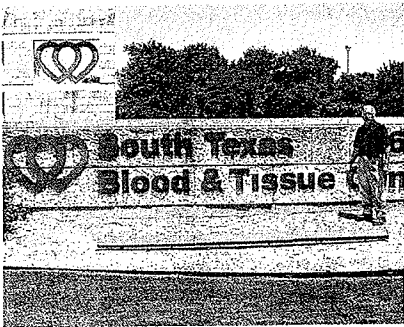
by Jeff Turov

Sam Garcia

South Texas Blood and Tissue Center
6211 IH 10 West at First Park Ten Blvd.
San Antonio, TX 78201
Phone (210) 731-5555

• How long in the building engineer trade?

Sam has been employed as a building engineer for 18 years. Twelve of those years were spent at Kelly Air Force Base, back when it actually was an Air Force base. At Kelly, Sam performed many functions which prepared him for his current position at the blood bank. Sam has been a member of SAABE for four years.



• Any awards, recognition, or special training?

During his six-year tenure at the South Texas Blood and Tissue Center, Sam has

received employee of the month twice. Sam has also trained and received his certification to be an ISO inspector and auditor.

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

As a grandfather, Sam enjoys spending time with his three grandkids. One of the ways he spoils these kids is making them yard decorations for the annual holidays. Whether it's Valentines Day, Halloween, or Christmas, Sam makes sure his and his grandkids yards are decorated with his own creations to make these days special

• Family/Children?

Sam is married and has four kids and three grandchildren. As a native south Texan, he also has plenty of extended family scattered about to keep him company.

• What do you enjoy most about working at STBTC?

This facility creates different challenges everyday for Sam – all of which he enjoys finding solutions for. As an organization that is in a constant state of transition to meet the ever greater demands of the South Texas medical community, there are continuous improvements being made to rise to this challenge. Sam and his team members work towards keeping this facility operating as efficiently as possible and feel that they have a positive impact on the quality of life in South Texas.

• What is your philosophy on customer service?

First and foremost, you need to make your customer happy. Sam feels that each and every employee at the blood bank are his customers, and he responds to their needs as such. If they have a request and he can make the time right then and there to respond, that is what he will do.

• What benefits do you gain from attending the upcoming SAABE/SABOMA Trade Show?

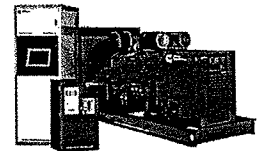
Sam enjoys being able to see the latest and greatest in technology that the various vendors have to offer and has gotten a lot of good ideas over the years at this event. He also enjoys the ability to visit with other commercial office building professionals in a festive atmosphere. ❖

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Tech Talk #1: The Millennium

by The Charlie

editor's note: In March, we ran Tech Talk #115. We thought it would be fun to have a look back at Tech Talk #1, from ten years ago! Enjoy!

What does the Millennium have in store for the Building Engineer? Well, we most probably will not cease to exist due to a meteor or comet crashing into the Earth, also referred to as Armageddon, nor will the stock market crash. The only thing for sure is that several million people will have a severe headache the next morning from the overuse of alcoholic beverages, and more than likely, if your Energy Management System is like mine, it is going to die come January 1, 2000.

Did this get your attention? Yes, your Energy Management System (EMCS) is going to go ballistic if the software it is currently operating on was produced before 1993. Not only will a large number of individuals be suffering from acute alcohol poisoning, but another headache with twice as much punch will occur the morning of Saturday, January 1, 2000. This is going to leave only two days to devise a solution before the start of the next business day. Just think of the individuals who will not be aware of this situation until that dreadful Monday morning when the little computer that has worked so well has every device it controls in a state as of 2359:59

hrs., which will most probably be "OFF." Hopefully, someone like Bill Gates will develop software that will be a drop-in type and remedy all of these ailments (excluding the hang-overs).

If not, what will you do? Well, at least one of the major EMCS manufacturers has not started on developing software for some of their older generation systems. In fact, the reply I received was that they had talked of this situation "over coffee" one morning! My reply was, "do they think they will have software available in the next few months?" The response was, "they might have something in the next two to three years." This was in December of 1996, and it did not take a rocket scientist to figure that this would mean availability in 1999. Can you imagine the demand and the price for this software?

Well, if you're as content with your present EMCS as I am, let Dr. Charlie tell you his suggestion! WAIT. Yes, I said "wait." On Friday, December 31, 1999, program your EMCS with the date of Friday, December 31, 1993. The year of 1994 has the same dates and days as the year 2000 with one exception (the year 2000 is a leap year, so you will have to use the date of March 1, 1994 for two consecutive days). With one date adjustment in late December and one the first of March, you will have 365 days of smooth sailing with your EMCS.

You may be able to find a year that has the same day and dates as the year 2000, but I only have access back to the year of 1991 (due to keeping all of my Snap-On calendars). Probably the biggest savings is going to be the discounted pricing of the software to upgrade your PC in late 2000, due to the lack of demand for this software because everyone has already either bought the new software, or purchased a new EMCS.

*Well, the choice is yours in what to do,
just don't let that dreadful date sneak up on you!*

Dr. Charlie ❖

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Keith Garrett

2006 BUILDING ENGINEER OF THE YEAR WILLIAM "BILL" SMITH

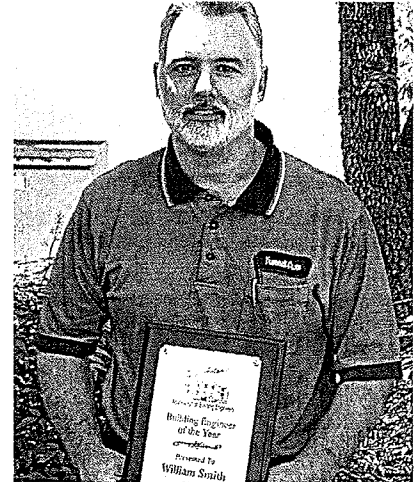
SAABE awarded its prestigious 2006 Building Engineer of the Year award to William "Bill" Smith, of the Nowlin Tower and Pacific Plaza, managed by CB Richard Ellis.

The Building Engineer of the Year (BEOTY) Award exemplifies the pinnacle of professionalism in the building engineer trade. Based on interviews, documentation, and building tours, Bill demonstrated dedication to his work and an exceptionally high level of professionalism in all facets of his job. He has shown that, with the proper attitude, the highest standards of the industry can be maintained.

Adrienne Cox (senior property manager for CB Richard Ellis) said, "Bill's desire to serve his clients, tenants, and vendors is evident and his upbeat and positive attitude make him a pleasure to work with. His eagerness to foster learning and growth have gained him the admiration and respect of his maintenance staff."

Bill is currently pursuing the demanding Systems Maintenance Technician (SMT) designation from the BOMI Institute and has completed two courses so far.

Congratulations to Bill and to the four other nominees for the 2006 Building Engineer of the Year award!



We would also like to thank Mike Halvorsen and his crew for organizing another successful year of BEOTY. Some may not realize how much work it is to undertake this process, but it is a heavy load. From personally interviewing each nominee, to touring the property of each nominee, there is MUCH work involved with the awarding of the BEOTY. So thanks to all who helped make this year's award a reality! ♦

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2006 Nominees and Finalists

- John Cauley, CBE-J, Triple Net Properties, FINALIST
- William Smith, CB Richard Ellis
- Charles Mikolajczyk Jr. CBE-M, Endeavor Real Estate Group
- Jock Tilghman, CBE-J, Transwestern ♦

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“VIVA LAS VEGAS!”
2007 SAABE/SABOMA TRADE SHOW!
THURSDAY, MAY 24 · 4:30–8:00PM
NORRIS CONFERENCE CENTER

Mark your calendar! The SABOMA/SAABE Trade Show is back and at a new location—Thursday, May 24 at the Norris Conference Center (at Crossroads Mall) from 4:30–8:00 pm. We’ll have over 50 vendors to visit.

It’s not too late to sign up as a food or door prize sponsor! The cost is only \$100, and your company name will appear on event signage and be announced as the prize is given away. To sign up, contact Laura Bray (408-1699, laurabray@braycommunications.com).

To cut down on that long registration line which forms during high traffic times, you will be able to **pre-register** your attendance. That way, your nametag will be ready for you to pick up at a separate desk dedicated to pre-registered attendees. Call or email Laura Bray to pre-register.

This year’s theme is “Viva Las Vegas!” Many vendors decorate their booths, and many of them will attend “in costume.” There will be lots of great door prizes and good food. Come in costume, or come as you are, but do not miss this fun event!! ❖



April Meeting Summary
by Kendal Langenberg

One of the highlights of the year within our organization is crowning the Building Engineer Of The Year (BEOTY)! See the full story on page 3.

We would like to thank John Raney with the City of San Antonio for addressing the group in April. John graciously filled in for Ray Martinez, who was not able to make the lunch due to a last-minute scheduling conflict. John brought us up to speed on several of the city’s mechanical and plumbing code issues. We really appreciate the involvement, support, and availability that the various departments of our city government offer us. Thanks again to John Raney for coming out to visit with us!

Don’t forget about the upcoming trade show on Thursday, May 24, which is jointly sponsored by SAABE and SABOMA. If you are a vendor, it’s not too late to purchase a food or drink sponsorship. If you are an engineer, do your part to make this year’s trade show successful by volunteering for one of the committees.

Next month’s luncheon will be at a different time and place, so don’t show up at the Alamo Café on the third Wednesday! Jeff Turov has organized our third annual picnic, to be held on Saturday, May 19 at Medina Lake (Joe’s Marina). We will have our monthly general membership meeting in conjunction with this event, which is one more reason not to miss the picnic! Hope to see ALL of you there!!! ❖

BOMI Discussion/Action Group

As we venture into May, our group has gathered additional members with Albert Gonzales from DNA Property Management, Tom Aguirre, David Loera, and Ruben Morales (all with Transwestern), and Juan Estrada (also with Transwestern), who was with us in 2006 for Air Conditioning Systems and Accessories. We have covered “Human Comfort,” “Ductwork,” and this month begin “Fans and Air Ducts” with David Flores, a design engineer from TD Industries teaching us about ductwork design and practical solutions to general problems associated with buildout and additions. We held an additional meeting on the third Thursday, when John Kuennen of Dimensions Contracting and Rhondo Jauer (Chief Engineer at the Bank of America building) gave us a tour of the 14th floor. All the ceiling tiles were removed, and we were able to observe VAV units, fan powered VAV’s, reheat units, and all the ductwork for supply with the ceiling area above the ceiling tiles used as return air.

As we near the hot summer months, we will study water treatment for cooling towers and wrap up the year with plumbing. Craig Anderson of Dillard Associates (the manufacturer’s rep for Sloan valves) will guide us through the operation, repair, and maintenance of Sloan Optimas.

We invite any and all engineers to join us every first and second Thursday of the month for our meetings.

We also encourage vendors with expertise in these area to join us and share their knowledge and experience. Your participation enables us to use what we learn from the BOMI textbooks and apply that knowledge to our buildings with ability and skill.

For additional information visit our web site, or call Tom Lasater (see contact information on last page). ❖



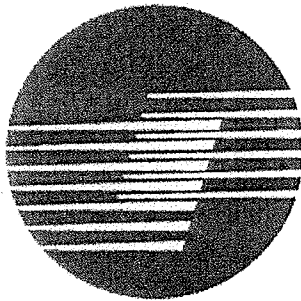
Communications Check-Up[®]

by Laura Bray

A Handy Little Book

I highly recommend a little book called "*The Elements of Style*" by William Strunk, Jr. and E.B. White (most communicators simply refer to it as "Strunk and White"). In print since its original publication in 1959, it's a handy reference guide to refer to when writing anything. It includes an entire chapter on commonly misused words, such as "disinterested" and "flammable." Here are some of the guidelines I use the most:

- Use the Active Voice: The active voice is usually more direct and vigorous. "I will always remember my first visit to Boston" is much better than "My first visit to Boston will always be remembered by me."
- Put Statements in a Positive Form: Make definite assertions. Rather than "He was not very often on time," say instead "He was usually late."
- Use Definite, Specific, Concrete Language: Prefer the specific to the general. "It rained every day last week" sounds much better than "A period of unfavorable weather set in."
- Flammable: The common word meaning "combustible" is "flammable." But people are thrown off by the *in--* and think "inflammable" means "not combustible." For this reason, hazmat trucks now carry the word "flammable." But "inflammable" is the correct word.
- "Omit Needless Words!" This is my very favorite piece of advice in the entire book. If you've written 100 words, can you get the same point across in 75? Or 50? Tighter writing is nearly always better writing. The authors have a particular aversion to the phrase "the fact that." They insist that it be removed wherever it occurs. Instead of "owing to the fact that," say "since." ❖



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