



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

September 2015

Mark Your Calendar

JOIN US FOR OUR SEPTEMBER MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, September 23, 2015 at the Embassy Suites Hotel (7750 Briaridge Drive; northeast corner of IH-10 and Loop 410).

The presentation will be sponsored by Voss Lighting and the subject will be **Lighting Technology Update: LED, ROI, DLC and everything in between!**

**RSVPs are due no later than
Monday, September 21st at 5:00pm.**

If you must cancel your attendance, please email Britney Brantley at saabetx@gmail.com BY **MONDAY, SEPTEMBER 21ST, AT 5:00PM** so we can cancel your meal. Cancellations received after this time will still be invoiced.

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

Many thanks to our Vendor Sponsors!

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Western Waterproofing

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Engineer Spotlight

by Jeff Turov

Steve Garcia

Building Engineer

Endura Advisory Group

200 Concord Plaza, #510

San Antonio, TX 78216

sgarcia@endurasa.com

210-828-6998



Tell us about yourself.

To begin my career I served in that Navy for twelve years. While serving my country I was assigned on two separate West Pacific tours and was deployed in Desert Storm. I served state-side in the reserves and helped on construction projects with the Seabees construction Battalion. After the Navy I worked for the City of San Antonio for five years in their facilities department. Entering in to the commercial real estate industry I worked for Kennedy Wilson as a building engineer for twelve years. I have currently been with Endura for three years and oversee operations at Concord Plaza. I have been a member of SAABE for 5 years.

Any awards, recognition or special training?

I received my Associates degree in electronics from the Naval Propulsion Engineering School.

Hobbies: what do you enjoy during off-hours?

I enjoy fishing – salt or fresh, going to the drag races and riding my new Harley. I also have the original car that my dad gave me during high school. It is a 1971 silver with black center stripped Chevelle SS. Just recently overhauled the engine from top to bottom and it purrs like a kitten.

Family/children?

My wife and daughter keep me in line at home. My daughter is 15 years old and is heavily involved in the dance team at Clark High School.

What is your favorite food?

I love any kind of seafood. It is always better if I am involved in catching the critters and then cooking them up – just because I love being on the water.

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Above the Ceiling

by Paul Thompson, SAABE President

Diamonds & Bones

Church has it's big annual garage sale coming up and are taking donations, maybe it's a good time to clear some stuff out; I'll take a shot at the Big Bookcase first. You should know I'm a (recovering) Packrat, probably would save even more old junk if my wife didn't get on my case, but you know some stuff is just good. Actually removed some old books from my favorite authors (Clavell, Michener, Richard North Patterson, Richard Clark); guess if you hadn't picked it up since 1986...

But then, there are the dread bottom shelves. These consist mostly of old technical school books, manuals, notes from classes, seminars, etc. and read like the history of my working life starting in the 70's: Basic Electricity/ Electronics, Motors/ Generators, Basic Programming, Logic, Blueprints, Pool/Spas, Pneumatics, Chillers, AC and Refrigeration, Welding, Codes classes, the CFC Phase-out, TEEEX DDC Controls (taught by SAABE's own Mike Alvarez!), Pump School, IAQ, Setting up a PM Program, BOMI SMA courses, National Electric Code, Variable Refrigerant Volume systems... yada, yada, yada. But here's a gem: The VERY FIRST San Antonio Association of Building Engineers Directory 1988-1989.

Occasionally I'll look some stuff up. As much as everything has advanced in our industry, it still amazes me that it was all built on the fundamentals seen in these old books. The basics discovered by Scientists, Engineers and Inventors over the years never change: I still equals E/R (current = volts/resistance), all basic refrigeration/AC cooling systems still have a minimum of four parts (compressor, condenser, evaporator and metering device), electricity still seeks ground and water runs downhill. At the same time, a statement put forward with a straightforward simplicity when I first heard the term is now the subject of great debate; during the CFC phase-out, all the refrigerants were put on plot to show their long-term dangers to the climate: ODP (Ozone Depletion Potential from CFC's) vs GWP (Global Warming Potential). Touch that one with a ten foot pole if you dare.

Going through the pages of the old directory, I'm surprised by how many of these names are familiar, some still around today. Jim Stallings (current President) wrote the introductory notes on "our very first directory". The brand new Constitution and Bylaws were just inside, followed by "Standards for Certification as a Building Engineer". The Board included (in addition to Jim) past and founding President John Boldt, as well as future Presidents Pete Felts and Tony Duran, Vendor Rep extraordinaire Greg Graham and Treasurer Steve Melgosa.

(continued...)

(cont'd...)

Members included future President Phil Anderson, Bernardo Chapa (a fixture for years), Clinton Fritz (one of the earliest adopters), JR Uresti, Keith Armstrong, David Barrow, Ronnie Shaner, Bob Wright, Rodney Hoepken, Rudy Marroquin, Mark Perez, Steve Sancho, Tom Bonin, Roy C. Garrett, Bob Gleason, Bob Reeder, Robert Reid and even yours truly. This is, of course, only a sample.

It's a true statement that the progress that we see today came as a result of the great many contributions of those who came before. As I sit at home and pull up my computerized building automation systems through the app on my phone, I know there's a direct line stretching back to old Dan Rich (who until his recent retirement had the #1 seniority in all of Johnson Controls WORLD WIDE) running those beautiful copper pneumatic lines to July 17, 1902 when Will Carrier invented air conditioning. And here within SAABE, we recognize the vision, hard work, dedication, commitment and persistence of all of those stretching back to our founding in 1984. There has been much progress over the years including some great highs and some pretty serious lows (discussion of possibly enacting Constitution Article XI- Dissolution of Association), but overall, we've done a good job of keeping SAABE going forward. We're Building Engineers, it's what we do: Maintain.

PS You're all invited to the Big Garage Sale at Our Lady of Grace Church in La Coste Saturday September 12th starting at 9:00. Come early for best selection (and buy some of my old books)!

SAABE JOB BANK

Looking for a job? Know a great Engineer who will be a great asset to San Antonio building?

Check out the SAABE Job Bank on our website:
www.saabe.org.



Have a job position to fill? Email your job posting and contact information to Britney Brantley at saabetx@gmail.com to get your listing on our website!



Dedicated Landscape Solutions

SAABE Serves

By Stacey Mercer



We still need donations to help fund our upcoming volunteer drive to benefit the Children's Bereavement Center of South Texas. Thank you to all that have donated thus far!

For those that were not able to make July's luncheon presentation by Denise Rizzo from the Center, they are an organization that helps children get through the loss of a family member. Whether it be from sickness, homicide, suicide, or drugs, the Center provides an environment and the tools needed for the children and the families to cope with their loss.

Monetary donations will be accepted to help raise money to cook a spaghetti dinner for the families at the Center on Wednesday, October 7th from 5:30 p.m. – 7:15 p.m. We are also looking for 6-7 volunteers to help with the set-up, cooking, serving and clean-up for the dinner. Space is limited due to the size of the kitchen at the Center. Monetary donations will be accepted through any board member and at the September luncheons. There will also be a tour of the Center on September 11th from 10 a.m. – 11 a.m. Please reach out to Stacey Mercer for further details and/or to sign up for volunteering for this special event.

[\(210\) 218-6663](tel:2102186663) / smercer@bmsmanagement.com

Also, to find out more information about the Children's Bereavement Center please visit www.cbcst.org

July 2015 Luncheon Summary

by Mark Rybczynski

This meeting was very informative with the new codes that affect roofing systems and what we as engineers should be looking for when we perform our roof inspections.

October 15 is just around the corner when San Antonio will start following the IECC 2015 codes for roofs. Thank you, Kyle Sargent for presenting this class to us.

Congratulations to Josh Benavides for receiving his CBE certificate. For those engineers who have not applied for your CBE you should, all of us qualify for at least one of the designations.

The SAABE serves is helping out a great organization at the Children's Bereavement Center of South Texas. We are sponsoring a spaghetti dinner for them on October 7th. If you would like to help out please contact Stacy Mercer.

Please RSVP for all meetings so we can have an accurate count for meals and seating, see you all at the next meeting on September 23rd.

Membership Memo

by Kendal Langenberg

Hear ye, hear ye! I have some EXCITING news regarding membership! First of all, for any new members who join RIGHT NOW, we are offering them 15 months of membership for the price of 12! That's right, ALL new members who join in this last quarter of the year will receive the balance of 2015 and all of 2016 for the price of their membership dues! AND, as if that's not enough fantastic news already, we have another crazy announcement for all CURRENT members...for EACH new member that you bring into SAABE during this final quarter of 2015, we will pay YOU 25 bucks!!! No fooling! If you get 4 folks to join, that's \$100 in your pocket! So... WHAT ARE YOU WAITING FOR?! Get out there and bring in some new members...and get financially rewarded for doing so!

Vendor Rep Report

by Randy Cummings



Now that the dog days of summer are behind us and fall is around the corner, (And football season is finally here!) we begin to wrap up what sounds like a great year for everyone I've talked to. Seems like every vendor has been as busy as ever and building owners and management are spending money.

If you're a vendor who feels they haven't received an increase in work from SAABE, I would suggest you try to get more involved with the organization. There are several committees and positions on the board where you can step up and help. There are plenty of opportunities to sponsor and present at the general membership and last Thursday training. There are several media outlets with the newsletter and website you can advertise on. My point is you will get out of SAABE only what you put into it. Ask any vendor who is involved with the organization and they will tell you it is well worth their time and money.

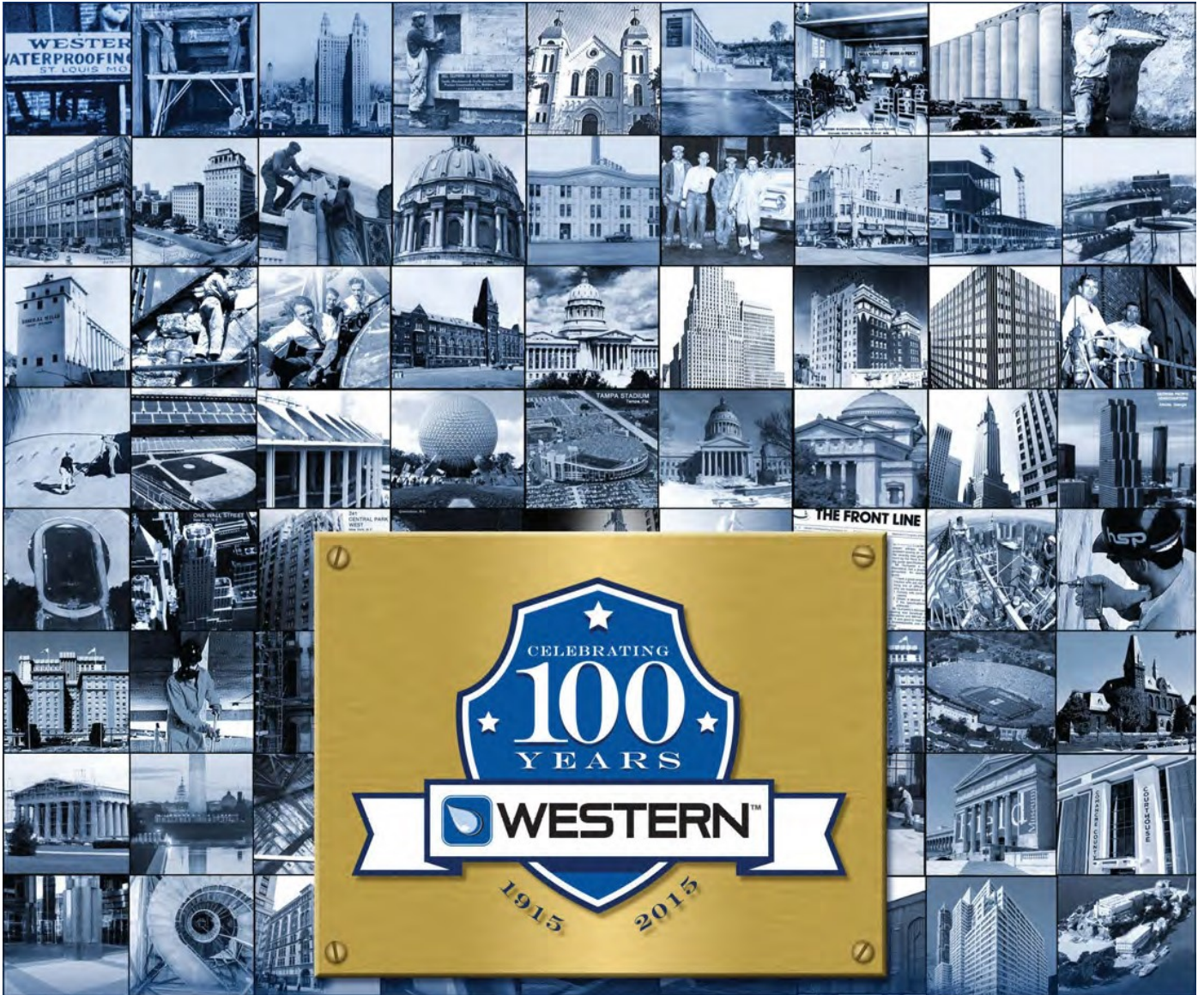
And for you engineers who feel like your not getting the training or education you feel like you need and want, please let me know. I always try to have topics that interest y'all but I need your feedback to make that happen. Shoot me an email or give me a call with any ideas.

Thanks and see you at the luncheon.



INTERESTED IN ADVERTISING?

Contact Britney Brantley, SAABE
Association Manager at
saabetx@gmail.com for advertising
opportunities and rates!



WE'VE BEEN BUILDING UP TO THIS MOMENT FOR OVER A CENTURY.

My, where does the time go? For the past 100 years Western Waterproofing has restored some of the greatest buildings and landmarks all across our great nation. And now, after a century of unsurpassed excellence, we turn to reinvent ourselves. To offer a wider variety of specialty services to an even wider variety of industries, Western Construction Group's five member companies, and 30+ branches, will now be known as Western Specialty Contractors. Although our name may have changed, our dedication to quality service and our employees will never waiver. For the next 100 years and many more to come.



**THE GOOD, THE BAD & THE UGLY
BY Doug Graves**



**Don't miss the next The
Good, the Bad & the Ugly
Building Tour!**

THURSDAY SEPTEMBER 17TH AT 11:30 AM

Oak Hills Church at I-10 & Exit Camp Bullis Road

(go to the back of the building, near the HVAC equipment & black water storage tanks)

For any questions, contact Doug Graves at
[210-870-0903](tel:210-870-0903).

**BBQ Lunch will be provided by SAABE! ONLY 15
SPOTS AVAILABLE, FIRST COME, FIRST SERVE!
RSVP NOW!**

**Topic: Condensate & Rainwater Reclaim
(on a small budget)**

Doyle Jennings has constructed a system to capture rainwater and HVAC condensate in-house little by little as he had a very small budget for pipe & fittings. If you have a building that was built within the last 3-8 years, inside city limits and your HVAC is already piped to one common source, this presentation would be a great way to help you start!

Facts:

- 1) 49 degrees is the perfect discharge air temperature to capture the maximum amount of water.
- 2) The slower to air speed the better the removal of moisture out of the air.
- 3) Rainwater harvest will gather 600 gallons/1,000 SF of roof area.

Come learn more ideas & get first hand & in-person experience & feedback.

To RSVP, please email Doug Graves at
doug.graves@xerox.com.

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Education Corner

By John Leifester



Well, September is upon us. That means fantasy football is getting under way and sounds of dejected sports fans will soon be heard throughout the land. Blue Bell ice cream is rolling out of the creameries and people will be lining up by the hundreds to get their first half gallon of the freshly released stock.

With all this exciting news, you ask yourself "what else could possibly be happening soon?" Well I am glad you asked. Our October First Thursday meeting sponsor is Western Waterproofing. As always, we can expect a great presentation from Pat Pennington and his guest speakers. Octobers presentation will be regarding roof substrates and decking.

Pat will be discussing new products and applications to water seal your roofs. He will be going over previously recommended applications and the up and coming ways to treat your roofs. We all now, no one thinks of waterproofing when it's dry, but preventative maintenance and inspections will save your skin if you do have issues at the first onset of rain.

Please help me welcome Pat and his crew back into the spotlight as they present for our October First Thursday training. As always, it's held at the old First National Bank building near IH10 and Vance Jackson.

If you are a vendor that would like to sponsor a training, please feel free to email me at john@dedicatedls.com and I will send you information.

And as always, have fun, be blessed and we will see you at the next SAABE function!

-Big John, SAABE Education Director

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Association of Building Engineers

SAABE TIMES
September 2015 Issue

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Final Thought:

“If passion drives you, let reason hold the reins.”

– Benjamin Franklin

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