



# SAABE TIMES

A publication of the San Antonio Association of Building Engineers

July 2003

Mark Your Calendar—

## JOIN US FOR OUR JULY LUNCHEON

Please join us on Wednesday, July 16 at the Old San Francisco Steakhouse for our monthly luncheon. Our speaker will be Colin Ellison of Smith Protective Services, who will speak on building security issues.

Don't miss this chance for learning and networking. As "The Charlie said in a recent column, "Networking is key! Take the time to attend monthly SAABE meetings. Meet some old acquaintances, discuss some failures, and share your experiences with new and upcoming engineers."

Please RSVP to (210) 408-1699 by Tuesday, July 15.

We hope to see you there! ❖

### 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! ❖

## Education Corner

### Advanced Maintenance Management Techniques

- Sponsored by the Texas Engineering Extension Service, presented by David Tod Geaslin
- July 11, Austin, TX
- July 24, Dallas, TX
- Cost: \$260
- Call 1-800-824-7303 or visit [www.teex.com](http://www.teex.com) for more information.

### Texas HVAC Exam Prep

- Sponsored by Construction Data, endorsed by TACCA
- July 11-13, Arlington, TX
- August 8-10, San Antonio, TX
- Call 1-800-969-7331 or visit [www.hvacandplumbing.com](http://www.hvacandplumbing.com) for more information.

### OSHA Guide to Industrial Hygiene

- Sponsored by the Texas Engineering Extension Service
- August 5-8, Mesquite, TX
- Cost: \$695
- Call 1-800-824-7303 or visit [www.teex.com](http://www.teex.com) for more information.

### Homeland Security: Strategies for Protecting America's Workforce

- Sponsored by the Texas Engineering Extension Service
- July 24-25, Arlington, TX
- Cost: \$125
- Call 1-800-824-7303 or visit [www.teex.com](http://www.teex.com) for more information.

### Hazardous Materials

- Sponsored by the Texas Engineering Extension Service
- July 21-25, Mesquite, TX
- Cost: \$795
- Call 1-800-824-7303 or visit [www.teex.com](http://www.teex.com) for more information.

### Injury and Illness Recordkeeping

- Sponsored by the Texas Engineering Extension Service
- August 4, Mesquite, TX
- Cost: \$195
- Call 1-800-824-7303 or visit [www.teex.com](http://www.teex.com) for more information.

### CFC Refrigerant Recycling

- Sponsored by the Texas Engineering Extension Service
- July 11, Houston, TX
- July 18, San Antonio, TX
- Cost: \$108
- Call 1-800-824-7303 or visit [www.teex.com](http://www.teex.com) for more information.

Contact Education Director Jock Tilghman (681-2494) if you know of other courses. ❖

## A Message from the President

by Bob Beal

### New Members

As you may already noticed, our membership is gradually climbing. It is always a little slow at first, then people jump on board. At this time we are at 82 regular members (engineers) and 65 associate members (vendors). There are some good reasons to join SAABE. But I have also heard some non-members talking about some of the reasons they don't join. The biggest reason is they do not have the money and their employer will not fund the membership dues. Another reason comes from the more seasoned engineer. Some feel that SAABE may be a waste of time. I am sure that there are those who just do not have the time. For me, SAABE has been a valuable resource over the years, not only for the education but also as a place to become comfortable with the people with whom I have so much in common. It got me out of that little box that I created for myself. But for whatever the reason that engineers do not join, I feel there is a way to make those engineers see the light. I also feel that with a little lobbying, we can convince the employers to pay the membership dues for their engineering staff. I think it is about time to have a "Membership Drive." And what better way to reach out to those non-members than by using our associate members to promote our organization. And in turn, our regular membership can solicit new associate members. At present I feel we need to concentrate on new engineer members. This month, we are starting our latest membership drive.

There will be some real nice incentives for both our regular and associate members to solicit new members. I hope to have the details by the next luncheon.

### Habitat for Humanity

On Friday, June 20, Rhondo Jauer and I took a "Habitour" with our friends from Habitat for Humanity. The tour started at the San Antonio Habitat offices located at 311 Probandt. It was a very comfortable, informative, and very emotional trip. We toured three different sites. Our first two stops were developments where most of the houses were complete. The last site was still under development. The tour took only one hour during lunch. I have to say any question I may have had was answered during the tour. I am very happy that we have embraced this charity. Rhondo will be heading up the first group of volunteers from SAABE to help build a home. I will be heading up the second group in early August.



### SABOMA Garage Sale

Our friends from SABOMA are having their First Annual "Helping Hands Garage Sale." This is quoted from their flier.

"STOP! Cleaning out your Garage? Don't throw out those clothes, unused toys, furniture & other miscellaneous items just yet! The Community Service Committee (aka Helping Hands) needs these items for SABOMA's 1<sup>st</sup> annual Charity Garage Sale on September 19-20, 2003, benefiting the San Antonio youth centers. For information contact Donna Garcia @ 210-824-1212 or Diane Towery @ 210-498-3695."

Hey guys and girls of SAABE, what better time to get rid of some of the stuff that has been taking up storage areas in your building.

### Engineer Spotlight

#### The Charlie (Part 2)

Last month's Engineer Spotlight focused on Charlie Mikolajczyk's contributions to the *SAABE Times*. Charlie is on his 74<sup>th</sup> monthly article and is a valuable resource for our members. The following is just a little rundown of Charlie's history in the trade.

Charlie started out in 1975 as a grunt/pre-apprentice in training (PAT) in the electrical trade. At the time he was still in high school. In 1977, he graduated from East Central High School (Crew Leader in Auto Mechanics and 2nd Place winner in the 1977 Plymouth Troubleshooting Contest/State Finals). After graduation, Charlie was picked up by the Master Electrician at the downtown Baptist Memorial Hospital to work in the electrical trade. In 1977 or 1978 (due to boredom), Charlie transferred into the maintenance department (once again as a grunt). He rose through the channels to the position of an Operating Engineer/Shift Leader operating a central plant of approximately 4,600 tons, and specializing in critical environments (Data Centers, CCU, SICU, Autoclaves, ETO gas, etc.).

Upon leaving BMHS, he started another career with Trammell Crow Company in 1990 as a Building Operations Supervisor specializing in central plants and critical environments. Once again, he quickly rose through the ranks to the final position of Senior Building Operations Manager who was directly responsible for the overall operation and maintenance of over 800,000 sf of Class A properties in SA and a World Wide Data Center.

In 1999, Charlie started his present journey with Endeavor Real Estate Group as the Vice President of Engineering, whose overall responsibilities include the

(Continued on page 5)



## Sponsorship Opportunities

SAABE has added several new sponsorship opportunities. Sponsorships are a great way to get your company some name recognition with San Antonio's largest association of building engineers:

**\$100.00:** Name recognition at the meeting (sign near the podium that is visible to all the members) and a brief description of services and introduction of the sponsor.

**\$250.00:** Vendor has one table (table-top display is allowed) at the entry to the luncheon and can distribute literature and business cards before and after the meeting as all the traffic is going through the door. Tim Young (SAABE vendor rep) will coordinate this to make sure the speaker and this sponsor are not competitors.

**\$500.00:** Vendor has the podium and an opportunity to address the membership. Material must be educational in nature, but the vendor has a table up front near the podium with the opportunity for members to take literature and cards or small give-aways at the end of the meeting.

Also, don't miss our new information exchange table and networking board at the next meeting. The table gives engineers an opportunity to display a question or need (for example a part you can't find), and there is a business card display for all members.

For sponsorship opportunities, contact Tim Young at 210-651-5588 or [tim\\_young@munters.com](mailto:tim_young@munters.com). Make your reservation early for the next meeting so you don't miss these exciting additions to our luncheons. ❖

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## THANK YOU 2003 Meeting Sponsors!

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If you'd like to sponsor a meeting, please contact SAABE president Bob Beal or Vendor Representative Tim Young. ❖



## Tech Talk #74

by The Charlie

### Reducing Slip-Fall Liabilities

One of the most dreaded issues we deal with today involve slip-falls. We don't know the frequency of slip-falls in our local area, but we are certain that if these incidents were tracked, the amounts would be enlightening. The amount of liability your facility may encounter due to a slip-fall greatly depends on your proactive approach. The mathematics are simple – the greater the amount of proactive measures, the lesser the liability.

#### Awareness

Awareness and education of the maintenance staff, housekeeping, and the security officers are key factors. Education must be constantly implemented to reduce or eliminate a hazard before it becomes a liability issue.

#### Action

Quick responsive action needs to be implemented upon the discovery of any hazards. Coffee and drink spills occur frequently and without warning. Most often, these occur during peak traffic times. The common protocol should be to immediately clean the area and install a "wet floor" sign. A mop bucket with wet floor stenciling is only good as long as the mop bucket is left in the area. Install signs! Other good actions are to always keep these signs in each janitor's closet, and keep multiple signs for use around all the entrances. On rainy days, do not take it for granted that simply because it is raining, everyone should know that it is wet. Once an individual enters the safe haven of your facility, they will not consider that your floors are wet as well. Remind them with a sign. Remember, it's raining outside, not inside, so why would the floor be wet?

#### Inspection

Inspections should occur continuously. Every minute of the day, you, the trained and conscious individual, must constantly observe any conditions which may increase liability, whether it is a loose threshold, deteriorated petty mats, leaking water fountain, etc. It is up to you to inspect, identify, and rectify the issue before it becomes a problem. Back to petty mats: they are basically an architectural feature of limited use. Do not solely depend on these. If at all possible, the installation of additional mats or the use of two mats (with signs) during inclement weather should reduce the possibilities of a slip-fall.


Let's not forget the structured parking (not a parking garage, we'll cover this one later) and the elevator in the structured parking! Better yet, never forget or overlook the stairwells in the structured parking.

Additionally, do not only consider the common areas. If your security patrol makes rounds in your mechanical areas, applying practices here as well may reduce the possibility of the patrol officer slipping due to a water leak or inadequate lighting after hours. If you have ground water seepage or an irrigation problem which is a nuisance, be sure to clean all surfaces if they become slick. Just because it is outside doesn't mean someone will know better than to walk on it or through it (i.e. sidewalks, drives, sluice drains, culverts, etc.)!

#### Action Steps and Practices

- If the exterior surfaces are wet (due to rain, mist, or fog), immediately install wet floor signs at all entrances. Do not remove these signs until the exterior surfaces and all interior surfaces are dry.
- If a spill occurs, make an immediate effort to identify this area as a hazard while retrieving clean-up items (paper, paper towel, red shop rag, ladder, etc.). Install wet floor sign, clean up, and leave the wet floor sign until absolutely certain the floor is dry.

*(Continued on page 7)*




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**Message from the President (continued)**

*(Continued from page 2)*

successful operation and management of over 1 million square feet of office properties under management with Endeavor Real Estate Group throughout the San Antonio and Austin area. Responsibilities include the on-site management of the Forum Office Complex. Some of Charlie's credits include:

- Member, National Fire Protection Association (NFPA)
- Member, SAABE (Vice President 1996-1998)
- Certificate of Mastery (Building Engineer), SAABE
- Award, 1999 Building Engineer of the Year, SAABE
- Registered Electrical Maintenance Technician (City of San Antonio)
- Texas Department of Licensing and Regulation (TDLR), registered Universal Technician License, Texas A&M Engineering Extension Service

At the next luncheon please give Charlie a firm handshake and introduce your self to one of SAABE's finest. Please also read his Tech Talk article in this month's *SAABE Times*. ❖

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Send ad copy (preferably in GIF or JPG formats) and payment to SAABE, 14602 Huebner Rd, #116, PMB 149, San Antonio, TX 78230, or email to [laurabray@braycommunications.com](mailto:laurabray@braycommunications.com).



## Welcome New Members

### Paul Galvan

San Antonio River Authority  
100 E. Guenther  
San Antonio, TX 78204  
(210) 302-4245  
pgalvan@sara-tx.org

### Albert Gomez

Koontz McCombs Realty Services (Tetco Tower)  
1777 NE Loop 410, Suite 202  
San Antonio, TX 78217  
(210) 805-9900

### Mark Bickle

AlStan Technical Services, L.C.  
508 Deer Forest Dr. W.  
Pipe Creek, TX 78063  
(830) 510-4773  
alstan@wt.net

### Scott Mauldin

2M Restoration and Sealants  
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San Antonio, TX 78269  
(210) 687-1677  
2mrs@satx.rr.com

### Robert Franks

Cummins Southern Plains  
6226 Pan Am Expressway N.  
San Antonio, TX 78218-0385  
(210) 655-5420  
robert.l.franks@cummins.com

If you know someone who'd like to join SAABE, have them visit our web site at [www.saabe.org](http://www.saabe.org) to obtain a membership application. Or call Laura Bray (210-408-1699) and she will fax one to you. ❖

### Email Addresses

Send your email address to [laurabray@braycommunications.com](mailto:laurabray@braycommunications.com) to make sure you stay informed of the latest events! ❖

## Equipment Survey

SAABE has begun the process of developing a database of installed equipment in the buildings of SAABE members. When completed, this database will provide SAABE members an invaluable resource when troubleshooting problems or purchasing new equipment. You can look up specific equipment and equipment types in the database, then give that engineer a call to find out more.

But we can't do it without your input! At the next several SAABE membership meetings, you'll receive a section of the survey to complete (each section pertains to one category of equipment, such as HVAC). You'll complete the survey at the meeting and leave it at the registration desk. SAABE will take care of the rest.

Please participate in this important new member benefit. If you have any questions, please call SAABE treasurer Doug Graves at (210) 828-7712. ❖

## "What Is It?" Contest

Log on to SAABE's web site at [www.saabe.org](http://www.saabe.org) for a new contest called "What is It?" Each month, we'll post a new photo of some piece of equipment. If you know what it is, send an email to [laurabray@braycommunications.com](mailto:laurabray@braycommunications.com). The member who has the most right guesses by the December holiday luncheon will receive a nice prize. ❖

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## Tech Talk (continued)

(Continued from page 4)

- Install additional mats as needed at entrances.
- Watch for wet areas caused by the "shaking out" of umbrellas.
- Train housekeeping and security.
- If a slip-fall occurs, be sure to document any information (shoe tap missing from high heel shoe, etc.).
- Clean all exterior concrete surfaces which are subject to constant moisture due to ground water seepage.
  - Practice, practice, practice!

**Next Month:** How to Ask for the Raise You Want

**CHARLIE'S LAW:** Have you ever noticed that since everybody has a camcorder these days no one talks about seeing UFO's like they used to!

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## Job Listings

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Are you looking for someone to add to your staff? Post your open positions on SAABE's web site, www.saabe.org. This service is free of charge to SAABE members. Send your job listing to Laura Bray (fax 210-408-1799, email laurabray@braycommunications.com). ❖

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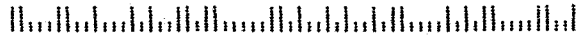
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<h2 style="margin: 0;">SAABE TIMES</h2> <h3 style="margin: 0;">July Issue</h3>	<p><b><i>Final Thought:</i></b></p> <p><i>"Coffee stains on [an airplane's] flip-down trays mean [to the passengers] that we do our engine maintenance wrong." — Donald Burr</i></p>
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## Membership Luncheon July 16, 2003

**Time:** 11:30 a.m.  
**Location:** Old San Francisco Steakhouse  
**Program:**  
 Building Security

**Upcoming Luncheon:**  
**August 21, 2003**  
 Program to be Announced

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