



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

April 2018

Mark Your Calendar

JOIN US FOR OUR APRIL LUNCHEON

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on THURSDAY, APRIL 19, 2018 at the Embassy Suites San Antonio Northwest, located at 7750 Briaridge, San Antonio, TX 78230.

CLEARY ZIMMERMAN & FSG LIGHTING WILL BE PRESENTING

REMINDER: 2018 DUES MUST BE PAID TO ATTEND

RSVPs are due no later than Monday, APRIL 16, 2018. YOU MUST RSVP or you will have to wait until all attendees are seated.

If you must cancel your RSVP, please email our Association Manager at saabetx@gmail.com BY MONDAY APRIL 16TH 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!



13TH ANNUAL SAABE / PHIL ANDERSON MEMORIAL PICNIC

Date: Saturday, June 9, 2018

Time: 10 am to 5 pm



Location: Castroville Regional Park

JOIN US FOR FAMILY FRIENDLY FUN, FOOD, GAMES AND DOOR PRIZES! ALL AGES WELCOME. THE EVENT IS FREE FOR EXISTING SAABE MEMBERS AND THEIR IMMEDIATE FAMILY OR ONE GUEST.

Many thanks to our Vendor Sponsors!

Master Level

Voss Lighting

Western Waterproofing

Journeyman Level

Fox Service Company

Gerloff Company



MORE DETAILS AND RSVP INFORMATION TO COME!

Serving Texas' commercial clientele for over 40 years.



Specializing in:
Preventive Maintenance
Infrared Thermography
Building Automation
Power Conditioning
Drain Jetter Service
Med-Gas Certified
Tenant Finish-Out

- ✓ HVAC
- ✓ Refrigeration
- ✓ Plumbing
- ✓ Electrical



Reg Rates 8a-6p
Licensed & Insured
Emergency Service 24/7

TACLA 2586C M-38471 TECL 30044



Gillette AIR CONDITIONING CO., INC.

1215 San Francisco • San Antonio, Texas 78201-4688 • (210) 735-9235 • Fax (210) 736-1932

Call for your Free Quote on Maintenance & Equipment Replacement

Gillette Air Conditioning provides complete service for all mechanical systems, serving Commercial, Residential, Hospitality, Medical, City, State, Federal and Educational Markets.

Your Source for HVAC Service

- Customizable Preventative Maintenance Programs Commercial & Residential
- Building Recommissioning, Energy Studies, Building Automation
- Thermal Imaging Analysis & Vibration Analysis

Types of systems we service or install include:

- * Chillers * Boilers * Pumps * Cooling Towers * Evaporative Condensers * Package Units
- * Ductless Split Systems * Variable Refrigerant Flow * Variable Frequency Drives * Heat Pumps
- * Split Systems * Computer Room Systems * Heat Exchangers * Air Handlers * Controls

Your #1 Source For Emergency Service: 24/7/365 Call:(210-735-9235)

Above the Ceiling

by Robert Andrews, SAABE President

Annual preventative maintenance is now well under way for me as I am sure it is for you. Which typically means running systems at 50% while the other half is down or working nights and weekends. To make life easier though during this time I have surrounded myself with vendors that I trust. It is invaluable to have a **vendor that you know is not going to work at a snail's pace, do a poor job, or replace parts that don't need to be.** Trust is something that takes time to earn and to me is worth more than the cheapest price from a vendor. **Having been an engineer for 15 years I've seen both bad and good vendors.** The relationships we've built are hard to replace.

Speaking of building relationships, the SAABE picnic is scheduled for June 9th. We have a new location, and **new activities, but the tradition remains the same.** It's a time for all of us to get together with our families and **"break bread"**. Your significant other and children can finally put a face to the name that you have mentioned before over diner. **It's also a great opportunity to start building new relationships with new people that you wouldn't normally see.** There will also be some good food, laughs, and door prizes. Did I mention its all free with your paid SAABE membership?

I look forward to seeing you there!



Gerloff Company Inc

C A T A S T R O P H E M A N A G E M E N T
Fire Investigation Support Fire & Water Restoration
Deodorization Structural Cleaning
Project Management Disaster Planning
Pack Out & Storage Contents Cleaning
Structural Drying and Deodorization Water Extraction
24 Hour Emergency Service
San Antonio Austin Toll-Free
210-490-2777 512-926-8933 800-486-3621
www.gerloffinc.com



GCI REMEDIATION LTD.

Mold Remediation Indoor Air Quality Services
24 Hour Emergency Service
San Antonio 210-490-7108 Toll-Free 866-779-4424
www.gcirem.com

Gerloff Floors & Fixtures

Carpet • Flooring • Lighting • Plumbing Fixtures
Cabinets • Countertops
210-490-2777

**ADVERTISE
HERE!**

INTERESTED IN ADVERTISING?

**Contact the SAABE Association Manager at
saabetx@gmail.com for advertising
opportunities and rates!**

Philips InstantFit

A New Generation for Linear LED T8 Lighting



Easily upgrade to LED from fluorescent!

- Plug and Play
- Energy savings
- Sustainability

vosslighting.com



Voss Lighting

5670 Randolph Blvd
San Antonio, TX 78233
210.967.8766

The Education Corner

by David Ellis, Education Director

Everyone may ask how SAABE helps them. Or say it does not help them. Ever get asked that question? Ever make that statement? But what's the real question? Should it be why SAABE should help me or I've got it covered. Maybe the 'me' in you does not ask the question and just enjoys the venue. And who said you need any help from SAABE to begin with and you're just enjoying your paid membership. Or you're the member that quit and never renewed because you thought it was a joke.

That's all fine and expected but do spread the word of how SAABE is refocusing and sees its purpose with real life training options for the betterment of its members. Training is now expanded visit www.saabe.org to see more. Read no further if you're fine with Tempus Fugit. (See last article)

Maybe the 'me' interest is elsewhere and just out of sight. Like a stop sign missed or a step misjudged, or a slip and fall that had dire consequences. A slip, a fall or a poke your child's eye, BAD, on Halloween putting the costume on. All unexpected things happen with consequences. Let's say there is a catastrophe in your building and you're asked the, could be, career ending question—but why did you let this happen? Many of these things go on daily and might well touch you somehow and when they occur, trust me, it's in a way you wish not.

To answer fate, we instinctively adapt through experience be it through formal training, on the job training or the everyday hack through life experiences and career adjustments. They all add up. How fast one adapts is a key element to the solution—awareness, preparedness, practice and dedication. That is why SAABE exists to hone these areas and generate paths to gainful and applicable information and knowledge. Heck, if you find you do need to share your knowledge, or a slip and fall, with the members or have a question about your situation, call 210-722-5990. Or just call to say something I should, but don't, know about SAABE—it's a win, win situation here—let's do it.

Hip Pocket Share:

Here's one; don't walk on wet areas of sidewalks when most of it is dry.

Can someone be the first to tell me why for a quick \$15? (Excludes all CBE's, Board Members and Directors and must be an active member) I'll wager that it's someone working downtown that gets this one. (Also excludes Chief Engineer Armando Salazar, my apprentice in the 90's and my 38 grandchildren—some soon to be Engineers, fingers crossed). [Enter Contest](#)

SAABE has the BEST Engineers in San Antonio worthy for any Management Company or Owner. We have multiple property management companies which promote our organization and recognize the impact it has on the availability of qualified Engineers and Building Techs. Not to mention a host of sponsors and vendors to assist your company with your building service or construction needs and even offer training in many areas. Our economy is picking up and so should our industry, get on the train to success.

For those of you that don't know me and my wordy yet rough or broad over reaching approach, firm yet sharp attitude of position it, so you know, is normally fueled by facts revealed when improvements are attainable. If it's working, I leave it alone, if it's broken I fix it, if it can be better I look at the odds of getting it done. That is why I am pushing ever so hard for each of you to get your CBE, the odds are to your favor, and your future could be in the cards. Never mind the designation you don't need one, it's the start of the process, sport your CBE.

If you're a Building Tech. get your CBE. Most of those that actually go to the regular monthly meetings would qualify for the Journeyman designation, half for the Apprentice. I know most are not 'writers' but the answer is there in the fine print and I'm here to assist and not to not tell you that you missed the cut. I'll help. Get your CBE.

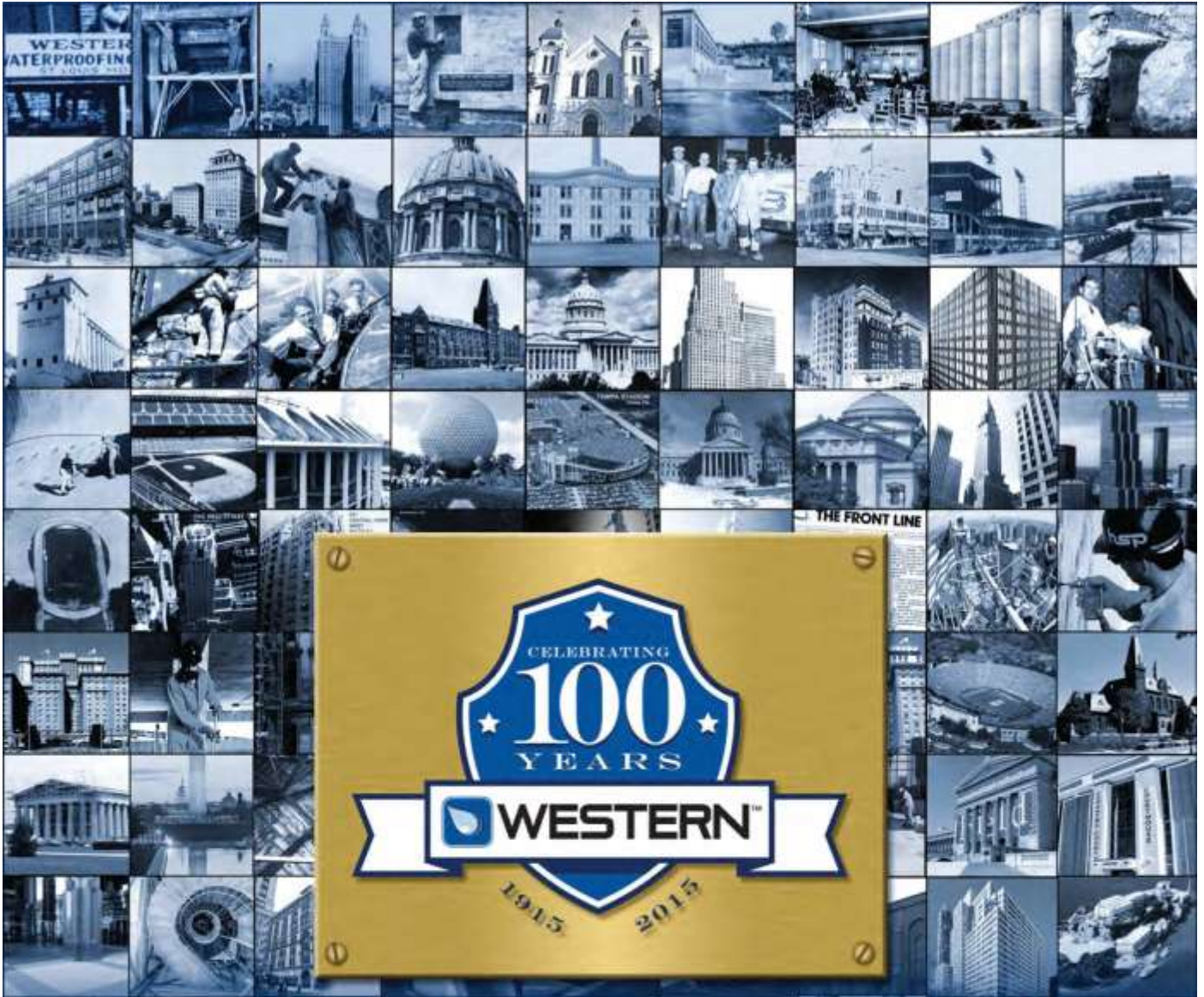
There are fewer than 20 of the offered CBE's issued in nearly 30 years. That's about 1 out of every 140 members. Give me a break. What the heck happened? Now many of the Engineers with Designations are at the top of their career as Senior Chiefs, Chiefs, Leads or have through promotion moved into Management positions as Property Managers or overseeing Engineering Departments as Directors. Wouldn't you think everyone and their mother would be banging our doors down to get Certified?

Email [the reason](#) you think the participation is at record lows when the benefits are evident. All entries received will be responded to and reviewed by the currently active CBE Committee members for recommendation and explanation to the board.

SAABE 2018 now offers training sessions in most these areas and many, many more. Most every member should qualify to sport the CBE Certification, got yours? Visit our website at: www.SAABE.Org . Don't have your membership shortened or your job end because of Tempus Fugit, there are now training options to fill those gaps.

[Click](#) here and then click send if you read this Article.

Call *David Ellis*, Education Director at SAABE today to help clear the way to your CBE!



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.



SAABE SPOTLIGHT

by Justin Titus

Zeke Diaz-Munoz

Assistant Engineer
REOC San Antonio
8023 Vantage Dr., Ste. 1200
San Antonio, TX 78230
210-524-4000
emunoz@reocsanantonio.com



Tell us about yourself.

I was born and raised in Phoenix, Arizona. In 2010, my family moved to San Antonio and I absolutely love it here. I am the oldest of four, and have a 2 brothers and 1 sister. When I moved to San Antonio I started working for a construction company and we remodeled HEB stores all over the state. I was constantly traveling and was only home one day a week. I decided I wanted to make a career change, and I had a friend who knew Robert Andrews Sr. I went and interviewed with him and he hired me on the spot. I have been with REOC for 6 years.

How long have you been a member of SAABE?

I have been a member of SAABE for 4 years. I enjoy all the training opportunities that the organization offers.

Family and Children?

I am engaged, and we have not set a date yet. I have one son, and he just turned 1.

What hobbies keep you busy?

I love spending time with my family and taking nature walk when the weather is nice. I also love working on cars, and imports are my favorite. I am currently swapping the motor on a 92' Honda Prelude.

What Advice would you share with those thinking about joining SAABE?

If you are looking for a fun trade, become a building engineer. It has its good and bad days, but there are always more good days. It is also a good trade to be in to learn a little about everything.

What is the best vacation or favorite place you have ever been to?

My family and I love going to the costal bend.

If you could do anything you wanted and money was not a factor, what would you do?

I would build race cars.

Luncheon Recap

by Joseph Nuncio, Secretary

Thank you to Jeree DeVisser with TRANE for taking the time to speak to the SAABE community on the importance of water treatment in varying HVAC applications.

In our profession, some of us are faced with a facet of the HVAC process that involved circulating water to transfer and dissipate heat. These are Cooling Towers and the like. Mr. DeVisser reminded us that having the water chemically treated property is very vital to the operation and life span of our systems.

Good water is not only important to human health, but to HVAC health as well. Why do we treat water? To lessen scale build-up, corrosion and biological growth and to remove other foulants that can be introduced into the HVAC system through the water.

Any of these anomalies, especially over time if untreated, can wreak havoc on an HVAC system. Scale, corrosion and growth can be very costly to try and remove once it has been given the opportunity to take a stronghold. This also reduces the overall system efficiency and makes for higher operating costs since the unit has to now work harder to achieve the desired results.

Please remember to be PRO-active in treating your water to avoid unnecessary pitfalls. The good people at TRANE offer software that helps you track real data with the condition of your water as it is happening and allows one to see trends, detailed graphs and patterns. Such a tool could be critical for your HVAC unit's overall performance.

So remember, healthy water, healthy system.



CURIOUS ABOUT CBE?

Not sure what it is? Not sure if you would qualify?

CBE STANDS FOR CERTIFIED BUILDING ENGINEER AND BASED ON EXPERIENCE, YOU CAN RECEIVE CERTIFICATION FROM SAABE. THIS CAN HELP YOU IN THE SAN ANTONIO INDUSTRY.

CHECK OUT SAABE.ORG ON THE MAIN PAGE FOR MORE INFORMATION.

San Antonio



Association of Building Engineers

SAABE TIMES

April 2018

PO Box 781261

San Antonio TX 78278

Final Thought:

“In the spring, at the end of the day, you should smell like dirt.”

-Margaret Atwood

2018 BOARD OF DIRECTORS

OFFICERS

President
Robert Andrews, CBE-M, SMA
Sirell Real Estate Services
(210) 477-8800
randrews@sirell.com

1st Vice President
Art Martinez, CBE-J
HPI Real Estate Management
(210) 828-7712
amartinez@hpitx.com

2nd Vice President
Pete Saucedo
CBRE
(210) 289-7129
pete.saucedo@cbre.com

Treasurer
Chris Lutz
Facility Solutions Group
(210) 739-3707
chris.lutz@fsgi.com

Secretary Pro-tem
Joseph Nuncio
Sirell Real Estate Services
(210) 496-3849
jnuncio@sirell.com

Past President
Paul Thompson
Endura Advisory Group
(210) 384-9150
pthompson@endurasa.com

BOARD MEMBERS

Vendor Rep
Nate Simpson
Stream Realty
nsimpson@streamrealty.com

Education Director
David Ellis
Transwestern
(210) 722-5990
david.ellis@transwestern.com

Membership Director
Steve Nanez
Way Engineering
(832) 292-4600
snanez@wayeng.com

COMMITTEE CHAIRS

Social Committee
Lauren Littlefield
Blackmon Mooring
(210) 352-0976
llittlefield@bmsmanagement.com

SAABE Serves Committee
Stacey Mercer
Blackmon Mooring
(210) 218-6663
smercerc@bmsmanagement.com

BESST Committee
Position Open