



# SAABE TIMES

A publication of the San Antonio Association of Building Engineers

May 2015

Mark Your Calendar

## JOIN US FOR OUR MAY MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, May 27, 2015 at the Embassy Suites Hotel (7750 Briaridge Drive; northeast corner of IH-10 and Loop 410).

The presentation will be Access Control—Where to Start, What to Ask & How to Design presented and sponsored by Allegion & IDN-Acme, Inc. Our presenters will be Mark Howell with Allegion & Levi Trujillo with IDN-Acme, Inc.

**Please RSVP no later than Monday, April 25th at 5:00pm.**

If you must cancel your attendance, please email Britney Brantley at saabetx@gmail.com **BY MONDAY, MAY 25TH, 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!

#### Master Level

Gerloff Company, Inc.

Joe W. Fly Co., Inc.

Western Waterproofing

#### Journeyman Level

Dedicated Landscape Solutions

Fox Service Company

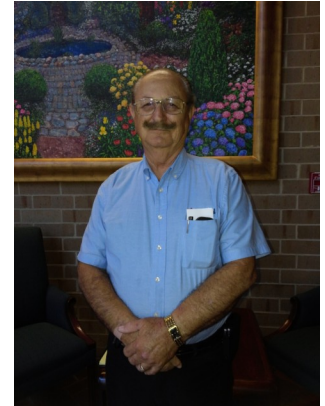
Voss Lighting

## Engineer Spotlight

by Jeff Turov

### Sidney Hebert

Cushman Wakefield of Texas, Inc.  
500 McCullough Avenue  
San Antonio, TX 78215  
210-837-7548  
sidney.hebert@cis.cushwake.com



### How long in the building engineer trade?

I guess you could consider me an industry veteran and one of the founding fathers of the SAABE organization here in San Antonio. I am originally from Port Arthur, Texas and began my career working the refineries in Lake Charles, LA and Houston. After serving in the Navy for four years I worked for York factory service in the Beaumont – Houston area. Carrier was my next move and this is the company that brought me to San Antonio. I have also worked for Brandt Engineering, Trammel Crow, Gillette Air Conditioning in sales and now Cushman Wakefield as Lead Building Engineer. I have been a member of SAABE since 1983.

### Tell us about your early memories of SAABE.

In the beginning there was around six of us that worked to get this organization off the ground. The first meetings took place at the La Mansion Del Rio Hotel downtown. Some names you might recognize are Mark Perez, Floyd McDonald, and Steve and Gilbert Sancho. At first we kept it simple and then some of the guys came up with the idea of us becoming Certified Building Engineers which brought us to our the educational focus of today.

### What advice do you have for those just entering the industry?

Always keep the peace between you, your fellow employees and your managers. Do your best by keeping an open mind to learn new things and utilizing best practices.

*(Continued on page 2)*

## Above the Ceiling

by Paul Thompson, SAABE President

### Changes

Of course it wasn't supposed to happen like this, not in the first round! The team we see take the court next fall will not have all the same faces we remembered walking off it a few days ago; in fact, chances are a toss-up that we may have reached the end of an era. One of the greatest runs in all of pro sports history, with Old Man Riverwalk leading the way. I would not bet against the Spurs future though. Consistently high performing, tough and dedicated to a system that produces results, this core remains.

As I write this, there's a special on about Letterman, thirty something years on TV. Watching the clips, you get a sense of history flowing and Dave an active participant and observer, like Leno before him. Can't see the forest for the trees? Time in grade allows you to. Colbert on deck.

Summer's coming. The heavy rains we've had lately and the green that comes with it may have tricked us temporarily (showed us where all the roof leaks are), but Mother Nature is waiting!

*(continued...)*

*(cont'd...)*

100 degree weather is right around the corner. Gonna need some clean condenser coils on them rooftops and split systems, make sure that your chiller, cooling tower and water treatment are ready for the heat! Time to shut down all your heaters (if you haven't already) and maybe bump up the AC schedule for an earlier start, especially on Mondays.

And with summer coming, nothing helps beat the heat like our annual Phil Anderson Memorial Picnic honoring our late Past President. Bring the family, eat some great Bar B Q, pick up some great prizes and dip your toes in the cool water with your SAABE friends! See you there.

### Engineer Spotlight (continued)

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

My greatest pleasure is riding motorcycles. Currently I have a Yamaha Royal Star Tour Deluxe with a Voyager Trike Kit which provides me with more road stability. There is nothing better than hopping on and taking a weekend road trip to the Hill Country. My dream trip is to ride through New Mexico to the Painted Desert in Arizona to the Petrified Forest National Park, across to Arches National Park; from there ride to Junction Colorado, Silverton and Pagosa Springs.



#### **INTERESTED IN ADVERTISING?**

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

## March 2015 Luncheon Summary

by Mark Rybczynski

The April luncheon had a great presentation put on by Phil Wynn of Belimo Valves. He spoke about the Belimo energy valve and how it works to maintain a constant flow pressure with pumps when they are multi loads tied to a system. These valves are BAS ready and can be set up for data acquisitions from every 30 seconds and setting trend logs for up to 13 months. Thank you, Phil for presenting this information to us.

The SAABE picnic will be held on June 13<sup>th</sup>, more information to follow. We are in need of door prize sponsors. If you would like to donate a door prize please get a hold of any one of the officers and we will be able to help you.

1<sup>st</sup> Thursday training will be on May 1<sup>st</sup> the class will be on Roofing systems getting it right the first time. Presented by Cram roofing.

The Good, the Bad and the Ugly will be meeting at the Barb Q Station 11:30 on the 3<sup>rd</sup> Thursday of each month. This informal round table is a good way to vent or promote items or issues we face every day in this trade.

Thank you to our vendor who donated door prizes. As always RSVP for the lunches so we will have enough seats and meals for all those that attend. Our next meeting will be on May 27<sup>th</sup>.



**The 2015 Membership Directory is now available! If you are an active member, pick your copy up at the May luncheon!**

## Vendor Rep Report

by Randy Cummings



I hope everyone has enjoyed the rain and cooler temps while we've had them. The 100 degrees days are right around the corner. Even with an above average spring rain, most of Texas, including Canyon Lake is still at record low levels. Every year the "weather experts" say this is the year we will come out of the drought, let's just hope they're finally right.

I'm always looking for vendors interested in doing a monthly presentation. Remember this is an educational only presentation and a sales pitch or catalog advertisement of your services will not be tolerated. As always I want to hear the engineers feedback on the presentations or ideas on new topics.

As always remember to RSVP.

## 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](http://www.saabe.org).



**Have a job position to fill? Email your job posting and contact information to Britney Brantley at [saabetx@gmail.com](mailto:saabetx@gmail.com) to get your listing on our website!**

# 10TH ANNUAL SAABE / PHIL ANDERSON MEMORIAL PICNIC

**Saturday, June 13th, 2015  
9:00 am until the fun ends!**

**Kane's Ol' River Hideaway  
8511 River Road  
New Braunfels, TX 78132**

**[CLICK HERE](#) for campground rates and reservations!**

**JOIN US FOR FUN, BBQ AND GAMES,  
INCLUDING THE SAABE HORSESHOE  
TOURNAMENT!**

**RELAX WITH FRIENDS AND FAMILY  
WHILE ENJOYING SOME GREAT  
FOOD!**

**BYOB**

**CANS ONLY! NO GLASS PERMITTED.**

**THANK YOU TO OUR FOOD AND  
DRINK SPONSORS!**

TEXAS FIFTH WALL ROOFING WILL BE PROVIDING ALL SIDES  
AND DESSERTS!



VOSS LIGHTING WILL BE PROVIDING WATER  
AND SODAS!



**THERE IS NO COST TO ATTEND FOR EXISTING SAABE MEMBERS AND  
THEIR IMMEDIATE FAMILIES (ONLY) OR ONE GUEST! ADDITIONAL  
GUESTS AND NON-MEMBERS ARE \$25 PER PERSON!**

**IN ORDER TO ENSURE WE HAVE ENOUGH FOOD PREPARED, YOU  
MUST RSVP TO BRITNEY BRANTLEY AT SAABETX@GMAIL.COM  
NO LATER THAN WEDNESDAY JUNE 10TH, 2015!**

**PLEASE INCLUDE NAME(S) OF YOUR GUESTS AND AGES OF ANY CHILDREN  
ATTENDING! PLEASE KEEP IN MIND THAT THIS IS A FAMILY FRIENDLY  
EVENT!**

**SEE YOU THERE!**



## THE GOOD, THE BAD &amp; THE UGLY

By Doug Graves



Don't miss the next The Good, the Bad & the Ugly meeting!

**THURSDAY JUNE 18TH AT 11:15 AM**

### The Good, Bad & Ugly about Plumbing

The Good, The Bad and The Ugly is an open invitation discussion group talking up issues, products and all things relating to the Building Engineer field. We meet every third Thursday at 11:30 at the Bar-B-Q Station 1610 NE Loop 410 (inside the loop between Nacogdoches and Harry Wurzbach). For any questions, contact Doug Graves at [210-870-0903](tel:210-870-0903).

Depending on each topic, we will request that our resident Associate members join and share their expertise on specific topics. This will not be a presentation format, but simply an opportunity for our Associate members to have one on one time with our members and answer questions about their industry.

At our May 21st meeting, we discussed people: getting along with tenants (they pay the bills after all), the boss, contractors (good, bad and ugly), low-initiative employees (how to jump start them), sensitive tenant issues (handle with care), etc. Keep an eye on your inbox for more information on our June 18th meeting!

Bring your good or bad stories, we'll provide the ugly!

**ADVERTISE  
HERE!**

**CONTACT BRITNEY BRANTLEY AT  
SAABETX@GMAIL.COM**

## SAABE May First Thursday Training Seminar

Save the date for next month's First Thursday Training Seminar. The presenter and sponsor for the May seminar is CRAM Roofing!

**Where:** 6243 IH 10 West

Tenth floor conference room

**When:** Thursday, June 4th, 11:30 am - 1:00 pm

### SPONSORED BY:

## VRV Technology and Systems

Presented by  
Chris Richardson

VRF Specialist for Direct Expansion Solutions

Variable refrigerant flow (VRF) is an [HVAC](#) technology invented in [Japan](#) by [Daikin](#) company in 1982. Like [ductless minisplits](#), VRFs use [refrigerant](#) as the cooling and heating medium. This refrigerant is conditioned by a single outdoor condensing unit, and is circulated within the building to multiple [fan-coil units \(FCUs\)](#). Due to variable speed compressors and the ability to match building load VRF is a very efficient HVAC technology.

The seminar is open to **SAABE Engineers and their assistants only**, and there is no cost to attend. There is a limit of 25 attendees.

If you are coming, please email Britney at SAABETX@gmail.com. Please RSVP by Tuesday, June 2nd, so we know how many lunches to order. If you RSVP and cannot attend, please contact Britney Brantley at 210-393-8102, so she can move someone off the waiting list.

### A FEW REMINDERS ABOUT SAABE'S LUNCHEON POLICY...

Regular members attend meetings free. Associate Members are \$20 each. Guests and non-members are \$25 each. Please feel free to invite others who may be interested in attending.

We accept credit card payments at the door. If you hold an existing membership, we can invoice you for attendance, upon request.

If you are planning to attend, please be sure to RSVP via email to [SAABETX@gmail.com](mailto:SAABETX@gmail.com) no later than 5:00pm the Monday before the luncheon. If your RSVP is not received by this deadline, you may have to wait to be seated in order to ensure that our reserved members have a spot.

**PLEASE NOTE:** If you RSVP and do not attend or send a cancellation by 5:00pm the Monday before the luncheon, you could receive a no-show invoice.



## Education Corner

By John Leifester

### How do we grow?

Leave it to the landscape guy to write an article on growth. I'm not talking plants though, I'm talking professionally.

It doesn't matter if you're a building engineer, or an associate member. The only real way to grow professionally is to continue to hone your craft. Much like a blacksmith hones the edge of a knife, we must sharpen our "skills" in our trade.

We can do this in multiple ways. The first is by OTJ (on the job experience). Like Forrest Gump say "sh!t happens", and only having been in the situation, will we be better prepared to handle it the next time it happens, or to prevent it from happening again. With our engineers, it may be learning more about preventative maintenance or daily inspections of operating equipment. For our associate members, it may be having to really buckle down and learn a product or service from the field side. Good life experience will help us become better at our skill set, hands down.

The next way is to train, train, and train. And when we think we cant train anymore, train again. This helps us build a certain level of ease with our trade. From knowing how things work, having answers for clients before they ask the questions, or even being available to be the subject matter expert when called upon. We all need training and continuing education. *(continued...)*

*(cont'd...)*

That is the only we can stay up to date with the ever evolving world we live in. Look at the changes in cell phones in the past 15 years. They have evolved exponentially and it can be quite overwhelming to think where we have come. For engineers, there are changes in operating procedures, to maintenance, to new and better products to tackle the building trade. CEU's will ultimately better prepare us for the future ahead.

The final way is to be open to constructive criticism. Just because you've been doing it for 30 years, doesn't make it right or the best practice. The ability to learn from mistakes or feedback is of utmost importance. Being able to step aside and really look at a particular situation from an outside perspective is truly a gift. We get caught up our set ways, that we may overlook a simpler and easier way of doing things. The feedback may not be trying to reinvent the wheel, but rather it may be to grease the axles to create less friction and an easier pull.

That is why I enjoy working with our vendors and engineers as your Association Education Director. I see it as a way to provide our organization with ways to continually improve and get better at our craft. I encourage all members to look hard at their training and find ways to improve daily. I want to thank all of our vendor members who have stepped up to the plate to provide training for our engineers. And thank you also to the engineers who find time to make the trainings provided. I encourage all engineers of SAABE to apply for and attain a CBE (Certified Building Engineer) level within the organization. I also want to thank the Masters who continually make themselves available to reviewing the applications and providing the guidance to help build better standards for our certification and being mentors to the new up-and-comers in our industry.

Again, if you would like to sponsor, please contact me at [john@dedicatedls.com](mailto:john@dedicatedls.com) or on my cell at 210-771-7081.

Thanks and I hope you all have a blessed May.

*San Antonio*



Association of Building Engineers

**SAABE TIMES**  
**May 2015 Issue**

PO Box 781261  
San Antonio TX 78278

***Final Thought:***

Whatever the mind of man can conceive and believe,  
it can achieve.

–Napoleon Hill

## 2015 BOARD OF DIRECTORS

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