



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

February 2012

Mark Your Calendar—

JOIN US FOR OUR FEBRUARY MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 a.m. on Wednesday, February 15, at the Embassy Suites Hotel (7750 Briaridge Drive; northeast corner of IH-10 and Loop 410).

The meeting topic is "An Affordable and Automated Energy Management System (EMS)," and the presenter will be David Pena with Inscovac, Inc. (www.inscovac.com). Inscovac, Inc. is also this month's meeting sponsor.

Please RSVP no later than Monday, February 13, at noon.

If you must cancel your attendance, please call Melodie Goff at (210) 408-8135 **BY MONDAY, FEBRUARY 13, AT NOON** so we can cancel your meal.

Please make sure to check in at the front desk when you arrive.

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

Engineer Spotlight

by Jeff Turov



David Burmeister

Building Engineer
Transwestern
4715 Fredericksburg Road
San Antonio, TX 78229
(210) 825-1187

- **How long have you been in the building engineer trade?**

I have worked for Transwestern for approximately six months but have been involved in various capacities with the building maintenance industry for around ten years. My involvement in this industry has exposed me to both the residential and commercial side of the business.

- **Having experienced both the residential and commercial side of the business – which have you found most rewarding?**

Definitely the commercial side of the business. I feel that there is a much greater emphasis on performing maintenance and repair to these properties properly and without cutting corners. I have always believed that if the job is worth doing, it's worth doing right!

- **Are you originally from San Antonio?**

No, I have lived in San Antonio for about ten years and am originally from Muskegon, Michigan. However, in my youth, my father was in the military and was based at various locations around the world, so I have lived in places like Hawaii, Guam, Canada, Mexico, Guatemala and Honduras. Having experienced life in other countries makes me appreciate the United States of America – the greatest country in the world!!

- **Having lived in so many different countries of the world what would you say is your favorite spot?**

The couple of years that I lived in Hawaii made me appreciate this part of the world. I enjoyed the island way of life and the relaxed attitude of the islanders.

(Continued on page 2)

Many thanks to our Vendor Sponsors!

Master Level

Western Waterproofing
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Journeyman Level

Preferred Landscape and Lighting

A Message from the President by Charles Mikolajczyk, Jr., CBE-M

What a weird January we had regarding the weather! On February 21, 1996 (i.e. 16 years ago), San Antonio recorded 100° F. Does anyone remember that? How about the day it occurred on? It was on a Wednesday!

No, I'm not OCD, but what we are attempting to illustrate here is that it took me less than one minute to find out that information due to high-speed internet...and Google! But seriously, so much information is readily available at your fingertips if you know how to use it! Most of the obtainable information stems from historical data, great recordkeeping, and failures...I could probably write volumes of "How Not To's!"

Keeping up with technology is another story; I remember back in the 90's when I got my first HP 12C. The owner's manual had 246 pages...I don't think my first IBM XT's manual had that many pages!

Back to the serious side. To keep up with technology, trends, etc. takes a tremendous amount of time. If you're not afforded the time at work and you want to play at the top of your game, you'll find yourself using your time to keep up with these. Yes, it is a sacrifice, but there is also a tradeoff as well - at least there should be.

The next time you're touring a building or at a SAABE luncheon many of you have paid, and are still paying, your dues (no pun intended) in that you've been through the school of hard knocks because you're definitely not a "Post Turtle." Many can say it's been a long, hard journey to get where they're at and to maintain their position in the trade.

For those who are still climbing that ladder, it's a long road ahead, but remain positive and focused, and you'll see a light ahead in that tunnel...at least it will make reading books in that tunnel easier!

Thank you all for all your efforts, achievements, and goals!

Till next month/meeting...gone fishing! ❖

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Engineer Spotlight (continued)

- **What is one of your favorite childhood memories?**

When I lived in Guam, my brother and I used to explore the jungles that were close to where we lived. On many occasions, we found old relics from World War II when Guam was occupied by the Japanese.
- **Hobbies/what do you enjoy during off-hours?**

I enjoy studying electronics and spend a lot of time reading technical manuals and text books regarding this subject. My interest in electronics has helped me to understand the function of the systems that are involved in the daily operation of commercial buildings and the automation systems that control these buildings.
- **Any interesting stories from your years in the business?**


I once was given the project of building a cosmetic store front on a metal building that previously housed an Ace Hardware store. My partner and I worked very hard on beautifying this store front and were proud of our efforts. Soon after we finished this project, the building was sold, and the new owner demolished the cosmetic façade that we worked so hard to construct. ❖

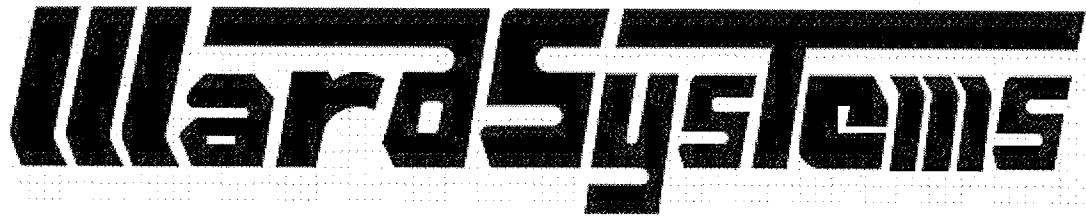
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SAABE's Certified Building Engineer (CBE) Program

by John Leifester

One month has come and gone in the year 2012. Time sure is flying. Spaces are also filling up fast for the Last Thursday Training Seminars, so be sure to book yours today. Please contact me at (210) 771-7081 or jleifester@preferredlandscapetx.com to set one up.

On another note, I would like to recognize the current members of SAABE who hold the designation of CBE:

- Master Level: Michael Copp, Doug Graves, Michael Halvorsen, Rhondo Jauer, James Jinks, Paul Melendez and Charles Mikolajczyk, Jr.
- Journeyman Level: Robert Andrews, Jr., John Cauley, Wayne Hopper, Art Martinez, George Pardo, Tom Parrish, Rex Poppy, Joe Ramon, III, Mark Rybczynski, Pat Tabor and Jock Tilghman, Sr.
- Apprentice Level: N/A

If you are interested in becoming a CBE with SAABE, below are the requirements:

1. Apprentice Certificate (CBE-A)

- a. Documentation/Letterhead as an individual in the

Building/Facility trade.

- b. Enrollment in educational courses that are relevant to the Building Engineer trade.

2. Journeyman Certificate (CBE-J):

- a. Documented four (4) years minimum experience as a Building Engineer*/** and
- b. Documented proficiency*** by an institution of higher learning in at least five (5) of the following areas:
 - i. HVAC I & II/Refrigeration Systems and accessories
 - ii. Air Handling, Water Treatment, and Plumbing
 - iii. Electricity I & II/Electrical Systems and Illumination
 - iv. Boilers, heating and applied mathematics
 - v. Energy Management Controls
 - vi. Administration

(continued on page 7)



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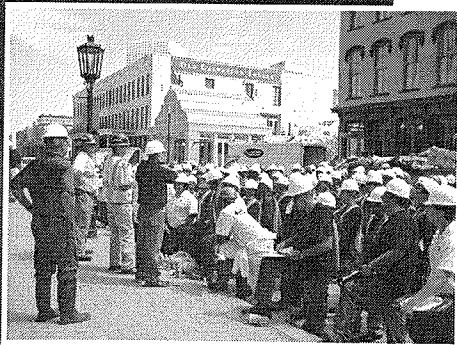
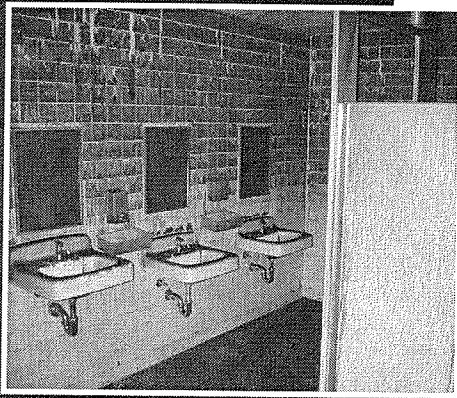
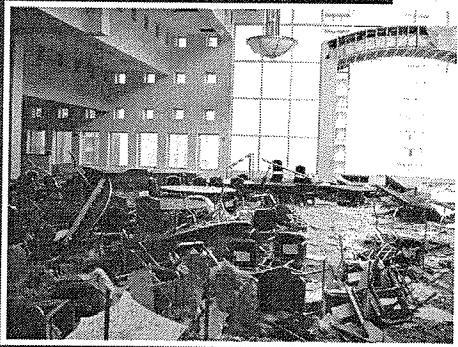
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SAABE February Last Thursday Training Seminar

This month's topic is "New Technology in Cooling Tower Water Treatment," and the presenter will be Sid Hebert with H&H Ventures. H&H Ventures is this month's training seminar sponsor.

Where: First National Bank (6243 IH 10 W)
Tenth floor conference room

When: Thursday, February 23, 11:30 am - 1:00 pm
(Lunch provided by H&H Ventures)

H&H Ventures is an independent marketing company of cooling tower water treatment systems and cooling tower filtering systems. Sid Hebert is the manager of H&H Ventures, and he has over 40 years of experience in commercial and industrial HVAC service, maintenance and marketing. For more information about H&H Ventures, please contact Sid directly at (210) 291-9744 or sidhebert@att.net. Or visit their website at www.chemfreepro.com.

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.

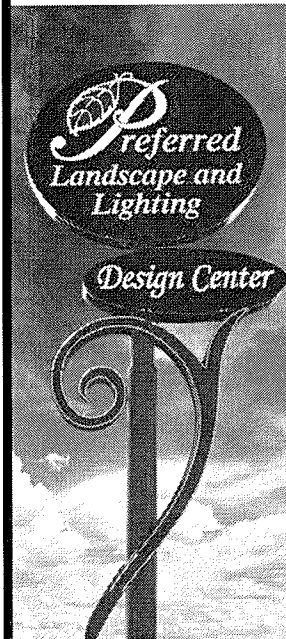
If you are coming, please email mg.assoc.mgmt@gmail.com. Please RSVP by Wednesday, February 22 so we know how many lunches to order. If you RSVP and cannot attend, please call Melodie Goff at 408-8135 so she can move someone off the waiting list. ❖

Vendor Rep Report by Randy Cummings

Hope 2012 started off with a bang for everyone. We couldn't ask for better weather to start the year.

There are several great presentations scheduled for this year that you won't want to miss. And, there are still some openings for vendors seeking a chance to educate our engineers. Please remember that this is educational presentation and not an opportunity to promote your company. Any vendor interested, please give me a call at (210) 394-6233, or shoot me an email at rcummings@gerloffinc.com, and I will get you scheduled. ❖

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Education Article (continued)

- vii. Building Design and Maintenance
- viii. Environmental Health and Safety Issues

3. Master Certificate (CBE-M):

- a. Completion of "all" journeyman requirements/courses above, documented six (6) years experience as a Building Engineer with two (2) years as a Chief/Senior Engineer**.
- b. Documented proficiency*** by an institution of higher learning in all eight (8) areas in 2(b) above, plus at least two (2) of the following areas, are mandatory. Completion of "all the following" may be substituted for the two (2) year Chief/Senior requirement:
 - i. Property Condition Assessments
 - ii. Design, Operation, and Maintenance of Building Systems I & II
 - iii. Ethics
 - iv. Managing the Organization

Courses offered by the BOMI Institute, Alamo Community College (ACCD), or courses that cover similar information are acceptable. Courses must be catalogued with the institution that offers them.

* Or equivalent title used within the Building/Facility industry.

** Or equivalent position in the industry with duties/responsibilities thereof.

*** Advanced demonstrated proficiency may be considered in lieu of documented proficiency by providing an illustrated essay indicating equipment, types, principle, operation, maintenance, and experience, for each item/field in 2(b) or 3(b) (minimum 500 words each area).

If you would like to apply to be a CBE, please visit www.saabe.org, and download the CBE application. Complete the application, scan it and all supporting documentation and e-mail it to me at jleifester@preferredlandscapetx.com. I will submit your application for review, and, if accepted, we will present you with your CBE designation at the next available general membership meeting.

Letters will be sent to the current CBE-Ms and CBE-Js letting you know to provide us with verification on how you have met your CEU hours for 2012. And, we will provide you with a renewal notice. All renewals must be received no later than May 31, 2012 to renew your CBE designation for 2012. At the end of September, 2012, we will reissue notices of renewals for 2013, and you will have until December 31, 2012 to renew your designation.

On a side note, the San Antonio Stock Show and Rodeo is fast approaching. For those who went to the Bar-B-Que Cookoff, what a time it was.

I'm looking forward to seeing you all at the next general membership meeting.

"Let's Rodeo, San Antonio!" ❖



Member—Western Construction Group

San Antonio Building Codes Academy Training

From February 15 to February 17, the San Antonio Building Codes Academy will host training sessions focusing on the significant changes of the newly adopted 2012 International Plumbing, Mechanical and Fuel Gas Codes and a course addressing Soares Grounding and Bonding.

Bob Schutz will present the Significant Changes to the International Plumbing, Mechanical and Fuel Gas Codes 2012 Edition seminar, and the course is worth six hours of continuing education credit.

Keith Lofland will present the Soares Grounding and Bonding, based on the 2011 NEC seminar. This course is worth four hours of continuing education credit and can be used to renew your Texas state electrical license.

The seminar schedule is as follows:

February 15, 2012 - Significant Changes to the 2012 International Plumbing, Mechanical and Fuel Gas Code

February 16, 2012 - Soares Grounding and Bonding, 2011 NEC (morning or afternoon session)

February 17, 2012 - Significant Changes to the 2012 International Plumbing, Mechanical and Fuel Gas Code

Registration fees for the Significant Changes course are \$160. Registration fees for the Soares Grounding and Bonding are \$80. For more information, visit <http://www.sanantonio.gov/dsd/sabca.asp>. ❖

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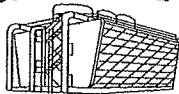
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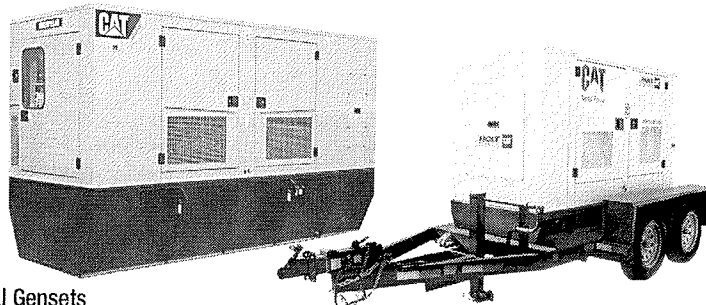
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January Lunch Summary

by Louis Vega

What a way to start off the New Year. Robert Steele with Southpro Restoration put on what I felt was one of the best presentations in quite some time! Great job, Robert.

If you missed it, the title of Robert's presentation was "Oh Heck, What Now!" and it had to do with restoration and recovery. Below is a synopsis of Robert's presentation:

I. Results of Water Damage

- A. Mold
- B. Rust
- C. Rot

II. Adverse Effects

- A. Structural Degradation

III. Standard IICRC S500 (Institute of Inspection Cleaning and Restoration Certification) is for professional water damage restoration.

IV. Classes of water damage

- A. Category 1 - Clean Water
- B. Category 2 - Grey Water
- C. Category 3 - Black Water

V. Types of Tools and Equipment

A. Detection and monitoring equipment


1. Moisture meter
2. Thermo hygrometer
3. Thermo imaging camera

B. Water removal tools/equipment


1. Air removers
2. Air scrubbers
3. Dehumidifiers
4. Biocides and antimicrobial applications

If you have any questions about the restoration services provided by Southpro Restoration, please contact Robert Steele at (210) 421-0113, or email him at rsteale@southprorestoration.com.


Please note that as your new SAABE Secretary, I look forward to keeping you updated on our monthly presentations! ❖



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- § Minimizing of business down time while reducing size of loss.
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TIP: Emergency Preparedness Kit

- Pack a Flashlight with back up batteries
- Pack a Transistor Radio with back up batteries
- Pack bottled water
- Pack Cell Phone
- Pack personal hygiene supplies
- Pack a manual can opener
- Pack a first aid kit

For Any Questions or to Set Up Your Inspection Contact Drew VanWyck at Our Main Office
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(210) 490-2777



SAABE Building Tours for 2012 Are Off and Running

by Tom Lasater

John Cauley, CBE-J with DayMark Realty Advisors at Fountainhead I & II Business Park, has offered his building for a tour on Thursday, February 9 at 11:30 a.m. John and his Property Manager, Penny James, have worked together to bring their building to a LEED Silver certification level. They have also improved their Energy Star rating from an 83 to an 89.

Doyle Jennings, the Plant and Construction Engineer at Oak Hills Church, has graciously offered his building for a tour on Thursday, March 14 at 11:30 a.m. Doyle has partnered with CPS Energy in their Demand Response Program where his demand electrical meter feeds his Automated Logic EMS system. Through the Demand Response Program, CPS can reduce temperature settings on individual thermostats to reduce the load demand on their power plants.

So, stay tuned for notices about each building tour with a listing of the various areas where water or energy conservation is occurring with documented savings. And, the vendors that participated in and were involved with these program savings have volunteered to provide lunches for both tours!

Please contact me at (210) 501-3434 or lasater.tom@att.net if you would like your building to be considered for one of the 2012 building tours. ❖

Education Corner

Air Conditioning and Refrigeration

- Sponsored by American Trainco
- March 5-6, Country Inn & Suites by Carlson San Antonio Airport, San Antonio
- Cost: \$990 for both days or \$495 for each day
- For more information, visit <https://www.americantrainco.com/courses/air%20conditioning/schdtlAC.aspx?SID=30120>

PLCs for Non-Programmers

- Sponsored by American Trainco
- March 12-13, Country Inn & Suites by Carlson San Antonio Airport, San Antonio
- Cost: \$990 for both days
- For more information, visit <https://www.americantrainco.com/courses/plc%20non-programmer/schdtlIPC.aspx?SID=33124>

OSHA Compliance 2012

- Sponsored by Career Track/Fred Pryor Seminars
- March 23, Embassy Suites Hotel Northwest, San Antonio
- Cost: \$199
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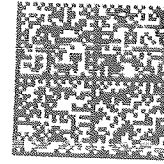
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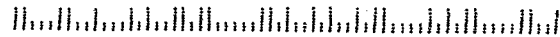
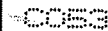
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SAABE TIMES
February Issue

Final Thought:

"Today is Valentine's Day - or, as men like to call it, Extortion Day!" - Jay Leno



2012 Board of Directors

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Melodie Goff 408-8135
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 (mg.assoc.mgmt@gmail.com)

Next Meeting:

Wednesday, February 15

"An Affordable and Automated Energy Management System (EMS)"

Sponsored by InSCO Distributing, Inc.

Upcoming Program:

Wednesday, March 21

"CPS Energy Programs and Services for 2012"

Sponsored by CPS Energy