



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

March 2003

Mark Your Calendar—

JOIN US FOR OUR MARCH LUNCHEON

Please join us on Wednesday, March 19 at the Old San Francisco Steakhouse for our March luncheon, sponsored by Munters Moisture Control Services.

Tim Young will present "Structural Drying: Mitigating Water Damage Costs." This program provides information on the numerous advantages and cost savings that can be realized using desiccant technology and proper drying techniques to solve and prevent costly moisture-related issues resulting from water damage to your building. Tim has been involved in moisture control issues since 1982 and has provided continuing education courses for the State Board of Insurance and training seminars for the State of Texas.

Please RSVP to (210) 408-1699 by Tuesday, March 18. Please note that your 2003 dues must be current in order to attend as a member. ❖

Are Your Dues Current?

Have you renewed your 2003 dues yet? You **must** do so before the March meeting in order to attend as a member. Please call (210) 408-1699 to check on your dues status. ❖

Education Corner

Hazardous Waste Update

- Sponsored by the Texas Engineering Extension Service
- March 20, Houston, TX
- Cost: \$325
- Call 1-800-824-7303 or visit www.teex.com for more information.

Hazardous Waste Management

- Sponsored by the Texas Engineering Extension Service
- May 20, Bryan, TX
- Cost: \$775
- Call 1-800-824-7303 or visit www.teex.com for more information.

Basic Code Enforcement

- Sponsored by the Texas Engineering Extension Service
- March 17, Mesquite, TX
- Cost: \$300
- Call 1-800-824-7303 or visit www.teex.com for more information.

Water Utilities Safety

- Sponsored by the Texas Engineering Extension Service
- March 18-20, San Antonio, TX
- Cost: \$175
- Call 1-800-824-7303 or visit www.teex.com for more information.

Troubleshooting Motor Control Circuits

- Sponsored by the Texas Engineering Extension Service
- April 2-3, Austin, TX
- Cost: \$525
- Call 1-800-824-7303 or visit www.teex.com for more information.

Texas HVAC Exam Prep

- Sponsored by Construction Data, endorsed by TACCA
- Lubbock, TX (call for dates)
- Call 1-800-969-7331 or visit www.hvacandplumbing.com for more information.

Fundamentals of Pneumatic Controls in HVAC

- March 26 or 27 (one-day class)
- Location: 1222 N. Main, San Antonio
- Presented by Amy Ables, Training Specialist
- Cost: \$125
- To register or for more information, call 512-331-1086

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

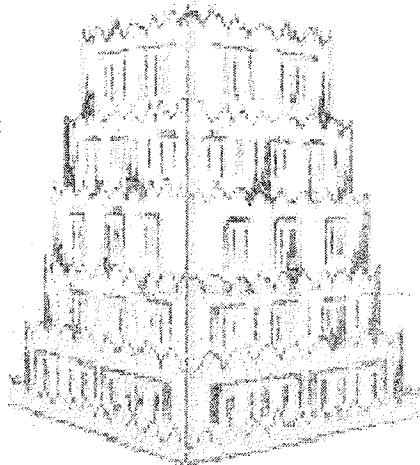
A Message from the President

by Bob Beal

Perception

How many times have you heard, "perception is everything"? You could be down in the pit all day and still be perceived as a "goof off" if someone happens to catch you taking a break. Are you hanging out too much at the guard's desk? Another good example is the break room or building café. If every morning at 8:30am the manager walks by the snack bar and you're in there drinking coffee, guess what her impression will be? I have had to stick up for my assistants too many times because of perception. I know it is not fair sometimes, but it comes with the territory. Never let yourself be perceived as a goof off. In this trade it will spread like wildfire. "The Charlie" has put together some great points about resumes in his Tech Talk articles. But in addition to your work experience, you also want to take with you the fact that your previous employer did not want you to leave.

I want to share something with you young engineers who are wondering if you are going to stick with this trade. I started in maintenance in the early 80s and only started in the building end of it in 1990. I



started at \$8 an hour like everyone else. I know have a career for life. I can give you more than 10 reasons why this is the best trade for me. I will give you 5.

1. Independence – you will almost immediately be set off on your own to do tasks and then be able to reap the rewards for doing a great job.
2. You will learn specific tasks that are exclusive to this trade, such as plumbing, electrical, water treatment, and HVAC.
3. You get cool stuff like thermometers, sling psychrometers, water test kits, squeeze bulbs, and candle foot meters.
4. You get free education and people training everyday.
5. You can do all of the above at a professional pace so you can absorb all the info.

It is a great career -- stick it out a while.

Engineer Spotlight
Justin "Rhondo" Jauer
Transwestern Commercial Services
Bank of America Plaza
Manager: Albert Wight

When Albert Wight lost his lead engineer, the search began to find someone who could head up maintenance at the largest multi-tenant office building in the central Texas area. After taking a leap over to the vendor side of the fence with Genesis Supply, Justin Jauer was asked to jump back over the fence to head up the 532,922 square feet of concrete and steel that's the Bank of America (BOA) Plaza. Upon learning that Justin was returning to BOA as Chief Engineer, one of his tenants said, "I am so excited that Rhondo is coming back. He is the most understanding and most knowledgeable engineer that I have ever worked with – and that covers 25 years of being a tenant!"

A 1987 graduate of East Central High school, Justin has been in the engineer trade since 1989 at KCI Towers. He has been a Chief Engineer since 1996. He headed up One Riverwalk Plaza. He also was at the BOA building before he started Genesis Supply. Justin has been a valued presence with SAABE since 1996 and was treasurer for a while. Justin teaches Sunday school at Bandera First Baptist Church and works with Habitat for Humanity. Justin has accepted a sub-chair position with SAABE and has made his vast resources available to all our members. ❖

It Pays to Advertise in SAABE TIMES

<u>Dimensions</u>	<u>1 Issue</u>	<u>3 Issues</u>	<u>1 Year</u>
Full page	\$110	\$280	\$1,000
Half page	\$60	\$150	\$575
Quarter page	\$30	\$75	\$280
Business card	\$20	\$50	\$190

(call for ad dimensions, 210-408-1699)

Send ad copy (preferably in TIF, EPS, or WMF formats) and payment to SAABE, 14602 Huebner Rd, #116, PMB 149, San Antonio, TX 78230, or email to laurabray@braycommunications.com

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. Make your reservation early for the next meeting so you don't miss these exciting additions to our luncheons. ❖

Scott Meyerkord
Existing Building Sales Consultant



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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. ❖



Tech Talk #70

by The Charlie

A Day in the Life of a Maintenance Man

On a daily basis, the maintenance men of our industry make decisions which affect life-safety and landlord/tenant issues. However, some recent calls made by maintenance men could have been less likely to tarnish our valued comrades had a little foresight or direction been implemented. We will attempt to illuminate some of these pitfalls.

Decisions

More often than not, decisions are made throughout the day and every day without insight to the end product or consequential damages thereafter. There was once a story told of an actual event, which will be remembered for quite some time, that we would like to share. The story involved a tenant not renewing a lease because they were charged for items as simple as a 40¢ light bulb for a personal desk light or a 50¢ battery for a wall clock. These items are commonly found in bulk quantities at many properties. Ultimately, the individuals at this property were heavily scrutinized in the long run, as a result of these relatively inexpensive items.

Sometimes the most uncomplicated issues can turn into the most complicated ones, which are then deemed problems. Complications are usually inexpensive and easily overcome with some forethought. However, problems can exorbitant costs or problems..

Responsibilities

One of the better phrases that we can bestow unto you is that if you cannot write the check for the decision you are about to make, give some forethought into what you are about to do! Better yet, share or direct the decision with someone who does have the authority or financial steadiness to accept the responsibilities. This is often referred to as placing the ball in someone else's court and the best way to dodge a bullet.

Usually, complications are easily overcome. However, recent problems costing thousands of dollars are ones that are being directed as the fault of the maintenance man, when he placed responsibility upon himself by his actions. Be careful of what you choose.

Negligence

Negligence n. Failure to exercise the degree of care considered reasonable under the circumstances, resulting in an unintended injury or expense to another.

If you are a bona-fide maintenance man, the most often used and least desired statements "I forgot" or "I don't know" are a form of negligence and may cost you dearly. Instead, try using this synonymous version beforehand: "I do not have complete data or information at this time. Let me research this and get back to you." Although similar, your peers will see this latter phrase as strikingly different. Always remember –

there is never a stupid question, but there are unintelligent answers that will draw the responsibility in your direction! Once the responsible party has been identified, the negligent portion rapidly approaches due to poor judgment. If you find yourself in this type of a predicament, Vaya con dios!

In these days and economic times, there is one thing for certain: "You can create lease space, but you cannot create tenants." If you find yourself in a situation where your decision has reduced your occupancy, the results are not going to be favorable because we are often considered as superfluous expenses!

Next Month: A Matter of Economics/Ergonomics

CHARLIE'S LAW: Teamwork...means never having to take all the blame yourself!

JUSTA MAINTENANCE MAN ❖

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Luncheon Guest Fees & RSVPs

Beginning with the April luncheon, the guest fee for attending a SAABE luncheon will increase to **\$20**. Regular members may still attend luncheons at no charge, and the cost to affiliate members is still \$15.

Our luncheons are a great way to meet new people and share ideas. When you RSVP for a meeting, we order a meal for you at the Old San Francisco Steak House. If you then don't attend the meeting, your meal sits there uneaten.

Everyone has last minute emergencies. But if you have RSVP'd for a lunch and cannot attend, **please** call or email Laura Bray (210-408-1699, laurabray@braycommunications.com) and let her know that you cannot attend.

Regular members who RSVP and do not attend will be billed \$5 to help defray the cost of the uneaten meal. As usual, associate members who RSVP and do not attend be invoiced for the full cost of the meal (\$15).

Please help us use your membership dues wisely and **cancel** your RSVP if you cannot attend! We appreciate your help! ❖

"What Is It?" Contest

Log on to SAABE's web site at 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. The member who has the most right guesses by the December holiday luncheon will receive a nice prize. ❖

"For Sale" Items

In future issues of *SAABE Times*, we'll have listings of used equipment that's for sale by SAABE members. If you have some unused or old equipment that your building is looking to sell, please send the details to Laura Bray (laurabray@braycommunications.com, fax (210) 408-1799). ❖

The Daily Chronicle

Choose York International for HVAC Needs!

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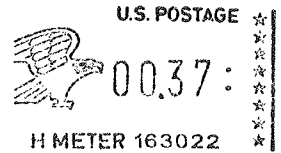
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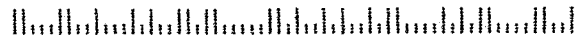
SAABE TIMES March Issue

Final Thought:

"Even if you're on the right track, you'll get run over if you just sit there."

— Will Rogers

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Laura Bray 408-1699
 Association Coordinator
 (laurabray@braycommunications.com)

Membership Luncheon March 19, 2003

Time: 11:30 a.m.

Location: Old San Francisco Steakhouse

Program:

Structural Drying: Mitigating Water Damage Costs
 Sponsored by Munters Moisture Control Services

Upcoming Luncheon:

April 16, 2003

Program to be Announced

The *SAABE Times* is edited by Laura Bray and printed monthly for the San Antonio Association of Building Engineers by:

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