



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

August 2018

Mark Your Calendar

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on THURSDAY, AUGUST 16, 2018 at the Embassy Suites San Antonio Northwest, located at 7750 Briaridge, San Antonio, TX 78230.



The Filter Man will be sponsoring and presenting at the August Membership Luncheon.

REMINDER: 2018 DUES MUST BE PAID TO ATTEND

IF YOU MISSED YOUR CHANCE TO RSVP, PLEASE EMAIL SAABERSVP@GMAIL.COM TO SEE IF WE HAVE HAD ANY CANCELLATIONS.

If you must cancel your RSVP, please email our Association Manager at saabetx@gmail.com BY MONDAY AUGUST 13TH AT 5:00PM so we can cancel your meal. Cancellations received after this will be invoiced for the cost to

DON'T FORGET OUR BACK TO SCHOOL SUPPLY DRIVE!

SAABE SERVES is having a school supply drive benefiting the Child Protective Services unit on Nacogdoches Rd. They have an extremely heavy case load and they need our help! Most of the children that are assigned to the case-workers at this unit are in-between the homes of relatives, shelters, or foster homes. Most of their things have been left behind, or lost along **the way. Let's help them succeed in school by giving them the supplies they need to do so!**

*****ENGINEERS, PROPERTY MANAGERS, AND VENDORS***** --- If you sponsor 2 OR MORE children you will be placed into a drawing to win a FREE 2019 SAABE MEMBERSHIP! How does it work??? You will be assigned a child along with the list of supplies that has been provided by their case worker. Grade levels range from Pre-K to 10th grade. So, the amount you spend will be anywhere from \$50 - \$120 (depending on where you shop). EXAMPLE: Joey 1st grade – 1 box Crayons, 1 box markers, 1 pack of pencils, etc.

If you would like to be sponsor 1 or more children, please email Stacey Mercer with Blackmon Mooring at sm Mercer@bmsmanagement.com. You will receive the name, grade level and list of supplies to fulfill.

Not able to sponsor 2 or more children, but still want to get involved??

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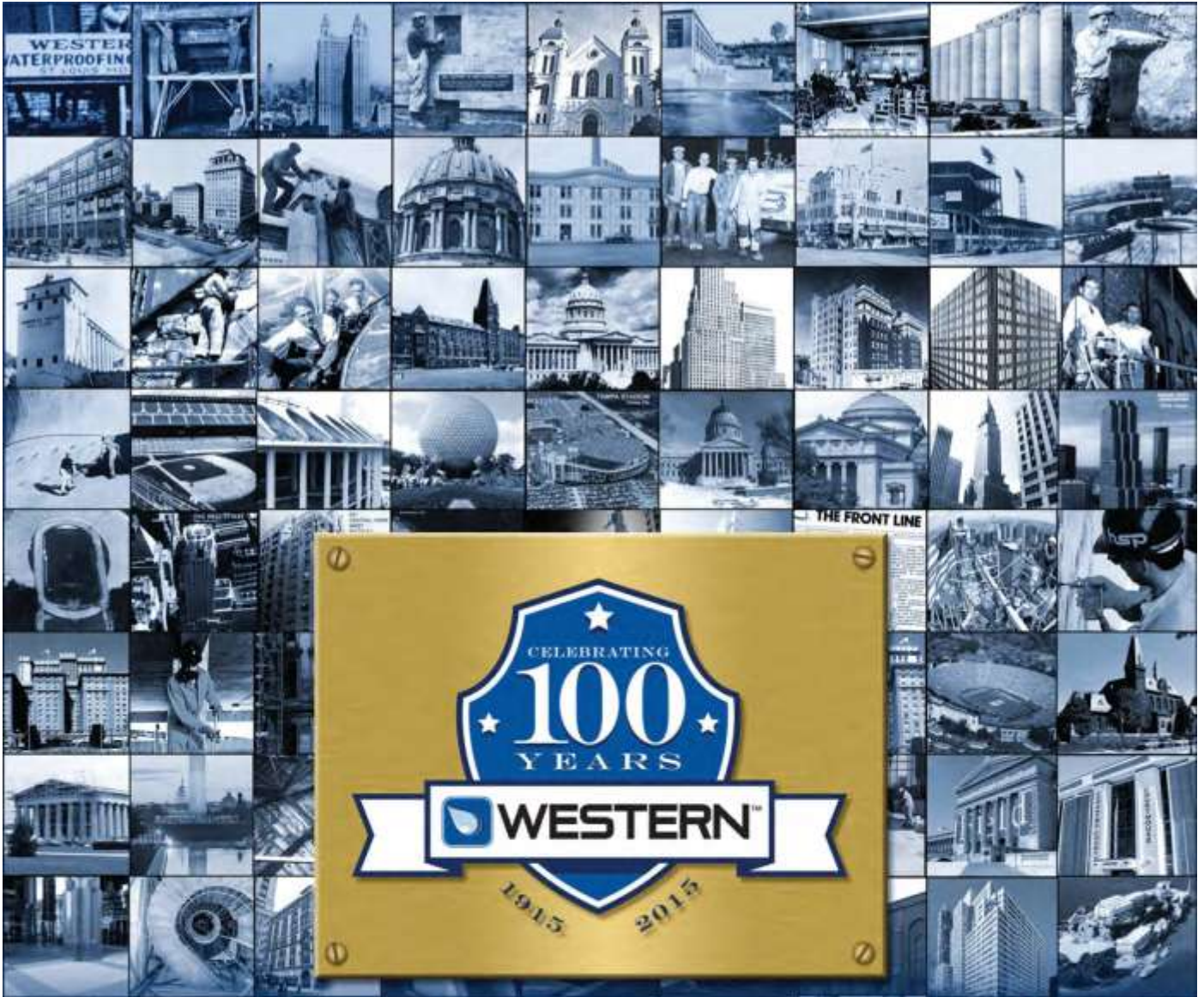
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Above the Ceiling

by Art Martinez, SAABE 1st Vice President

When design choices are made without the maintenance point of view, the results can be expensive and difficult to maintain

New buildings are often beautiful - they meet required energy standards and are functional for occupants. The designers/architects have done a very good job, as the new buildings meet the community's needs and are state of the art. But, behind the scenes, building managers and their technicians (who must maintain the building for the next 30 to 40 years) may see things differently. They often ask, "How are we going to maintain this building?" But, the true question should be: "How can those involved with the project bring the designers' viewpoint and the needs of the community with long-term functionality that's necessary for building maintenance professionals?"

In my opinion, if facilities managers could possibly meet periodically to discuss common goals, successes, failures, problems, and solutions, it would reduce the deficiencies. One of the most common problems shared is the failure to maintain some components of new or remodeled buildings.

Therefore, it is the purpose of this article to allow the various investors involved in the design and construction of community facilities (such as architects, engineers, maintenance professionals, and occupants) to better understand each other's viewpoints and to achieve an improved project outcome. There is no intent to pinpoint specific building deficiencies, but to illustrate - in general terms - past deficiencies and to encourage thought as to how these and other deficiencies can be reduced.

From the maintenance standpoint, an ideal building is one in which all investors needs are met vs. a design showcase that cannot be sustained over the life of the building. There are no perfect buildings - either by design, maintainability, customer need, or a corporate culture point of view. Everyone is in the mix together; those who must live in, use, pay for, and maintain the building over its life are the ones most impacted by building deficiencies.

Life-Cycle Costing and Standardization

Life-cycle costing is a more inclusive method of determining costs and can influence design decisions to minimize the total expense over the lifetime of the facility. It is the pay back cost of a product (in this case, a building) that includes capital costs, installation costs, and operation and maintenance costs over its life. In fact, maintenance costs alone over the life of the facility will be significant, as will the cost of operation (energy and personnel). Building maintenance professionals often try to use standardization as a method of using "tried-and-true" products to save long-term dollars for the organization. Some items for standardization include HVAC equipment, pumps, fans, switches/receptacles, circuit breakers, paint type and color standardization, restroom fixtures, flooring, lighting fixtures and lamps, doors and door hardware, roofing slopes (try to eliminate flat roofs) and materials, and many other items found to be ideal that are important to the longevity of the building.

Continued....

Standardization can result in lower inventory costs, reduced training needs, and less need for multiple maintenance procedures. The overall effect is a facility that is easier and less costly to maintain.

Helping Buildings Succeed

Given the maintenance issues that arise, what can be done to make our facilities more maintainable and less costly to operate during the building life? Consider the following:

- There must be meaningful dialogue between engineers, architects, designers, customers, maintenance personnel, and eventually contractors when the job is awarded. The discussion must start at the first meeting and carry throughout the project.
- Just as the architectural or engineering firm uses its staff for quality control or a contractor for construction review, the in-house maintenance group should also be considered a resource for design review.
- One valuable input to the opening meetings and throughout the design process is the maintenance standards for the organization.
- There must be close interaction throughout the design and construction phases, including input to and review of design drawings and specifications by maintenance personnel.
- Adequate time must be allowed for review of documents. Maintenance professionals need to assert the importance of their input to the organization and then schedule adequate time so the reviews are meaningful and input is well thought out.
- There is no doubt that everyone in the design and build process has the same goal in mind: to build, maintain an attractive and functional facility that is pleasing for everyone to occupy and use. The final step is to also consider the maintenance requirements to keep it that way.



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[\(Questions or Comments\)](#)

Secrets of Growing and Picking Blackberries

By David Ellis

05-14-2015 Rev. 08-05-2018

Having successfully grown and harvested blackberries nearly 10 years now in Seguin Texas and I believe I have figured out why it's called **picking** when it truly is not. One could produce the best looking blackberry bush with the largest number of flowers, no pests and good health but still the better berries are harvested and not picked, like a martini is stirred and not shaken. Anyway, if you don't take your harvest properly, your harvest will not meet most people's expectations about what's tart, sweet, sour, tangy, bland, seedy, or mushy when the goal is... Great!



All of this responsibility falls on the “harvester.” I would assert it's as important as a “sexer” on a chicken farm. Yes, the egg in the picture is from my chickens I have them too. You can stand to lose trust and ALL customers if someone is not good in that key role of “harvester”.

A boat, ship or building can look top notch, but not be sea worthy or meet occupant requirements—now I'm getting deep. In other words the plant(s) must be taken care of for the harvest to be worthwhile. It's all about the ownership expectations.

Those who grow and harvest black berries should know that if you pick it, it's not ready. If the whole branch moves, it's not ready. If the one right next to it came off like it should, this one will too—wrong. Furthermore, if grandchildren come over and “pick” and taste they only do it once and may not like them for quite some time. That's until grandma whips up some of her “top shelf” Black Berry jelly blend as well as her syrup for ice cream, cobblers, pies and other tasty goodies made from scratch.

Nowadays if someone reads for this long, they might be interested and find the answers to expand their knowledge. Do know there is never only one answer to any question or issue doing this or anything else. But for here for some reason it's still not the “picker” because the “harvesters” are the likely ones, who will tell you, like a government food inspector, dump or pack the product. As a picker, they do only the best they can and are always a big part of the team. If you have pickers, make jelly. So are you a picker or a harvester now?

How to harvest “Top Shelf” blackberries.

If you have read to here—you've matched my girlfriend Jill (17+yrs) AKA Grandma and between us we have 40 grandchildren.

Tips on ensuring maximum production:

- After harvest. Remove bush producing current year's fruit. Keep heavily watering new shoot(s) regularly, at a minimum, weekly. Potted Plants with a bottom collector (bowl) kept submerged in water 1/3 of the pot though the hot summer or when “cloning new”. (later in this writing)
- When to harvest. Plants will produce flowers, you should see bees, leave spiders alive—they will learn not to block your pathways after

Continued...

“removing” their ties to enable you a path.

- Berries are green from start to shading red then growing dark. March through May is when you want to pick them when they will be huge, shiny black and looking just right. Wrong—you’ve watched too much TV or do they still have that?
- **What you’ll look for:** You will see berries all over the plant that look ready and “shine.” They will lose this “shine” quality when they are ready to be checked.
- The Check: Softly hold the non-shining berry with your thumb and forefinger(s). Turn it 45 degrees. Like 3 to 5. Did it come off? Leave it, that one might be for tomorrow. I’ve tested this personally; many times I broke the “rule” because I eat them as I harvest, the outcome was the same over time, so follow this rule: Softly hold the berry with your thumb and forefinger(s). Turn it 45 degrees. Like 3 to 5. The berry must come off gently and with no repeated attempts of “convincing” —An added bonus of knowing if you’re a “harvester” or just pulling (Picking) fruit is that you will only return with a “top shelf” product. *Another good indicator of ready fruit is if it bleeds on your fingers.
- Harvesting: (this will take place daily when fruit is ready, in this region typically in April, May and June if all is right. Do not wash, wash only when ready to package, serve or use. Do pick any “junk” off them, if found, friendly bugs and what not. Refrigerate after placing in breathable containers with pads (paper towels) over the course of a few days then use them after washing.
- Extended Use: Within a week or so after completing the previous, at most, wash and freeze separated on cookie tray. Then place in gallon freeze bags for eating later or canning for jam, syrup, or jelly production. I normally get about 10 to 15 gallons a season with 6 plants.
- Last but not least: The one that is the “Harvester” not the “picker” will provide the fruit you should give to friends and family or sell to someone that would like some “top shelf” blackberries almost as big as chicken eggs! These make for a great gift as well.

Planting, Growing and Cultivating/Pruning Tips:

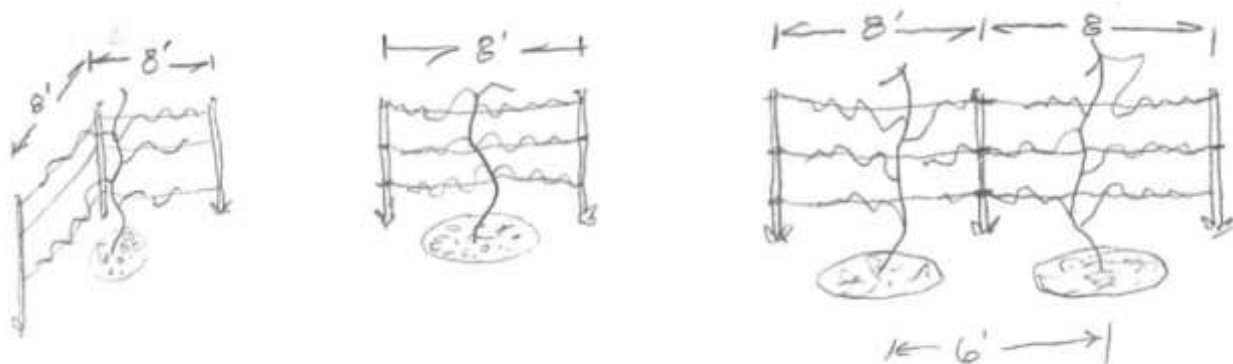
I’ve learned the first section is most important. If you do end up growing blackberries and the plants look great, but if they are harvested improperly you’ll likely throw in the towel. So...

Always plant each plant about 6 to 8 feet from the next. When planting, dig a hole 3 to 4 inches deeper than the pot they are in and at least 3 to 4 times the diameter of the pot it’s coming out of. Remember the roots are only going to grow in the top 1 to 4 inches of soil. Mix in fertilizer, I use 15-15-15 or 4 month old chicken scat from my chicken pen. Add about a 1/2 cup in the hole, turn into and loosen soil left in the hole. (NOTE: If you have bad soil, add good potting mix and discard 1/2 the dirt you removed from the hole). Remove plant from container and place into the hole.

Replace removed soil into hole. After plant is covered in the hole, place either hay, mulch, brown leaves at a minimum of 2 to 3 inches deep above the new ground level as to cover the fresh soil from the planting or the plants “feet” as my mother has tells me. Keep this “cover” clear of any non-wanted plant/weed growth. Water copiously well and deeply for a fruitful bounty via a large root growth during the hot season. Then copiously water again and through March and April or May fruiting season.

Cultivating:

After plant is in place, design a “lattice”. Suggested materials: “T” metal fence posts, configured for your growing area and wire to fit your design in the yard. See diagrams:



Continued...

Pruning:

After you have trained your main shoots all along the wiring, secured by the green stretch tape available at your local hardware store, or wrapped around spirally on the wire, clip the end off so later in the season shoots will begin to sprout at the base of each leaf on the plant later in the life cycle of the plant. After the season is over, fruit picked, cut off the main stock about 3 inches above the ground and remove all of the growth from that year. If new shoots have already started growing repeat this section. If not, when new shoot start growing then repeat this section.

****Note: always keep 2 to 3 inches around the "feet" of the plants covered with mulch or yard clippings, or hay on top of dirt level and continue the watering instructions. During the winter time not as much water is needed, about twice a weeks should be fine. If you notice new growth by each main leaf is dieing off, then more water is needed.**

Growing New Plants:

During the second growing season you decide you would like to expand your crop, here are some tips to get more plants to plant:

During the winter season, October to December, take the side shoots or main stock tips and bend it down and into a 6 or 8 inch pot with dirt **and place about 3 or 4 inches of dirt over the section in the pot. Keep the continued growth away from your current "lattice"**. Then in about 3 to 4 months to insure new root growth you can clip it from the original plant and transplant to a new location or keep in the pot for sale or gifts to others. The BEST thing! No one will have to wait two years for their plants to make fruit.

As always, if you have any questions please email me so I can assist you.

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by Justin Titus

Jimmy Rangel, SMT

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Tell us about yourself.

I was born in Floresville and raised in La Vernia. I am third child, and have 2 brothers and 1 sister. I enjoy watching the Texas Longhorn football team and San Antonio Spurs. I have worked at the Colonnade I Building since 1996. I started as a security guard and in 2000 was asked to join the engineering team. Andrew Zaragoza was the chief engineer at the time and taught me the ins and outs of the trade. I still call him if I ever have any questions.

Have you received any awards/recognition/special training?

I recently obtained my SMT designation. It was challenging and I am glad I completed the program because it has always been a goal.

How long have you been a member of SAABE?

I have been a member of SAABE for 10 years. SAABE is a great resource for learning and training opportunities as well as a good way to meet and visit with other engineers.

Family and Children?

I have been married for 2 years and we have known each other for 12 years.

What hobbies keep you busy?

In my free time I enjoy playing basketball. I also enjoy riding my bike through the hill country. I try and do a 50 mile ride every weekend. The longest ride I completed was 100 miles and it took me 8 hours.

Advice you would share with those just entering the trade?

Learn as much as you can and join SAABE.

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

We love traveling to Colorado and New Orleans. Every year we spend a week at each location.

Favorite quote/saying/song?

Hotel California

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

I would move to Colorado.

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The Education Corner

David Ellis, MS(LE), CBE-M(96) – Article SAABE 07-2018.1

[\(Questions or Comments\)](#)

It's no secret that companies are finding it harder to locate **QP's** in our industry and there is a reason why. While there may be a no one answer, then again maybe so, when you include perception of worth or reason it becomes very clear through a complex entanglement of the understanding of why and whereby this is happening.

Growth in our industry has increase beyond expectations and forward vision of the early years of the “building engineer”, owners and city planners in what we would be required to know and be responsible for. Call us the stationary engineer, maintenance manager, building support personnel, superintendent or a plain Jane old fashioned ‘maintenance/custodian’ classification.

Keep in mind that the reason why companies hired us in the first place and the rating of our classifications in this industry **has drastically shifted to, let's say, a four sided cheese grader with a cunning and ever changing recipe to represent the best—at least in current market perceptions of building management companies and the different markets YOU are playing in.** But keep on mind that many group ventures and out right property owners who option to self-manage are just another facet in our sand-box.

Throughout the last two decades there has been an adaptation which reflects that the services of specialists is being seen by society and business owners as the way to go for the most valued solution for each area of need. This makes sense across the board except when you analyze our type of work which appears to flush the preverbal why the picking is slim when companies look for experienced Engineers.

Example this: H.S. Vocational/Trades programs 3 or more decades ago where offered in generally carpentry, auto mechanics and maybe machine shop and do please forgive me if I left some out. And they were a two year professional planned curriculum included in **the standard High School Diploma. This started my venture to being an Engineer and I didn't even know it at that time.**

Fast forward to when I had children that were in High School they did not offer these programs, to my dismay, but promoted higher learning as the key to success and offered college prep courses to pole vault their future through college and on into the job market but not into the work force. This appears to may have not been a winning move for growing future engineers.

And now I've seen High Schools, my old High School in fact, offering 4 year vocational Trade programs in construction, engineering, electrical, air conditioning, and automotive but now to include body work! And with this in a short number of years averaging 2 to 4 years out of high school these students will be journeymen plumbers or a/c techs or carpenters and car mechanics.

Unfortunately and unlike us, getting or being in the Engineering arena, their compensation in each of those areas of work that now would land them around 50-65K base as certified journeymen and they only have to know one thing—that one trade and can work anywhere and not know all the trades as are required of the Journeymen Engineer.

This is because we've become, for all practical and logical reasons, the quality assurance QP's of these same individuals in every trade that now work for our contractors! This is why our training is so critical in our trade, so learn each trade from your **contractors, the right contractors.** **If we don't know all the crafts how can we be aware of, notice or correct issues with any contractors' craftsmanship? Realize that knowing all this leads us to the Master Engineer.**

The role of the Engineer must adapt somehow to compensate for the level of proven experience and training that is required for our many positions. Practically having to have a plumbing license, HVAC license, electrical license, safety certifications, automated control tech, Fire Systems, locking systems, full service professionalism, retail, hospitality, access systems and way to many more to list here slowly leads to being an [SME](#).

Some would find that a substantial portion of Engineers start off working in one trade become Journeymen and then move to something else they advance in to pre-position their career leading to employment in our trade, the building engineer. This may have something to do with the average age of the Master Engineer considering all the years of job experiences in a wide spectrum of facility usage, multi-tier relationships and complex building designs those tradesmen has worked with.

But and now with national companies paying twice the minimal wage to start it may get even tighter. It's up to us to work with our employers to continue the drive for education, compensation and convey the importance of providing the needed training for the advancement of their companies, their employees, our members, through education growth and specific cross training into the positions they need filled. **After all real Engineers don't live under rocks, they are grown with SAABE! [<nictitate>](#)**

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IMPORTANT MEMBERSHIP & LUNCHEON INFORMATION

by Pete Saucedo

Hello my fellow SAABE peers. I would like to talk about RSVP's and how they affect each and everyone of us as a organization. So when the send out the email blast about our general membership meeting we ask for you to RSVP before the cut off day and time.

This is to give Embassy Suites the count so they can prepare enough lunch's for all that have RSVP. We all know that things happen and you may not be able to attend after you have RSVP. We do pay for those lunches if you show up or not.

We started to track last year and found we had a lot of no shows that RSVP monthly. We pay roughly about 25 a plate. So if 10 members RSVP and don't show we lost 250. dollars a month. If we add that up at 9 months. 2,250.

This affects everyone not just the board or a certain individual. This is money from our organization that we throw away every month and year. So we ask that if you RSVP and are not able to make it that you let us know ASAP or try to find someone else to go in your spot.

We would like to have a happy hour or after hours event in the future but we can sub-stain this type of loss and put on extra event. So I put out a challenge let do our part as SAABE member to help reduce the number of no shows. We are tracking and keep names of those who do this multiple times. There is a 25. dollar to re-enter the general membership meeting that must be paid if you have more then one occurrence.

Thank you and hope to see you guys at the picnic and Happy Father's Day to all the wonderful dads.

San Antonio



Association of Building Engineers

SAABE TIMES
August 2018

PO Box 781261
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Final Thought:

You can never be overdressed or overeducated.
-Oscar Wilde

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