



# SAABE TIMES

A publication of the San Antonio Association of Building Engineers

August 2008

Mark Your Calendar—

## JOIN US FOR OUR AUGUST MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, August 20, at our **NEW LOCATION** - Embassy Suites Hotel (7750 Briaridge Drive—northeast corner of IH-10 and Loop 410). The meeting will be sponsored by TD Industries, and the topic is "Building Automation Systems 101."

Please RSVP no later than **Monday, August 18, at noon**. Late RSVPs and walk-ins will be placed on a standby list, and we will ask you to wait in the lobby until we determine the number of no-shows.

**PLEASE NOTE:** If you RSVP and do not attend, you will be invoiced. If you must cancel your attendance, please call Laura Bray at 408-1699 prior to the meeting 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



Rene Arteaga

South Texas Blood and Tissue Center  
6211 IH 10 West at First Park Ten Blvd.  
San Antonio, TX 78201  
(210) 731-5555

### • How long in the building engineer trade?

I have worked as a building engineer for approximately 22 years at various locations. The majority of my career was spent at Western Electric/SW Bell/AT&T where I served as an Air Conditioning Specialist. Currently, I have been employed at the South Texas Blood and Tissue Center for four months and have been a member of SAABE for four months also.

### • As a newcomer to SAABE, what have you found most beneficial?

Getting the latest information about energy efficiency issues and networking with other engineers.

### • Any awards, recognition, or special training?

Over the years, I have worked to maintain my State of Texas Class A Air Conditioning license. I have also earned my Associates Degree in Applied Science at St. Phillips College and a two year degree from the Texas A&M Extension Service in Electronics. In addition, I have proudly served my country in the armed forces and have received unequaled training as a Navy Seabee and Reservist.

### • Hobbies/what do you enjoy doing during off hours?

I bike ride approximately 100 miles a week and am currently in training for the MS 150 Bike to the Beach which I have participated in for the last nine years. I also fix up antique cars and am currently overhauling a 1968 Bronco, a 1951 Chevrolet pickup and a 1961 Chevrolet pickup. Occasionally, I play golf and coach baseball for my grandchildren.

### • Family/children?

I have two daughters and four grandsons and two granddaughters.

### • What is the most interesting place you have visited?

In 1972, I was serving in the United States Navy and visited Australia. Keep in mind that this was during the Vietnam era, and the folks in Australia were very appreciative of American soldiers. They made us all feel very welcome and treated us like royalty. ❖

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## A Message from the President

by Charles Mikolajczyk, Jr., CBE-M

Well, I made it back to the real world! Taking some MRT was refreshing but ends up being exorbitant to say the least. One can't be gone too long without putting a huge deficit in the back pocket. Seems the cost of everything has increased since last year. Twenty dollars just doesn't go very far these days. In fact, you can get about as far as the bill is long! For a reality check on how costs have changed, go to the Bureau of Labor and Statistics website (<http://www.bls.gov/data/>), and click on "Top Picks" in the "Average Price Data" section, and then choose some commodities...you may think you realize how much the average cost of items has increased, wait until you see the actual data!

I cringe in anticipation of what the utility bills for August will be (July 2008 was an all time record setter). In January, average costs per kWh were \$0.0525 (including taxes, fuel and regulatory costs). The costs for the same in July were \$0.999 cents per kWh. This was an increase of 88% in six months. Mostly, this increase is due to the fuel adjustment which is adding tens of thousands of dollars to the invoice. In short, when the utility provider misses their budget for the month, the variance is passed back upon the customer for the difference. And, don't forget about the 3% price increase for residential users and the 8-10% price increase for commercial users the CoSA City Council approved for next month.

Back to the finer things in life. The SAABE Board surely hopes everyone enjoyed the new digs at the Embassy Suites. SAABE has outgrown many places to hold our general membership meetings, and the adequate locations are few and far between. There were a few other establishments we looked at, but, trust me, the SAABE board considered all aspects before making the decision. Some issues at other locations were not enough parking, no on-site cooking, location, long-term road construction, cost, type of food, etc. We sincerely hope all of you will enjoy the new location as we continue to grow. Please extend your thanks to our board members and Laura for their efforts!

There have been some changes on the SAABE board. With sadness, Jock Tilghman has resigned his position as the Education Director. Jock has served on the board since January of 2003, has been a longtime member and has become a great friend. I have wholeheartedly enjoyed working with Jock over the years, and he will be greatly missed at the board meetings.

In turning to a new chapter, Mike Copp (Travis Commercial) has been appointed by the SAABE Board as the pro-tem Education Director. Mike brings to the table a wealth of knowledge and ideas to push our organization further into the future.

A thank you goes out to ThyssenKrupp Elevator for putting on the June Last Thursday of the Month training event covering Elevator Inspections. A thank you also goes out to Paul Dockery (Chemsearch), Doug Graves (Hines), Rhondo Jauer (Transwestern), Scott Johnson (Enviregy) and Tom Lasater (Caremark) for putting on July's training on LEED-EB programs. Please give thanks when you can to those who are providing these informative sessions.

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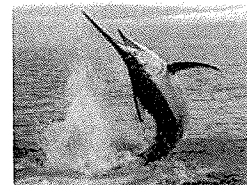
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In closing, it was great to see some of you last month in Port A at the ASA (American Subcontractors Association) Bay Fishing Tournament and also at the 73<sup>rd</sup> Deep Sea Roundup. The fishing and weather were brutal, but the friendships and great times made up for everything. Thanks!

Finally, thanks to everyone who has been attending and sending in RSVP's to the luncheons. The attendance this year has been phenomenal (over 100 in July)! Your efforts are greatly appreciated! Keep up the RSVP's, and thank you very much!

In parting, please be sure and RSVP to the SAABE luncheons....



Till then, FISH ON! ❖

## SAABE Going Green Forum/Group

For those engineers who are involved with or interested in the Energy Star Rating Program or have moved onto the LEED-EB (Leadership in Energy and Environmental Design for Existing Buildings), this is the group for you. This forum/group has engineers and vendors that have experience with these programs and are available to assist you in getting started, answering questions or explaining different aspects of these programs. They are also familiar with energy saving ideas for power, HVAC, landscaping and recycling. We are working with the SABOMA Green Committee to make San Antonio a city known for both its Riverwalk and energy conservation.

The group is new, and we welcome other engineers and vendors that can contribute to our understanding and application of these programs and ideas. At present, we have Rondo Jauer from Transwestern involved with LEED-EB, Doug Graves with Chase Center Oak Park for Hines with an Energy Star Rating, Paul Dockery with Chemsearch's Green Building Initiative, and Scott Johnson with Enviregy, an environmental building and energy solutions company.

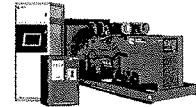
Monthly meetings will begin soon. If you have any questions, please call Tom Lasater at 771-5824. For additional information visit [www.energystar.gov](http://www.energystar.gov) or [www.usgbc.org](http://www.usgbc.org).

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#### Contacts:

Ronnie Shaner: [rshanner@brandteng.com](mailto:rshanner@brandteng.com)

David Felts: [dfelts@brandteng.com](mailto:dfelts@brandteng.com)

Matthew Dunn: [mdunn@brandteng.com](mailto:mdunn@brandteng.com)

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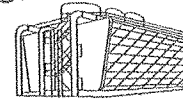
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## Apply for the SAABE Scholarship/Educational Assistance Program

SAABE now offers a program to provide scholarships and educational assistance to SAABE members for participation in courses related to property maintenance (especially \*SMT/SMA programs offered by the BOMI Institute).

Applicants must be regular members of SAABE and hold a position in the field of building maintenance. The place of business must be within the San Antonio geographic area. Applicants must have long-term career plans in building engineering/maintenance and must have at least two years of experience in the field. Applicants are responsible for a portion of the cost of any course.

For full details, rules and an application, visit the SAABE website at [www.saabe.org](http://www.saabe.org). ❖

\* Systems Maintenance Technician and Systems Maintenance Administrator

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## July Lunch Summary

by Robert Andrews, Jr.

One hundred and twelve people got together for the July SAABE meeting. The topic was "Generator Maintenance," and the meeting was sponsored by Holt Cat. Rita Munoz will be taking over for Todd "the Mentor" Mosley. Following all of the levels of NFPA 110 regulations is essential to the well-being and compliance of your generators. Just a few of the services performed by Holt Cat are: oil and fuel analysis, load bank testing and normal maintenance and repair items.

Load bank testing will help to ensure that your generator is ready to run when the time comes. However, if the load bank testing is not done properly, the end result could be wet stacking. Wet stacking is when unburned fuel and carbon are left in the exhaust system and begin to harden and close off the pipe over time. A good fuel system analysis will check for water, algae and sediments, as well as the cetane rating of the diesel that is in the tank. With the prices of diesel averaging \$4.68 in San Antonio, it is just not in the budget to let diesel go to waste.

For any other information, Rita Munoz can be reached at 464-8118.

If you missed the meeting in July, don't miss the August meeting on the 20th in our new digs at the Embassy Suites near Loop 410 and IH-10. RSVP's are important as always. Without one, you may not be able to enter. See you there. ❖



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## Preventing Identity Theft

Are collection agencies suddenly demanding payment for items you've never bought? Have you stopped getting your credit card and bank statements in the mail? Are stores refusing your checks, claiming you have a history of bouncing them, even though you don't? You may be a victim of identity theft.

Identity theft is one of the fastest growing crimes in the U.S., claiming more than 10 million victims a year. The FBI is working with its partners to curb identity fraud. But, you can help by taking some basic preventative steps. Below are some "do's" and don'ts":

### DO:

- Order a copy of your credit report each year from one of the national credit bureaus and review it closely for any questionable entries;
- Shred or cut up all credit card receipts and old bank statements and bills before throwing them away;
- Close all unused credit card or bank accounts;
- Remove your name from mailing lists for pre-approved credit lines and telemarketers;
- Keep your PIN number hidden when you use an ATM or public telephone;
- Contact your creditor or service provider if you notice odd charges or if expected bills don't arrive;
- Update your computer virus software, use a secure browser and install a firewall program.



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1. Place a fraud alert on your credit file by notifying one of the national credit bureaus;
2. Contact all creditors and financial institutions that an identity thief may have used to conduct transactions in your name and close all tampered accounts;
3. Contact your local police department, as well as, your local FBI field office and file a report;
4. File a complaint with the Federal Trade Commission (the FBI and other law enforcement agencies use these complaints in their investigations). Online identity thefts may also be reported to the Internet Crime Complaint Center (IC3).

For more information, visit the FBI's website at [www.fbi.gov](http://www.fbi.gov). ❖

## Upcoming Programs

by Allen Mangrum

As promised, below is the proposed luncheon schedule for 2008:

| <u>Date</u> | <u>Topic</u>                    | <u>Sponsor</u> |
|-------------|---------------------------------|----------------|
| 9/17/08     | TBD                             | Voss Lighting  |
| 10/15/08    | "SAWS Water Conservation"       | TBD            |
| 11/19/08    | "Future of Road Construction"   | TBD            |
| 12/17/08    | Board Elections/Year End Awards | Board          |


As you read this letter, it is apparent that this has been a great year for SAABE in spite of the high cost of living, high cost of fuel and high cost of everything! Yet, in the presence of looming uncertainty, there seems to be one bright and shining star - SAABE. It has grown in ways that I am sure the founders did not anticipate. To have over 125 members at one luncheon with all the kids out of school and quite a few folks on vacation is amazing! I say congratulations to all members and vendors. Let's keep the momentum moving.

I would like to send out another invitation to our vendors to sponsor a meeting in 2009. I know it's a little far out, but I already have quite a few commitments, and spaces are filling up fast.


Please contact me at [allen.mangrum@tdindustries.com](mailto:allen.mangrum@tdindustries.com) or at 414-6529 to set your sponsorship in stone. The board would like to thank all the vendors that have stepped up to the plate thus far, and I am confident that we can continue this roll into the next year. Remember that the sponsorship only costs \$200 and affords you an opportunity to show your wares as well as have the divided attention of over 100 smiling faces in our industry. At approximately \$2 per person, that's a great investment - wouldn't you agree? As I've said before, and I'll say it as much as I can, "Thanks "to everyone who has already sponsored a meeting this year. I look forward to hearing from more of y'all to fill up next year.

I'll close with saying to Jock that I really enjoyed working with you through the Board and visiting with you socially and will say you will be missed; however this doesn't excuse you from the meetings! We will need your input from time to time, so be ready. And welcome to Mike Copp; you have some big shoes (literally) to fill. I am confident you will do so with a new perspective and enthusiasm.

In closing, please remember to RSVP, RSVP and RSVP.  
See ya'll at the luncheon! ❖



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## SAABE MEETINGS HAVE MOVED TO A NEW LOCATION!!

Your Board of Directors has been working on some exciting changes for the membership.

If you've been to a meeting lately, you know that SAABE meetings have outgrown the Alamo Café location. After much research, the Board of Directors recently voted to change SAABE meetings to the Embassy Suites Hotel, 7750 Briaridge (northeast corner of IH-10 and Loop 410). Please call them at 340-5421 if you need directions or information on navigating the current construction.

In addition to more spacious quarters, the new location features a three-course meal. With a salad, an entrée and a dessert. We think you will enjoy attending for the fun, fellowship, professional development AND a great lunch!

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Because the meal is much better than those we have had in the past, the plate cost has increased about 35% per person. This makes your RSVPs much more important than ever before. RSVPs need to be received no later than three days prior to the event. Late RSVPs and walk-ins will be placed on a standby list, and we will ask you to wait in the lobby until we determine the number of no-shows. Remember to arrive early for the best seating. Effective with the July meeting, associate members will be charged \$20 for lunch (lunches already prepaid are not affected). Also effective with the July meeting, all no-shows (both regular members and associate members) will be billed \$20.

Your SAABE Board appreciates each and every member and has made these changes to encourage more participation and growth for the future. Be active, and help keep SAABE growing stronger and stronger each year.

We look forward to seeing you all at future SAABE meetings.

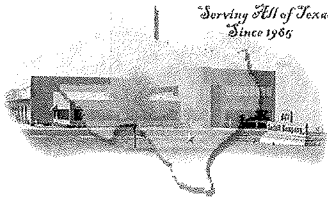
Respectfully,

Robert Steele

SAABE Social Director ❖

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## Saving Money at the Gas Pump: A Bumper to Bumper Guide

The Federal Trade Commission (FTC), the nation's consumer protection agency, offers these bumper-to-bumper tips to help you drive down the cost of driving:

### The Gas Tank

Making the right choice at the gas pump is an important first step to keeping your car running efficiently—and economically.

• **Follow your owner's manual recommendation for the right octane level for your car.** For most cars, the recommended gas is regular octane. Using a higher octane gas than the manufacturer recommends offers no benefit—and costs you at the pump.

• **Gas savings gadgets? Steer Clear.**

### The Steering Wheel

When it comes to stretching your gas budget, how you drive can be almost as important as how far you drive.

(Continued on page 11)

# MGI

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(Continued from page 10)

•**Stay within the posted speed limits.** Gas mileage decreases rapidly at speeds above 60 miles per hour.

•**Avoid unnecessary idling.**

•**Avoid jackrabbit starts and stops.**

• **Use overdrive gears and cruise control when appropriate.**

**The Tires**

Keeping your tires properly inflated and aligned can increase gas mileage up to three percent.

**Under the Hood**

•**Keep your engine tuned.** Tuning your engine according to your owner's manual can increase gas mileage by an average of four percent.

•**Change your oil.**

•**Check and replace air filters regularly.** Replacing clogged filters can increase gas mileage up to ten percent.

**The Trunk**

An extra 100 pounds in the trunk can reduce fuel economy by up to two percent. Removing non-essential stuff can save you at the pump.

**The Driver's Seat**

•**Combine errands.**

•**Consider carpooling.**

•**Bus it, bike it or hoof it.**

To view the complete article, visit [www.ftc.com](http://www.ftc.com). ♦

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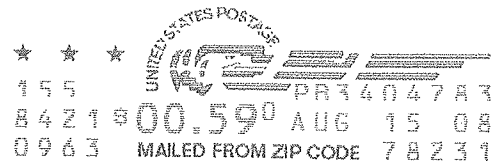
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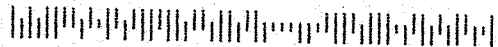


Charles Mikolajczyk Jr CBE-M  
 Endeavor Real Estate Group  
 8000 IH 10 W, Suite 250  
 San Antonio TX 78230

**SAABE TIMES**  
**August Issue**

**Final Thought:**

*"We are not retreating. We are advancing in another direction."* - General  
 Douglas MacArthur (1880-1964)



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**August Membership Meeting:**

**Wednesday, August 20**

**"Building Automation Systems 101"**

**Sponsored by TD Industries**

**NEW LOCATION: Embassy Suites Hotel**

**(7750 Briaridge)**

**11:30 am**

**Upcoming Program:**

**Wednesday, September 17**

**Sponsored by Voss Lighting**

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