



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

January 2004

Mark Your Calendar—

JOIN US FOR OUR JANUARY LUNCHEON

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, January 21 at Alamo Cafe on 281. Our speaker this month is Steve Frase, PE, of Rimkus Consulting Group, Inc. He'll be presenting a program on "The Cost of Maintenance Defects in Commercial Buildings." He will discuss the various maintenance deficiencies encountered during Rimkus's investigation of construction defects in commercial construction. We'll also have several vendor tables, where you can learn how SAABE's vendor members can help you better run your building.

Please RSVP to (210) 408-1699 by Tuesday, January 20. PLEASE RSVP so we can be sure to have enough meals on hand!

We hope to see you there! ❖

Education Corner

OSHA Guide to Industrial Hygiene

- Sponsored by the Texas Engineering Extension Service
- January 19-23, Mesquite, TX
- Cost: \$795
- Call 1-800-824-7303 or visit www.teex.com for more information.

Fall Arrest Systems

- Sponsored by the Texas Engineering Extension Service
- January 26-29, Houston, TX
- Cost: \$695
- Call 1-800-824-7303 or visit www.teex.com for more information.

HVAC Test Preparation Seminar

- Sponsored by Construction Seminars, endorsed by the Texas Air Conditioning Contractors Association
- February 6-8, San Antonio
- Cost: \$450
- Call 1-888-500-PASS or visit www.constructionseminars.com for more info.

Hazardous Materials

- Sponsored by the Texas Engineering Extension Service
- February 9-13, Mesquite, TX
- Cost: \$795
- Call 1-800-824-7303 or visit www.teex.com for more information.

Hazardous Waste Update

- Sponsored by the Texas Engineering Extension Service
- February 13, Bryan, TX
- Cost: \$325
- Call 1-800-824-7303 or visit www.teex.com for more information.

CFC Refrigerant Recycling

- Sponsored by the Texas Engineering Extension Service
- February 20, San Antonio
- Cost: \$108
- Call 1-800-824-7303 or visit www.teex.com for more information.

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

2004 Dues are Due!

2004 dues invoices were mailed out in December. Call Laura Bray (210-408-1699) if you need a copy. Dues are due into SAABE by January 31, 2004. Call Laura if you have any questions. ❖

A Message from the President

by Bob Beal

Shared Library

In any organization, it is always hoped that the relationships and resources that naturally develop create an institution where its members benefit in some way. This year I feel it is the right time to develop more education, promote more job awareness, enhance manager-engineer relations, and broaden our membership base to related trades. It is also a goal of mine to become more involved and aware of upcoming changes in state and county engineering events and making sure that each and every member feels that if you are in SAABE, people know who we are. With that challenge, our board members have already brought to the table some great ideas. Doug Graves proposed one in particular at a previous board meeting. He suggested that we create a SAABE library. Sounds like a good idea but some obvious questions came to mind. Who keeps it? Who keeps it up? Will anybody use it? After this board is gone will anybody even know who has what book and what software?

After some thought we felt that most of the problems could be solved. One idea was that instead of buying a lot of books and software, we ask our members to create a citywide, shared library. We know that most of you have some great books and software that is gathering dust. Our goal is to search our membership base and ask if they would allow us to list their books on our website. If you were in a jam or just wanted to educate yourself, you would just go to the website library listing and find out what books or software are listed and who has them. Of course we will have some books and software available to you that we keep but we will not have to be librarians. Please feel free to call me and make suggestions. More about this later.

New Guy on the Block

Welcome JR Uresti of Rector Management to the board. He was duly appointed by the board to serve as our liaison to SABOMA. His job will be to attend BOMA meetings and leave behind and bring back knowledge that will help us develop a better owner, manager, and engineer relationship. Better understanding and pooling resources is the name of the game in this business.

Like last year, I would like to share some of my goals and 2004 resolutions

Goals

- More money for Bobby somehow! By hard work of course.
- Taking my life to the next level to get that money.

Mission Statement Certified Building Engineer Program

The San Antonio Association of Building Engineers (SAABE) has established the CBE designation to encourage proficiency and continuing education in the building engineering profession.

Another focus of this designation program is to better prepare SAABE members for any future licensing requirements established on the local, state, or federal level.

Three designations are available to recognize work experience, education, and a true dedication to the highest standards of ethics, safety, and professionalism in the industry. These designations are judged by the applicant's peers within SAABE. ❖

- Help make the lives of people in my life better. Of course that includes you folks in SAABE.
- Help a little three-year old boy turn four.
- Spend more time with my Mother and Father.
- Build a house (maybe). That is, of course, if the first 2 goals get accomplished.

2004 resolutions

- Keep a clean desk and office. (That's a hard one for me.)
- Get Laura my newsletter article ("Message from the President") earlier.
- Make sure that my vendors give the candy, nuts, and gift baskets to the girls in the office at Christmas. I do not know about you other engineers, but I want good whiskey, deer sausage, large cuts of meat of some kind, or men stuff. No more clocks or calendars please. Just kidding but "NOT."
- Give my vendors some more work.
- Get in shape.

Happy New Year!!!!!!❖

Tech Talk #79

by The Charlie

**If Building One Nest Egg is Bad Enough,
Think Again! (Part 1)**

Recently, events regarding a Workers' Comp injury developed and the outcomes were shocking! Whether you're maintenance personnel, a property assistant, or a property manager, you may want to consider building another nest egg in the event something happens to you. Based upon available information from health planners and financial institutions, each person should have at least a three-month surplus of income set aside to avoid a financially devastating event (don't know about you but I'm still payday to payday)! *Please note that our field of expertise is not related to this subject matter. The intent of this article is to spread awareness to those who may become involved in an issue like this. The following article is to enlighten you on complications which may arise due to a work-related injury and some associated hardships.*

Who Is At Risk?

Naturally, the maintenance persons are always at risk in the areas of lifting a heavy load, falling from a ladder, etc., but even the property manager is at risk of a devastating event! For instance, say perhaps the property manager is inspecting the property and slips and perhaps sustains a back injury or broken hip? The injured person would typically fall into a Workers' Comp claim simply due to the fact that the lost time injury falls into the Workers' Comp category. From then, a Workers' Comp injury is then reported. Since the accident occurred during work, you think everything is going to be taken care of because this was a work-related injury, correct? Sorry!

What May Be At Risk?

For starters, how about losing your compensation, or at the least, a substantial portion of your salary? The first seven days after the lost time injury, more than likely, you will not

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receive any compensation unless you have available illness, vacation days, etc. with your employer, which can be used to supplement these first seven days. From then on, you may no longer receive any compensation from your employer after Workers' Comp kicks in! Workers' Comp then (under most conditions) will only provide 60% of your compensation averaged upon a previous time period before the time-lost injury. This income benefit is handicapped even further by a maximum amount of \$537 per week! For those of you in the higher income positions, this maximum income benefit in comparison to your present standard of living/expenses should quickly get your attention!

What Is Workers' Compensation?

Workers' compensation is a state-regulated insurance program that pays medical bills and replaces some lost wages for employees who are injured at work or who have work-related diseases or illnesses. Workers' compensation will pay for the medical treatment of an injury or illness if:

- The injury occurred at work or the disease of illness is job-related.
- The workers' employer has workers' compensation insurance or is certified by the Texas Workers' Compensation Commission to self-insure.

For more information on this subject, go to <http://www.twcc.state.tx.us> or <http://www.twcc.state.tx.us/twccinformation.html>

Next Month: The Other Nest Egg! (Part 2)**CHARLIE'S LAW: The only difference between a rut and a grave is the depth!****JUSTA MAJNTENANCE MAN ❖**


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IMPORANT: Address Change

Please update your records (and ask your Accounts Payable department to do the same) to reflect SAABE's new mailing address, effective immediately:

SAABE

PO Box 780785

San Antonio, TX 78278

Phone, fax, and email remain the same. Call SAABE Association Coordinator Laura Bray (210-408-1699) if you have questions. ❖

NEW Vendor Showcase

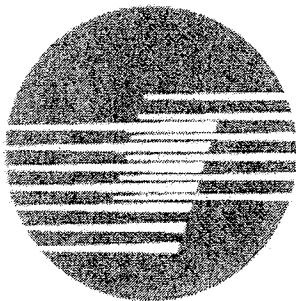
SAABE meetings now feature a "Vendor Showcase," with tabletop displays from SAABE vendors that you can visit before and after the meeting. These tabletop displays will be available at every SAABE meeting that's not fully sponsored. For \$100, vendors can purchase a table that will be set up on the perimeter of the meeting area.

Vendors, if you'd like to fully sponsor a meeting, that option is still open to you. The cost is still \$500, and you can distribute printed material, have a tabletop display, and provide the speaker for that month's luncheon. For fully sponsored luncheons, there will be no other Vendor Showcase tables present.

To reserve your tabletop display, contact Tim Young, SAABE's Vendor Representative, at 210-651-5588. ❖

RSVPs are Important!

Please RSVP if you plan to attend the monthly luncheon. RSVPs are very important – they let us know how many meals to order! ❖



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Free Tax Preparation Assistance to Qualified Individuals

The Volunteer Income Tax Assistance (VITA) program is a partnership between the Internal Revenue Service, the City of San Antonio, and various other local agencies. Volunteers from the community help prepare basic, current year tax returns for eligible taxpayers **free of charge**. Electronic filing is available at **all VITA** sites to provide faster refunds. The VITA sites will operate from January 20-April 15th.

Taxpayers (working individuals and/or families) who earn incomes less than \$34,692 are eligible to receive **free** tax preparation assistance through VITA.

To take advantage of this program, taxpayers must bring the following items to the VITA sites:

- Driver's License or Photo Identification Card
- Social Security cards or Individual Taxpayer Identification Number for all persons in your family
- All W-2 Forms
- 1099 Forms (1099-G form if received unemployment insurance benefits at any time in 2003, 1099-INT if received bank interest in 2003)
- If received Advance Child Tax Credit bring your letter from IRS
- Your spouse, if filing jointly

For information on the VITA site nearest you, call the Department of Community Initiatives at 207-6095. For a list of sites, visit <http://www.sanantonio.gov/comminit/vita/vitamain.asp>

From the City of San Antonio web site. ❖

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Job Listings

Maintenance Technician: Searching for a Maintenance Technician who will perform building and equipment maintenance to include all administrative offices, branch banks, motor banks and ATM facilities. Performs electrical, plumbing, locksmith, HVAC, carpentry and painting tasks. Installs data cable to facilitate growth and completes all installation hookups. Installs/recovers telephone lines and extensions. Repairs furniture, fixtures and equipment and performs other general maintenance. Qualified in HVAC computer controls and regulatory procedures for building management. Those interested in position may send a resume/application to Broadway Bank at fax number 283-6660 or to 1177 N. E. Loop 410, San Antonio, TX. 78233 – ATTN: Human Resources. Applications may be printed from www.broadwaybank.com

Are you looking for someone to add to your staff? Post your open positions on SAABE's web site, www.saabe.org. This service is free of charge to SAABE members. Send your job listing to Laura Bray (fax 210-408-1799, email laurabray@braycommunications.com). ❖

CBE Applications Online

You can now download an application for the Certified Building Engineer program on SAABE's web site at www.saabe.org

Equipment Survey

SAABE is developing a database of installed equipment in the buildings of SAABE members. When completed, this database will provide 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! Please visit the SAABE web site (www.saabe.org) and print out a copy of the survey, then fax it to Laura Bray at (210) 408-1799.

Please participate in this important new member benefit. If you have any questions, please call SAABE treasurer Doug Graves at (210) 828-7712. ❖

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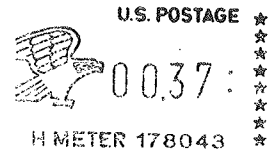
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...and much more!



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<h2 style="margin: 0;">SAABE TIMES</h2> <h3 style="margin: 0;">January Issue</h3>	<p><i>Final Thought:</i></p> <p><i>"Nothing is really work unless you would rather be doing something else." —</i> Sir James M. Barrie</p>
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2004 Board of Directors	
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Elena Castillo Past President	822-8570
<hr style="width: 30%; margin-left: 0;"/>	
Laura Bray Association Coordinator (laurabray@braycommunications.com)	408-1699

Membership Luncheon
January 21, 2004
Time: 11:30 a.m.
Location: ALAMO CAFE ON 281!!
Program:
"The Cost of Maintenance Defects in
Commercial Buildings"

Upcoming Luncheon:
February 18, 2004
Building Engineer of the Year!

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


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 email: inkspot@onr.com