



# SAABE TIMES

A publication of the San Antonio Association of Building Engineers

March 2007

Mark Your Calendar—

## JOIN US FOR OUR MARCH LUNCHEON

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, March 21 at the Alamo Cafe on 281 (just north of Bitters). This month's meeting is sponsored by TD Industries. Shawn Tuggle and Ronnie Fuller will talk about DDC control systems—their operation and the theory behind their function, along with troubleshooting and current examples of system problems. TD Industries provides HVAC service and installation for commercial systems along with electrical and plumbing service and installations.

The meeting will be held in the first floor Travis/Bowie rooms, to the right of the entrance. There is plenty of parking at the back of the restaurant. **Please make sure to check in at the front desk when you arrive.** Please do not leave valuables in your vehicle, as members have reported attempted break-ins in the restaurant parking lot.

Please RSVP to (210) 408-1699 by Tuesday, March 20.

**PLEASE RSVP so we can be sure to have enough meals on hand!**

We hope to see you there! ❖

## “VIVA LAS VEGAS!” 2007 SAABE/SABOMA TRADE SHOW! THURSDAY, MAY 24 · 4:30–8:00PM NORRIS CONFERENCE CENTER

Mark your calendar! The SABOMA/SAABE Trade Show is back and at a new location—Thursday, May 24 at the Norris Conference Center (at Crossroads Mall) from 4:30–8:00 pm. Vendor booth sales have just started. If you're an associate member and didn't receive exhibitor information via email, call Laura Bray (408-1699). The information is also on the SAABE website at [www.saabe.org](http://www.saabe.org). Sign up soon!! Booths sell out quickly.

We're looking for a variety of sponsorships. This is a great way to get some name recognition for your company. See details below.

To cut down on that long registration line which forms during high traffic times, you will be able to **pre-register** your attendance. That way, your nametag will be ready for you to pick up at a separate desk dedicated to pre-registered attendees. Stay tuned for more details on how to take advantage of this time-saving option.

This year's theme is “Viva Las Vegas!” Many vendors decorate their booths, and many of them will attend “in costume.” There will be lots of great door prizes and good food. Come in costume, or come as you are, but do not miss this fun event!! ❖

### Sponsorship Packages

To sign up for sponsorships, contact Laura Bray  
([laurabray@braycommunications.com](mailto:laurabray@braycommunications.com), 408-1699).

Royal Flush Grand Prize Sponsor	\$500	one available
One-Armed Bandit Bartender Sponsor	\$300	two available
Deuces Wild Silver Prize Sponsor	\$250	unlimited
Blackjack Bronze Prize Sponsor	\$100	unlimited
Double Down Food Sponsor	\$100	unlimited

## A Message from the President

by Charles Mikolajczyk, CBE-M

Ah, March is here! It's now time to start putting away the jackets, focusing on getting the pool ready, looking at getting back into your summer attire, getting into that favorite tropical mood... Okay, back to reality! March has traditionally been, for us here in San Antonio, the end of the heating season and time to start stretching the legs on the cooling side of the HVAC systems (as we roll back into our eight month summers) LOL! Hopefully, everyone is on track...and kicking back!

Many changes have been occurring and even more are upcoming that affect our industry. There are issues ranging from the City of SA to TDLR (i.e. licensing, inspections and the ever changing ADA/TAS). ADAAG is undergoing changes to its structure/guidelines and TDLR/TAS is currently in review with the new ADAAG so expect some changes. For more info <http://www.license.state.tx.us/AB/AB.HTM#adaguidelines> or <http://www.access-board.gov/ada-aba/index.htm>

EVENTS: Many, many thanks to those who attended and helped the ABC Chili Cook-Off earlier this month...it was great to see everyone outside of the working arena! Additionally, be sure and get ready for the announcement of the 3<sup>rd</sup> Annual SAABE Picnic at the Lake...and block the date in your calendar!!! Finally, AAFAME has their 15<sup>th</sup> Annual Chili-Slam upcoming in April for those of you who can attend...for more information, visit <http://aafame.affiniscape.com/cde.cfm?event=154089>

Also many thanks to Mike Halvorsen and the SAABE BEOTY Committee for their efforts in regards to the "soon to be announced" Building Engineer of the Year award! Mike has had his hands extremely full with the sale of his building, and with heading up the committee...he is more than ready for a "pat on the back." Please help extend a thank you to Mike! ❖



**BRIAN HARRISON**  
PROJECT MANAGER

18680 Marbach Lane • San Antonio, TX 78266  
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## Job Openings

There are several job openings currently listed on the SAABE website ([www.saabe.org](http://www.saabe.org)). Visit the site for full details.

If you have job openings, please forward them to [laurabray@braycommunications.com](mailto:laurabray@braycommunications.com) for posting. ❖

## Educational Opportunities

### SAABE BOMI Discussion/Action Group


- Every first and second Thursday at Transwestern's Bank of America tower downtown, 11:30am-1:00pm.
- Led by Tom Lasater.
- Free to SAABE members. Bring a sack lunch.
- For additional information contact Doug Graves (828-7712) or Tom Lasater (771-5824).

### SABOMA's Roofwalk Seminar

- Tuesday, April 10, 8am-noon
- Trinity Baptist Church (319 Mulberry)
- Cost: \$60 for SAABE members
- To register, visit [www.saabe.org](http://www.saabe.org) for a registration form or call Lynn Forester (830-981-5223).


Contact Laura Bray (408-1699) if you know of other courses or events. ❖

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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 geographical 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

**Tech Talk #115: Benefits...Do You Know the Ones You Have (part 2) by The Charlie**

**Are Benefits Required?**

Most benefits are offered voluntarily by the company as a value-added service to the employee. Such voluntary benefits include retirement plans and health insurance. The government does reward companies for offering these benefits by giving favorable tax treatment to the employer and employees (i.e. insurance payments are pre-tax). Other benefits, such as Social Security, workers' compensation, and family and medical leave, are required by federal or state law.

**What are the Statistics Regarding Benefits?**

According to U.S. Department of Labor statistics (Bureau of Labor Statistics, or BLS), 62% of private establishments offered health insurance to their workers in March 2006. About 50% of the private establishments offered retirement plans of at least one type.

Most employees covered by medical plans were in plans requiring employee contributions for both single and family coverage. Contributions averaged \$296.88 per month for family (up from \$273 in 2005), and \$76.05 per month for single coverage (I don't know where the US BLS got their information but they are extremely low in my book)! In addition, the US BLS shows that only 52% of the workers had access to life insurance. For a listing of the 2006 Employee Benefits from the Bureau of Labor and Statistics see this site <http://stats.bls.gov/ncs/ebs/sp/ebsm0004.pdf>

**What Should I Ask about Company Benefits?**

The time to ask about benefits is "before" accepting or starting a job. Benefits are just as important, if not more so, than a regular salary. However, the questions shouldn't be asked during the interview... wait until you have been offered the job to tackle these weighty issues!

The following are some questions to keep in mind when accepting a position, or to look up in your employee handbook:

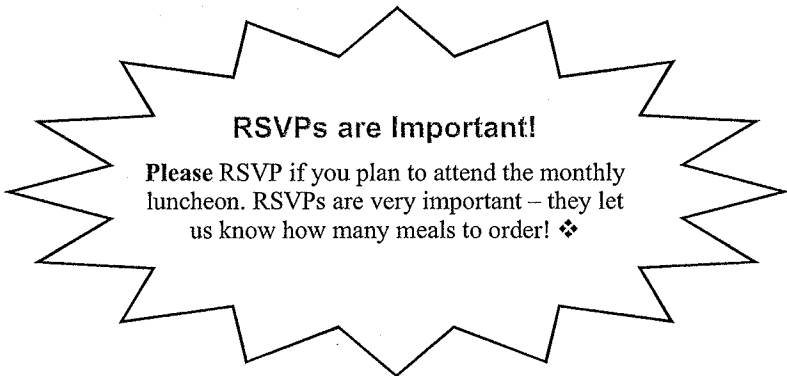
- Does the company offer health insurance, how much will I have to pay, is the premium automatically deducted, how much is the deductible, what type of plans are available, does this include dental, and vision, etc.?
- When does insurance coverage begin, are there any restrictions...some have no major medical for the first year.
- What vacation time is there, is it accrued, does it rollover at year end, can I get paid for unused days at the end of the year, how many days per year employed, etc.?
- Are holidays paid, which ones, is there sick time, how much, is there personal time, etc.?
- 401K or retirement plans available, when am I vested, how much or does the company match contributions, is the premiums automatically deducted, etc.?
- Education benefits? Tuition?

- Short Term Disability? Long term disability? Supplemental Life? Accidental death and dismemberment? Employee only or family options available?
- Severance package available?
- Etc?

These items are not all-inclusive but they are a start of things you need to know while you are employed, and before you accept that new job!

**CHARLIE'S LAW:** Know guns, know peace, and know safety...no guns, no peace, and no safety!

JUSTA MAINTENANCE MAN ❖



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## Communications Check-Up<sup>®</sup>

by Laura Bray

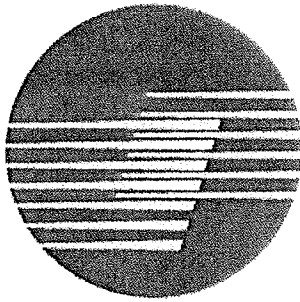
### Getting Organized

OK, so it's not really a "communications" topic, but getting organized is one of those things where everyone can use a little help. A recent survey conducted by Office Depot determined that 53% of businesspeople "function in a state of 'controlled chaos.'" The survey also found that 34% of businesspeople state that they lose almost two hours every week to lost productivity caused by a lack of organization. Here are some tips to get started on your reorganization efforts:

- Eliminate Excess Paper/Files: Do you really need it? If not, toss or delete it. (Remember to shred if necessary.)
- Create One "To Do" List: Consolidate all your tasks onto one list and prioritize them.
- File Those Piles of Paper: Create files for important papers, instead of filing everything on the top of your desk.
- Create a "Tickler" File: Purchase a filing folder with tabs by date. If there's a piece of paper you need to deal with on, say, the 15th, put the piece of paper behind the "15th" tab. Check your folder every day for reminders.
- De-Clutter Your Desk: Purchase holders or baskets for pens, papers, paper clips, so they're not strewn all over your desk.
- Use Storage Boxes for Older Materials: There are probably files in your nearest desk drawer that you haven't used in months (or years). Put those files in storage boxes and label them to make them easy to find later.
- Use Magazine Boxes: You probably have a stack of catalogs or magazines that you either plan to read or need to keep. Purchase some inexpensive cardboard magazine boxes at an office supply store, and keep them there.

Next month: Writing Effective Subject Lines for your Emails ❖

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## February Meeting Summary by Kendal Langenberg

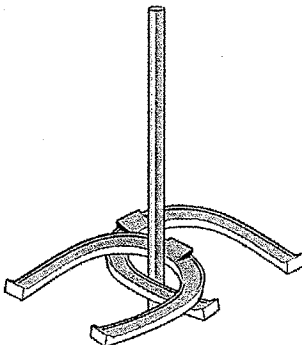
With no ice to keep us away, we again resumed our normal third-Wednesday-of-the-month tradition of hanging out at the Alamo Café for our February general membership luncheon! The first SAABE lunch of 2007 definitely set the standard high for what will hopefully be another exciting, profitable year of informative and interesting presentations!

A very SPECIAL thanks to CPS Energy for sponsoring our February luncheon!!! Not only was their presentation practical and helpful, it was also very thorough and professional. To Fred, Bob, and the entire CPS Energy crew that attended, we say thanks for all your support of and availability to our organization and its members! If you were not able to attend the lunch, let me just encourage you to get with your CPS Energy representative (or lighting representative) and be brought up to speed on all the excellent rebate options that are there-for-the-taking. It's not every day that someone else will pay your bill for an upgrade to your property!

One of the most important announcements at the lunch from President Charlie was a reminder about the trade show coming up on Thursday, May 24, which is jointly sponsored by SAABE and SABOMA. If you are a vendor, be sure to pick your booth ASAP! They will go FAST, as always! If you are an engineer, you can do your part to make this trade show successful by volunteering for one of the committees. Remember, this can be a very money-making venture for our organization – let's all do our part to make sure it runs like a well-oiled machine on May 24.

As always, there is a lot going on these days within SAABE. Feel free to jump in somewhere! We can use assistance in pretty much every area of the organization. See any board member if you need direction on where to help.

Our next luncheon will be Wednesday, March 21, barring any ice storms, of course. © C U there! ❖

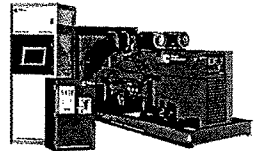


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## Mark Your Calendars! Third Annual SAABE Picnic!

Saturday, May 19  
Medina Lake/Joe's Marina  
8am-???

- **Horse Shoe Tournament:** more details to follow soon!
- **Fun for the Kids:** Water balloons, swimming, and squirty things for the kids.
- **BBQ and Refreshments:** Brisket and Sausage cooked by "THE CHARLIE" and Beans by "JOCK." Please bring a side dish to share.
- **Park Admittance Fee:** \$3 per car, \$5 per person, children 7 & under free, payable at the gate. Visit [www.joesmarina.com](http://www.joesmarina.com) for directions.
- **We need prize donors!** Please contact Jeff Turov ([jturov@trane.com](mailto:jturov@trane.com), 912-9283) to make a donation!
- **RSVP details** to come next month! ❖



## Engineer Spotlight

by Jeff Turov

### Daniel Resendez

Building Engineer  
REATA Property Management, Inc.  
219 E. Houston Street, #250  
San Antonio, TX 78205  
Phone: 210-222-2100  
dresendez@reatares.com

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

Daniel has been involved in the building engineering trade for approximately four years. During this time he has worked for REATA at the various properties that they manage in the Houston Street area of downtown. Daniel is a new member to SAABE and actually attended his first luncheon with us in February.



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

During his off hours Daniel devotes all of his time to his three-year-old son, nineteen-year-old daughter and two-week-old grandbaby. His pride in being a father was very apparent as he

shared stories about fatherhood and its challenges.

#### • What is the most important life lesson you have learned?

Daniel's motto is "always depend on yourself." He feels that as long as you do the right thing in life, life will do the right thing for you. With perseverance you can accomplish anything, as long as you treat others as you would want to be treated.

#### • Advice you would share with those just entering or considering the trade?

Find a mentor and learn everything you can from that person. Daniel has worked with some very knowledgeable people over the years that have helped him become the skilled engineer that he is today. No matter what you do try to learn something from each project that you are involved in.

#### • Any interesting stories from your years in the business?

In the four years that Daniel has worked for REATA in the downtown San Antonio area, he has seen a lot of things. Some can be shared in this newsletter and some can't. Of the things that can—he has shaken the hands of Tony Parker and Oscar De LaHoya, had run-ins with the less fortunate in buildings that he thought were vacant, seen movies and commercials being filmed, and had his picture in the *San Antonio Express-News* hanging Christmas lights the second week on the job.

#### • What are your thoughts as a new SAABE member?

Daniel enjoyed his first luncheon and feels that he gained a lot from the networking opportunities and the educational presentation. He feels that this organization has a lot to offer and he looks forward to attending more luncheons in the future. ❖

### CBE and Scholarship Applications Online

You can now download an application for the Certified Building Engineer and Scholarship programs on SAABE's web site at [www.saabe.org](http://www.saabe.org)

## SAABE Mentoring Program

SAABE has started a new program to mentor local high school students, so they can learn more about the building engineer trade. Mentoring Committee Chair John Cauley and Education Director Jock Tilghman have worked with local counselors and determined that the best "first step" is to offer periodic building tours to interested students. The goal is to offer a tour once a month.

If you are interested in offering your building or facility as a tour host, please contact me or John (646-6800, [jcauley@1031NNN.com](mailto:jcauley@1031NNN.com)). If you have any questions about the mentoring program or would like to get involved on the committee, John would love to hear from you.

Thank you for your support of SAABE and our efforts to bring more young people into the building engineer trade! ❖



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CELEBRATING  
**20 YEARS**  
 OF EXCELLENCE IN  
 BUILDING ENGINEERING

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

**SAABE TIMES**  
**March Issue**

*Final Thought:*

“Behold the turtle. He makes progress only when he sticks his neck out.” —  
 James Bryant Conant

**2007 Board of Directors**

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

**Membership Luncheon**  
**Wednesday, March 21, 2007**

**Time: 11:30 a.m.**

**Location: Alamo Cafe on 281  
 DDC Control Systems  
 Sponsored by TD Industries**

**Upcoming Program:**  
**Wednesday, April 18**  
**2006 Building Engineer of the Year and  
 City Electrical Inspector Ray Martinez**

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



210-340-5454  
 email: inkspotink@sbcglobal.net