



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

June 2018

Mark Your Calendar

REMINDER: THERE IS NOT JUNE LUNCHEON DUE TO THE SAABE PICNIC

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on THURSDAY, JULY 19, 2018 at the Embassy Suites San Antonio Northwest, located at 7750 Briaridge, San Antonio, TX 78230.

PRESENTATION DETAILS TO BE ANNOUNCED

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 JULY 16TH AT 5:00PM so we can cancel your meal. Cancellations received after this

**PLEASE READ:
IMPORTANT
MESSAGE**

AS A REMINDER, DUE TO THE SAABE PICNIC THERE WILL BE

NO JUNE MEMBERSHIP LUNCHEON!

LAST CHANCE! RSVP TO THE SAABE PICNIC NOW! CHECK PAGE 3 FOR DETAILS.



CLICK HERE TO RSVP

Many thanks to our Vendor Sponsors!

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JUNE FIRST THURSDAY TRAINING!

THURSDAY JUNE 7, 2018

INTRODUCTION TO HONEYWELL CONTROLS TECHNOLOGY
PRESENTED BY: AJ MONIER

WHEN: THURSDAY JUNE 7, 2018 FROM 11:30 AM TO 1:00 PM

WHERE: 7330 SAN PEDRO AVENUE, SUITE 505,

SAN ANTONIO, TX 78216

MAX OCCUPANCY: 25

WHAT: INTRODUCTION TO HONEYWELL CONTROLS TECHNOLOGY AND INTEGRATION INTO OTHER MANUFACTURERS AUTOMATION SYSTEMS WITH A QUESTION AND ANSWER SESSION.

LUNCH: BROWN BAG

RSVP INFORMATION: DUE BY WEDNESDAY, JUNE 6, 2018 TO- DAVID ELLIS, EDUCATION DIRECTOR

CLICK HERE TO RSVP

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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.



13TH ANNUAL SAABE / PHIL ANDERSON MEMORIAL PICNIC

Saturday, June 9, 2018
Check-in will open at 10:30 am

Castroville Regional Park
Large Pavilion
816 Alsace Street
Castroville, TX 78009

For park rules and regulations, please check their website by clicking [HERE](#).

JOIN US FOR FUN, BBQ AND GAMES, INCLUDING THE SAABE HORSESHOE TOURNAMENT WITH CASH PRIZES!



RELAX WITH FRIENDS AND FAMILY WHILE ENJOYING SOME GREAT FOOD!

COOL OFF IN THE ONSITE PUBLIC POOL. SAABE WILL COVER THE COST OF ENTRY FOR ALL ATTENDEES.

PETS ARE PERMITTED (PER PARK REGULATIONS)



BYOB

CONSUMPTION OF ALCHOLIC BEVERAGES IS NOT PERMITTED, BUT CAN BE DISGUISED. SAABE WILL NOT BE LIABLE FOR ANY VIOLATIONS AND PICNIC ATTENDEES MUST REMAIN RESPONSIBLE AND DECIDE AT THEIR OWN RISK. SAABE WILL PROVIDE WATER AND SODAS TO ALL ATTENDEES.
NO GLASS PERMITTED.

THERE IS NO COST TO ATTEND FOR EXISTING SAABE MEMBERS AND THEIR IMMEDIATE FAMILIES (ONLY) OR ONE GUEST! PLEASE PROVIDE NAMES & AGES ON RSVP AND IF YOU PLAN TO UTILIZE THE POOL! ADDITIONAL GUESTS AND NON-MEMBERS ARE \$25 PER FAMILY OF FOUR, THE COST OF ENTRY TO THE POOL IS INCLUDED.

IN ORDER TO ENSURE WE HAVE ENOUGH FOOD PREPARED, YOU MUST RSVP TO SAABETX@GMAIL.COM
NO LATER THAN WEDNESDAY JUNE 6, 2018!



SEE YOU THERE!



13TH ANNUAL SAABE / PHIL ANDERSON MEMORIAL PICNIC

Saturday, June 9th, 2018

11:00 AM until the fun ends!

Castroville Park: Large Pavilion 816 Alsace Street

Castroville, TX 78009

JOIN US FOR FUN, BBQ AND GAMES, INCLUDING THE SAABE HORSESHOE TOURNAMENT! RELAX WITH FRIENDS AND FAMILY WHILE ENJOYING SOME GREAT FOOD!



Sponsorship Levels

Whole Hog Sponsor \$500

- 3 month full page ad in SAABE newsletter
- Logo on Website home page
- Table top print outs
- Luncheon recognition
- 2 free picnic attendees

Thrill of the Grill Sponsor \$400

- 2 month full page ad in SAABE newsletter
- Luncheon recognition
- 2 free picnic attendees

3 Little Pigs Sponsor \$300

- 1 month half page ad in SAABE newsletter
- Luncheon recognition

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If you are interested in participating, please contact Lauren Littlefield at 210-352-0976 or LLittlefield@BMSmanagement.com

Half Hog Sponsor \$250

- 1 month quarter page ad in SAABE newsletter
- Luncheon recognition

Getting Piggy with it Sponsor \$200

- Luncheon recognition
- Event recognition

Holy Smokes Sponsor \$100

- Event recognition

Ring of Fire Sponsor- Door prize Providers

The Fourth Course Sponsor- (Dessert Provider)

A La Carte Sponsor (Sides sponsor)



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Saturday, June 9th, 2018

11:00 AM until the fun ends!

Castroville Park: Large Pavilion 816 Alsace Street

Castroville, TX 78009



NEW THIS YEAR

We will be hosting the BEST of the BEST! Do you have what it takes?!?!

Balloon Toss Sponsor: \$100

- Recognition at event and at future luncheon

Horse Shoe Tournament: \$200

- Recognition at event and at future luncheon, will present winner of the tournament

Three Legged Race: \$100

- Recognition at event and at future luncheon

Maintenance Mania

Can you and your team change the ballast in a light fixture fast? What about a water heater or HVAC filters? We will be putting your skills to the test. Who will take the cake??

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Above the Ceiling

by Robert Andrews, SAABE President

As discussed at the May SAABE Membership meeting, and distribution email the City of San Antonio is now enforcing Section 510.1.1 of the International Fire Code. Essentially what this means is that a test will be performed in your building to ensure radio coverage for the fire department in the event of an emergency. If the 800 mhz test catches a signal below -85 db you will be required to install signal boosters to bring the level back up. This test will also be followed up with a second test to ensure the clarity of the calls is acceptable. All of this is great in my eyes at least, as it would prevent a loss of life. However, a new emergency radio system will be installed and operating in approximately 2021. This means that any system installed now will likely be obsolete in three years, and with the rough estimate of \$1 - \$2 per square foot for an install price this could be a substantial amount of money that is thrown out.

Charlie Mikolajcyk was able to attend with COSA Board Meeting, and plead our case in not wasting any more money that necessary on a soon to be abandoned technology. After which he was able to meet with the Assistant Fire Chief (Christopher Monestier) and have a discussion, one on one. A compromise was met, and will be presented to the Fire Chief and other decision makers. The terms are that buildings with current citations do not have to react/test/install equipment in 2018, but will be required to install signage to warn firefighters of the loss of coverage at the border of where the levels drop. SAFD would provide a template for the signage to keep a uniform appearance that we can send to be produced.

As of right now if you have been cited for failure to comply with Section 510.1.1 it may be best to stall or at a minimum contact the city to see if anything has changed.

A big thank you to "The Charlie" for taking the time out of his day to stand up for all of us! There is no one better equipped to go head to head with anyone that you.



SAABE JOB BANK

Looking for a job? Know a great Engineer who will be a great asset to San Antonio building?



Check out the SAABE Job Bank on our website:
www.saabe.org.

Have a job position to fill? Email your job posting and contact information saabetx@gmail.com to get your listing on our website!

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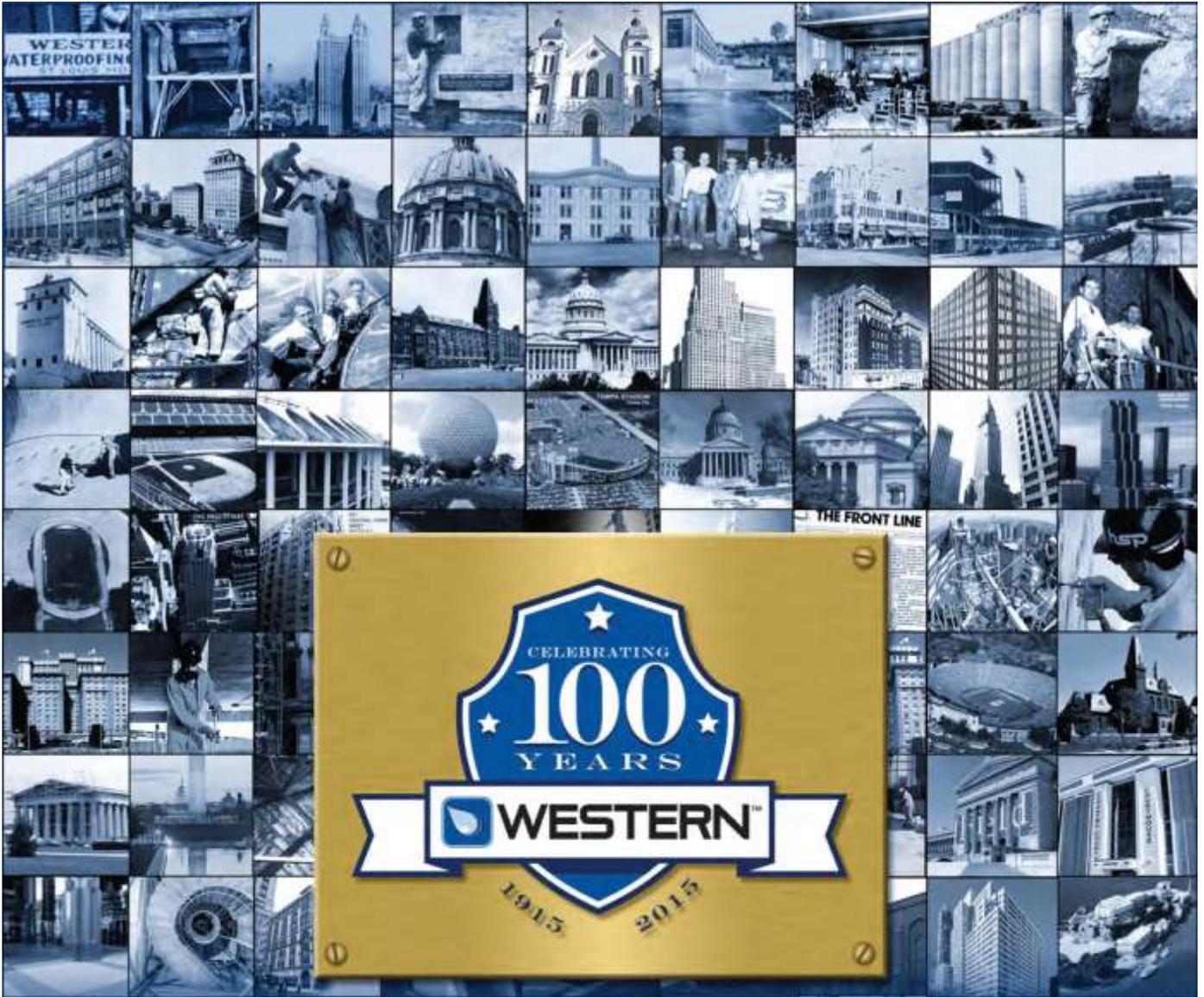
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Hip Pocket Share

by David Ellis, Education Director

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

Current Hip Pocket Winnings:

UNCLAIMED/CLOSED: Wet Sidewalk - value \$15

UNCLAIMED/CLOSED: CBE 'stick the fix' - value \$50

UNCLAIMED/CLOSED: Drone - Value \$100

UNCLAIMED/OPEN: Building Height

Okay, I know people are reading these 'Hip Pocket Share' Articles but no one is winning? I know because I've have had about 5 attempts total on all these contests and no one has got the correct answer yet. So here is another round of it.

Decades ago I was working in a very old building, in fact it was called the Main Plaza Building which is now owned by the City and used for City Hall Meetings. It is across, what used to be a street, from the Down Town Court Yard and the San Fernando Cathedral. The place they **now have the Meetings used to be Luby's back in the day.**

Anyway, being a fresh new Engineer coming from the HVAC/R industry, I had five buildings downtown and was asked many questions about them over the 12 years I **worked for that Management Company. That's when I found there was more to learn than to do—or so it seemed. But one of the things that I wanted to know was just how tall these buildings were.**

With my HVAC/R thinking cap I used this [formula](#):

$$\text{Pressure} = \frac{\text{weight}}{\text{area}} = \frac{\text{mg}}{A} = \frac{\text{pVg}}{A} = \text{pgh}$$

This at least got me to the tower basis height. I had a static column of water pipe, open at the top at 4 degrees Celsius that went from the lowest point of the building up to the cooling tower on the roof and the pressure gage was at 104psi at the lowest point static, for \$25 dollars, approximately how tall would this building be? Be sure to measure PSI above the check valve at the lowest point near the pump(s). [Email answer](#) (winner will be named at the next regular meeting)

[Click](#) here if you read this message.

Call *David Ellis*, Education Director at SAABE today to help clear the way to your CBE!

THE MORE YOU KNOW... PLUMBING & RESTROOMS

To prolong performance life and postpone the repair-or-upgrade question, managers can perform a number of key steps. They can keep up with fixture innovations, select the best quality fixtures for the application requirements, ensure that PM and PdM practices are scheduled annually, and staff to meet the scheduled work.

Managers also need to remain focused on continuous improvement, even when they seem to be getting good results with the existing fixtures. A detailed repair history helps managers anticipate when and where the next issues will occur, especially if either maintenance repair frequency or total labor hours — or both — are increasing. The repair history helps managers uncover these variances, find the root causes, and help technicians eliminate them.

For example, managers who detect an increase in water use for no apparent reason or who plan an expansion of the facility plumbing system should update the PM or PdM schedule. Updating will ensure the accuracy and completeness of the future repair record of the plumbing system and secure valuable data that managers need in making the repair-or-upgrade decision.

Mapping plumbing system routes also streamlines troubleshooting, especially where the system is underground or in walls. The maps should identify cleanouts, which generally are located at the bottom of verticals where they transition to laterals and where blockages are more likely to occur. Easy access to these locations makes unblocking much easier.

With the history and mapping in place and up to date — and if the plumbing system is computerized — the planner then can move into the repair-or-upgrade phase by searching for high levels of water use or frequent repairs based on system, location, or individual fixture.

Next, the planner can compare labor hours, material, and water costs over a specific period to the cost of system or fixture replacement and its expected useful life. Usually, a large drop in maintenance and water use occurs when new fixtures replace old fixtures. This drop occurs for two reasons: The new fixtures are not worn, and they are more reliable and less prone to sticking and leaking.

If new fixtures are made after the enactment of the U.S. Energy Policy Act of 1992, they comply with a stricter water use code — 1.6 gallons per flush (gpf) for toilets — and are much more water-efficient. In 2006, the EPA introduced the WaterSense program, designed to encourage water conservation. Fixtures with the WaterSense label are 20 percent more efficient than the new federal minimum of 1.28 gpf with no performance loss for toilets.

Faucet aerators are another low-cost strategies managers can use to reduce water waste. They install in seconds and cost only a few dollars, and many utilities provide them free. Upgrading to electronic motion-sensing faucets and toilet flush valves also saves water and improves hygiene.

When making the repair-or-upgrade decision, managers need to keep in mind that the facility is paying twice for water. The water rate is multiplied by volume of water saved plus the volume of wastewater saved to calculate the savings.

Lower flow rates also save on piping and fitting wear from erosion and corrosion. It is worthwhile to measure pipe walls periodically to determine losses from new to now, estimate the piping's remaining useful life, and forecast the optimum time to schedule pipe replacement.

SAABE SPOTLIGHT

by Justin Titus

Carlos Rivera

Maintenance Technician
Stream Realty
106 S. St. Mary's St.
San Antonio, TX 78205
210-241-2134
carlos.rivera@streamrealty.com



Tell us about yourself.

I was born and raised in San Antonio and have 1 brother and 2 sisters. I am a proud graduate of Edgewood ISD. I have lived in San Antonio my whole life and absolutely love it here. I have been in the engineer business for 19 years. I started with REOC and I worked at Ashford Oaks for 17 years. I have been with Stream Realty for 2 years and work downtown at One Alamo Center.

How long have you been a member of SAABE?

I have been a member of SAABE for one Month. The organization looks to be made up of a good group of people. I am excited about all the learning opportunities and getting to learn about the new things coming to the industry.

Family and Children?

I have been married to my High School sweet heart for 30 years. Together we are the proud parents to 4 kids. We also have 3 grandkids.

What hobbies keep you busy?

I love watching and keeping up with baseball, don't hate me but Go Red Sox!!!! I also enjoying spending time with my family when I am not working.

How did you get into the trade/industry?

I was working a day porter at Ashford Oaks and built a good relationship with the Chief Engineer. He saw that I was mechanical inclined and told the property manager, Edna Geckler. She offered me a job and rest is history.

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

I would have to say that California has been one of my favorite places to visit. My wife and I took our kids to Knott's Berry Farms and to see all the fun they had was priceless.

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

I would spend every minute with my family and take them fishing every weekend.

LUNCHEON SUMMARY

by Joseph Nuncio

Thank You Mr. Mel Barton SMT, SMA

Mr. Barton is with BOMI International (Building Owners and Managers Institute) and gave a very informative presentation to our SAABE members on the educational offerings that BOMI has available for Building Facility Management and Engineering. BOMI is both nationally and internationally recognized, so wherever you go, your BOMI education has you covered.

BOMI has been offering these such courses and certifications since 1970.

The two certification designations that plug directly into our field of occupation are the (SMT) Systems Maintenance Technician and the (SMA) Systems Maintenance

Administrator. These designations are pertinent to those who are in charge of building systems: HVAC, Electrical, Plumbing, Lighting etc.

These courses teach the different methods and technologies to be able to maximize efficiency of the building's systems and operate the building in a more cost effective manner in the day-to-day operations.

Some of the courses offered, just to name a few, are:

- Air Handling, Water Treatment, and Plumbing Systems
- Electrical Systems and Illumination
- Energy Management and Controls
- Building Design and Maintenance

A total of five (5) completed/passed courses are required for your SMT and eight (8) total to receive the SMA designation BOMI offers several types of study methods, this allows students to select a study measure that best fits their schedule and learning style. These options are:

- Instructor-Led Online
- Corporate Onsite Instruction
- Accelerated Review
- Semester-Length Classroom (Currently Not available in San Antonio)
- Self-Study

Having these certifications and education makes you more marketable in our field, and remember, once earned, these designations remain with you and do not belong to your employer.

For more information, visit www.bomi.org or call 1-800-235-BOMI (2664)

WANT TO SEE SAABE IMPROVE AND GROW? HAVE SOME IDEAS ON WAYS WE CAN IMPROVE AND INCREASE OUR MEMBER BENEFITS?

GET INVOLVED! SAABE IS ALWAYS LOOKING FOR ENGINEERS AND VENDORS TO GET INVOLVED, PROVIDE FEEDBACK AND IDEAS FOR WAYS WE CAN MAKE OURSELVES BETTER!

Get Involved

San Antonio



Association of Building Engineers

SAABE TIMES

June 2018

PO Box 781261

San Antonio TX 78278

Final Thought:

If ants are such busy workers, how come they find time to go to all the picnics?
-Marie Dressler

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