



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

January 2003

Mark Your Calendar—

JOIN US FOR OUR JANUARY LUNCHEON

Please join us on Wednesday, January 15 at the Old San Francisco Steakhouse for the 2002 **Building Engineer of the Year Award** ceremony. This year's nominees are:

- Bob Beal
- Mo Serros
- Cesar Alvarado
- Martin Schraub

The Building Engineer of the Year (BEOTY) award recognizes an outstanding contribution to our industry, and SAABE congratulates all the nominees (who were nominated by their peers). The BEOTY committee is interviewing all nominees and inspecting properties in preparation for the January award.

Bring your business cards – we'll have a table for you to leave your cards, to help facilitate networking.

We also have a building tour scheduled for February 12. See the story on page 5 for full details.

If you would like to sponsor a meeting for 2003, please call SAABE President Bob Beal (377-2626) or vendor representative Tim Young (651-5588).

We hope to see you there! ♦

Tech Talk #68

by The Charlie

Theft Proof Your Home

(Make sure you lock up, keep lights on, install alarms)

According to the FBI, a burglary occurs once every eleven seconds in the United States. Two out of three burglaries are residential, and 60% of them occur in broad daylight. Are you a prime target for a break-in?

If your house has not been "burglar-proofed," you just might be. To a thief, breaking into your house is as easy as 1-2-3. Here's how the average burglary occurs:

1. Burglars look for an easy access point into your home, like a window hidden behind tall bushes or trees. If the area is concealed or dark, their job is that much easier.

2. After gaining entry, the first stop is usually the master bedroom. Here the thief will waste no time turning your room upside down looking for cash, jewelry, cameras, or other valuables. Next, the burglar will quickly run through the house to look for "gifts" – that's burglar-speak for small appliances like TVs, laptop computers, VCRs, or stereo systems.

3. Last stop is the garage. Here the burglar will proceed to load all your possessions into your car, which he'll then use for a quick get-away.

Lights!

One of the best ways to prevent a burglary is to create the illusion of activity in the house. Purchase at least two plug-in timers for lamps, and set them to run on different cycles. For example, have one light on in the living room from dark to about 11:00 p.m., and another in the bedrooms from about 9:00 p.m. until 1:00 a.m. You can also get programmable timers for your televisions, audio systems, and household appliances.

Don't forget your outdoor lighting. Set timers to come on at dusk and go off at dawn. To scare away intruders before they get too close, use motion detector spotlights. They protect the perimeter of your house at night by coming on when triggered by motion in front of the sensor beam.

Lock up!

While this might seem obvious, many people forget to lock up the house completely. This means making sure the windows are latched shut, the doors are bolted, and all the curtains are drawn. Remember, a thief is just as comfortable using your window for access as you are using the front door. If you have a sliding glass door, cut a two-by-four to fit the inside track and prevent the door from opening.

(Continued on page 3)

A Message from the President

by Bob Beal

I would like to start my first "Message from the President" by extending a great bit of gratitude to our departing president Elena Castillo and vendor representative Mike Alvarez. Elena has definitely convinced anyone that might have had a doubt about a woman being a building engineer. Not only is she a wonderful lady, she is one of the best engineers in our area. She has added a bit of professionalism and flare to our organization. As president, Elena established an agenda that has made SAABE more organized and professional. We plan on using the template she created to help us organize our committee and membership meetings. Thank you, Elena, for all you have done for SAABE. Mike Alvarez – well, where do I start? You have dedication, and then you have Mike Alvarez. Mike has been with SAABE since 1985 and has been a committee member since 1990. We are a more legitimate organization because of Mike and Elena. They are also allowing themselves to be available to our committee and members in the future.

During my two-year term, I plan to bring a positive, open-minded, and fun agenda to the committee. To our many members, I am looking forward to meeting you to discuss any ideas or problems that you may have experienced in the past. It is important that our sponsors and associate members get the "bang for their buck." Our sponsors are the folks that provide almost all the education at our meetings. I would like to talk with any member who has any ideas that would make our luncheons more fun and informative. I also welcome anyone who has a question, complaint, or praise to call the new SAABE Hotline at (210) 658-4463.

We have talked about some different sub-committees for the upcoming year. An appointed associate or regular member may head a sub-committee. I would encourage anyone that would like to become a more active member of SAABE to give your name to Laura Bray (408-1699). We need sub-committees for Building Engineer of the Year (BEOTY), the trade show, educational input, luncheon organization, recruiting, and luncheon sponsor reviews. I also would like to encourage the general members to bring their managers to the meetings whenever possible. I would like to think that the assistant engineer members are able to absorb all the info that is provided by our speakers. No question is too silly. If you do not understand something, we need to know. It is important that our members get something out of every meeting. I will ask our sponsors to consider our new engineers when making their presentations. I hope to take some informal polling of our general membership to create a database with the equipment that our members take care of. This will be helpful to the committee in planning education.

BEOTY and Trade Show

We have a lot to look forward to in the next few months. In January, we present our annual "Building Engineer of the Year" award. In May, we will have our Trade Show with

BOMA. Tim Young is the co-chair of this project, and he needs your help. We also look forward to some more building and plant tours.

Changing Seasons

As a kid, the change of season was like a welcome friend, and you could tell what time of the year it was by the weather. Now I recognize the change of the seasons by my annual and semi-annual tasks. It is not always a welcome friend. With all the rain last year, I was forced to reach down in the budget for some unforeseen waterproofing at all of my properties. The trend looks the same for the months to come. Do not forget about water leaks in and around your lightning protection and satellite disc penetrations. I had many.

If you have a crawl space under your building, I can bet you have a sump pump system. It is often the only way accumulated water is removed from under the building. If it does not work, and you have a major leak under your building, you could be in for a nightmare. The leak could even be from a building next to yours or from a large rain shower. I had to replace both pumps due to age and rust. I would have never known if I had not taken the time to remove the cover off the sump. An amp probe across the motor would not have told me anything. It's not easy, and you're going to get dirty. It is also time for our annual HVAC or chiller inspections. I believe in vibration analysis every year and eddy current every two years (even though it is only recommended every three).

Bobby's New Year's Resolutions

I would like to share some of my 2003 Resolutions:

1. I am going to have my water treatment coupons tested every 90 days.
2. I am going to change the sock filters in my closed loops when needed.
3. I am going to keep a daily log on paper or on my computer. It will help me and my assistants keep up with all of the above.
4. I am going to encourage my managers and owners to allow me to perform electrical thermo tests on all my electrical equipment.
5. I am going to encourage anyone in our business to join SAABE.
6. I am going to share all I learn with my assistants and fellow employees. They need the tools to become good chief engineers. Remember for almost every good chief engineer there is a great assistant.

Happy New Year! ❖

Tech Talk #68*(Continued from page 1)***Intrusion Systems!**

Alarms are another smart option for preventing intrusions. They come either hard-wired or wireless, and monitored or non-monitored. Wireless alarm systems work well and can include window and door sensors, motion detectors, and even smoke alarms. Instead of signaling a break-in through wiring to a standard alarm control center, the signal is sent via a wireless transmitter to a centrally located receiver, which notifies a monitoring service or the authorities directly. Some wireless alarms can be programmed to call or page you if the alarm has been activated.

Stop the presses!

Piles of newspapers and mail at the front door are a sure sign no one is home. Have these services stopped, or better yet, ask a neighbor to collect them. The fewer people that know you are gone, the better, and having a trusted neighbor stop by is another set of eyes to assure that all is well.

Notify police!

Call your local police department and ask if they keep a "vacant house list." In some towns, police will make a special effort to periodically check your house and look for suspicious activities. You'll need to tell them when you'll be away and give them important information like how many cars should be on your property, if anyone will be stopping by to water plants, etc.

Scott Meyerkord
Existing Building Sales Consultant



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Neighborhood Watch!

One of the most effective and inexpensive ways to secure your home at the property line is to turn on the eyes and ears of your neighborhood. Community policing programs like Neighborhood Watch have shown great success in reducing property crime around the world. Burglars know when they're being watched. And they don't like it.

Next Month: Resume Blunders

CHARLIE'S LAW: In just two days, tomorrow will be yesterday!

JUSTA MAINTENANCE MAN ❖

Email Addresses

Send your email address to
laurabray@braycommunications.
com to receive the latest news! ❖

December Luncheon: Annual Holiday Event

December's luncheon was our annual holiday party. We enjoyed a festive holiday atmosphere, good food, and networking with our colleagues.

SAABE members also voted on open positions for the 2003 Board of Directors. Taking office at the meeting were:

- Bob Beal, President
- Tom Lasater, 1st Vice President
- Cesar Alvarado, 2nd Vice President
- Doug Graves, Treasurer
- Tim Young, Vendor Representative

Congratulations to the newly elected board members.

Don't miss the January SAABE program, when we honor one of our own as the 2002 Building Engineer of the Year. ❖

May Trade Show: We Need Volunteers!

SAABE holds its bi-annual trade show (in cooperation with BOMA-San Antonio) in May, and we need your help to make the event successful! The planning committee holds its first meeting in January. If you'd like to volunteer for the committee, please call Laura Bray (408-1699). ❖

Membership Directories

Pick up your copy of the 2002-3 Membership Directory at the January meeting. ❖

THANK YOU 2002 Meeting Sponsors!

SAABE would like to thank our meeting sponsors for 2002:

City Public Service Voss Lighting

Holt Power Systems Ed Flume Building Specialties

York International Amcon Controls, Inc.

If you'd like to sponsor a meeting, please contact SAABE president Bob Beal. ❖

We need meeting sponsors! Associate members can sponsor a SAABE luncheon and provide a speaker on your field of expertise. It's a great way to show off your knowledge and experience to the SAABE membership.

Sponsorship cost is \$500. Please contact SAABE President Bob Beal if you would like to sponsor an upcoming meeting. ❖

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Education Corner

Texas State Air Conditioning and Refrigeration License Preparation Courses (endorsed by TACCA)

- Sponsored by Construction Data.
- January 10-12, Arlington
- Call (800) 969-7731 for more information.

Fire Alarm Systems

- Sponsored by the Austin Chapter of the Society of Fire Protection Engineers
- Speakers include Underwriters Laboratories, JM Electronics Engineering, and Carmel Fire Protection Associates
- January 21 (all day), San Marcos
- Call (512) 795-2900 for more information.

The Principles of Managing Maintenance

- January 24 (all day)
- Location: South Central Texas Regional Training Center, San Antonio
- Presented by the Texas Engineering Extension Svc.
- Cost: \$260 per person.
- To register or for more information:
www.teex.com.

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

February Building Tour

Our first building tour of 2003 has been scheduled. Join us on Wednesday, February 12 at the GPM Life building (410 and Blanco), where Cesar Alvarado will provide a tour of his building. The tour starts at 5:30 p.m. and will last about an hour, with snacks and drinks to follow.

If you know of someone who might be interested in conducting a tour, contact any of the board members to make arrangements. ❖

2003 Dues Invoices

2003 dues invoices have been mailed. Please contact Laura Bray (408-1699) if you need another copy. ❖

The Daily Chronicle

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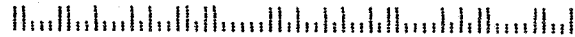
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SAABE TIMES January Issue

Final Thought:

The engineer's first problem in any situation is to discover what the problem really is. — *Unknown*

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2003 Board of Directors

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Tom Lasater 1st Vice President	521-4494
Cesar Alvarado 2nd Vice President	357-2258
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Elena Castillo Past President	822-8570

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

Membership Luncheon January 15, 2003

Time: 11:30 a.m.

Location: Old San Francisco Steakhouse

Program:

Building Engineer of the Year

Upcoming Luncheon:

February 19, 2003

Program to be Announced

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

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SPOT email: inkspot@onr.com