



# SAABE TIMES

A publication of the San Antonio Association of Building Engineers

June 2009

Mark Your Calendar—

## JOIN US FOR OUR JULY MEETING!

There is **NO** membership meeting in June. Join us at the picnic! (See article at right.)

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, July 15, at the Embassy Suites Hotel (7750 Briaridge Drive; northeast corner of IH-10 and Loop 410). The topic is "Your Parking Lot - The Gateway to the World," and the sponsor is Pavecon. The presentation will cover industry standards for lot maintenance and repairs, concrete curbing and asphalt.

Please **RSVP no later than Monday, July 13, 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 receive a no-show invoice. If you must cancel your attendance, please call Laura Bray at 408-1699 **BY MONDAY, JULY 13 AT NOON** so we can cancel your meal. Cancellations received after this time will still be invoiced.

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! ❖**

## Fifth Annual

# SAABE PICNIC

**Saturday, June 13  
Joe's Marina/Medina Lake  
8:00 am-???**

### Horse Shoe Tournament:

Teams of 2. Cash prizes for first, second and third place.  
Call 210-408-1699 to enter your team.  
Tournament starts at 10:30 pm. Sign up cuts off at 10:00 a.m.

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Water balloons, swimming, and squirty things for the kids.

### BBQ and Door Prizes:

Brisket and Sausage cooked by "THE CHARLIE" and Beans by "JOCK"  
Please bring a side dish to share.  
Door prizes awarded throughout the day.

Open to SAABE members and their families. Parking fee is \$3 per vehicle per day, and the entry fee is \$5 per person per day. Children 7 and under are free. **NO PETS**. Visit [www.joesmarina.com](http://www.joesmarina.com) for directions.

Please RSVP to Laura at 408-1699 or at [lbray@satx.rr.com](mailto:lbray@satx.rr.com) ❖

**We need committee volunteers and door prizes! Contact Robert Steele**

**([rsteale@thefreshairgroup.com](mailto:rsteale@thefreshairgroup.com), 807-0100)**

**to make a donation or to volunteer! ❖**

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## A Message from the President

by Charles Mikolajczyk, Jr., CBE-M

The month of May has passed as we now beat to the tune of June! Hopefully everyone's HVAC is up to the task ahead when things really get heated up!

Looking back at last month, we hope everyone had a good time and enjoyed some networking at the SABBE/BOMA-SA Trade Show. Good luck to Luis Villarreal on winning (duh) the Fishing Trip! Also, many thanks to the trade show committee members who were the driving force to make the joint tradeshow a success, to our brothers and sisters in BOMA-SA, and for the SAABE members that attended!

As part of an ongoing effort to continually improve SAABE, the CBE-Masters and the Board recently revamped the CBE application package so that it is more user-friendly and up to the test as we roll into the second decade of this century. Items are more clearly defined, alternatives are spelled out and the Apprentice level now starts at day-one. It is highly recommended that you visit the SAABE website at [www.saabe.org](http://www.saabe.org) and consider sending in your application, and, at the least, elevate yourself on the rungs of your credential ladder!

Congratulations to Mike Copp/Travis Commercial, Howard Newsome/CB Richard Ellis, and Tom Parrish/South Texas Blood and Tissue Center, on being finalists in the BEOTY Award, as you are all top notch players in our game!

It is thought that this drought thing has been figured out - for every time the wife plans for a yard sale or the windows get washed at the buildings, rain is certainly on the way. By the time this newsletter is published, I hope our weather outcome has changed...but needing to cut the grass only once a month like last year, I could get used to! However, if history repeats itself (as it has in the past) we should have a "cow patty" floating type of storm just short of the opening day for dove hunting season!

We attended the CoSA City Council meeting on May 21, 2009 regarding the CPS Energy STEP (program). This is the

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funding mechanism for the rebate program and efficiency upgrades available from the electrical energy producer. You may find more information regarding this for commercial or residential projects on their website. Prior to this agenda item, there was great debate on a new tenant coming into town at the Rim. The amount of criticism directed at the City Council from the numerous organizations was puzzling at the least. Most parties contested to "constructing a building on the Edwards Recharge Zone?" Duh, what part of the tenant "moving into an existing building" does the population not understand? Much like measure it twice, cut it once...do your due diligence beforehand!

Till next time...FISH ON! ❖



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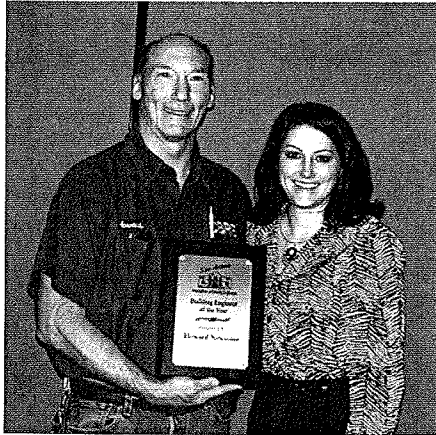
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## 2008 Building Engineer of the Year



Howard Newsome and his manager,  
Melinda Felts



(from left) Howard Newsome (2008 BEOTY), Charlie Mikolajczyk, Michael Copp (Finalist) and Tom Parrish (Finalist)

Congratulations to Howard Newsome, with CB Richard Ellis, for being selected as the SAABE 2008 "Building Engineer of the Year!" Howard is a second-time BEOTY winner, having been named the 2005 Building Engineer of the Year as well.

The Building Engineer of the Year (BEOTY) Award exemplifies the pinnacle of professionalism in the building engineer trade. Based on interviews, documentation and building tours, Howard demonstrated dedication to his work and an exceptionally high level of professionalism in all facets of his job. He has shown that, with the proper attitude, the highest standards of the industry can be maintained.

A special thank you is in order to this year's BEOTY committee chair Kyle Riggs and his committee members who toured the buildings of all the nominees and met to decide this year's winner. If you're interested in serving on next year's BEOTY committee, please call Mike Halvorsen (210-669-3929).

### Finalists

**Michael Copp, CBE-M**, Travis Commercial Real Estate

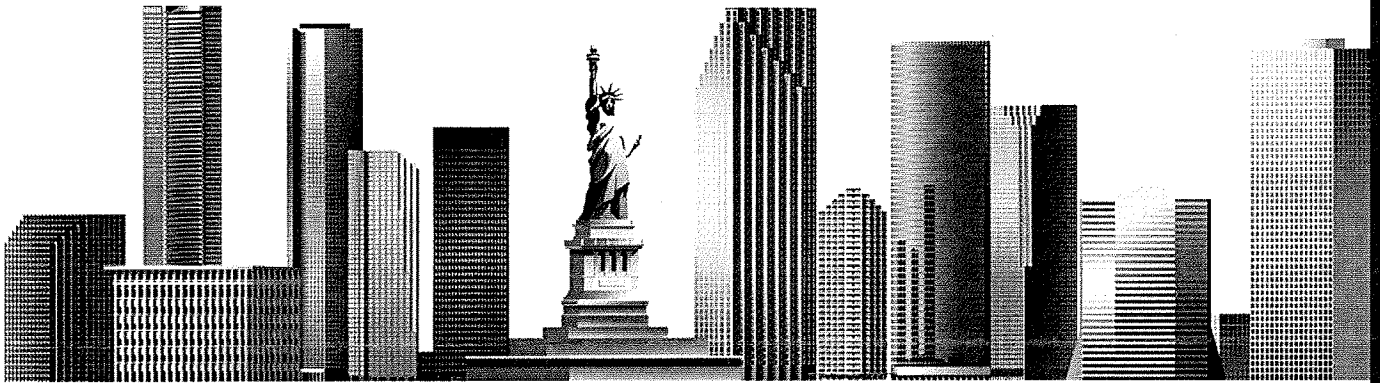
**Howard Newsome**, CB Richard Ellis

**Tom Parrish, CBE-J**, South Texas Blood and Tissue Center ❖

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## May Lunch Summary

by Curtis Thompson

Good day everyone! What a great May luncheon. Great food and fellowship is such a wonderful combination.

I was sitting at my table feeding my face, and a thought came to me. I thought, "Wow, look at how much knowledge is in this room." Building Engineers ranging from one to 40 years of experience. Vendors supporting the cause with specific knowledge of their trade. The Green Team with all the knowledge needed to teach Energy Star Rating and the LEED program. I was thinking how lucky I was to be sitting in this room.

On behalf of SAABE, I would like to recognize **Howard Newsome** for winning the BEOTY (Building Engineer of the Year) award. Good job on all the hard work Howard, and hopefully you will get a pay raise. What an honor!!!! Special thanks to the two finalists, Mike Copp and Tom Parrish. To be in the category these three gentlemen are in is something I strive for everyday. GREAT JOB!!!!!!

This month's lunch program was given by John Sheesley with RediFuel. The topic was "Hurricane Preparedness," and let me tell you, he had me thinking. What is the biggest excuse for not being prepared? Are you prepared as an individual, a family or a business? If you are prepared, how long are you prepared for? O.K., O.K., I know what you're thinking, "What's the chance of this happening to me? I will have time to prepare before the hurricane comes. I live too far inland for this to happen to me." Well, these excuses are what get people killed. You could literally have seconds to make your way out of your house or business.

Here is a small check list you can incorporate:

- Basics (money, ID, etc.)
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Thanks again to John Sheesley with RediFuel! ❖

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## Vendor Representative Report by Allen Mangrum

Thank you to all of the vendors who have committed for 2009.

Below is the proposed luncheon schedule for the remainder of the year:

Date	Topic	Sponsor
8/19/09	TBD	Kentech Power
9/16/09	TBD	Gerloff
10/21/09	Mechanical Reps	TBA
11/18/09	TBD	Chamberlin
12/16/09	Board Elections/Year End Awards	N/A

In closing, please remember to RSVP!! I will also remind you that if you RSVP and must cancel your reservation, you must do so by noon on the Monday before the luncheon, or you will be invoiced. ❖



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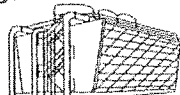
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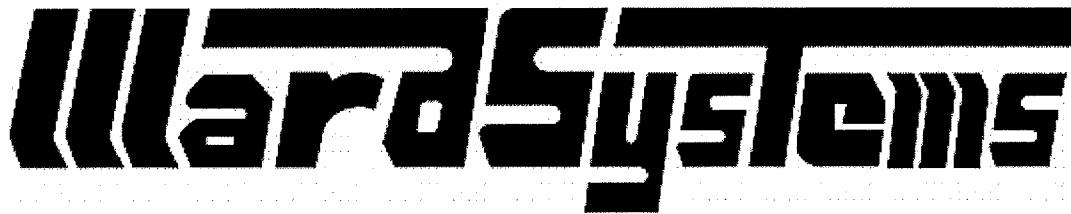
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## Engineer Spotlight

by Jeff Turov



### Mike Stanley

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- **How long in the building engineer trade?**

I moved here from Modesto, California three months ago and have been with Travis Commercial for three weeks. In California, I was involved in various aspects of the commercial real estate industry including interior finish out. My first luncheon for SAABE was in May.

- **How would you explain your work ethic?**

Basically, to get ahead, you have to work twice as hard. This will hopefully put you ahead of the folks that work at a normal pace.

- **Family/children?**

I have a 14 year old daughter.

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Some members still receive a hard copy of the *SAABE Times*, because we do not have an e-mail address on file. If you are receiving a hard copy of the newsletter and would like to receive an electronic version, please provide Laura Bray with your e-mail address. Laura can be reached at (210) 408-1699 or [laurabray@braycommunications.com](mailto:laurabray@braycommunications.com). ❖

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Dimensions	3 Issues	6 Issues	1 Year
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- **Hobbies/what do you enjoy doing during off hours?**

I have a Big Dog K-9 Harley that I enjoy riding on the weekends. As a new resident of San Antonio, I have enjoyed exploring the Riverwalk—particularly the Howl at the Moon Piano Bar.

- **What famous people have you met?**

I once met David Carradine in Sonora, California and Clint Eastwood in Monterrey, California.

- **What is the most significant event that has happened in your life?**

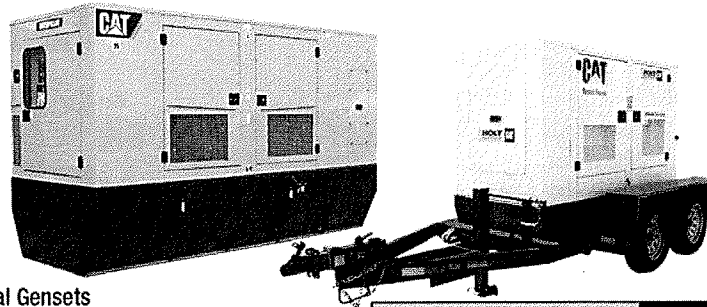
Becoming a parent would have to be the event. You never can quite fathom the effect until you actually become one. ❖



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## LEED Me...To the Money

The SAABE Going Green Forum will present the first of a series of seminars on Energy Star and LEED EB O&M programs on August 4. This seminar will provide an overview of both programs with a presentation of completed programs by SAABE engineers who will be available for questions about their experiences. The seminar will be held in the afternoon with lunch available for \$35, or bring your own lunch, and the cost will be \$20. The seminars will be held every month and will build upon each other, covering such LEED projects as Sustainable Sites, Energy and Atmosphere, Green Cleaning, etc. The seminars are designed for both engineers and their managers with budget, contractor and time considerations included.

The SAABE Going Green Forum/Group meets the fourth Tuesday of each month and is open to both SAABE and BOMA SA members. The group is composed of engineers and vendors from SAABE. Below are the members of the SAABE Going Green Forum/Group:

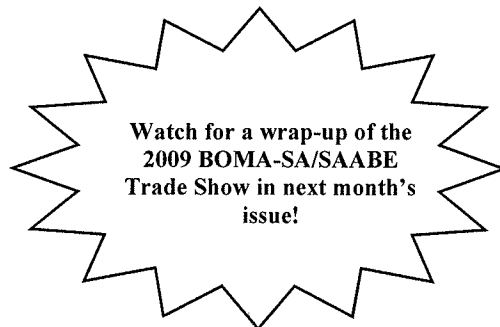
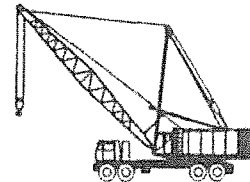
John Cauley	Grubb & Ellis	541-8445(o)/669-0621(c)
Paul Dockery	Chemsearch	723-8990(o)
Joe Fraga	Marriott Riverwalk	843-5777(c)

(Continued on page 11)

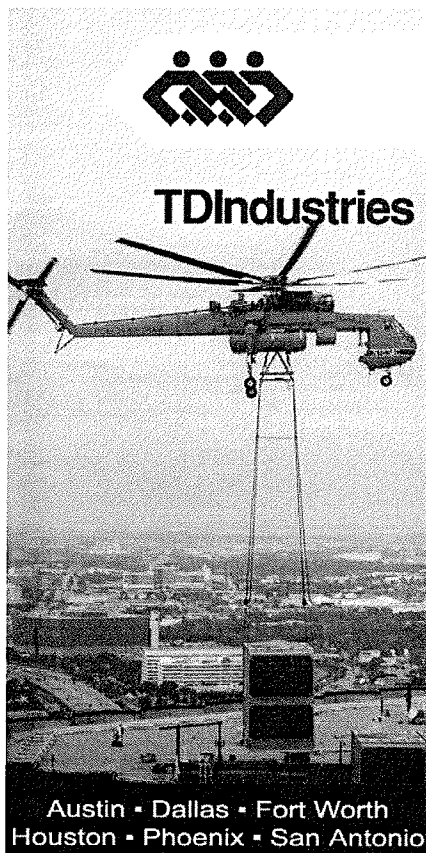
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2009 BOMA-SA/SAABE  
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issue!



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(Continued from page 10)

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John Leifester	Preferred Tree	657-7737(o)/771-7081(c)
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Kyle Riggs	Griffin Partners	348-6913(o)
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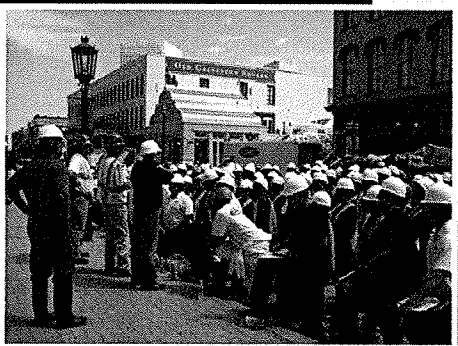
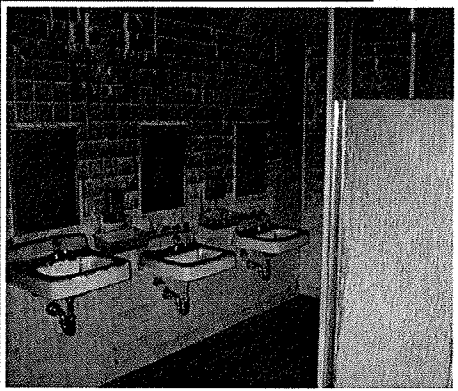
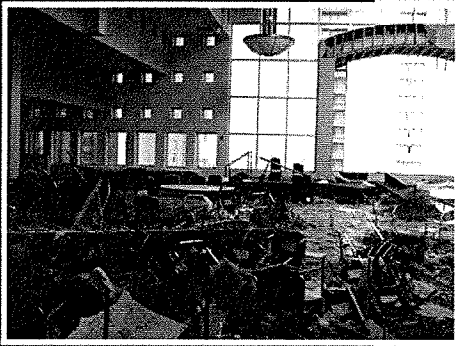
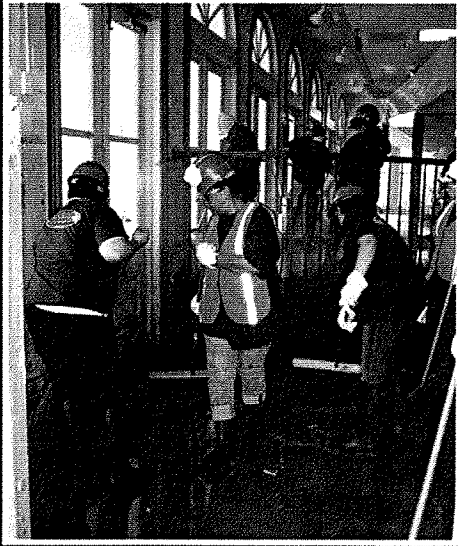
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## Welcome New Members!

Welcome to the following new SAABE members! Please make sure to add their information to your 2008 SAABE Membership Directory.

<p><b>Wade Capps</b> Voss Lighting 5670 Randolph Blvd. SA, TX 78233 • (210) 967-8766 wade.capps@vossighting.com</p>	<p><b>Tom Freund</b> Comfort-Air 11403 Jones Maltsberger SA, TX 78216 • (210) 494-1691 tom@comfort-air.com</p>	<p><b>Gilbert Hernandez</b> Kindred Hospital ✓ 3636 Medical SA, TX 78229 • 210-616-0616 gibert.hernandez@kindredhealthcare.com</p>
<p><b>Robert Hernandez</b> Cambridge Healthcare Management 134 Menger Springs, Ste. 1250 Boerne, TX 78006 • (830) 249-0430 rhernandez@cambridgeinc.com ✓</p>	<p><b>William Hulse</b> Kindred Hospital 3636 Medical SA, TX 78229 • 210-616-0616</p>	<p><b>Hunter Malatek</b> American Filtration 3697 Highpoint Drive, #101 SA, TX 78217 • 210-340-1106 hunterm@americanfiltration.com</p>
<p><b>Russell McFarlin</b> Klecka Electric Company, Inc. PO Box 460747 SA, TX 78246 • (210) 349-0123 ram@kleckaelectric.com</p>	<p><b>Paul McGhee</b> Lashley South Texas 130 Interloop SA, TX 78216 • 210-349-3251 paul@lashleysouthtexas.com</p>	<p><b>Ryan Waldron</b> Blackmon Mooring of San Antonio 4808 Perrin Creek SA, TX 78217 • 210-542-6067 rwaldron@bmsmanagement.com</p>
<p><b>Steve Williams</b> Five Star Electric Motors 4729 Shavano Oaks SA, TX 78249 • (210) 492-4200 steve@vfd.com</p>	<p><u><b>Update Contact Info:</b></u> <b>David Coca</b> Endura Real Estate Group 100 NE Loop 410, Ste. 775 SA, TX 78216 • (210) 377-2626 dcoca@endurasa.com</p>	<p><u><b>Update Contact Info:</b></u> <b>Pedro Garcia</b> Endura Real Estate Group 100 NE Loop 410, Ste. 775 SA, TX 78216 • (210) 377-2626❖</p>

## Meeting RSVPs

The staff at Embassy Suites has been very accommodating to our growing group over the last few months. Unlike Alamo Café (our previous location), SAABE must call in a meal count on the Monday prior to the meeting. That's why we've been stressing the importance of RSVPs and timely cancellations. We **MUST** receive your RSVP no later than the **Monday prior to the meeting 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.

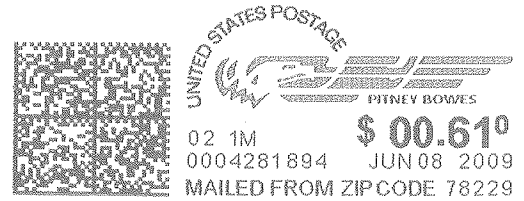
If you RSVP and do not attend, you will receive a no-show invoice. If you must cancel your attendance, please call Laura Bray at 408-1699 by the **Monday prior to the meeting at noon** so we can cancel your meal. Cancellations received after this time will still be invoiced.

While we appreciate your call on Wednesday morning that you cannot attend, you will still be billed for the meal, since Embassy Suites has already prepared it for you.

If you have any questions, please feel free to call Laura Bray (408-1699) or any board member. ❖



SAABE  
 PO Box 780785  
 San Antonio, TX 78278



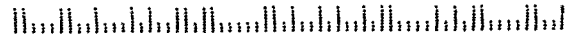
Charles Mikolajczyk Jr  
 Endeavor Real Estate Group  
 8000 IH 10 W, Suite 250  
 San Antonio TX 78230

**SAABE TIMES**  
**June Issue**

**Final Thought:**

*"It's a sure sign of summer if the chair gets up when you do."* — Walter Winchell (1897—1972)

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**2009 Board of Directors**

Charles Mikolajczyk, Jr., CBE-M President	341-0828
Mike Halvorsen, CBE-M 1st Vice President	669-3929
JR Uresti 2nd Vice Pres./SABOMA Representative	496-7400
Curtis Thompson Secretary	349-3324
Michael Copp Treasurer	308-9888
Allen Mangrum Vendor Representative	349-3251
John Leifester Education Director	771-7081
Kendal Langenberg Membership Chair	967-8766
Bob Beal Past President	830-868-4749

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

**Next Meeting:**  
**Fifth Annual SAABE Picnic**  
**Saturday, June 13**  
**Joe's Marina at Medina Lake**  
**see page 1 for details**

**Upcoming Program:**  
**Wednesday, July 15**  
**"Your Parking Lot - The Gateway to the World"**  
**Sponsored by Pavecon**

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The SAABE Times is edited by Bray Communications.