



# SAABE TIMES

A publication of the San Antonio Association of Building Engineers

April 2004

Mark Your Calendar—

## JOIN US FOR OUR APRIL LUNCHEON

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, April 21 at the Alamo Cafe on 281. This month's meeting features Robert Nelson of City Public Service, who will present a program on CPS's commercial rebates. **Please bring a copy of a recent electric bill for your building.**

The rebate program offers businesses up to \$50,000 when you upgrade lighting, HVAC, and other systems to run more efficiently and use less energy. All rebates are first-come, first-served. The rebate program expires January 1, 2005, or when rebate funds are exhausted. Mr. Nelson will provide full details at the luncheon. You can also find details on CPS's web site at [www.citypublicservice.com](http://www.citypublicservice.com).

We'll also feature several vendor tables, where you can learn how SAABE's vendor members can help you better run your building.

Bring your business cards — we'll have the SAABE Networking Board there to help facilitate networking.

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

We hope to see you there! ❖

## Education Corner

### How to Improve the Efficiency of Your Chillers

Sponsored by SAABE and Offered by TD Industries

- Thursday, April 22 at the offices of TD Industries (12700 O'Connor Rd.), San Antonio, 4-7pm
- FREE for SAABE members
- Please bring your building's chiller design temperatures, water flows, amp draws, and several sets of actual conditions.
- Contact Ronnie Fuller at TD Industries at 210-564-6061 for more information.

### Design Basics of Commercial Real Estate

- Sponsored by the Association of Commercial Realty Administrators
- Friday, May 14 at the Holiday Inn Express Downtown (524 St. Mary's), 9am-4pm
- Covers how to read architectural and engineering scales, how to calculate areas of common shapes, how to read typical floor plans, and more.
- Cost: \$100 (ACRA members), \$120 (non-members). Lunch is not included.
- Contact Debbie Petree (210-681-2494, email [debbie\\_petree@transwestern.net](mailto:debbie_petree@transwestern.net)) for more information.

### Furniture: Identification, Cleaning and Restoration

- Sponsored by Gerloff, Inc.
- April 16 at the offices of Gerloff, Inc. (14955 Bulverde Rd.), 9am-noon
- Call 210-490-2777 or visit [www.gerloffinc.com](http://www.gerloffinc.com) for more information.

### HVAC Test Preparation Seminar

- Sponsored by Construction Seminars, endorsed by the Texas Air Conditioning Contractors Association
- April 2-4, Arlington
- Cost: \$450
- Call 1-888-500-PASS or visit [www.constructionseminars.com](http://www.constructionseminars.com) for more info.

### Troubleshooting Electrical Control Circuits

- Sponsored by National Technology Transfer, Inc.
- April 27-29, Dallas
- Cost: \$1,149.95
- Learn to wire, operate, and troubleshoot a circuit—sharpen and improve these skills with continued hands-on training.
- Visit [www.nttinc.com](http://www.nttinc.com) for more information.

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

## A Message from the President

by Bob Beal

I would like to start by saying "thank you" to Jeff Turov from Ward Systems, Charles Gilbert from Entech, and Tony Norton from Weston Properties for volunteering to help out. Jeff will be the go-to guy for the SAABE Open Golf Tournament (in planning stages for next spring). Along with Jock Tilghman, Charles will chair our Training Committee. Tony has also joined our team to help out with some of all the above. I will announce his duties at another time.

*The following is a message from Charles Gilbert concerning the Training Committee:*

"We are looking for vendors to volunteer for the Training Committee and for those who would like to put on a program. I would also like to ask the current building engineers if they would forward me some names of vendors who are not currently members of SAABE so I can contact them and see if they are interested in scheduling a training session."—Charles Gilbert, Training Committee

### Habitat for Humanity

Do not forget—we have our first outing this year with Habitat for Humanity on Saturday, May 1. Please contact Rhondo Jauer at work at 210-225-4000 to get on the list.

### SAABE Accomplishments

Almost a year and a half has gone by since I swore in as your president, and I have to say, it has been my pleasure. I look forward to the remaining six months of my term, and I would accept another nomination to continue as your president. However, it is important to me that some things get accomplished if and when I am replaced. First, let's not forget about your fearless board members. Ideas are just ideas unless you have guys and girls like the ones representing you on this board. I would like to list some of our accomplishments compared to the year before, good and bad.

**Good:** We have changed the way we allow sponsorships which has generated more \$\$ for SAABE.

**Bad:** We need more full-length educational sponsors.

**Good:** We ended the year with nearly \$12,000 in the bank and made \$6,600 in net income in 2003. This financial success allows us to work on new programs to benefit members and to promote the building engineer trade.

**Good:** We increased member participation in board meetings.

**Good:** We successfully moved to a new meeting location.

**Good:** We started a new SAABE shared library.

**Good:** We completed a successful membership drive.

**Bad:** We had fewer members than in 2002.

**Good:** We set a record for luncheon attendance—100 people in February.

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**Good:** We sponsored workdays and fundraising for Habitat for Humanity and made donations to "Construct a Kids Christmas."

**Bad:** We need more donations.

**Good:** We donated a \$1,000 scholarship to the Judson school district to help a young man or woman get started in our trade.

**Bad:** We need more topical writers for our newsletter.

**Good:** We began the process of incorporating SAABE.

**Good:** We started an official liaison relationship with SABOMA to create a closer working relationship.

**Great:** In 2003, we completely revamped the CBE program so board members to come will have a foundation in which to continue and grow. We also awarded four new CBE certificates in November and two in February 2004.

**Real Bad:** We mourned the passing of some of our dear colleagues.

### Things to Work On:

- Reaching a record 200 members in 2004 (we closed 2003 with 161 members)
- Increased participation from CPS and SAWS
- Establishing SAABE as a non-profit corporation and a tax-exempt organization

In closing I would like to share a quote provided to me by Charles Gilbert:

**Everything can be taken from a man but one thing: the last of human freedoms—to choose ones attitude in any given set of circumstances—to choose ones own way. ❖**



## Tech Talk #82


by The Charlie

### Financial Unplanning (Part 2 of 3)

#### Budgets

Contrary to belief, budgets *do* work. Take your expenses over the month, and lay them out on a calendar according to their date due. Take your pay periods, and indicate them as well. Next, come up with a plan. Balancing is also an added treat to a budget. When you can, stagger the date your bulk payments are due. For instance, if you have a home and a vehicle payment, try to arrange so that the payments are not in the same pay period so you do not need to make both payments from one paycheck and have to starve until the next payday. This will even out any binges as well. Just because you got paid today does not mean you have to spend it all by tomorrow!

Timing also has a lot to do with budgets and can also provide some extra cash twice a year depending on pay schedules. If your pay schedule is every two weeks, there are two times a year that you will receive three paychecks in one month. This scenario may bring some added relief. First, if your insurance deductions are based upon 12-months or 24 installments, the latter check will not have the insurance amount deducted, thus, a little extra money. However, this does not work if your yearly amount is calculated over 52-weeks, or 26 pay periods. Secondly, if you have worked your budget and regularly make each payment every 4 weeks as opposed to when the note is due each month, you will soon increase the amount of time between the pay period and the time the note is due, allowing you get ahead of your payment schedule. If you keep working your budget, you will find that you will soon have enough time that you can actually postpone a note payment until the next pay period without becoming delinquent!



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#### Balancing the Budget

If you are one to feel that you must live on credit cards to survive (but have not buried yourself beyond belief) and use them to purchase needed items as food or gasoline, try to cut back on your overhead. Look around—do you really need that \$80/mo. satellite bill, the \$40/mo. DSL line? How about that \$150/mo. cell phone? If you have no overhead to cut, then it may be time to get a part-time job. The pay may not be all that great but look at the bright side...while you are at your part-time job, you will not be out spending any money.

#### Timing

How many times have you heard, "Don't spend it until you've got it"! Just because you are broke and get paid on Thursday doesn't mean you can start writing checks on Tuesday, especially with today's automation and electronics! Too many times the itch comes along, and too many times hardships are encountered due to this...if you get an itch, scratch it or at least take some time (a month or so for severe cases) and think about it!

**Next Month:** Financial Unplanning, part 3

**CHARLIE'S LAW:** If there exists a Tourist Season, why can't we shoot them?

**JUSTA MAINTENANCE MAN** ❖



## SAABE Members Recognized with Realty Award

The Colonnade Centre was recently selected by BOMA San Antonio as the "Office Building of the Year" in the category of 100,000–249,999 sf.

SAABE congratulates members Andy Vivian and Bruno Vera, as well as other staff members Diane Towery and Lisa Villarreal. The team now goes on to compete in the Southwest Regionals in Tulsa Oklahoma in April. ❖

## "What Is It?" Contest

Log on to SAABE's web site at [www.saabe.org](http://www.saabe.org) for a new contest called "What is It?" Each month, we'll post a new photo of some piece of equipment. If you know what it is, send an email to [laurabray@braycommunications.com](mailto:laurabray@braycommunications.com). The member who has the most right guesses by the December holiday luncheon will receive a nice prize. ❖

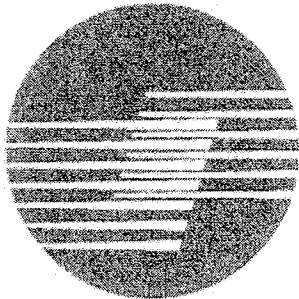
## Lunch Policy for Vendor Members

A few reminders about SAABE's policies for lunches for vendor members:

- Lunch cost for SAABE vendor (associate) members is \$15. (Guests are \$20.)
- You may bring an additional person from your company to 2 SAABE meetings as a guest. After that, the additional representative must purchase a SAABE membership to continue to attend. SAABE memberships are by individual, not by company.
- You may substitute an attendee if your primary representative cannot attend.

SAABE values the support and contributions of its vendor members, and we have several vendors who support SAABE with multiple memberships and frequent participation.

Please contact Laura Bray, SAABE Association Coordinator, if you have any questions about SAABE's policies and procedures. ❖



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### Vendors Wanted to Offer Training Sessions

With SAABE's support, TD Industries is offering a "chiller efficiency" class on Thursday, April 22 (see page 1 for details). SAABE is looking for other vendors to offer other classes on topics of interest to building engineers. Our goal is to have a supplemental class on the fourth Thursday of every month.

Please contact Education Director Jock Tilghman (681-2494) if you'd like to offer a training session to SAABE members. ❖

### 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. ❖

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## Welcome New Members

### Alejandro Garcia

One Technology Center (Trammell Crow)  
7411 John Smith  
San Antonio, TX 78229  
(210) 692-9200

### Brad Maze

Texas Access Controls, Inc.  
1999 Gulfmart, #536  
San Antonio, TX 78217  
(210) 224-6766  
bmaze@texasaccesscontrols.com

### Victor Leeber

Five Star Electric  
4729 Shavano Oak  
San Antonio, TX 78249  
(210) 492-4200  
victor@vfd.com

### Paul Thompson

Brooks City Base (Grubb & Ellis)  
8030 Challenger Dr.  
San Antonio, TX 78235  
(210) 825-8953  
paul.thompson@brookscitybase.com

### Ray Medina

American Light  
10615 Sentinel Dr.  
San Antonio, TX 78217  
(210) 657-5025  
Raym@americanlight.com

### John Zertuche

West Oak Center (Trammell Crow)  
10999 IH-10 W  
San Antonio, TX 78230  
(210) 697-8861

If you know someone who'd like to join SAABE, have them visit our web site at [www.saabe.org](http://www.saabe.org) to obtain a membership application. Or call Laura Bray (210-408-1699) and she will fax one to you. ❖

## Job Listings

**Building Engineer:** RM Crowe Management has an immediate opening for a Building Engineer. This position reports directly to the Property Manager and Director of Engineering. This detail-oriented self-starter will maintain property appearance, comfortable atmosphere throughout buildings and general functioning of property machinery and systems, applying expertise and knowledge toward the on-going property operation. Experience and certification requirements include a minimum of 5 years experience with Building Engineering, among other requirements. Please email resume and salary requirements to [ddavis@rmcrowe.com](mailto:ddavis@rmcrowe.com).

**Facilities Position:** The Scooter Store is seeking to fill a facilities position. Essential duties and responsibilities include being responsible for overall operation and effectiveness of facilities and mailroom departments, developing and implementing departmental and facility wide policies and procedures for mail handling and delivery, and several other duties. For more details, contact Steven Strawn at 866-625-4527 X- 4158 or fax resume to 830-627-8611.

**Maintenance Technician:** Broadway Bank is searching for a Maintenance Technician who will perform building and equipment maintenance to include all administrative offices, branch banks, motor banks and ATM facilities. 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](http://www.broadwaybank.com)

For more details on any of these positions, visit SAABE's web site at [www.saabe.org](http://www.saabe.org).

Are you looking for someone to add to your staff? Post your open positions on SAABE's web site, [www.saabe.org](http://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](mailto:laurabray@braycommunications.com)). ❖

### Email Addresses

Send your email address to [laurabray@braycommunications.com](mailto:laurabray@braycommunications.com) to make sure you stay informed of the latest events! ❖

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**SAABE TIMES**  
**April Issue**

**Final Thought:**

"Everybody is ignorant only on different subjects." — Will Rogers

**2004 Board of Directors**

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Tom Lasater 1st Vice President	521-4494
Mike Halvorsen 2nd Vice President	979-8002
Chris Evans Secretary	967-8766
Doug Graves Treasurer	828-7712
Jock Tilghman Education Director	681-2494
Tim Young Vendor Representative	651-5588
JR Uresti SABOMA Representative	495-2195
Elena Castillo Past President	822-8570

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

**Membership Luncheon**  
**April 21, 2004**

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

**Location: Alamo Cafe on 281**

**Program:**

**"CPS's Commercial Rebate Program"**  
**with Robert Nelson**

**Upcoming Luncheon:**

**May 19, 2004**

**"Building and Tenant Security"**  
**with Officer Donnie Milewski of the San**  
**Antonio Police Dept.**

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

210-340-5454  
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