



# SAABE TIMES

A publication of the San Antonio Association of Building Engineers

March 2009

Mark Your Calendar—

## JOIN US FOR OUR MARCH MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, March 18, at the Embassy Suites Hotel (7750 Briaridge Drive; northeast corner of IH-10 and Loop 410). The topic is "Flow Controllers - Form, Function and Applications," by Dan Marsh of Hays Fluid Controls. The meeting is sponsored by Industrial Systems, Inc.

Please RSVP no later than Monday, March 16, 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 be invoiced. If you must cancel your attendance, please call Laura Bray at 408-1699 prior to the meeting so we can cancel your meal.

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! ❖**

## 2009 SAABE/SABOMA TRADE SHOW!

### "AROUND THE WORLD IN EIGHTY DAYS!"

Mark your calendar! The SABOMA/SAABE Trade Show is back - Thursday, May 14, at the Norris Conference Center (at Crossroads Mall) from 4:30-8:00 pm. This year's theme is "Around the World in Eighty Days!" 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!!

Vendor booth sales have begun. 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). Hurry, the best booth locations go fast!

We're looking for food and door prize sponsors. This is a great way to get some name recognition for your company. See details below.

Vendors who are not exhibiting or providing sponsorships must pay \$100 to attend the show, whether they are members or not. This policy does not apply to spouses of managers/engineers/exhibitors who may work for a non-exhibitor as long as they do not attempt to market their products or services. As always, property managers and engineers/maintenance staff can attend at no charge. ❖

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Grand Prize Sponsor	\$500
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Bronze Prize Sponsor	\$100
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## A Message from the President

by Charles Mikolajczyk, Jr., CBE-M

Bud-a-bing, bud-a-bang! What happened to January and February? Either we are having way too much fun, or time is really flying by this year! The fish bite is on at Falcon and soon to be at Amistad, so spring has to be right around the corner! Can anyone remember when SA had a rodeo that wasn't cold, windy, and wet? Me neither. What a start to a fine 2009!

On a more somber note, a while back I built a mailing/distribution list of engineer/regular members. In dealing with the reality of "today's unprecedented economical period," the failure notices coming back recently are becoming alarming (i.e. no such user). There hasn't really been a lot of job shuffling going on, so it must be that belt tightening is becoming ever more apparent as cutbacks are implemented. It is probable that times are going to get tougher before we see any improvements...our prayers and wishes go out to everyone as we proceed into these uncharted waters. However, please note that decreasing maintenance staff as a form of value engineering an asset only increases the amount of deferred maintenance. We are only in the infancy of this economic time, and assets that are reducing personnel/staff are going to be a handful of problems in the upcoming years!

In moving forward, judging for the 2008 Building Engineer of the Year (BEOTY) is well underway. The BEOTY Committee is working hard to make the award presentation at the March luncheon! Congratulations, and good luck to all of this year's nominees!

Upcoming soon will be an amendment to Chapter 6, Article 5 regarding the CoSA Mechanical Code. The changes will be that only those licensed/registered with the CoSA/TDLR may purchase certain HVACR equipment. This amendment should make it difficult, if not impossible, for scabs to purchase HVACR equipment and prey on victims in our great city!

The SAABE Board has been working very hard to come up with a plan for the "5<sup>th</sup> Annual SAABE Picnic at the Lake." With Medina Lake down 24' and Canyon Lake down 12', if we don't get any rain soon, it may be a picnic at the pond!

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We would like to mention that SAABE has been getting a lot of billboard attention at City Hall. SAABE has been highlighted as a recognized trade organization at the City Council meetings. We are excited about this recognition, and we hope your excitement is equal. Thank you for making SAABE what it is...there has been a lot of territory covered and key relationships made in a short amount of time!

The SAABE Board also works very hard with our allegiant organizations locally and at other major metropolitan areas of Texas (i.e. Austin, D/FW, and Houston). AAFAME and SAABE have some great things going and are only getting better! However, on a sad note, the D/FW engineer association has folded. Thanks to your efforts, SAABE is about the strongest it has ever been!

Till next time...FISH ON! ❖



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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>Joseph Degollado</b> Travis Commercial Real Estate Services 300 Concorde SA, TX 78216 • (210) 863-4485 Jdegollado.contractor@tsocorp.com</p>	<p><b>David Sandoval</b> Travis Commercial Real Estate Services 9601 McAllister Freeway, Suite 1100 SA, TX 78216 • (210) 308-9888 dSandoval@TravisCommercial.com</p>	<p><b>John Wise</b> NAI REOC Partners/Concord Plaza 200 Concord Plaza, Suite 777 SA, TX 78216 • (210) 669-2591 jwise@naireocpartners.com</p>
<p><b><u>Update Contact Info:</u></b> <b>Christopher Blankenship</b> Crimson Services 19001 Redland Rd SA, TX 78259 • (210) 213-4611 cblankenship@crimsoncorp.com</p>	<p><b><u>Update Contact Info:</u></b> <b>Cayce McNeill</b> Siemens 12001 Network Blvd., Ste 318 SA, TX 78249 • 210-641-2921 cayce.mcneill@siemens.com</p>	<p><b><u>Update Contact Info:</u></b> <b>Bryan Newell</b> GC Polymers, Inc. 127 E. Riverside Drive, #530 Austin, TX 78704 • 512-644-4026 BRNewell@Belzona.org</p>
<p><b><u>Update Contact Info:</u></b> <b>Stephanie Rainbow</b> TD Industries 12700 O'Connor Road SA, TX 78233 • 210-656-5511 stephanie.rainbow@tdindustries.com</p>	<p><b><u>Update Contact Info:</u></b> <b>Amy Rawlinson</b> Klecka Electric Company, Inc. 12015 Radium SA, TX 78216 • (210) 884-2441 arawlinson@kleckaelectric.com ❖</p>	

## IMPORTANT Note About 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.

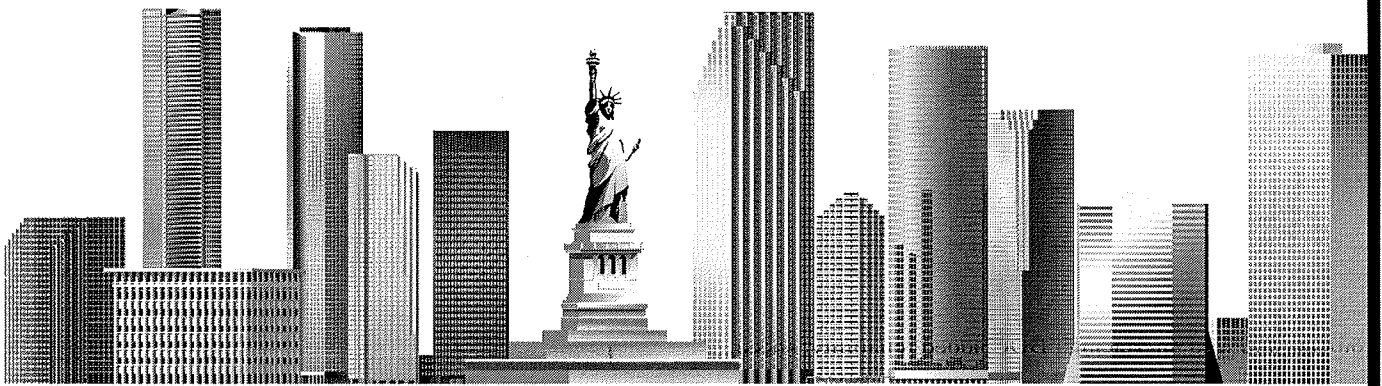
While we appreciate your call on Wednesday morning that you cannot attend, you will still be billed for the meal, since Embassy Suites has already prepared it for you.

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

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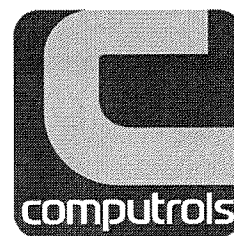
*Left to right: Pan American Life, New Orleans; Greenway Plaza, Houston; JP Morgan Chase Tower, Houston; Wells Fargo Plaza, Houston; San Felipe Plaza, Houston; Seagram Building, New York City; The Statue of Liberty, Liberty Island; Wachovia Financial Center, Miami; One Brickell Square, Miami; 1400 Smith Street, Houston; 1100 Louisiana, Houston; Five Post Oak Park, Houston; One Sheel Square, New Orleans*

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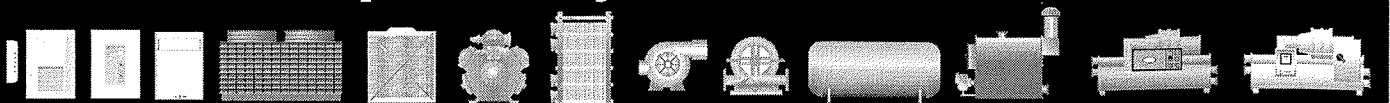
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## February Lunch Summary

by Robert Andrews, Jr.

One hundred and twenty-three members attended the February SAABE luncheon! Kendal Langenberg is still on a mission to get 300 members by the end of the year. If you know of anyone who might be interested in membership in SAABE, please pass along their information to anyone on the membership committee.

The February luncheon was sponsored by Computrols. Ray Kamal presented a detailed description of how networks work in controls and where the technology is headed. The Computrols building automation dream consists of a few key goals—open systems, convergence and simplicity. Open systems would allow for multiple vendors to use the same network. This allows for cheaper expandability and more options for upgrading later. Convergence helps to consolidate multiple systems and place everything on one server. And simplicity eliminates specialized training. When someone new begins work on a new system, there is no extra training necessary to learn how to make adjustments.

Some of the recent advances in controls are DDC, open protocols and web interfacing. DDC added reliability, speed, and scalability to air conditioning systems. Open protocols organized the communication standards. And web interfacing provided a universal accessibility and an easy to operate interface.

### CBE Applications Online

Applications for the Certified Building Engineer designation are available at every membership meeting and online at [www.saabe.org](http://www.saabe.org).

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A couple of the up and coming communication technologies are XML and web services. These simplify the communication even further by keeping one simple language for all computers to talk. Wireless systems are also being tested. Zigbee wireless is a wireless protocol that aides in getting sensors where they previously could not go. One of the downsides of going wireless though is that the batteries available now are not quite where they need to be in terms of life.

For more information on new control systems, contact Ray Kamal at [RayK@computrols.com](mailto:RayK@computrols.com)

Remember to send in your RSVP for the March 18 luncheon, "Flow Controllers—Form Function and Applications" sponsored by Industrial Systems. ❖

## Vendor Representative Report by Allen Mangrum

I would like to thank, once again, all the vendors who stepped up last year to provide an entire year with vendor sponsorship!!!! **Great Job.** On that note, I would also like to thank all of the vendors who have committed for 2009.

Below is the proposed luncheon schedule for the next six months:

<u>Date</u>	<u>Topic</u>	<u>Sponsor</u>
4/15/09	Commercial/Industrial Sales	Joe Fly
5/20/09	Hurricane Preparedness	Redifuel
6/17/09	Summer Social/Picnic	N/A
7/15/09	TBD	Lashley South Texas
8/19/09	TBD	KenTech
9/16/09	TBD	Gerloff

In closing, please remember to RSVP!! I will also remind you that if you RSVP and do not attend without giving at least 24 hours notice, you will be invoiced. ❖



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### Basic Electricity for the Non Electrician

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- March 30-31, Holiday Inn Express Airport North, S.A.
- Cost: \$980 (\$490 for one day)
- For more information, visit [www.americantrainco.com](http://www.americantrainco.com)

### Electrical Troubleshooting and Preventative Maintenance

- Sponsored by American Trainco
- April 1-2, Holiday Inn Express Airport North, S.A.
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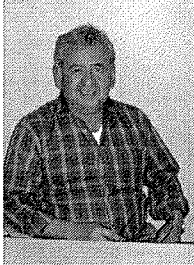
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## Engineer Spotlight by Jeff Turov



**Oscar Hernandez**  
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• **How long in the building engineer trade?**

I have worked at the Kelly Field site for the past 49 years. For the past nine years, I have been a Property Manager and now am the Excavation Clearance Requirement Coordinator. Prior to this, I was a warehouseman, machinist, welder and mechanical engineer technician.

• **What does an Excavation Clearance Requirement Coordinator do?**

It is my responsibility to ensure that everything has been checked prior to a contractor excavating or performing any work at the Port to avoid any major utility outages. I also have any soil tested prior to removal to ensure that it is not contaminated in any way.

• **What is one step the Port is taking towards being green?**

We currently are reusing remediated well water for irrigation. We hope to create a storage system where water can be stored at various sites around the Port for irrigation purposes.

• **What is your personal work philosophy?**

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• **Hobbies/what do you enjoy doing during off hours?**

I enjoy playing my acoustic guitar for two church choirs and playing with my three grandchildren.

• **Family/children?**

I have been married to my wife for 41 years. Now, from my understanding, a life sentence is 20 years. So, at this point, I have served two life sentences and have no hope for parole! My wife and I have raised a wonderful son and daughter and have three grandchildren with one more on the way! ♦

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## Green Means \$\$Green...

by Paul Dockery

"After that 'rousing' Green Building presentation last week, maybe we can get Paul Dockery to chair a 'Keep SAABE Green' committee and work with BOMA on..." When I read that line in the e-mail from Doug Graves, I knew this "Green" thing was for real—as if I needed more confirmation.

That SAABE luncheon last year was attended by over 90 people and to say that the response was overwhelming is somewhat of an understatement. I have been to many SAABE luncheons over the years, and I have never seen the crowd so attentive. I have never seen everyone stay in their seats to ask questions after the presentation was over. Guys are usually knocking each other over to get out the door. Not this time... this time y'all wanted more.

It does not matter whether you believe in global warming; it's not even relevant that you believe in "Going Green." This is a trend that is sweeping the nation and the entire globe, and it will be forced on you by popular demand, market pressure, or by law.

Everyone remembers the asbestos days and the ADA laws and the nightmares, headaches and expense that ensued. You need to look at this movement as a opportunity, though. One that if you don't recognize and take full advantage of, will

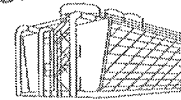
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## Green Means \$\$Green...

*(Continued from page 9)*

run you over and leave you in the dirt, because there will be someone who recognizes it for what it is and will be prepared to take your place.

The Economic Recovery and Stimulus Act of 2009 provides for huge investments in "Green Technology." Our children do not think that hybrid cars and compact fluorescent light bulbs are things of the future; it's all they know. Recycling isn't a thing that they have to learn; it's a way of life for them. Businesses, institutions and government entities across the nation are being forced to go Green either by mandate or by competition, and it will affect everything we do in the building industry.

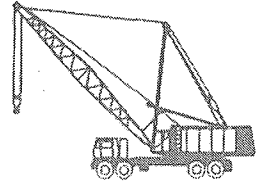
The SAABE Going Green Committee, in conjunction with the SABOMA Green Committee, is excited to announce a series of training seminars to help you with your Green projects. Beginning April 8, 2009, and continuing every two months for the next year, we will be diving into the Green Building program as set forth in the U.S. Green Building Council (USGBC) LEED for Existing Buildings Operations and Maintenance Protocol. Hosted by Paul Dockery of Chemsearch and Scott Johnson of Enviregy, the first seminar will give an in depth overview of the elements contained in LEED EB O&M. The subsequent seminars will take you

*(Continued on page 11)*

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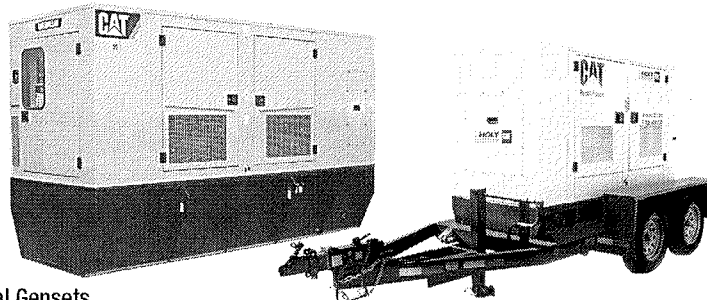
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## Green Means \$\$Green...

*(Continued from page 10)*

into each section of the LEED EB O&M and will be taught by an expert in that particular field. Keep in mind that these seminars are intended for those who are serious about learning this stuff. If you just want to go for a free lunch and a little time away from work, these seminars are not for you. There will be a time investment and small financial cost to attend. Plan accordingly. Details are being finalized and the information will be sent out via newsflash emails from SABOMA and SAABE.

In addition, we are planning a series of study group sessions for those who are interested in becoming LEED Accredited Professionals (LEED AP's). These study sessions will likely be held on a weekly or bi-monthly basis and will be geared toward preparing folks for taking the LEED EB O&M Accreditation Exam.

The SAABE Going Green committee is making great progress in developing a database of knowledge, and real world examples of local green projects so that you can tap into a resource that cannot be found anywhere else. Information and data, seminars and sessions, learning opportunities and vendor resources are all being designed to equip you, the building engineer of San Antonio, with tools that make you more knowledgeable, more adept, and more valuable to employers. The bottom line is this; Green is not going away, and you need to be prepared for what is coming because "Green Means \$\$Green" for you. ♦

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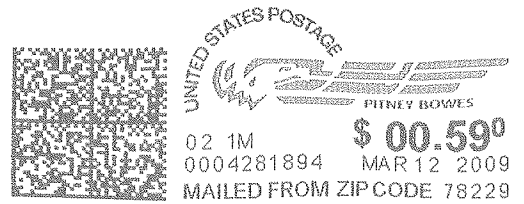
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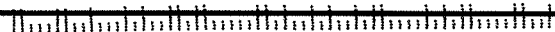
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**SAABE TIMES**  
**March Issue**

**Final Thought:**

*"It's easy to make a buck. It's a lot tougher to make a difference."* — Tom Brokaw

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**2009 Board of Directors**

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Bob Beal Past President	830-868-4749

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

**March Membership Meeting:  
 Wednesday, March 18**

**"Flow Controllers—Form, Function and Applications"**

**Sponsored by Industrial Systems, Inc.**

**Embassy Suites Hotel  
 (7750 Briaridge)**

**11:30 am**

**Upcoming Program:**

**Wednesday, April 15**

**"Commercial/Industrial Sales"**

**Sponsored by Joe Fly**

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The SAABE Times is edited by Bray Communications.