

SAABE TIMES

A publication of the San Antonio Association of Building Engineers

April 2007

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 18 at the Alamo Cafe on 281 (just north of Bitters). This month, we will announce our 2006 Building Engineer of the Year (see article at right). Our keynote speaker for this special event is Ray Martinez, Chief Electrical Inspector for the City of San Antonio. He will be reviewing the city electrical code and state licensing rules. There will be plenty of time for Q&A. Mr. Martinez has been with the city since 1995 and in his current position in December 2004. As Chief Electrical Inspector, Mr. Martinez ensures the safe application of the electrical code for all construction projects in the city.

The meeting will be held in the first floor Travis/Bowie rooms, to the right of the entrance. There is plenty of parking at the back of the restaurant. **Please make sure to check in at the front desk when you arrive.** Please do not leave valuables in your vehicle, as members have reported attempted break-ins in the restaurant parking lot.

Please RSVP to (210) 408-1699 by Tuesday, April 17.

PLEASE RSVP so we can be sure to have enough meals on hand!

We hope to see you there! ❖

2006 BUILDING ENGINEER OF THE YEAR

The San Antonio Association of Building Engineers names its 2006 Building Engineer of the Year at the April meeting. This special award recognizes an outstanding contribution to our industry, and we congratulate all the nominees for a job well done!

The BEOTY Committee interviewed all nominees, and their buildings and properties of finalists were inspected. Critical components of the review process are:

- General building appearance
- Safety equipment inspections up-to-date
- Licenses, registrations, and certifications held
- Overall cleanliness of mechanical room
- Size of building and number of assistants/subordinates

A special thank you is in order to this year's BEOTY committee chair Mike Halvorsen 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 give Mike a call.

Nominees

- **John Cauley, CBE-J**, Triple Net Properties
- **William Smith, CB** Richard Ellis
- **Charles Mikolajczyk Jr. CBE-M**, Endeavor Real Estate Group
- **Jock Tilghman, CBE-J**, Transwestern ❖

A Message from the President

by Charles Mikolajczyk, CBE-M

Now that spring has sprung...we have now sprung into another season! This time of the year everyone is busy burning off calories stored up from the winter with projects at work, home, children, and trying to fit in relaxation with the family and friends. April is upon us and will be gone before you know it! The month of May will be a busy month as well so please mark your calendars that the Annual SAABE Picnic at the Lake will be Saturday, May 19, 2007...followed by the SAABE/SABOMA Tradeshow on Thursday, May 24, 2007. We hope to see everyone at each!

We would also like to send out our appreciation to Art Martinez for his dedication and work with SAABE in regards to his participation in gathering door prizes for the Tradeshow... Way to Go Art!!!

Another Honorable Mention goes to out to Tom Lasater. Tom has his hands overwhelmingly full with his participation...and to say "many" is putting it lightly, with the many committees Tom is in (and chairing as well). Way to Go Tom!!!

The end of the year was a busy time for many engineers in our organization. Many buildings changed ownership, property management companies merged, along with our livelihood changed along the way. For the most part, some weathered out the transitions regarding the sale of the building, and some were able to find new homes in a relatively short timeframe. Basically, these transitions were not much more than a shuffle of the cards, and our affected brothers are doing well. This is one of the downsides of our industry that we all live with, and it can happen in a 30-day period with no indications. It is also hard to see this occur to our friends. Hopefully, 2007 will not be as active. The next time you see on of your brothers that went through a change recently...please take a moment and convey your support for what he went through!

An issue that came up last month...and that has been tabled for now...is that the City of SA is entertaining a requirement for (basically) anyone who performs maintenance of an HVAC system to have a City license or be



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a Registered Maintenance Technician. The first public hearing was scheduled for April 5 but at the 15th hour a notice was issued that this amendment to the City of SA Mechanical Code was "pulled until further notice." We read this as being put off for now, but this will surface again in the future. We plan to keep up on this and keep everyone advised.

On the brighter side, 2006/2007 has started off a "little" competition amongst some of the SAABE membership in regards to personal relaxation and what a good time really looks like. Jock Tilghman has shared some rather interesting fishing photos as well as ones from the Amalie Texas Nationals. Rick McGarr is off to a slow start but is running a close second with photos of his fishing and outings. And then there is the reserved outdoor naturalist Matt Dunn whom at the time...has been quiet lately? So, don't forget your camera when you're on an outdoor event, capture your moment and forward it to me so we can share in your event and you can take claim in your bragging rights of what a good time really means!!!

Till next month...keep your wheels out of the ditches and the dirt out of your britches! ❖

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BOMI Discussion/Action Group

- Every first and second Thursday at Transwestern's Bank of America tower downtown, 11:30am-1:00pm.
- Led by Tom Lasater.
- Free to SAABE members. Bring a sack lunch.
- For additional information contact Doug Graves (828-7712) or Tom Lasater (771-5824).


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

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Apply for the SAABE Scholarship/Educational Assistance Program

SAABE now offers a program to provide scholarships and educational assistance to SAABE members for participation in courses related to property maintenance (especially SMT/SMA* programs offered by the BOMI Institute).

Applicants must be regular members of SAABE and hold a position in the field of building maintenance. The place of business must be within the San Antonio geographical area. Applicants must have long-term career plans in building engineering/maintenance and must have at least two years of experience in the field. Applicants are responsible for a portion of the cost of any course.

For full details, rules, and an application, visit the SAABE website at www.saabe.org. ❖

* Systems Maintenance Technician and Systems Maintenance Administrator

“VIVA LAS VEGAS!”
2007 SAABE/SABOMA TRADE SHOW!
THURSDAY, MAY 24 · 4:30–8:00PM
NORRIS CONFERENCE CENTER

Mark your calendar! The SABOMA/SAABE Trade Show is back and at a new location—Thursday, May 24 at the Norris Conference Center (at Crossroads Mall) from 4:30–8:00 pm. Vendor booth sales have just started. 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. Sign up soon!! Booths sell out quickly.

We’re looking for a variety of sponsorships. This is a great way to get some name recognition for your company. See details below.

To cut down on that long registration line which forms during high traffic times, you will be able to **pre-register** your attendance. That way, your nametag will be ready for you to pick up at a separate desk dedicated to pre-registered attendees. Stay tuned for more details on how to take advantage of this time-saving option.

This year’s theme is “Viva Las Vegas!” 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!! ❖

Sponsorship Packages

To sign up for sponsorships, contact Laura Bray
(laurabray@braycommunications.com, 408-1699).

Royal Flush Grand Prize Sponsor		
\$500	one available	
One-Armed Bandit Bartender Sponsor		
\$300	two available	
Deuces Wild Silver Prize Sponsor		
\$250	unlimited	
Blackjack Bronze Prize Sponsor		
\$100	unlimited	
Double Down Food Sponsor		
\$100	unlimited	

RSVPs are Important!

Please RSVP if you plan to attend the monthly luncheon. RSVPs are very important – they let us know how many meals to order! ❖

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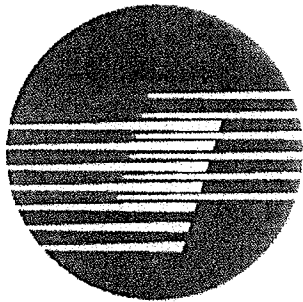
Communications Check-Up[®]

by Laura Bray

Effective Subject Lines for Email

So how many emails do you receive each day? I've often heard complaints from people who receive over 200 messages a day. Here are some tips from email marketing expert Constant Contact to make your subject line compelling, so your message gets read and avoids the "delete" key:

- **Keep It Short and Sweet:** Most email programs display 50 characters or less, so keep your subject line shorter than that.
- **Be Specific:** What are the high points of the email that you want the recipient to read? Summarize them (briefly).
- **Write It Last:** You'll have a clearer idea of exactly what the subject is if you write the body first. Then come back to the subject line last.
- **Take Some Time:** Considering how important they are, take some time to carefully consider your subject line. First impressions make a difference.
- **Ask A Question:** Questions get readers' attention. Make sure the question is relevant to the email.
- **Remember "WIIFM":** When your recipient sees your email, he's thinking "what's in it for me?" (WIIFM). Keep this in mind when crafting your subject line.
- **Get Personal:** The more you can make each recipient feel you are speaking directly to them, the more effective your communication will be.
- **Avoid Junk Filter Words:** Make sure to avoid words that might run afoul of junk mail filters (such as names of pharmaceutical drugs and cheesy sounding "special offers"). Many of these emails are automatically routed to junk folders and never get seen. ❖



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8:00am - ???

Third Annual

SAABE
San Antonio Association of Building Engineers

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Medina Lake / Joe's Marina

Park Admittance Fee:
\$3 per car, \$5 per person,
children 7 & under free,
payable at the gate.

See www.joesmarina.com
for a map

Horse Shoe Tournament Teams of 2. Cash prizes for first and second place.

Call the above numbers to enter your team.

Tournament starts at 10:30 AM. Sign up cuts off at 10:00am

Fun for the Kids

Water balloons, and squirry things for the kids.

BBQ - and Refreshments

Brisket and Sausage cooked by "THE CHARLIE" and Beans by "JOCK"
Please bring a side dish to share.

Door Prizes

Contact Jeff Turov
(jturov@trane.com, 912-9283)
to make a donation!

Please RSVP to Laura at 408-1699,
lbray@satx.rr.com, or fax this
back to 408-1799 with a list of
attendees



Engineer Spotlight

by Jeff Turov

Richard Rios

CB Richard Ellis
9311 San Pedro
San Antonio, TX 78216
Phone (210) 336-9311

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

Rick has been involved in the building engineering trade for eight years. All of these eight years have been spent at the Nowlin building assisting with the everyday operation and in keeping this one of the nicest buildings in San Antonio. He has been a member of SAABE for three years.



- **Any awards, recognition, or special training?**

As part of the management team for Nowlin Tower, Rick assisted CB Richard Ellis in receiving the prestigious TOBY (The Office Building of the Year) Award for 2006-2007. Receiving this award is no small task and requires a lot of work on everyone's part. Congratulations to the

entire Nowlin Towers team on receiving this award.

- **Hobbies/what do you enjoy during off-hours?**

Rick enjoys the great outdoors and activities that allow him to get away from the everyday hustle and bustle. Some of these activities include hiking at some of the area state parks and also bicycling. He also enjoys gardening and would rather grow a tomato than buy one at the store any day.

- **Family/Children?**

Rick is originally from San Antonio and he has two brothers that also still live in this area. He also has a twelve-year-old son that lives in New Jersey and enjoys visiting him during the summer.

- **What do you enjoy about the building engineer trade?**

Being of service to his tenants is something that Rick takes great pride in. He believes that being punctual and providing a quick solution to the issue at hand is very important. Rick puts a lot of effort in keeping Nowlin Tower an efficient and clean property.

- **Advice you would share with those just entering or considering the trade?**

• "Never be afraid to try anything or ask questions" and "There is no such thing as a stupid question." ❖

Job Openings

There are several job openings currently listed on the SAABE website (www.saabe.org). Visit the site for full details.

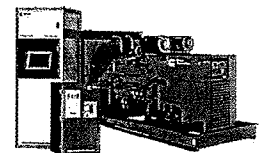
If you have job openings, please forward them to laurabray@braycommunications.com) for posting. ❖

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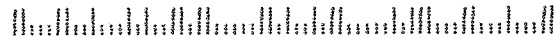
CELEBRATING
20 YEARS
 OF EXCELLENCE IN
 BUILDING ENGINEERING

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SAABE TIMES
April Issue

Final Thought:

"We have a tendency to exalt ourselves and to dwell on the weaknesses and mistakes of others." — Jimmy Carter



2007 Board of Directors

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

Membership Luncheon
Wednesday, April 18, 2007

Time: 11:30 a.m.

Location: Alamo Cafe on 281
2006 Building Engineer of the Year and
City Electrical Inspector Ray Martinez

Upcoming Program:

Saturday, May 19

Third Annual SAABE Picnic
Joe's Marina on Medina Lake

Thursday, May 24

SAABE/SABOMA Trade Show
Norris Conference Center

NO Regular Membership Meeting on
Wednesday, May 16

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



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