



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

May 2003

Mark Your Calendar—

JOIN US FOR OUR MAY LUNCHEON

Please join us on Wednesday, May 21 at the Old San Francisco Steakhouse for our monthly luncheon. The program topic will be announced soon.

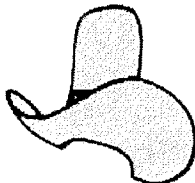
Don't miss this chance for learning and networking. As "The Charlie said in a recent column, "Networking is key! Take the time to attend monthly SAABE meetings. Meet some old acquaintances, discuss some failures, and share your experiences with new and upcoming engineers."

Please RSVP to (210) 408-1699 by Tuesday, May 20.

We hope to see you there! ❖

TRADE SHOW AT THE OK CORRAL

MARK YOUR CALENDAR! THE SABOMA/SAABE TRADE SHOW IS BACK - THURSDAY, MAY 22 AT THE AIRPORT CONVENTION CENTER FROM 4:30-8:00 PM. DON'T MISS IT!



Education Corner

Machinery and Machine Guarding Standards

- Sponsored by the Texas Engineering Extension Service
- May 27-30, Mesquite, TX
- Cost: \$695
- Call 1-800-824-7303 or visit www.teex.com for more information.

Receiver Controller Class

- May 28 or 29 (one-day class)
- Location: 4801 NW Loop 410, San Antonio
- Presented by Amy Ables, Training Specialist
- Cost: \$125
- To register or for more information, call 512-331-1086

Texas HVAC Exam Prep

- Sponsored by Construction Data, endorsed by TACCA
- May 16-18, Weslaco, TX
- June 6-8, Houston, TX
- Call 1-800-969-7331 or visit www.hvacandplumbing.com for more information.

OSHA Guide to Industrial Hygiene

- Sponsored by the Texas Engineering Extension Service
- May 19-22, Houston, TX
- Cost: \$695
- Call 1-800-824-7303 or visit www.teex.com for more information.

St. Philip's College

- St. Philip's College has a full range of courses and degree and certificate programs in Air Conditioning & Heating, Electrician, and Plumbing
- Call 531-3200 or visit www.accd.edu for more information.

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

A Message from the President

by Bob Beal

There's no better way to start off this month's Message than by saying "HEAR! HEAR!" to the brave men and women of our armed forces. Whether you were for or against this war, you cannot dispute the utmost bravery of our young men and women. Until now, most of them have never encountered a live target or been shot at by more than just blanks. Marching into Baghdad with such uncertainty could have humbled even the most seasoned soldier. If you have family in the armed forces in Iraq or any troubled spot in the world, my hat is off to you. I can only imagine what it would be like to have a spouse, young daughter, or son in that mess over there. I still feel in my heart that Americans in general are the most kindhearted, charitable, and caring people the world has ever nurtured. God Bless America.

Spring is upon us. Green grass, new plants and flowers for the landscape, assistants mad because they have to hand-water some of the flowers until they take, and of course, the bugs. Just like the change of operations in your building, spring always seem to bring me a fresh perspective of personal issues. Time to lose some weight for summer, take a look at the New Year's resolutions that I did not stick to, planning my vacations, and most of all, I think about what I can do to make my standing in life a little better. What can I do to make me sleep a little better, be a little more patient, be a little more caring about the people around me, and most of all, what can I do to make myself a little better this time next year. Education, education, and more education. You do not have to go to school or read a book. You just need to be a sponge. Keep your ear to the track and anticipate what's coming. Sponge up the ideas that make you understand things a little better. It's fitting at work, and it sure is fitting in your personal life. To me everything is relevant.

Owner Visits

This part of the Message is for our newer chief engineers and assistants. With all the things to take seriously in the commercial real estate business, nothing is more serious than an owner visit. Many buildings in town have experienced a change in management company several times. Most

buildings change managers, manager assistants, and leasing people. If you have a good standing with your owner, chances are that he will recommend that the new management company rehire you and your staff. Most of us work our days knowing that we are at the mercy of the owner, who can replace us by doing nothing more than giving the management company a 30-day notice. I worked at the Corporate Square building for about 8 years and went through 4 different management companies. I only left because Transwestern had some different plans for me. The building belongs to the owner, and in most cases, they know who is responsible for most of the operations (and it is not the manager). If the owner comes to your building and finds the chiller room full of dust, dirty filters on the AHU's, storage rooms unorganized, cobwebs in the corners, and floors dirty, he will have an attitude that will affect the whole management team. However, if he is walking with the manager and finds the chiller room spotless, and all of your rooms clean, he will know that the engineers need little supervision. The owner knows that the manager didn't clean the chiller room. If you worked for me, you would know that preparing for an owner visit is one of the most important yearly events (if not the most) my team will encounter. The best job security is when your owner thinks you are the best. Take nothing for granted.

Engineer spotlight will continue in next month's issue. Please give me a call if you know of someone we should highlight. ❖

Advertise in the Upcoming SAABE Membership Directory

The new SAABE Membership Directory will be published this summer. Don't miss your chance to reach SAABE members with an ad in the directory.

Prices:

Cover (limited availability):

Back outside: \$329

Front inside: \$274

Back inside: \$219

Full page: \$164

Business card: \$109

Send ad copy (preferably in JPG, GIF, or TIF formats) and payment to SAABE, 14602 Huebner Rd, #116, PMB 149, San Antonio, TX 78230, or email to laurabray@braycommunications.com

Call 210-408-1699 for ad dimensions, or visit SAABE's web site at www.saabe.org. ❖

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Sponsorship Opportunities

SAABE has added several new sponsorship opportunities. Sponsorships are a great way to get your company some name recognition with San Antonio's largest association of building engineers:

\$100.00: Name recognition at the meeting (sign near the podium that is visible to all the members) and a brief description of services and introduction of the sponsor.

\$250.00: Vendor has one table (table-top display is allowed) at the entry to the luncheon and can distribute literature and business cards before and after the meeting as all the traffic is going through the door. Tim Young (SAABE vendor rep) will coordinate this to make sure the speaker and this sponsor are not competitors.

\$500.00: Vendor has the podium and an opportunity to address the membership. Material must be educational in nature, but the vendor has a table up front near the podium with the opportunity for members to take literature and cards or small give-aways at the end of the meeting.

Also, don't miss our new information exchange table and networking board at the next meeting. The table gives engineers an opportunity to display a question or need (for example a part you can't find), and there is a business card display for all members.

For sponsorship opportunities, contact Tim Young at 210-651-5588 or tim_young@munters.com. Make your reservation early for the next meeting so you don't miss these exciting additions to our luncheons. ❖

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Jules Broyles
DeMarco Filter Systems
2441 Wild Turkey E
San Antonio, TX 78232
(210) 559-8624
jbroyles@demarcoenergy.com

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



Tech Talk #72

by The Charlie

Going Digital (Dij-I-Tick-Ul)!

Following the aftermath of 9/11, a large amount of consideration was placed towards security and access into our buildings. Owners heavily invested in video surveillance systems as either upgrades or installations. The video systems available today are nothing less than awesome. This, of course, is dependent upon the depth of your pockets. Even if a system was not in your budget, funding was easily available after the devastation on 9/11. If you jumped onto the bandwagon, great! If you are contemplating a system, we hope this feature will help in your decision.

Technology

Present day technology is a far cry from the VCR tape, multiplexes, and multiple monitors. Heaven forbid even the thought of these being black & white systems. Although these systems are "almost" better than having nothing at all, you should strongly consider upgrading. The key word for present technology is "digital." There are many different styles and peripherals out there to choose from. However, if you stay within the confines of digital, you can build a system that would amaze James Bond.

Testing Your Video System

Much like the old Eveready commercial (not the one with the bunny), the statement of "Come on, I dare you" comes to mind when testing the reliability of your system. To test your system, try this simple test:

1. Pick the past date of "one week from today."
2. Add 2 hours to the present time.
3. Taking this time frame, go to your video system and capture any individual located at one of your main entrances or exits.
4. Tune and tweak whatever is needed to get the best picture possible.

Now, let's presume something has occurred, and you must surrender your evidence to the law enforcement agency.

- A. Can you easily recognize the facial features and fine details (for example, are they carrying anything)?
- B. Is the quality good enough that the picture could be used as evidence or identification?
- C. If the officer leaves with your tape or file, do you have any evidence left for future use?
- D. Were you able to accurately mark the exact spot on the tape for future viewing?
- E. Can you share the picture with others as a means to warn other property managers about a fugitive?

If you answered no to any of these, you may wish to consider an updated system.

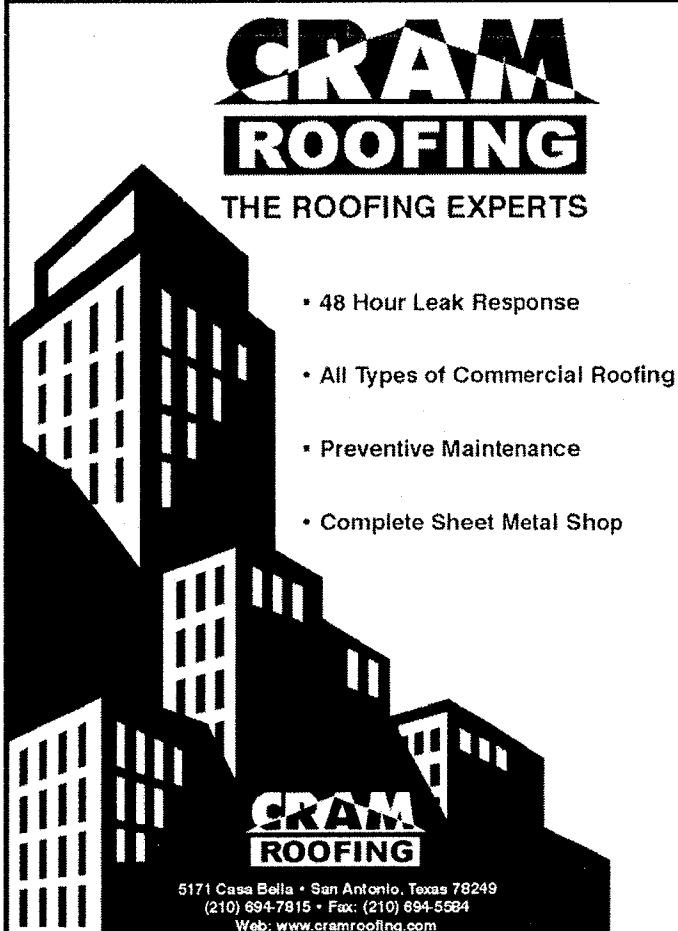
Getting Started

Laying out the basics is a good start if you're not the type to rely on vendors for selection and pricing. Too many times, a Mercedes is requested, but the budget only supports a Chevy. What usually happens then is the de-selection of peripheral equipment in order to get the system within their pricing range. This ultimately lowers the effectiveness of the video system.

Although not in order of importance, consider the following when specifying a video system:

- The ability to monitor, record, playback, and remote-access "at the same time"
- Color
- Storage capacity or hard drive size (up to 960 GB available)
- Resolution

(Continued on page 5)



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Tech Talk (continued)

(Continued from page 4)

- Reviewing capabilities and quality
- Adjustable recording capabilities (i.e., recording speed, post- & pre-event recording speed and dwell)
- Display and recording image resolution (up to 720x576 available)
- Record time labeling for easy searching
- Compression algorithm
- Motion detection
- Length of archive time needed
- Network abilities
- Auto-iris cameras

In most cases, "the more, the better," but never forget the most important option "User Friendly." To shop around and compare, visit <http://www.cctvproducts.com>

Finally, once a system has been installed, don't wait for an event to check out the operation of the surveillance system. On too many occasions, cameras are out of focus or are not

working at all. At least on a daily basis, check the operation of the video system. On a monthly basis, perform the test we described earlier to ensure quality. Things happen all too often but they are easily rectified if you stay on top of them.

Next Month: Looking Back at it All

CHARLIE'S LAW: Real Men Don't Read the Instructions!

JUSTA MAINTENANCE MAN ❖

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The Daily Chronicle

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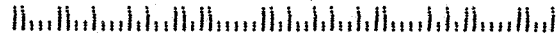
Charles H. Mikolajczyk, Jr., CBE
 Endeavor Real Estate Group
 8000 IH 10 W, Suite 250
 San Antonio, TX 78230

SAABE TIMES May Issue

Final Thought:

"The time to repair the roof is when the sun is shining." — John F. Kennedy

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

Membership Luncheon May 21, 2003

Time: 11:30 a.m.

Location: Old San Francisco Steakhouse

Program:

Topic to be announced

Upcoming Luncheon:

June 18, 2003

Program to be Announced

SAABE/SABOMA Trade Show May 22, 2003, 4:30-8:00pm Airport Convention Center

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



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