



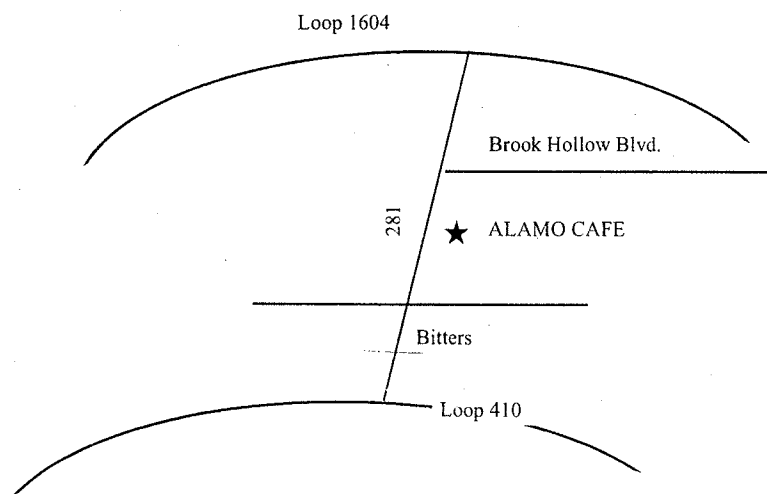
# SAABE TIMES

A publication of the San Antonio Association of Building Engineers

November 2003

## SAABE MEETINGS CHANGE LOCATION!

Starting in November, all SAABE membership meetings will be held at the **Alamo Cafe on 281:**



Our November meeting is Wednesday, November 19 at 11:30 am. This month, we'll feature our inaugural Vendor Showcase, where you can visit the booths of seven of SAABE's vendor members and learn how they can help you better run your building. Featured vendors include:

**Indoor Environmental Consultants**

**Ed Flume Building Specialties**

**GC Polymers, Inc.**

**Rimkus Consulting Group**

**Voss Lighting**

**Nathan Alterman Electric Company**

### **Coastline**

If you haven't already done so, you can also pick up your copy of the new 2004 Membership Directory. We will also take nominations for the 2004 Board of Directors. **Please bring an unwrapped toy or monetary donation for Construct-A-Kid's Christmas, benefiting foster children in Bexar County.**

For November only, we'll be in the upstairs balcony room (elevator access available if required). For all future meetings, we'll meet in the Bowie/Travis Rooms (turn right as you come in the door). There's plenty of parking behind the restaurant. This month's entree is the Fiesta Platter (taco, enchilada, chalupa, rice and beans).

Please RSVP to (210) 408-1699 by Tuesday, November 18. **PLEASE RSVP** so we can be sure to have enough meals on hand! We look forward to seeing you there! ❖

## A Message from the President

by Bob Beal

Speaking for myself, what a busy month—all the activity with SAABE, construction at two (or more!) of my properties, and a restaurant getting a face lift at One International Centre. If any of you have ever been involved in restaurant construction or remodel, then you know it is a different animal. Just getting the new “Vent-a-Hood” installed was a challenge, let alone the city permit and inspection. It was tough, but we got the green tag. Our tenants will enjoy a little less food odor in the building and a much better fire protection system. Also, I have to praise the hard work of our committee members. Once again, they are working hard behind the scenes to make our engineering community better, smarter, safer, and respected. Be looking for some educational, inspirational, and just fun stuff coming from the guys and girls that make up our committee.

### A Change for the Good

I am happy to announce that starting this month, our luncheons will be held at the Alamo Café on 281. We’ve said “goodbye” to the San Francisco Steak house at the October Luncheon. Please join us in November at the Alamo Café. ❖



210-599-3838      1-800-593-3839  
4047 Stahl Road #4, San Antonio Texas 78217

- ◆ **Leak Repair Service**  
Hourly Rates For Spot Leak Repairs
- ◆ **Sealants**  
Offering Manufacturer's Extended Warranties For Window System Restoration And Building Joint Sealant Replacement
- ◆ **Waterproofing**  
Remedial Waterproofing With Extended Manufacturer's Warranties
- ◆ **Epoxy Injection**  
Structural Bonding of Concrete Cracks
- ◆ **Concrete Restoration & Repair**  
Spall Repairs And Post Reinforcement
- ◆ **Traffic-Grade Deck Coatings**  
Surface Applied Waterproofing For Garages, Mechanical Rooms And Balconies
- ◆ **Basement Waterproofing by Injection**  
Seal High Volume Leaks From The Interior Saving Costly Excavation
- ◆ **Water Repellent & Building Coatings**  
Reduce Moisture Penetration & Mold Growth And Facilitate Graffiti Removal

Marley Cooling Tower Erection & Reconstruction

**ROY C. GARRETT, INC.**

**411 FM 1103**

**San Antonio, Texas 78108**

**Keith Garrett**

**Office 210-659-6701  
Mobile 210-861-5245**

## Education Corner

### CFC Refrigerant Recycling

- Sponsored by the Texas Engineering Extension Service
- November 14 or December 5, Houston
- November 21 or December 12, San Antonio
- Cost: \$108
- Call 1-800-824-7303 or visit [www.teex.com](http://www.teex.com) for more information.

### Hazardous Waste Update

- Sponsored by the Texas Engineering Extension Service
- December 5, Corpus Christi
- Cost: \$325
- Call 1-800-824-7303 or visit [www.teex.com](http://www.teex.com) for more information.

### HVAC Test Preparation Seminar

- Sponsored by Construction Seminars, endorsed by the Texas Air Conditioning Contractors Association
- December 5-6, Houston, TX
- Cost: \$450
- Call 1-888-500-PASS or visit [www.constructionseminars.com](http://www.constructionseminars.com) for more info.

### Injury and Illness Recordkeeping

- Sponsored by the Texas Engineering Extension Service
- December 18, Mesquite, TX
- Cost: \$195
- Call 1-800-824-7303 or visit [www.teex.com](http://www.teex.com) for more information.

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



## Tech Talk #77

by The Charlie

### Who's Looking After Whom?

You don't have to be Sherlock Holmes to have investigative instincts, but by trade, you already possess your own investigative talents. Your instincts can be of additional use in other areas as well... the observation of people, vehicles, etc. In fact, one can even increase one's awareness just by watching one of the today's television programs (*Forensic Files*, *CSI*, etc). The key elements of awareness, observation, and cleanliness are all important items in an investigation. However, memory retention, or being able to recall events and give a description in an exact manner, will not occur if a surprise element is added.

For instance, you can take 20 persons gathered on a street corner and stage a crime (without their knowledge) in front of them involving the discharge of a firearm and/or a grotesque event. Take them one-by-one for a statement, and you will have multiple descriptions (i.e. color of clothing, shoes, race, height, weight, vehicle information, type of firearm/if any, etc). Some of these may be correct, but the majority of misinformation from the others will contradict actual accounts. Remembering information is somewhat easy, but if the element of surprise or shock is added, all bets are off (i.e., gunshots, horrific scene, etc). Having been associated with multiple law officers, and having been through the mill a time or two, here are some helpful hints.

**OBSERVATION:** If you've ever made a statement such as, "Oh yeah, that vehicle was parked there for three weeks," this is a good indication that you may need to sharpen your skills. If a vehicle is peculiar or has been parked in the same place for some time, or seems peculiar, take a look, but don't touch anything! People or persons that look peculiar or out of place are usually just that...out of place! When this occurs, take notes or mentally make notes of details! If you're uncertain if the vehicle just parks in the same place every day, simply place a rock or object on top of a tire. If it's gone the next day...the vehicle has been moved.

**DETAILS:** "Blah B, Blue T, Tan, Nike, 510/200" may not mean anything, but this is an easy way to remember a description of a person from the top down (i.e., black hair, brown eyes, blue t-shirt, tan pants, athletic shoes, 5' 10" tall, around 200 lbs). Other needed/missing details are type/length of hair, facial hair, race, etc., but you're on a good start. If the incident involves a vehicle, color, make, model, license number, or other identifiable marks (down to the type of rims and tires) are equally as important.

**ACTION:** If you come in one morning and see a vehicle that seems peculiar, take a look. Chances are that it is just someone who broke down, or it could be a needed piece of evidence. Other chances are that someone got ripped off and are anxiously awaiting information on their prized possession.

First off and most important...be careful! There could be someone inside sleeping it off, or worse, an actual crime in progress. Secondly, make sure no one is in the vehicle! Third, don't touch anything! On too many occasions, persons contaminate evidence. Fourth, you should have already imprinted, or at least written down information, regarding the vehicle. Fifth, observe if the vehicle is mechanically intact (i.e., flat tire, leaking fluids, etc). Sixth, observe if the vehicle is secure (if the windows are up and doors are locked, don't touch). Seventh, see if the steering column/ignition switch is broken out. Eighth, never ever forget to check the trunk for smells, body fluids, or noises from inside. And finally, take pictures if possible!

**REACTION:** Your reactions to your actions are important as well. If you've followed the action path above, you've probably already determined if there is anything to this or not. If there were something wrong or out of ordinary, your proper reaction would be to notify the police and gather your information about this incident (using the "back" of your hand on the hood to check for heat can give an indication of how long the vehicle has been there). Study the site for helpful information (for example, are there any cameras which may have caught the vehicle when it was parked?).


It will be your information that will be beneficial to the detectives in the event something has occurred. Accurate details and any other information will more easily be at hand because you are more familiar with the area than the police department.

Perhaps your careful observations will find a vehicle stolen from somebody who desperately needs it or discover a missing clue to getting the ball rolling regarding a missing person (who cannot be reported unless conclusive evidence is found or the required 48-72 hours has passed).

**Next Month:** Tricks of the Trades

**CHARLIE'S LAW:** Education teaches you that exothermic "gives off heat" and endothermic "absorbs heat." Experience teaches you that nevertheless...it is HOT!

**JUSTA MAJNTENANCE MAN ❖**



**Moore Lighting**  
& Electrical Services

Paul Moore

210-895-3212  
210-895-3242

## Welcome New Members

**Ken Cissell**

Cornerstone Church  
1875 Stone Oak Parkway  
San Antonio, TX 78258  
(210) 499-1730  
kennethc@sacomerstone.com

**Steve McKim** (recruited by Doug Graves)

SWMCO  
11926 Radium St.  
San Antonio, TX 78216  
(210) 308-7390  
steve@swmco.com

**Matthew Dunn** (recruited by Doug Graves)

AJ Monier  
1446 N. Flores  
San Antonio, TX 78212  
(210) 223-9191  
mdunn@ajmonier.com

**Raymond Padron** (recruited by Kyle Riggs)

Kennedy Wilson  
8023 Vantage, Ste 460  
San Antonio, TX 78230  
(210) 341-0064  
raypadron@att.net

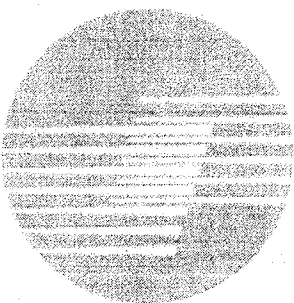
**Robert Richter** (recruited by Rudy Marroquin)

Beckwith Electronic Engineering  
5050 Beckwith Blvd.  
San Antonio, TX 78249  
(210) 699-6441  
rrichter@beec.com

**Martin Marin** (recruited by Bill Humes)

San Antonio City Employees Federal Credit Union  
123 N. Medina  
San Antonio, TX 78207  
(210) 554-3509  
marinm@sacefcu.org

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. ❖



# TRANE®

*It's Hard To Stop A Trane.®*

3650 Highpoint Drive, San Antonio, Texas 78217  
PH - (210) 657-0901 FX - (210) 657-0627

<http://www.trane.com>

Scott Meyerkord [sameverkord@trane.com](mailto:sameverkord@trane.com)  
Ken Dixon [kdixon@trane.com](mailto:kdixon@trane.com)

Jeff McCombs [jmccombs@trane.com](mailto:jmccombs@trane.com)  
Brandon Clark [belark@trane.com](mailto:belark@trane.com)

*Equipment Systems*

*Controls*

*Parts*

*Services*

*Training*

*Contracting*

*Cooling Towers*

*Rental Equipment*

## AMCON CONTROLS, INC.

*The Temperature Controls Warehouse*

11906 WARFIELD  
 SAN ANTONIO, TEXAS 78216  
 www.amcon.net      sales@amcon.net  
 PHONE (210) 349-6161      FAX (210) 341-0695  
 TOLL FREE 800-486-1323

### Building Engineer of the Year

The Building Engineer of the Year (BEOTY) Awards Committee is beginning its evaluation process and is requesting nominations for consideration this year. Please submit the name(s) of building engineers that you feel are outstanding professionals in the field of commercial property maintenance. Vendors: we particularly encourage you to nominate building engineers with whom you work.

We are looking for a SAABE member who best exemplifies the pinnacle of professionalism – the building engineer who has a thorough understanding of all issues affecting their property and runs a top notch operation.

The announcement of the Building Engineer of the Year will be held at the January General Membership Meeting. To obtain an application, visit SAABE's web site at [www.saabe.org](http://www.saabe.org), or call Laura Bray (210-408-1699). ❖

### NEW Vendor Showcase

Starting this month, SAABE meetings will feature a "Vendor Showcase," featuring 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. ❖

### 2004 Dues

SAABE dues have remained constant for three years. In order to fund the kinds of programs that you want to hear, the SAABE board voted to increase dues for 2004 to \$185 per person (\$145 each for two members, \$130 each for three or more). These dues go into effect on November 1 and for all 2004 renewals. Please call Association Coordinator Laura Bray (210-408-1699) if you have questions. ❖

**Don't Wait... For an  
 Emergency to get  
 your BACK-UP Generator  
 installed or serviced!**

Our factory-trained technicians can service any make & model generator set or automatic transfer switch. We also provide preventative maintenance and customer support agreements. We can even sell or rent you a new or additional set or switch.

Sales: Ed Moseley      Service: Todd Moseley

**(210) 648-8407**

**HOLT**

Power  
Systems

**CAT**  
Engines

## We provide Belzona products and know-how or complete "turn key" projects to help you:

- Reduce downtime • Lower maintenance costs
- Extend Equipment Life

**Chillers, Cooling Towers, Roofs, Concrete, Non-Skid, Expansion Joints, Waterproofing, etc.**

**Call GC Polymers, Inc.**

**George G. Clark, PE  
[210] 651-3332**

**gclark@belzona.org • www.kwikit.net/gcp/**



### Email Addresses

Send your email address to  
laurabray@braycommunications.com to  
make sure you stay informed of the  
latest events! ❖

## Job Listings

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)). ❖

## Membership Drive

Everyone knows engineers who should be part of SAABE, and we want them to join! SAABE's membership drive offers rewards for recruiting new members. Regular members will receive a \$25 Home Depot gift certificate for every associate member they recruit and a \$30 gift certificate for every regular member they recruit. Associate members: For every regular member that you recruit, you'll receive \$100 in sponsorships or advertising. You can find a membership application on the SAABE web site at [www.saabe.org](http://www.saabe.org). Make sure they put your name on the "Recommended by" line, so we know who should get the gift certificate. ❖

## Equipment Survey

SAABE has begun the process of developing a database of installed equipment in the buildings of SAABE members. When completed, this database will provide SAABE members an invaluable resource when troubleshooting problems or purchasing new equipment. You can look up specific equipment and equipment types in the database, then give that engineer a call to find out more.

But we can't do it without your input! At the next several SAABE membership meetings, you'll receive a section of the survey to complete (each section pertains to one category of equipment, such as HVAC). You'll complete the survey at the meeting and leave it at the registration desk. SAABE will take care of the rest.

Please participate in this important new member benefit. If you have any questions, please call SAABE treasurer Doug Graves at (210) 828-7712. ❖

**WE'RE THERE,  
WHEN YOU NEED US.**

**24**  
hours a day

**7**  
days a week

**365**  
days a year

### COMMERCIAL SERVICES

Carpet Cleaning  
Air Duct Cleaning  
Water Damage Specialist  
Mold Removal  
Fire Restoration

**BLACKMON  
MOORING** 

For over 50 years  
**1.877.730.1948**  
[www.blackmonmooring.com](http://www.blackmonmooring.com)

# The Daily Chronicle

## Choose York International for HVAC Needs!

Are you receiving San Antonio's finest HVAC services? We are the local service of York International, a manufacturer of

*"Let me show you how York San Antonio Service can get the most out of your HVAC dollars!"*

**Chris Finger,**  
Service Sales Representative  
(210) 496-6631, Ext. 602

### Our People Make the Difference!



### What We Offer:

- Quick response 24 hours a day, 7 days a week
- Factory trained technicians
- Experience with all major brands of equipment
- Maintenance Agreements for all your service needs
- Increased reliability through planned maintenance
- Energy Cost Savings
- Engineered enhancements to your equipment
- Solutions to your CFC refrigerant problems
- Chiller manufacturing plant located in San Antonio
- Turnkey equipment replacements

*Call today!*

**YORK**

INTERNATIONAL

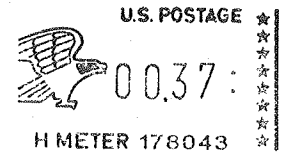
**(210) 496-6631**

5692 E. Houston St. Suite 101  
San Antonio, TX 78220

**...and much more!**



San Antonio Association of Building Engineers  
 14602 Huebner Rd, #116, PMB 149  
 San Antonio, TX 78230



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

## SAABE TIMES November Issue

### *Final Thought:*

*"The reason why so few good books are written is that so few people who can write know anything."*

— Walter Bagehot

### 2003 Board of Directors

Bob Beal President	377-2626
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
Elena Castillo Past President	822-8570

---

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

### Membership Luncheon November 19, 2003

Time: 11:30 a.m.

Location: ALAMO CAFE ON 281!!

Program:

SAABE's Inaugural Vendor Showcase

### Upcoming Luncheon: December 17, 2003

Program to be Announced

Election of 2004 Board of Directors and  
 Voting on Bylaws Changes

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



210-340-5454  
 email: inkspot@onr.com