



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

November 2011

Mark Your Calendar—

JOIN US FOR OUR NOVEMBER MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, November 16, at the Embassy Suites Hotel (7750 Briaridge Drive; northeast corner of IH-10 and Loop 410).

The meeting topic is "Preventive Roof Maintenance," and the presenters will be Jon Pett and Lucas Villarreal with Cram Roofing. Cram Roofing is also this month's meeting sponsor.

Please RSVP no later than Monday, November 14, at noon.

If you must cancel your attendance, please call Melodie Goff at (210) 408-8135 **BY MONDAY, NOVEMBER 14, AT NOON** 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! ❖

Engineer Spotlight

by Jeff Turov



Gilbert Hernandez

Lillibridge Healthcare Services, Inc.
Maintenance Technician
315 N. San Saba
San Antonio, TX 78207
gilbert.hernandez@lillibridge.com
(210) 223-5700

- **How long have you been in the building engineer trade?**

I have worked in this industry for thirty years. For the past eleven years, I have maintained buildings in the medical field - ten years as the Chief Engineer for Kindred Hospital and the past year as the Maintenance Technician at Lillibridge. I have been a member of SAABE for the past four years.
- **After thirty years of maintaining buildings what would you say your specialty is?**

I would say that my specialty is troubleshooting HVAC problems. I have taken numerous training classes on HVAC and control systems.
- **Hobbies/what do you enjoy doing during off hours?**

Five years ago I took up the game of golf and haven't stopped yet. I really enjoy it. I also jump out of airplanes (skydive) three to four times a year - just for the thrill of it. And, I enjoy playing music and have played the guitar and piano since I was eleven.
- **What is one of your most prized possessions?**

Of the fifteen guitars that I own, I would have to say that the 1962 Telecaster would qualify.
- **What is the longest time you've gone without sleeping?**

I used to play guitar in a rock and roll band - need I say more?
- **Have you ever?": saved someone's life?**

Yes, a few years ago a friend and I were swimming at Canyon Lake. He was rather large and became exhausted about a half mile from shore. I realized that he did not have the strength to make it back to shore, so I swam out and rescued him. After swimming us both back to shore, I too was exhausted. ❖

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A Message from the President

by Charles Mikolajczyk, Jr., CBE-M

Engineered...to death! No, this is not an article about the Building Engineer but along the same lines - sort of! Many times in the past, and unfortunately in the present, someone has a plan to develop a parcel of property as an investment. Partners are pulled in, and plans further develop into what type of market the investment will best serve. Then, the concept is actually put onto paper where pricing can begin. Once the preliminary pricing is reviewed, things usually skid to a halt!

To build a building that will bring in "x" amount of cash flow, it will have to be built for "y." Therefore, if the markets are soft, x has to satisfy y, or x will go back to being a dream. However, dreams are ambitions, and ambitions can become reality if the entire project is Value Engineered. Reenter y - why?

Y (Value Engineering) is an effort to cut up-front costs. Up-front costs are associated with premium materials and equipment which can cost a great deal more from the start in their purchase price. Such as the costs associated with a chilled water plant. The costs to buy/install this plant are high, and the life expectancy is long. But, if y is entered, this could be cut down to water cooled DX systems, or rooftop units, or even water source heat pumps. They all do the same thing, but the purchase price up front is greatly reduced from that of a chiller plant. Did anyone hear the life expectancy is also greatly reduced, as well as the operating and maintenance costs? NO! Neither did the investors when they found out they could cool the project for only x amount of dollars! Sad, but it happens more and more.

This not only occurs on multi-tenant buildings but on facilities as well. Case in point - in the early 2000's a corporation was building their own campus in a well-known part of SA. I had the opportunity to help out! Its original design included a lavish, central chilled water plant that had expansion capabilities to extend for decades. Y factor came into play, and rooftop units were installed so that the savings could be used

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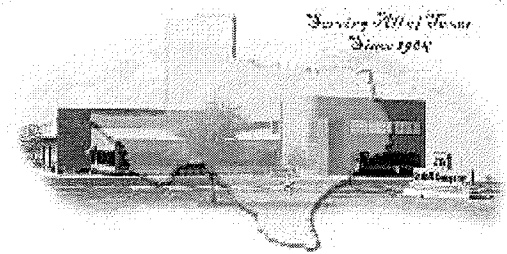
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elsewhere...against all of my pleas. Well, there is nothing more satisfying than watching them now replace ten year old rooftops and getting to say..."I told you so!" LOL

More y factors can change a structure and facade from a concrete structure with architectural precast down to steel beams, bar trusses and tilt-walls! Even crazier now, is the four and five story tilt-wall structures the architects are coming up with to meet y! Other interior items may not seem like much at the time y comes in but play a major role in noise and other problems down the road. For instance, substituting cast iron drains and copper piping to PVC, CPVC and DWV! Nothing's better than being in a "so called" Class A building and you can hear a water closet flush on the floor above and the water running through the piping in an office suite!

Further supporting "engineered to death" (not to mention the lowest bid won the contract), is a recent failure at a property which had the y³ factor applied. It was found that the trench for the fire and domestic water lines were backfilled...with the materials that were excavated! Yup, no sand but rocks and boulders! I'm guessing the developer took the money and ran...all the way to the bank - laughing all the way! Guess who ends up taking care of these box buildings? You and I - wondering Y! ❖

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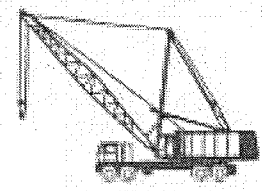
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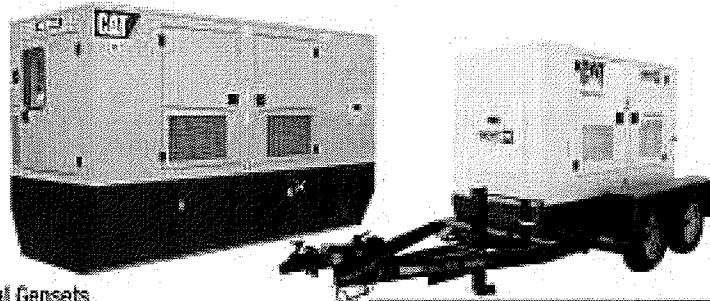
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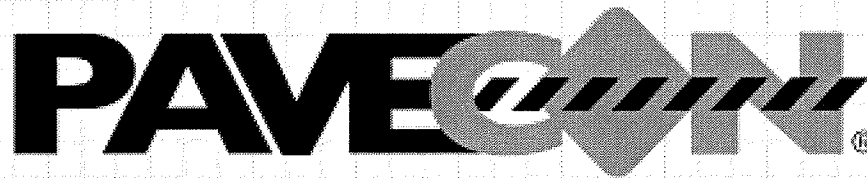
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Vendor Rep Report by Randy Cummings

Isn't this weather great! I know we still desperately need rain, but to finally be through with 100 degree days is a much needed relief. I'm sure most of us will be spending our next several weekends on the water, in a deer blind or on the golf course. And, hopefully everyone will get to take a break from work and enjoy quality time with your families this Thanksgiving. Just don't forget to show up to SAABE this month.

I'm still looking for new vendors to sponsor/present at our luncheons for next year. Shoot me an email (rcummings@gerloffinc.com) if you are interested.

Till next time, remember to RSVP, and I'll see you at the luncheon. ❖



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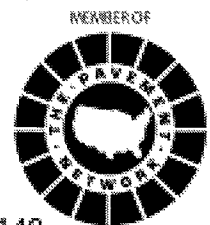
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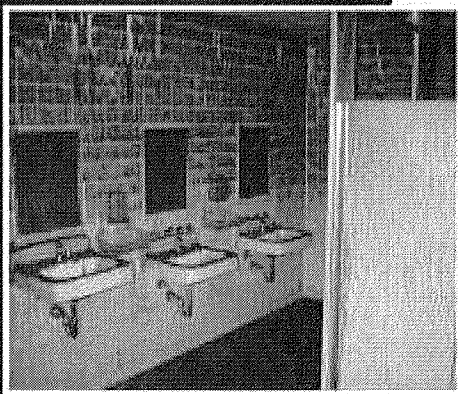
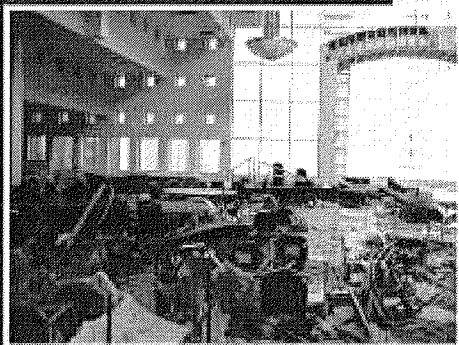
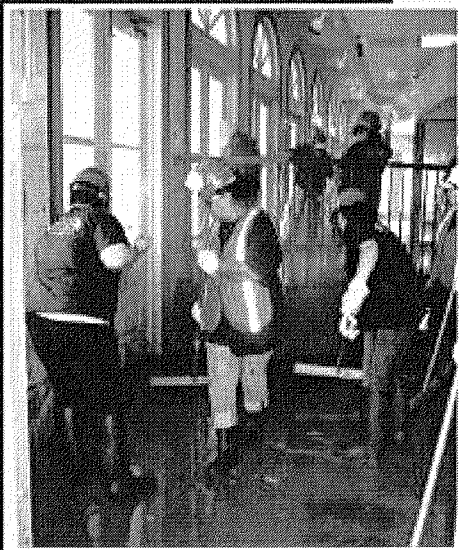
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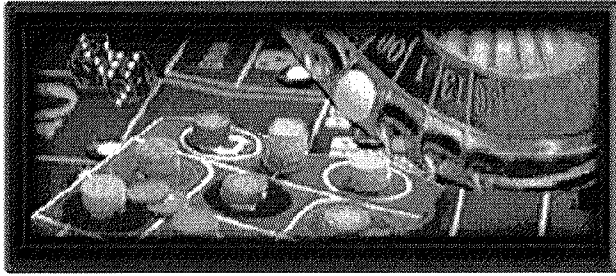
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Vanessa Rodriguez

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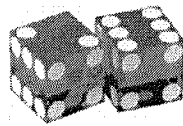
SAABE "Holiday in Vegas"!!!
Friday, December 9, 2011
6pm - 10pm

This year's SAABE holiday party is a change from the same old, same old. We have organized a traditional holiday dinner, as well as Vegas style gaming - all in a place that you are familiar with...The Embassy Suites NW.

There will be gaming for all tastes! Blackjack tables, a Roulette wheel, a Craps table, and Texas Hold 'Em Poker...plus a full service bar in the lobby.

The grand prize this year will be awarded to the player who has the most chips at the end of the evening. Drawings for door prizes will be held throughout the evening as well, and everyone who has been to one of our parties knows that we have a lot of those. (If you would like to donate a door prize, please contact Robert Steele at (210) 421-0113 or rsteale@southprorestoration.com.)

Bring a guest, and let's see who comes out as the top dog! The gauntlet has been thrown down - who will race to the top of the or pack? See y'all there! ♦



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Please note that there
 won't be a Last Thursday
 Training Seminar in
 November or December.
 They will resume in
 January.

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Emergency Preparedness Plan

Gerloff's Emergency Preparedness Plan is designed to provide the highest quality and the best catastrophe management service possible. With your assistance, Gerloff Co Inc. will create a proactive format to facilitate a positive outcome from any unfortunate event of any size or magnitude. The more prepared for any event, the better the results.

Gerloff has been assisting our Texas clients and the insurance community since 1985 in the restoration of Commercial and School Properties affected by water, hurricane, fire, and wind emergencies. These properties, referred to as Emergency Preparedness Plan Partners have experienced a sense of confidence and piece of mind knowing that Gerloff can be contacted to do the right job, the first time.

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- § Minimizing of business down time while reducing size of loss.
- § Providing turn-key restoration and reconstruction services
- § Eliminating lengthy bidding process by pre-approval with our partner and the insurance carrier.

TIP: Emergency Preparedness Kit

- Pack a Flashlight with back up batteries
- Pack a Transistor Radio with back up batteries
- Pack bottled water
- Pack Cell Phone
- Pack personal hygiene supplies
- Pack a manual can opener
- Pack a first aid kit

For Any Questions or to Set Up Your Inspection Contact Drew VanWyck at Our Main Office
14955 Bulverde Rd.
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October Lunch Summary

by Curtis Thompson

Greg Shilts and Gregory Asvestas with Clean Environments, Inc. presented information about the "M" word to over 100 attendees at the SAABE October luncheon. They opened their segment with the ESPN Monday Night Football clip that features the plumber leaving his client with 12" of water and things floating, and the advice was, "Don't worry about it, because it will eventually soak in and everything will be fine." Don't believe him!

The "M" word has been described as "AMG" (advanced mildew growth), "UBS" (unidentified black substance), "PMG" (possible microbial growth), or even an "IAQ" (indoor air quality) concern. Simply stated, mold is, by definition, wet mildew. The important thing to remember is that mold, or the mycotoxins that are given off, affects everybody differently. There are many types of mycotoxins, and, both dead and alive, mold can cause allergies and trigger asthma attacks.

Greg Shilts covered the State of Texas mold rules. The most prominent is the 25 square foot rule, which requires

that any area larger than this must be reported to the State. There are exemptions, which include an area under construction, work that is done by actual employees of the owner of a facility, and private residences.

The four step process to eliminate and clear for mold is as follows: 1. Assessment, 2. Protocol, 3. Remediation, and 4. Clearance. The process is very similar to that used for Asbestos Abatement. (Please be reminded that any reletting of space that requires finish out will need an asbestos survey as part of the permitting process.)

Prevention of mold is simple. Eliminate moisture, and eliminate any food source. Elimination of moisture within the first 24 to 48 hours of a leak or penetration is essential. Also, moisture is eliminated by proper humidity control, which is achieved by having the correct designed and sized HVAC units and air exchanges for the area.

For more information, please contact Clean Environments at (210) 349-7242, or go to www.Cleanenvironments.com. ❖

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PLC I - PLCs for Non-Programmers

- Sponsored by American Trainco
- December 17-18, TBA, San Antonio
- Cost: \$990
- For more information, visit <http://www.americantrainco.com/courses/plc%20non-programmer/schdtlPC.aspx?SID=33132>

How to Deal with Unacceptable Employee Behavior

- Sponsored by Career Track/Fred Pryor Seminars
- December 9, Norris Conference Center, San Antonio
- Cost: \$149
- For more information, visit http://www.pryor.com/et_seminarExpressLane.asp?SN=200087&ssd=2011120 ❖



SAABE 2012 Building Tours

By Tom Lasater

Things generally slow down during the holidays as will the SAABE building tours. But, be ready in January as we begin touring buildings with and without Leadership in Environmental and Energy Design (LEED) certification.

Below are a list of some of the buildings we will tour:

- ABM Facilities Services - Armando Salazar (296-8747)
- City View Office Bldg/Transwestern - Robert Ramos (697-8861)
- Corporate Square/Transwestern - Jock Tilghman (669-9449)
- Fountainhead I & II/Grubb-Ellis - John Cauley (669-0621)
- Northwest Atrium/Sanchez Property Management - Luis Villarreal (669-3931)
- Northwest Center/Griffin Partners - Roland Trevino (845-6690)
- San Pedro Plaza/Reata Property Management - Mark Rybczynski (841-3219)

The LEED program, which gives points for achieving certain criteria and certifies buildings in Gold, Silver or

Platinum, is administered by the United States Green Building Council (USGBC). Below are some websites related to the USGBC that you might find useful:

- www.usgbc-centraltexas.org - Educational events and training
- www.epa.gov/greenbuilding - Educational articles
- www.greenstepeducation.com - Courses related to USGBC designations
- www.buildsanantoniogreen.org - San Antonio's residential Green Building Program, developed specifically for San Antonio

In addition, the USGBC is hosting a Austin Community College Round Rock Campus Green Building Tour on Thursday, November 10 from 5:30 p.m. to 7:00 p.m. The new Austin Community College Round Rock Campus was designed with a sustainable approach to multiple aspects of the project, ranging from the site selection to the selection of low-emitting and regional materials, as well as high efficiency plumbing fixtures and energy systems.

If you have any questions, please contact Tom Lasater at (210) 501-3434 or lasater.tom@att.net. ❖



Member—Western Construction Group

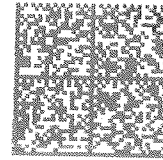
Welcome New Members!


Welcome to the following new SAABE members! Please make sure to add their information to your 2010 SAABE Membership Directory.

<p>Jeffrey Molina American A/C & Heating Company 203 Gillette SA, TX 78221 • (210) 928-2665 JeffreyMolina@AmericanAirConditioningSA.com</p>	<p>Eric Verhelst Concord Properties 777 Sonterra Blvd. SA, TX 78258 • (210) 669-3825 everhelst@concord-corp.com</p>	<p>Tim Young Polygon US Corporation 610 Tosha Street SA, TX 78260 • (210) 241-0839 tim.young@polygongroup.com ❖</p>
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SAABE Holiday Social

Get ready to roll the dice at this year's SAABE "Holiday in Vegas!" We will be holding a Casino Party on Friday, December 9 at Embassy Suites Hotel. See page 6 for more details!

Charles Mikolajczyk Jr
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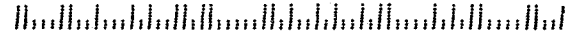
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**SAABE TIMES
 November Issue**

Final Thought:

"The Pilgrims made seven times more graves than huts. No Americans have been more impoverished than these who, nevertheless, set aside a day of thanksgiving." - H.U. Westermayer

980 0053



2011 Board of Directors

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Mike Halvorsen, CBE-M 1st Vice President	669-3929
JR Uresti 2nd Vice Pres./BOMA SA Representative	
Curtis Thompson Secretary	557-9977
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Randy Cummings Vendor Representative Pro Tem	394-6233
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Kendal Langenberg Membership Chair	885-5194
Bob Beal Past President	830-868-4749

Melodie Goff 408-8135
 Association Manager
 (mg.assoc.mgmt@gmail.com)

Next Meeting:

Wednesday, November 16

"Preventive Roof Maintenance"

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Upcoming Program:

Wednesday, December 21

Business/Board elections

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