



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

October 2011

Mark Your Calendar—

JOIN US FOR OUR OCTOBER MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, October 19, at the Embassy Suites Hotel (7750 Briaridge Drive; northeast corner of IH-10 and Loop 410).

The meeting topic is “OMG We Got AMG! What Should We Do?,” and the presenter will be Gregory Asvestas with Clean Environments, Inc. Gerloff Company, Inc. is this month’s meeting sponsor.

Please RSVP no later than Monday, October 17, at noon.

If you must cancel your attendance, please call Melodie Goff at (210) 408-8135 BY MONDAY, OCTOBER 17, AT NOON so we can cancel your meal.

Please make sure to check in at the registration table when you arrive.

RSVPs are REQUIRED, so we can be sure to have enough meals on hand! ♦

Many thanks to our new Vendor Sponsors!

Master Level

Western Waterproofing
Gerloff

Journeyman Level

Preferred Landscape and Lighting

Engineer Spotlight

by Jeff Turov



John Norman

Lead Operating Engineer
Travis Commercial Real Estate Services
Trinity Plaza II, 745 E. Mulberry, #470
San Antonio, TX 78212
jnorman@traviscommercial.com
(210) 616-0616

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

I have been in the building engineer trade for 14 years. I started working at the Hyatt Regency in Columbus, Ohio and then traveled to various locations in the United States and to Toronto, Canada. My positions included Director of Engineering, Assistant Director, and Project Manager. After leaving the hospitality industry, I went to work for Pearl and now work for Travis Commercial. I have been a member of SAABE for one year.

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

I have received a few awards over the years, but the best recognition I received was from the Hyatt and the New Orleans Mayor’s office after Hurricane Katrina.

After Hurricane Katrina hit New Orleans, I was given the opportunity to travel there to make the Hyatt operational. The hotel had been ravaged by the storm and was in terrible shape. My coworkers and I worked very hard to get the building back in shape, and it became command central for FEMA, the Army and the Mayor’s office. We spent two months down there helping out, and it was a very rewarding experience.

- **After being involved in both the hospitality and commercial real estate industry, what do you see as the differences?**

Working in the hospitality industry can be very demanding - it’s a 24-7 operation, and it’s very challenging to conduct repairs and schedule maintenance, annual inspections or any type of renovation. Working in a non-critical building,

Continued on page 2

A Message from the President

by Charles Mikolajczyk, Jr., CBE-M

It's still hot and dry...so not much new news going on. What the heck happened to September? Seems like it was just Labor Day!

Thanks to those that attended the 2011 IREM Bowling Tournament; it was great to spend time with you. For those that didn't make it, shame on you! If you can, please try to attend the 2011 BOMA SA Open in October. It's really great networking to get off the path most followed and go where there is no path...and leave a trail for others to follow!

Hopefully, you have finished with your 2012 budgets. For those that are just getting started, good luck!

Much like the well known second weekend in November, it's also getting close to that time to check and tune up your heating systems (like they'll be needed this year)! There is nothing worse than trying to repair something immediately when it could have been done previous to the event (i.e., when you're equipment is not working). This is the difference between preventive maintenance and destructive maintenance. Ever notice how there never seems to be technicians available when you need them in a situation that all think is an emergency - like the first cold snap of the year? That's because many people didn't plan ahead!


If you are interested in helping SAABE grow by providing nothing more than your time, there are positions on the board coming to term at the end of this year, so you've plenty of time to think about it!

Till next month/meeting...

Live a little, a lot...and enjoy the ride!



ROY C. GARRETT, INC.



COOLING TOWER SPECIALISTS
TACLA87269E

Chris Benson

Office: (210) 659-6701 P.O. Box 569
 Fax: (210) 658-0627 411 FM 1103
chris.benson@roycgarrett.com Cleburne, TX 78108

RediFuel®

1-800-RediFuel
(733-4383)

**24 Hour
Generator
Fueling
Service**

Ask About

“KeepFull”

A First Priority Service

Engineer Spotlight (continued)

where it is only open for a scheduled number of hours, you have a lot more flexibility in scheduling things. And, most importantly, you have a regular schedule for your family. I also have appreciated getting to know the building tenants at the Trinity Plaza II office building; whereas in the hospitality industry, it changes every day.

- **Family/children?**

My wife is from Venezuela; we have been married for ten years and have a beautiful four year old daughter.

- **What is your favorite car?**

That would have to be a red '67 Mustang convertible. What I would enjoy most is restoring one of these cars back to factory condition. I enjoy restoring things and am currently rebuilding an old pinball machine. ♦

Ward Systems

WE WANT TO BE YOUR *FIRST CHOICE* FOR HVAC PARTS AND SERVICE!
COME VISIT OUR NEW PARTS DEPARTMENT!!

Direct Digital & Pneumatic Controls:

- Siebe
- Barber Colman
- Robert Shaw
- Johnson Controls
- Honeywell
- Kele
- A. C. I.
- Mamac Systems
- KMC Controls – Kreuter
- Belimo
- Delta
- Erie
- Invensys

Klein Tools:

- Hand Tools
- Wipes/Hand Cleaner
- Gloves
- Knives

Air Compressors/Driers:

- Curtis Toledo
- Hankison
- Filters
- Oil

Valves:

- Zone Control Valves
- Butterfly Valves
- Ball Valves
- Globe Valves
- Packing Kits

Actuators:

- Damper Actuators
- Valve Actuators
- Pneumatic Actuators
- Direct Couple Actuators

Thermostats:

- Pneumatic (Direct/Reverse)
- Electric
- Electronic
- Programmable
- Calibration Kits

Humidity Transmitters:

- Wall Mount
- Duct Mount

CO₂ Sensors:

- Wall Mount
- Duct Mount

Variable Frequency Drives:

- Square D Drives
- Graham/Danfoss

Wire:

- Plenum Cable
- Cable Ties

We offer **ENGINEERING** and **TECHNICAL SUPPORT** as well as
INSTALLATION SERVICE for all products sold!!

**BARBER
COLMAN**

KLEIN TOOLS

**DELTA
CONTROLS**

**JOHNSON
CONTROLS**

Ward Systems & Services, Inc.
2121 Cee Gee
San Antonio, Texas 78217
Phone: (210) 824-7683
Fax: (210) 824-2123
Mobile: (210) 825-2011
www.wardsystems.us

Erie

BELIMO

**KMC
CONTROLS**

Honeywell

September Lunch Summary

by Curtis Thompson

We really appreciate everyone that showed up for the SAABE September luncheon! We also would like to thank San Antonio Water System (SAWS) for a great presentation. The big message was SAVE water! Following is a recap.

With commercial customers accounting for ten percent of the customer base and 40 percent of SAWS' annual water sales, there is a great potential for water savings through their commercial conservation programs.

Commercial Large Scale Retrofit Rebate

SAWS provides an economic incentive in the form of rebates to those customers that choose to convert to water saving equipment and practices.

Commercial Toilet Retrofit Program

Choose from one or any combination of program options designed to significantly reduce your company's water bill and overall water consumption.

Commercial Cooling Tower Audit

SAWS is offering a free audit that can help improve the performance of your cooling tower.

Certified WaterSaver Program: Car Washes

The WaterSaver Car Wash program results in real water savings, protects water quality, provides recognition and financial incentives for program participants.

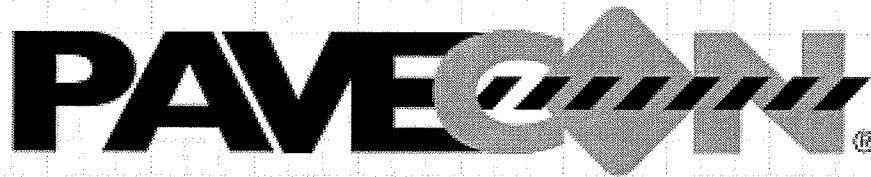
Certified WaterSaver Program: Restaurants

Retrofitting your business with water-conserving products can lower your operating costs. SAWS is offering free retrofits and installation to help you become a Certified WaterSaver!

Commercial Irrigation Consultation and Design Rebate

SAWS conservation consultants will work with your irrigator to help identify design flaws in your irrigation system that, if changed, can result in water savings and healthier landscapes.

If you have any questions about SAWS' commercial conservation programs, please contact Mark Peterson at (210) 704-7297 or Mark.Peterson@saws.org. ❖



We Get In And Get The Job Done - Period!

Asphalt & Concrete Paving Repair, Construction & Maintenance

- Parking Lots
- Crack Sealing
- Striping
- Sidewalks
- Signs
- Sealcoat

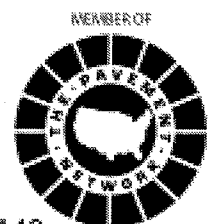
CONTACTS

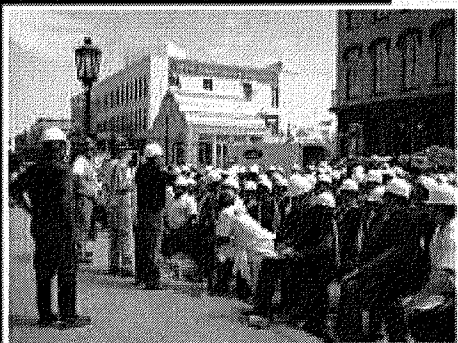
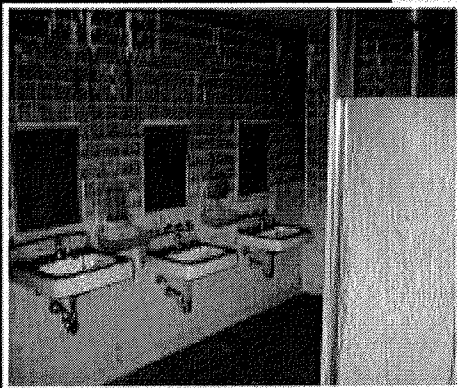
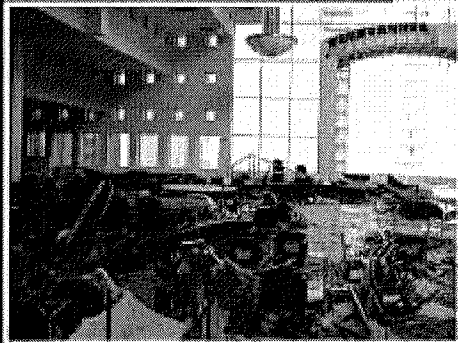
David Harding - 210.669.3639 — Jerry Casillas - 210.389.4785

Project Managers

Pavecon, LTD • 18680 Marbach Lane • San Antonio, Texas 78266
San Antonio - 210.798.1111 office • 210.798.1112 fax • Austin - 512.329.9148

www.pavecon.com





Be Proactive. Be Prepared.

Is your company prepared should a disaster strike?
Will you be *action* oriented or *reaction* oriented?

Last-minute decisions in the face of a disaster are almost certain to increase both the time and the cost of recovery. Disaster planning offers you the opportunity to make calm, well-considered decisions prior to a critical event. Plans will vary widely from one organization to another. Let Blackmon Mooring assist with prioritizing your company's needs.

Establishing your company and facilities as a Priority Customer with a Response Service Agreement can give you peace of mind that should a disaster strike, Blackmon Mooring will be there to assist in reducing business interruption and mitigating costs.

Response Service Agreement benefits:

- No cost or contractual obligation
- 24/7/365 Emergency Response
- Priority Response in the event of a community-wide disaster
- Pre-registration of your facility's "vital statistics" for customized, more efficient disaster response
- Priority Response Consultant and Project Coordinator assigned to your account

Vanessa Rodriguez

Priority Response Consultant
Blackmon Mooring of San Antonio
210.249.1496 cell
vrodriguez@blackmonmooring.com

1.877.730.1948
www.blackmonmooring.com

RESPONSE SERVICE AGREEMENT

Vendor Rep Report by Randy Cummings

Hope everyone had a great summer despite record heat and the worst single year drought since the nineteenth century.

As we move into 2012 and start planning our monthly luncheons, I just want to give a friendly reminder to all vendors about the criteria for presenting at one of the monthly lunches. One of the things that makes SAABE the best organization in town is the fact we do so much to educate our engineers. The engineers don't show up to hear about your company and listen to your best sales pitch; they come to hear about the newest products or learn about new services that can save them time and money. We all have competitors in the audience, so, out of respect to them, please keep from using this time to promote your company. I've been around these guys long enough to know they are much more receptive to your knowledge and expertise than hearing your best sales pitch. I look forward to many more great presentations in the future.

Hope to see everyone at the October luncheon. Just remember to RSVP! ♦

Welcome New Members!

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

Guillermo Arellano Magi Real Estate Services 10010 San Pedro SA, TX 78216 • (210) 340-5500 garellano@magirealestate.com	Michael Mullins RUUD (Rheem Manufacturing) 222 Windmill Hill Seguin, TX 78155 • (830) 491-5152 michael.mullins@rheem.com
Ramiro Torres Stream Realty 45 NE Loop 410 SA, TX 78216 • (210) 525-0845 rtorres@streamrealty.com ♦	

When Power Goes Out...

Ensure You Have Reliable Backup Gensets Fast!

Sales • Service • Rental



- Rental Gensets
- Rental Chillers
- Standby Gensets
- Service & Maintenance



www.holtcat.com

Tom Tarbox Over 600 kW 210-648-8874	Jason Tarbox Rental Power 210-648-8947	Ed Moseley 8 kW to 600 kW 210-648-8407	Rita Munoz Service & Maintenance 210-648-8356
---	--	--	---



SAABE High Performance Buildings Forum Update

By Tom Lasater

Beginning in 2012, the High Performance Buildings (HPB) Forum has decided to revert to its original name, Going Green Forum, so that organizations and individuals outside of SAABE can easily recognize our name and purpose.

By the time you read this article, we will have completed the tour of Doug Graves's building (Chase Center - Oak Park), and the CPS Energy Trade Show will be a part of green history. But, we will continue to inform you of upcoming green events so that you can use them to advance your knowledge in this fast moving technological field.

The engineers who have hosted building tours (see below) are available to answer any questions you might have about energy or water conservation, so please contact them.

Doug Graves Chase Center - Oak Park Travis Commercial 870-0903

Art Martinez Texas Center for Athletes Travis Commercial 748-9967
Howard Newsome Pyramid Building Endura Advisory 669-2587

Also, please make a note of the companies that provide services related to Energy Star or LEED certification or have programs for energy and/or water conservation. These individuals are also available to answer any questions you might have (see below).

Paul Dockery ChemSearch 723-8990

Will Fawcett Joe W. Fly Company, Inc. 946-1688

Robert Hambright Cost Containment Engineering, Inc. 846-5046

And, if you are a SAABE vendor that is involved in this evolving and growing field, please contact me, Tom Lasater, at (210) 501-3434 or lasater.tom@att.net. ❖



TEXAS BEST MECHANICAL, ELECTRICAL AND PLUMBING BUILDING SOLUTIONS PROVIDER



BRANDT

www.brandteng.com



- * 24 Hour Service
- * Preventive Maintenance Agreements
- * HVAC Tenant Finish
- * System Design & Construction
- * Equipment Replacement/Retrofit
- * Green Technologies
- * Building Automation
- * Now Offering Plumbing Service

6023 Corridor Parkway, Suite 100
Schertz, TX 78154
Office: 210.599.6120 Fax: 210.599.7921

SAABE October Last Thursday Training Seminar

Save the date for this month's Last Thursday Training Seminar. This month's topic is "Parking Lot Seal Coating and Stripping." Longhorn Lot Maintenance is this month's training seminar sponsor.

Where: First National Bank (6243 IH 10 W)
Tenth floor conference room

When: Thursday, October 27, 11:30 am - 1:00 pm
(Lunch provided by Longhorn Lot Maintenance)

Longhorn Lot Maintenance started in 2000 as a power-washing company for retail and office building parking lots. They are committed to offering quality service, quick response time and affordable pricing. Services offered include:

- Pressure washing
- Hauling
- Pavement markings
- Asphalt/parking lot maintenance
- Concrete
- Graffiti removal
- Porter service

For more information about Longhorn Lot Maintenance, contact Brad Bauserman at brad@longhornlotmaintenance.com or at (210) 577-2097. Or, visit their website at www.longhornlotmaintenance.com.

The seminar is open to **SAABE Engineers and their assistants only**, and there is no cost to attend. There is a limit of 25 attendees.

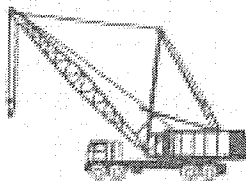
If you are coming, please email mg.assoc.mgmt@gmail.com. Please RSVP by Wednesday, October 26 so we know how many lunches to order. If you RSVP and cannot attend, please call Melodie Goff at 408-8135 so she can move someone off the waiting list. ❖

HOWELL CRANE & RIGGING, INC.

AUDIE HOWELL
Vice President
PHONE (210) 661-8285
FAX (210) 661-7883
MOBILE (210) 882-5301
1-800-436-0814
HOME (210) 649-3726
email: audie@howellcrane.net

24-HOUR SERVICE
CRANES 15 TO 500 TON
P.O. BOX 293576
SAN ANTONIO, TEXAS 78220

#1 in SAFETY!



George Worth Pump & Motor Service

SPECIALIZING IN REPAIR AND INSTALLATION OF
PUMPS AND MOTORS

GEORGE WORTH, REPAIR SPECIALIST

PHONE: 210.248.4241
FAX: 830.980.8515

22144 HIGHWAY 46 WEST
SPRING BRANCH, TEXAS 78070
EMAIL: GWORTH@AGL.COM

Education Corner

R410A Certification

- Sponsored by Austin Association of Facility and Maintenance Engineers (AAFAME)
- October 25, 401 Congress Avenue (Frost Tower), Austin
- Cost: \$125 for nonmembers
- For more information, visit <http://www.aafame.org/cde.cfm?event=358481>

Making the Transition from Staff to Supervisor

- Sponsored by Fred Pryor Seminars & Career Track
- October 28, Norris Conference Center, San Antonio
- Cost: \$149
- For more information, visit http://www.pryor.com/mkt_info/seminars/desc/VM.asp

Electrical Ladder Drawings, Schematics and Diagrams

- Sponsored by American Trainco
- November 14-15, Country Inn & Suites by Carlson San Antonio Airport, San Antonio
- Cost: \$990
- For more information, visit <http://www.americantrainco.com/courses/electrical%20ladder%20drawings/schdtlSCM.aspx?SID=32394>

2011 National Electrical Code

- Sponsored by American Trainco
- November 16-17, Country Inn & Suites by Carlson San Antonio Airport, San Antonio
- Cost: \$990
- For more information, visit <http://www.americantrainco.com/courses/national%20electric%20code/schdtlNCC.aspx?SID=32321> ❖

Gerloff Company Inc

C A T A S T R O P H E M A N A G E M E N T

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.

Benefits: Emergency Preparedness Plan Partners

- § Priority response for Emergency Preparedness Plan Partners
- § No survey or catalog fees
- § Emergency staff on call, prepared to respond 24/7
- § Designed to work along side any existing contingency plans.
- § EPP Partners are provided with a catalog for at-a-glance location reference
- § 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.

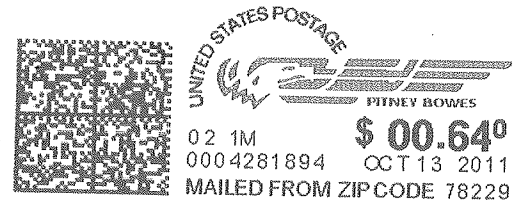
TIP: Emergency Preparedness Kit

- 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.
San Antonio, TX 78247
(210) 490-2777



SAABE
 PO Box 781261
 San Antonio, TX 78278



SAABE Holiday Social

The SAABE website will soon have a "Social Corner" page! Look for upcoming details about the Holiday Social on this webpage!

Charles Mikolajczyk Jr
 Intercontinental Management Corporation
 8000 IH 10 W, Suite 250
 San Antonio, TX 78230

**SAABE TIMES
 October Issue**

Final Thought:

"We acquire the strength we have overcome." - Ralph Waldo Emerson

2011 Board of Directors

Charles Mikolajczyk, Jr., CBE-M President	341-0828
Mike Halvorsen, CBE-M 1st Vice President	669-3929
JR Uresti 2nd Vice Pres./BOMA SA Representative	
Curtis Thompson Secretary	557-9977
Michael Copp Treasurer	223-5700
Randy Cummings Vendor Representative Pro Tem	394-6233
John Leifester Education Director	771-7081
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, October 19

"OMG We Got AMG! What Should We Do?"

Sponsored by Gerloff Company, Inc.

Upcoming Program:

Wednesday, November 19

Topic TBD

Sponsored by Cram Roofing

The SAABE Times is edited by MG Association Management.