



# SAABE TIMES

A Publication of the San Antonio Association of Building Engineers

March, 2000

## Mark Your Calendar —

### Roofing Update

Bradford D. Beldon, Senior Vice President of Beldon Roofing Company will present a program about the latest developments within the roofing industry. He will speak about the importance of hiring a Professional Roofing Contractor, and will outline techniques you can use to help maintain the service life of your own Roofing System. Brad will conclude his program with a question and answer period. If you have a roof, this is a program you *do not* want to miss.

Brad's responsibilities within Beldon include overseeing estimating and production, as well as handling specialty projects. He has lived in San Antonio most of his life and is a graduate of Robert E. Lee High School. In 1986, he earned a B.B.A. from the University of Texas at Austin. Brad is involved in numerous civic activities and presently sits on the Board of Directors of Congregation Agudas Achim, NCCJ, and San Antonio Goodwill. Brad and his wife Susan have three children, Brittany (5), Mackenzie (3), & Marshall (22 months) and another due in September. They will celebrate their 12th wedding anniversary next month.

The late Ann & Morry Beldon started Beldon Roofing Company in 1946 when Morry exited from the U.S. Army. Morry was a member of General Patton's staff in the European Campaign during World War II. The company is currently headed by Michael D. Beldon who joined in 1960 after graduating from Rice University. Beldon Roofing Company has grown from a small residential roofing company into one of the major commercial roofing contractors in the United States.

## Congratulations to the Year 2000 Building Engineer of the Year Award Winners

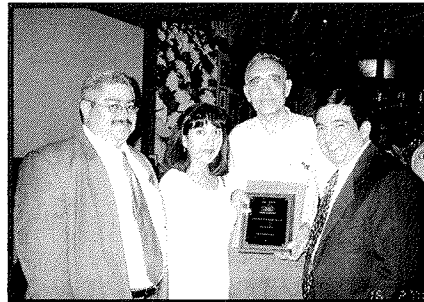
Everyone did such a fantastic job preparing for the Building Engineer of the Year Awards. A special congratulations goes out to Bernardo Chapa of the Crown Plaza St. Anthony Hotel and Charles Mikolajczyk, Jr. of the Forum Building for co-winning the Year 2000 Building Engineer of the Year award.



*Charles Mikolajczyk receives his BEOTY Award from Mike Alvarez*

Bernardo started out as a Laundry and Kitchen Mechanic 17 years ago, and now supervises the hotel's engineering department with 14 employees. His accreditation includes Electrical Maintenance Technician, pursuing the SMT and SMA and is a member of the SAWS Community Conservation Committee. Bernardo has been a Building Engineer for 12 years and has been an active member of SAABE for 12 years.

The Crown Plaza St. Anthony Hotel is a 402,000 square foot historical hotel, which was originally built in 1909 and had additional floors added in 1911 and again in 1941. The building was completely renovated in 1982. The hotel is a 24 hour facility, and with little or no time for preparation, we found the facility's condition immaculate. All life safety inspections were up to date and all equipment was appropriately marked. There was absolutely no debris on any of the floors within the kitchen,



*Bernardo Chapa displays his BEOTY Award.*

mechanical rooms, or work rooms. The mechanical room was very clearly and neatly marked and painted. The building has some very antiquated equipment (circa 1940s and the elevator equipment was from the 1960s) still fully operational within the facility and was in premium condition.

*continued on page 2*

## Building Engineer of the Year Award

*continued from page 1*

Charles has been with Trammell Crow for ten years, and has been a Building Engineer for 15 years. He currently supervises four people. Charles has been a SAABE member for nine years. Charles' accreditation includes SAABE Certificate of Mastery, Trammell Crow's Human Resource "Boot Camp", Texas A&M Engineering Extension Service, Class I & II Refrigeration, Motor & Generator Institute Seminar, Large Environmental Systems by Liebert, Nalco Operator and Training Program, Water Treatment Management Seminar, Betz Cooling Tower Operator Training, National Fire Protection Association Member, Certificate of Professional Development, Institute of Real Estate Management, member of AAFAME, the Building Engineer for a TOBY Award winning building, and he's the recipient of the Big Heart Award with Jerry's Kids.

The Forum Building is approximately 379,000 square feet and is very well stocked with supplies (he could run his

own parts store). He keeps all of the original building blueprints stored in the building's vault. Charlie is very knowledgeable about life safety codes and all of the space planning for the sixth floor of the building. Charlie volunteers for the Muscular Dystrophy Association, the Heidi Search Center, the Benefit for Children Golf Classic II, the Girl Scouts of America and the St. Hedwig Volunteer Fire Department.

It was obvious that these two individuals truly love their jobs and go above and beyond the call of duty, taking the operation of their buildings and the happiness of its tenants *personally*. The BEOTY committee thoroughly enjoyed meeting with, and evaluating the prospective winners and encourages the future participation in these awards by all of our building engineers.

*a name you can trust*



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# Education Corner

by Mike Lusk

I am going to take a little editorial license this month. I sometimes get called by property managers asking me for a list of courses so they can schedule their engineers for some courses. That's ok, I don't mind the calls, and that is part of my job in this organization. However, there is no list of courses. I try to find resources that are available and put them into the monthly newsletter in a timely manner when possible. For those of you who read it, you know that the courses available change over time and some are one-time deals. There are a couple of organizations around who conduct courses/seminars on a recurring basis (St. Philip's and Independent Electrical Contractors are two examples), and those tend to repeat over a period of time. I realize that this lack of information on a long-term basis is not conducive to long-term planning. Your best bet in that case is to assume that St. Philip's and IEC will have their courses next quarter/year, etc., and budget accordingly. I will list anything I have as far out as possible.

In the past, the Texas A&M Extension service here in town published a brochure of future courses. That has not happened in the last couple of years. They are looking at

doing that again, and I have asked them to notify me if they do. For now, you can call them if there is something you desire that I have not published. As in the past, they will start something if there is enough demand for the subject. The contact is David Beasley at 633-1000/1016.

St. Philip's General Information Number: (210) 531-4831

Another number for TEEX courses around the state: 1-877-TEEXNET

Independent Electrical Contractors (IEC): 736-4567

### NTT Seminars: 1-800-922-2820

Refrigerant Retrofit Training: April 12-13, San Antonio; \$695.00

AC & DC Variable Speed Drive Technology: Houston, April 25-27; San Antonio, May 2-4; Dallas, May 9-11; \$1195.00

Basics of Industrial Electricity: Houston, April 11-13; Dallas, April 18-20; \$985.00

Understanding the Basics of Building Electrical Inspection: Houston, April 3-4; San Antonio, April 5-6; \$695.00

AND, last, but certainly not least, here is an opportunity that won't come along often:

Facilities Assessments Seminar, presented by the San Antonio Chapter of the AFE. March 23, 2000, 312 Pearl Parkway, San Antonio. Presenter is the U.S. Army Medical Command. Seminar is 2:00-4:30 p.m. Networking and central plant tours 4:30-5:30 p.m. Buffet and refreshments will be served following seminar. Members of Facilities Organizations: \$45.00. All others: \$60.00. Contact Claud Kissmann 522-2923.

Summary: Facilities Evaluations are an essential element in the total Productive Facilities Management Program. They help you establish your organization's program requirements, assess a proposed property and evaluate a facility currently in use. The information these evaluations provide strengthens your ability to analyze and present factual, complete recommendations. The next step is to compare your facility's performance to that of other facilities within your own organization, and to outside organizations through bench marking. (Seivert, Richard W. Jr.)

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## Evolution or Extinction?

Recently, we came across an article stating that the South Texas quail will be an endangered species by 2006, and close to extinction by 2010. The exact cause was not clear but we may assume the increase in population of carnivores or probably and more than likely, due to the dreaded fire ants. The timing may be closer than you think. When is the last time anyone out there has seen a horny toad? They used to be abundant around the farm. Up until about 5 years back, we had two horny toads remaining which were named Spike & Mike. There was an area where you could always count on seeing them. It got to the point where we would stop the tractors to let them pass or even get out and move them out of the way so as not to harm them! Well, we have not seen them in quite some time, I hope they found some city girls and moved on.

On the other hand, it does not take a scientist to see the telltale signs of another event which is occurring in our industry and could possibly lead to another endangered species. The tradesman! From the tin benders to the sparkies, there is a huge decrease in population of entry level tradesman to fill the voids left by retiring or traveling tradesman. This is mainly due to it being far too easy to get a clean job with easy money as opposed to a hard day's work for an honest day's pay. I'll be the first to admit! The plans for my son are to hopefully go to MIT (at six years of age, he knows most all of the geometric shapes).

So what does this have to do with anything? Well, we all started as a tradesman in one field or another. If there is

already a shortage of individuals in the trades, how long before it will be felt in our industry? In looking at our local industry over the past 5 years, not too many things have changed. In the past 10 years, there has been some change. However, the guys we were with back in 1977, many have retired, some have moved around (Hi! Roland), fewer have changed their livelihood, even less are still around. As it was with the horny toads, there is still a place to find the rare building engineers (Hint: At the SAABE and AAFAME meetings). But will it take the demise as the toads, I hope not.

Recently, I had the opportunity to help teach the 5th year apprentices of the local 142 (what a rush that was). Lets try and give a little back to the community and try to preserve our talents and increase the pool of individuals entering into the trades.

### Building Engineers Quiz:

Would you rather have:

- (a) a wife, or in Elena's case, a husband
- (b) a mistress, or in Elena's case, a sauncho
- (c) both a and b

Answer: (c) By having both, each of them will think you are spending time with the other and you can go to the building and get some work done!

*"Just a Maintenance Man"*

## Boiler Safety

The West Texas Boiler Safety Association offers a free monthly newsletter, The Steamer, to anyone interested in receiving it. To subscribe, send a written request to WTBSA, P.O. Box 12061, Lubbock, TX 79452.

Websites which offer boiler safety information are:

- Texas Department of Licensing & Regulation:  
[www.license.state.tx.us/blr/blr.htm](http://www.license.state.tx.us/blr/blr.htm)
- National Board of Boilers & Pressure Vessel Inspectors: [eee.nationalboard.org](http://eee.nationalboard.org)
- Hartford Steam Boiler Insurance & Inspection Company: [www.hsb.com](http://www.hsb.com)
- Seattle Boiler & Pressure Vessel Inspections:  
[www.pan.ci.seattle.wa.us/seattle/dclu/homeblr.htm](http://www.pan.ci.seattle.wa.us/seattle/dclu/homeblr.htm)
- Alberta Boiler Safety Association:  
[www.freenet.edmonton.an.ca/absa](http://www.freenet.edmonton.an.ca/absa)

## We Need Your Input

The SAABE Board Members need your input. We currently average approximately 60 to 70 members per luncheon. It has become obvious that we have outgrown our surroundings at the Hilton, and are therefore asking your assistance in locating a new facility for our meetings. We are entertaining the idea of holding our meetings at Maggie's (on San Pedro) or at Dave and Buster's (at the I-10 / 410 interchange), however, we are open to your suggestions. We need to take into consideration the following criteria when selecting a new location:

**Luncheon Price** — We are currently paying \$10.50 per person, including taxes and gratuities. We are willing to negotiate up to \$13.00 per person, all-inclusive.

**Adequate Parking for the Luncheon Attendees**

**Convenient Location** — We would like to remain on the 410 Loop, or at least north of downtown.

**Date of Availability for the Luncheon** — We would like to remain at 11:30 a.m., the third Wednesday of every month, though would consider a Tuesday meeting at the same time.

**Acoustics and Visibility of the Meeting Room and Availability of Audio Visual Equipment.**

**Quality and Quantity of Food Being Served**

**Potential for Growth** — As we are not sponsoring a Trade Show this year, there will be a membership drive to increase the number of attendees. In anticipation of our future growth, we would like our new meeting room to accommodate approximately 100 people.

If you have any suggestions, please feel free to contact Mike Alvarez at (210) 824-7683, or Joan Woods at (210) 213-8596. We appreciate your assistance and request your responses back by March 30, 2000.

## It Pays to Advertise!

<u>Dimensions</u>	<u>1 Issue</u>	<u>3 Issues*</u>	<u>1 Year**</u>
Full page (7.25" w x 9.5" h)	\$110.	\$280.	\$1,000.
Half page (7.25" w x 4.35" h)	60.	150.	575.
Half page (3.5" w x 9.5" h)	60.	150.	575.
Quarter page (3.5" w x 4.75" h)	30.	75.	280.
Business Card (3.5" w x 2" h)	20.	50.	190.

\* Consecutive months

\*\* Subject to review every three months

Send ad copy (camera-ready b/w or b/w velox) and payment to SAABE, PO Box 691861, San Antonio, TX 78269.

## Welcome New Members

### Regular

**Robert Chapa and Howard Newsome**  
Trammell Crow Company  
10999 IH-10 W , Suite G47  
San Antonio, TX 78230  
Phone (210) 697-8861

**David Loera and Raul Perez**  
Tolin Mechanical Systems Company  
300 Convent, Suite 1313  
San Antonio, TX 78205  
Phone (210) 225-1119

**Ruben Morales**  
Tolin Mechanical Systems Company  
711 Navarro, Suite 204  
San Antonio, TX 78205  
Phone (210) 226-1623

**David Looney**  
Equity Office  
7550 IH-10 W, Suite 210  
San Antonio, TX 78229  
Phone (210) 349-3324

**Eugene Patillo and Roland Cobarrubias**  
REOC  
7800 IH-10 W, Suite 435  
San Antonio, TX 78230  
Phone (210) 377-1122

**Allen Simon, Emmett Garrison and Rudy Balboa**  
Lincoln Property Company  
300 Convent Street, Suite 200  
San Antonio, TX 78205  
Phone (210) 229-9942

**Jock Tilgman**  
CB Richard Ellis  
1222 N. Main, Suite 714  
San Antonio, TX 78212  
Phone (210) 224-5496

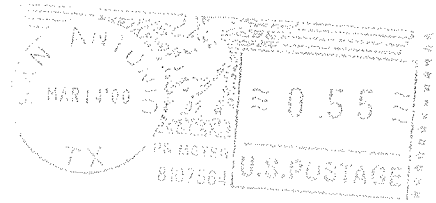
### Associate

**George Clark**  
GC Polymers  
21060 Klein Circle  
Garden Ridge, TX 78266  
Phone (210) 651-3332

**Brad Maze**  
A-1 Door Systems  
P.O. Box 2193  
San Antonio, TX 78298  
Phone (210) 732-1214



**San Antonio Association  
of Building Engineers**  
P.O. Box 691861  
San Antonio, TX 78269



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

**SAABE TIMES**  
**March Issue**

**Drop date for non-payment  
of dues is March 30, 2000!**

**2000 Board of Directors**

Paul Thompson, SMA <i>President</i>	524-9285
Elena Castillo <i>1st Vice President</i>	341-0064
Tom Lasater <i>2nd Vice President</i>	828-9829
Joan Woods <i>Secretary</i>	648-8356
Rhondo Jauer <i>Treasurer</i>	225-1119
Mike Lusk <i>Education Director</i>	340-2533
Mike Alvarez <i>Vendor Representative</i>	824-9581

Lynn Forester (830) 981-5223  
*Association Coordinator*

**Membership Luncheon  
March 15, 2000**

**Time:** 11:30 a.m.

**Location:** Tex's Restaurant  
in the Airport Hilton

**Topic:** Roofing Update

**Sponsor:** Beldon Roofing Company

**Upcoming Luncheon  
April 19: City Public Service**

The SAABE Times is produced monthly for the San Antonio Association of Building Engineers by:



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email: inkspot@onr.com