



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

March 2017

Mark Your Calendar

JOIN US FOR OUR MARCH MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on THURSDAY, MARCH 16, 2017 at the University United Methodist Church located at 5084 DeZavala Road.

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PRESENTING!

RSVPs are due no later than
FRIDAY, MARCH 10th. YOU MUST RSVP
or you will have to wait until all
attendees are seated.

If you must cancel your RSVP, please email Britney Brantley at saabetx@gmail.com BY FRIDAY MARCH 10TH AT 5:00PM so we can cancel your meal. Cancellations received after this time will still be invoiced.

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

NOTICE

SAABE was recently notified of a mix-up at the post office and that some of our mail was returned to sender. Please notify your accounting departments in the case that a dues payment was returned. If so, please resend asap. The mailing address has not changed:

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Many thanks to our Vendor Sponsors!

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BESST: Building, Equipment and Services Site Tour
The Good, Bad & Ugly committee has been renamed to BESST: Building, Equipment and Services Site Tour. David Ellis will still be coordinating and overseeing the committee in 2017. If you have any questions or are interested in hosting a tour, please contact David at david.ellis@transwestern.com.

UPDATE FROM DAVID ELLIS:

Tours In the Planning
SAVE THE DATE
MARCH 23, 2017

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Above the Ceiling

by Robert Andrews, SAABE President

The saying “failing to plan is planning to fail” is something that drives a good part of my days now. As I mentioned last month we all would have the possibility of scrambling for the last minute ice melt shortly before a big frost, this unfortunately has become the norm for many of us. As Building Engineers it is our responsibility to run our properties safely and efficiently, however in the recent past the maintenance side of the building operations has become a little more stretched in their duties. Not long ago the standard rule was one engineer per 75,000 – 100,000 sq ft of office space. Please take a moment now and see if this still applies to you.

Due to our increasing duties I found that I tend to not see obstacles on the horizon until it is too late. How many of us keep PM Log Books, that detail when the bearing on our air handler was greased, along with what grease and how much? How about belt adjustments / vibration analysis / electrical connection testing / squirrel cage cleaning? It's much easier to hand over log books in the event of a failure to an owner of a building, than to simply state “Trust me, we did it, but we still need \$10K for the fix.” I don't think any of us like paperwork, however it's a necessary evil now to keep from forgetting some of the basic routine maintenance that we no longer think about. Even just a simple work order reminder will help you stay on top of water heater inspections, when you are in the midst of window leaks, lights out, and the perpetually clogged



As a reminder, 2017 membership fees were due January 31, 2017. All invoices were emailed, if you need it to be sent again, please reach out to Britney at saabetx@gmail.com.

Don't worry, if you haven't paid, we won't turn you away at the door...yet! Please confirm your payment has been processed and keep an eye out for any reminder emails if your invoice is outstanding.

SAABE JOB BANK

Looking for a job? Know a great Engineer who will be a great asset to San Antonio building?



Check out the SAABE Job Bank on our website:
www.saabe.org.

Have a job position to fill? Email your job posting and contact information to Britney Brantley at saabetx@gmail.com to get your listing on our website!

toilet.

Take a spare moment each day or set aside an hour a week to just plan. While you may feel like you are wasting time by not being visibly productive, these documents you are preparing may help you prevent an equipment failure, or injury to a tenant.

While we are on the topic of preparing, SAABE needs everyone's help in gathering RSVP's by the cutoff time. For each person that RSVP's a plate of food, or a portion of food is produced. While we do typically add a few plates to our order just in case, if we guess wrong the outcome is either over spending for un-needed food or one of our board members sacrifices their lunch.

Check out

www.saabe.org

for more information on our training, building tours, membership meetings and more!



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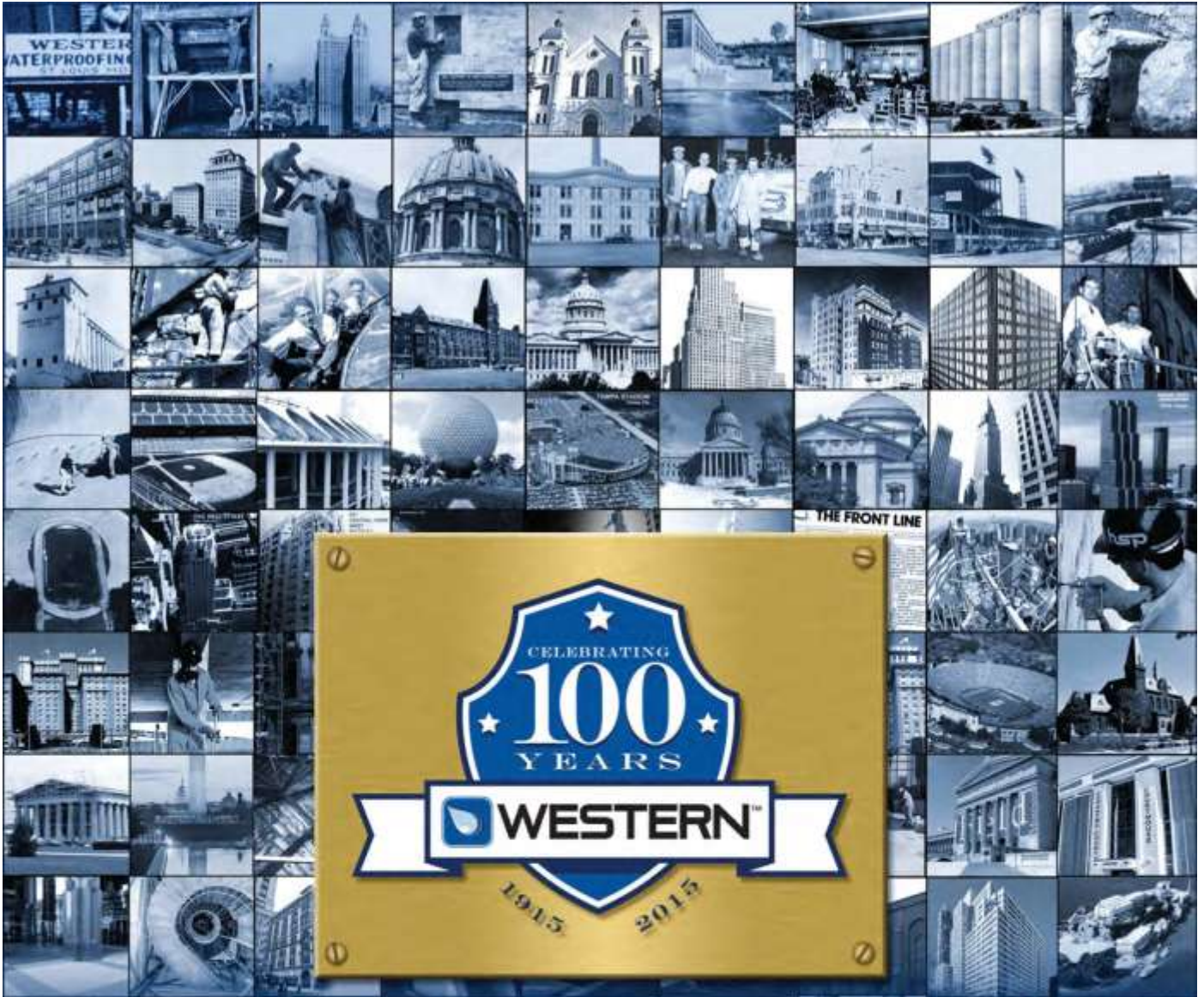
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SAABE SPOTLIGHT

By Justin Titus

Pete Munoz
Building Engineer
CBRE Inc.
200 Concord Plaza, Ste. 510
San Antonio, TX 78216
210-828-6998
pete.munoz@CBRE.com



Tell us about yourself.

I was born and raised in San Antonio, TX and graduated from Edison High School. A lot of people probably don't know that I was the District Champion Swimmer in the 200 Individual Medley my Junior and Senior year. I also own my own residential painting company called Paint Masters Painting.

Have you received any awards/recognition/special training?

I have my CBE through SAABE and I also hold a HVAC Certification.

Family and Children?

I have been married to my wonderful wife Lisa for 18 years and we have an 8 year old daughter named Julianna.

What hobbies keep you busy?

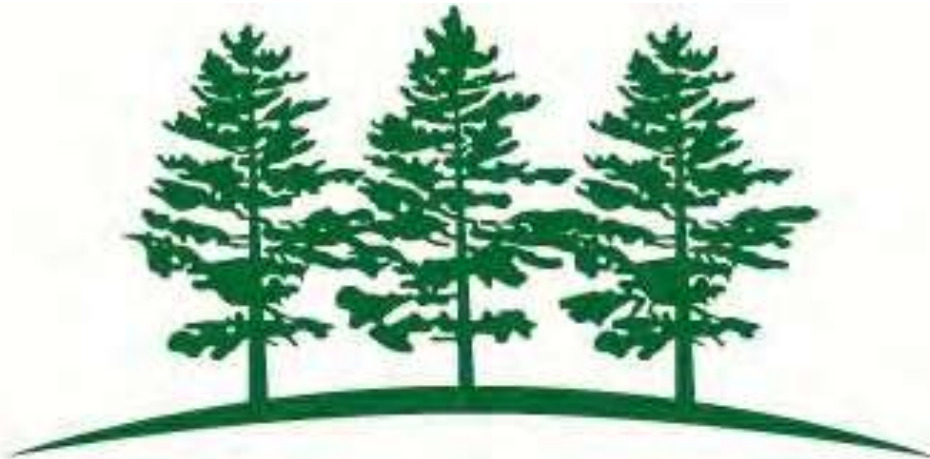
I do not have much free time, but when I go get a few minutes I enjoy working on cars. When I was younger and before kids I had an 85' Silverado short bed. It started out as a basic truck and I turned it into a low rider. I would love to find a 65 or 66 GTO and rebuild it.

What Advice would you share with those just entering or considering the trade?

Learn your trade and do not be afraid to take advantage of any learning opportunity you can. Use those opportunities to better yourself and become the best engineer you can be. Don't worry about asking "Dumb" questions, the only way to learn is by asking.


How did you get into the Trade?

Before becoming and building engineer I worked for Dimensions Contracting. I got to meet many engineers and managers and they talked me into getting in the trade. Kelley Mizzell and Art Martinez took a chance and gave me an opportunity at TX Center for Athletes and said they would teach me. I am always willing to share the knowledge I have learned and help others because that is how I was treated when I first entered the trade.



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Association of Building Engineers

SAABE TIMES

March 2017

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Final Thought:

We must let go of the life we have planned, so as to accept the one that is waiting for us.

-Joseph Campbell

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