



# SAABE TIMES

A publication of the San Antonio Association of Building Engineers

February 2010

## Engineer Spotlight

by Jeff Turov

Mark Your Calendar—

### JOIN US FOR OUR FEBRUARY MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, February 17, at the Embassy Suites Hotel (7750 Briaridge Drive; northeast corner of IH-10 and Loop 410).

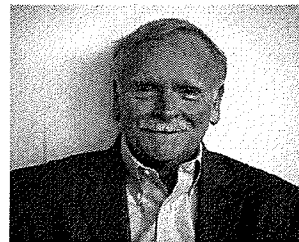
Louis Giles from the Optibelt Corporation will provide a presentation on "V-Belt Advancement and Their Role in Energy Efficiency." The presentation will cover new technology in the V-Belt industry and how it can help with energy efficiency and lower maintenance costs.

The meeting sponsor is Joe W. Fly Company.

Please RSVP no later than Monday, February 15, at noon.

If you must cancel your attendance, please call Melodie Goff at 408-8135 BY **MONDAY, FEBRUARY 15, AT NOON** so we can cancel your meal.

Please make sure to check in at the front desk when you arrive.



**Joe Jones**

CPS Energy  
Business Account Manager  
JHJones@cpsenergy.com  
(210) 260-4089 (cell)  
(210) 353-4643 (office)

- **How long have you been in the building engineer trade?**  
I have worked in the utility industry (electric, gas and water) sectors for over 30 years. I started out in the construction trade sector and then moved into the utility industry in New York and then Texas.
- **Any awards, recognition, or special training?**  
I am well trained in Enterprise Asset Management (EAM) and business process evaluation/consulting (Kepner-Tregoe)...how to reduce costs and add value to the "bottom-line." I also have a great deal of experience with the "Miller Heiman" customer service and sales methodology approach used by the General Electric Company. And, I have expertise in strategic planning, business planning and knowledge of the nuclear industry.
- **What do you enjoy about the building engineer trade?**  
The building engineer trade group is the "core" and "heart beat" of a facility...they keep the buildings functioning at optimum levels. My enjoyment comes from bringing products, services and expertise to the engineers which helps them to achieve their goals, be successful, and improve operation of the facility.
- **Advice to share with those just entering or considering the trade?**  
Learn as much as possible about your trade (where you have a passion) and become a "knowledge expert" in your area of interest. Subsequently, expand your vision/knowledge in other building product and service areas so you can continue to add value as a "team player" across the enterprise/system. Also, be sure to keep up with changes and innovations within your trade...continued education keeps you up to date on new enhancements.

CELEBRATING  
**25** YEARS  
OF EXCELLENCE IN  
BUILDING ENGINEERING

(Continued on page 8)

## A Message from the President

by Charles Mikolajczyk, Jr., CBE-M

If you think time doesn't fly, just check the expiration dates on the items in your pantry! Seriously, I was floored at what was found one day when I had nothing better to do...at least now I know everything is up to date!

At times, and in our own environment, one may often overlook the obvious. A second set of eyes/ears is always suggested; or, at the least, take a look at things from a different perspective before you end up with purple tomato soup!

House cleaning and cleaning house are beneficial and enlightening. Much like cleaning up old communication cables in the chases, the bottom of that shop table, the catch-all room, etc., the end result is self-satisfaction...and this is a good thing, even if you have to give yourself a pat on the back!

In case you haven't heard or seen yet, SAABE is listed in the 2010 Book of Lists as one of the top 25 Professional and Trade Organizations—the 19th largest in San Antonio. If you consider our membership is actually 45+ of that which was stated, our ranking gains a couple of positions. Thank each and everyone of you for your support and dedication to SAABE!

Another fresh item is the SAABE website. Take a peek at the revised look!

Wonder what 2010 has for us? What did we have...two years of drought followed by nearly a month of rain in October and a wet January? Kind of scary to think what the weather for the Stock Show and Rodeo is going to be like! Hope everyone's weatherproofing is in great shape! For most buildings, an inspection and repairs should be made pre-summer and pre-winter...this should keep you high and dry!

It's NASCAR time once again! Rhondo and a few other friends/SAABE members attended the NASCAR Driving Experience at Texas World Speedway last year. I've seen the photos and listened to their stories—sounds like one heck of an outing. Don't know too much about it, but it sounds like it would make a great lifetime event!

*Call David Harding Today*

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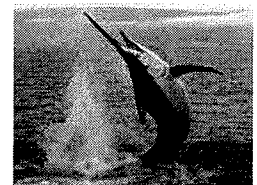
**“KeepFull”**

**A First Priority Service**

A few other members attend the Bike Week at Daytona prior to the Daytona 500. If you've a friend missing February 6-15, they might be there...I've heard this is equally exciting as well. Whatever you do, do something out of the ordinary, and get yourself some good quality time with whatever happens to trip your trigger!

Thank you Western Waterproofing for sponsoring last month's Last Thursday Training, "Preserving the Building Envelope." Also, thank you Steve Seymour/Blackmon Mooring of SA for the January presentation on "Disaster Preparedness."

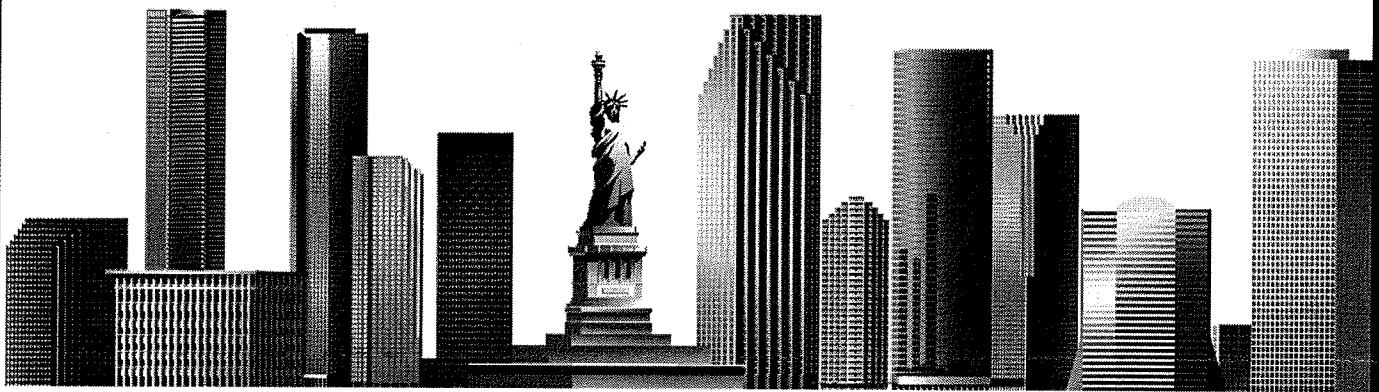
Till next time...FISH ON! ❖



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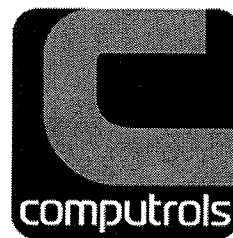
*Left to right: Pan American Life, New Orleans; Greenway Plaza, Houston; JP Morgan Chase Tower, Houston; Wells Fargo Plaza, Houston; San Felipe Plaza, Houston; Seagram Building, New York City; The Statue of Liberty, Liberty Island; Wachovia Financial Center, Miami; One Brickell Square, Miami; 1400 Smith Street, Houston; 1100 Louisiana, Houston; Five Post Oak Park, Houston; One Sheel Square, New Orleans*

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## Vendor Rep Report by Allen Mangrum

As the weather seems to change daily and the work seems to go in twenty different directions, it's great to know that you're not in this boat alone. As my hours turn into weeks and it feels like months, I know that there are others acting like "ducks"—cool and calm on the surface and running like hell underneath! So goes the life of a vendor.

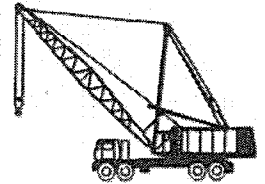
I hope everyone is making headway in this interesting economy, and I want all vendors to know how important your participation, as well as recruitment, is to the SAABE organization. I have heard that, for some, the ROI for SAABE may be less than stellar. But, as with all things in life, you will only reap what you sow. In order to gain a ROI from your time and monies spent, you must make the most of the relationships you have access to with SAABE. I can say that, over the last six plus years that I have been associated with SAABE, I have had rewards that far surpass my investment. However, if I don't nurture and grow my relationships, they will move on to someone else who will!

I hope to see all of our Vendors at our February luncheon as well as each of you looking for ways to help improve upon our fine organization. Until then, have a great day! ❖

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SAABE has been listed in the San Antonio Business Journal's 2010 Book of Lists as one of the "25 Largest Professional and Trade Organizations" in San Antonio!

On behalf of the SAABE Board of Directors, thank you for your support! ❖

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## SAABE February Last Thursday Training Seminar

Save the date for this month's Last Thursday Training Seminar. The topic for this month's seminar is "Window Tint 101," and the presenter is John O'Brien from InVision Window Tinting. InVision Window Tinting is also this month's training seminar sponsor.

**Where:** First National Bank (6243 IH 10 W)  
Fourth floor conference room (next to deli)

**When:** Thursday, February 25, 11:30 am - 1:00 pm  
(Lunch provided by InVision Window Tinting)

InVision Window Tinting provides window film and tinting for homes, commercial buildings and businesses in the greater San Antonio area. They are committed to professionalism in service and quality installation, meeting your needs for optimal solar control solutions. Whether you are a homeowner, business owner, property manager, or handle the needs of a commercial building, InVision Window Tinting is the window film company that offers the best solution. They have many years of experience, the best films and quality installation. For more information about InVision Window Tinting, contact John O'Brien at (210) 543-7800 or [john@invisiontint.com](mailto:john@invisiontint.com). Or, visit their website at [www.invisiontint.com](http://www.invisiontint.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 [mgoff@braycommunications.com](mailto:mgoff@braycommunications.com). Please RSVP by Wednesday, February 26 so we know how many lunches to order. If you RSVP and cannot attend, please call Melodie Goff at (210) 408-8135 so she can move someone off the waiting list. ❖

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### Variable Frequency Drives

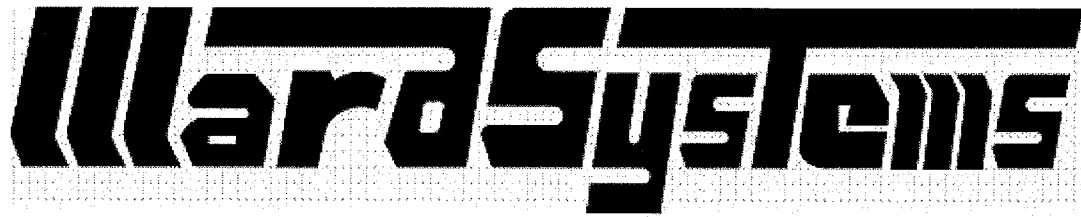
- Sponsored by American Trainco
- February 24-25, Holiday Inn Express Airport North, S.A.
- Cost: \$985 (both days)
- For more information, visit [www.americantrainco.com](http://www.americantrainco.com)

### Basic Electricity for the Non Electrician

- Sponsored by American Trainco
- March 1-2, Holiday Inn Express Airport North, S.A.
- Cost: \$980 (both days)/\$490 (Day 1 or Day 2)
- For more information, visit [www.americantrainco.com](http://www.americantrainco.com)

### Electrical Troubleshooting & Preventive Maintenance

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## January Lunch Summary by Curtis Thompson

Good day my fellow Engineers... 2010 has started, and, hopefully, everyone's New Year started out with a bang!

On that note, it is always good to be prepared for any natural disasters that could happen. And, that is what our January luncheon seminar was about: "Disaster Preparedness—Are You Prepared?" (presented by Steve Seymour with Blackmon Mooring).

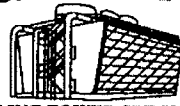
Why do businesses need to have a disaster recovery plan in place? Knowing what needs to be done before, during and after a disaster strikes can: prevent panic, reduce the extent of the damage and help the business carry out an organized recovery effort to get back up and running quickly.

You must determine and prioritize the goals your organization wants to achieve through your disaster recovery plan. Keeping things simple always pays off. There is usually enough chaos during any disaster, and being prepared with a simple plan will be easier to follow for those engaged. The worst thing you could do is nothing.

Blackmon Mooring can help set up a disaster recovery plan for your business. In these changing times, you could never be more prepared.

Hope to see each of you at February's luncheon! ❖

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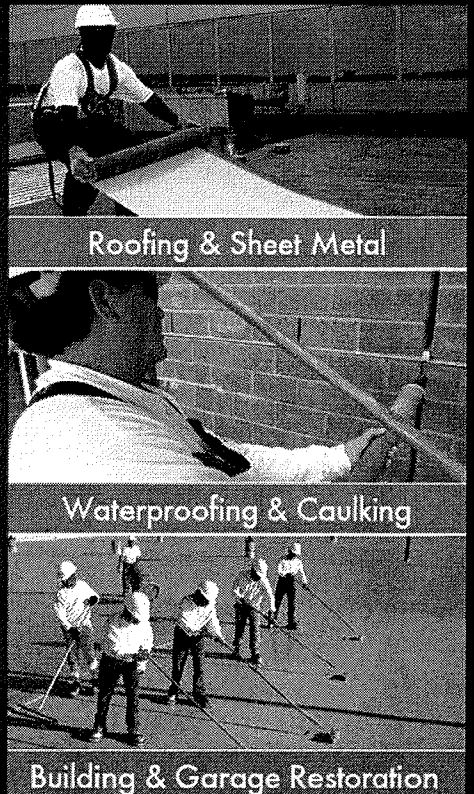
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### Engineer Spotlight (continued)

• **Family and children?**

I have two boys that are both "out of the nest;" one is a doctor in Germany, and the other works for Frito-Lay in Plano, TX.

• **Hobbies/what do you enjoy during off-hours?**

I enjoy exercise, travel, fishing, sports and family time.

• **Interesting stories from your years in the business?**

Working the past 30 years, I have a lot of stories to share with you "off line." Results of these stories would all lead back to some basic fundamentals, e.g., hard work, focus, dedication, continuous learning, helping others and sharing information/expertise...this brings success, happiness and growth.

George Washington Carver, the great scientist, researcher and inventor, discovered more than 300 different products derived from the peanut. A couple of great quotes or words of wisdom from Mr. Carver are:

*"How far you go in life depends on you being tender with the young, compassionate with the aged, sympathetic with the striving and tolerant of the weak and the strong, because, someday in life, you will have been all of these."*

*"It is not the style of clothes one wears, neither the kind of automobile one drives, nor the amount of money one has in the bank that counts. These mean nothing. It is simply service that measures success." ❖*

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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  
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Pavecon is always thinking of our environment. When asphalt paving repair jobs are specified to be removed, Pavecon makes sure the old asphalt goes back to asphalt manufacturers to be recycled into new asphalt mix called "RAP". Remember, it is our planet, and we all need to work to keep it "GREEN."

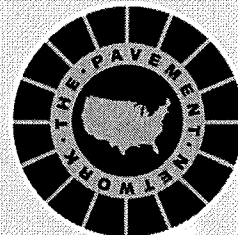
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## SAABE and BOMA SA Seminar - "Where Does Your Water Go?"

The January LEED EB O&M seminar, "Where Does Your Water Go?," was well attended and supported by both SAWS and the City of San Antonio Office of Environmental Policy. Below is an overview of the seminar.

### WE Prerequisite 1 - Minimum Indoor Plumbing Fixture and Fitting Efficiency

Paul Dockery introduced calculations. Robert Hambright reviewed the calculations in various building plumbing needed for the LEED prerequisite.

### WE CR 1- Water Performance Measurement

Robert Hambright outlined the calculations and examples necessary for measuring your building for the LEED measurements.

### WE CR 2 - Additional Indoor Plumbing Fixture and Fitting Efficiency

Brandon Leister with SAWS outlined the programs they have for rebates and the guidelines he uses to see if your program qualifies for fixture upgrades. SAWS still has rebate money.

### WE CR 3 - Water Efficient Landscaping

John Leifester spoke about trees, plants, flowers, etc. that are

adaptable to our weather and how they use and need water along with mulch usage.

Mark Peterson spoke about the SAWS rebate program for irrigation (25% rebate at installation and 75% after 12 months of efficient operation).

### WE CR 4 - Cooling Tower Management

Paul Thompson, Jerry Lovell and Perry Wornat reviewed the One Alamo Center project. River water that seeps into the building is chemically treated and pumped up to the cooling towers. Since the beginning of this project in 2005, over eight billion gallons of water has been saved from SAWS.

Phillip Gates with the COSA Office of Environmental Policy (COSA OEP) outlined the Mission Verde Plan and its 11 units for efficiency. He also noted the opening of the Mission Verde Center which offers training for green jobs, research in renewable energy sources and energy efficient technologies. The COSA OEP is working with CPS Energy, SAWS, Alamo Colleges and St. Phillips to offer training in green construction and sustainable/conservation technologies.

Tom Lasater reviewed the City of Dallas Ordinance 27131 which states that new structures be LEED certified by 2011. It also sets forth standards with the Green Built North Texas certification. ❖



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## Meeting RSVPs

The staff at Embassy Suites has been very accommodating to our growing group over the last few months. Unlike Alamo Café (our previous location), SAABE must call in a meal count on the Monday prior to the meeting. That's why we've been stressing the importance of RSVPs and timely cancellations. We **MUST** receive your RSVP no later than the **Monday prior to the meeting at noon**.

If you RSVP and do not attend, you could receive a no-show invoice. If you must cancel your attendance, please call Melodie Goff at 408-8135 by the **Monday prior to the meeting at noon** so we can cancel your meal. Cancellations received after this time could still be invoiced.

While we appreciate your call on Wednesday morning that you cannot attend, you could still be billed for the meal, since Embassy Suites has already prepared it for you.

If you have any questions, please feel free to call Laura Bray (408-1699) or any board member. ❖

## Lunch Policy for Vendor Members

A few reminders about SAABE's policies for lunches for vendor members:

- Lunch cost for SAABE vendor (associate) members is \$20. (Guests are \$25.)
- You may bring an additional person from your company to two SAABE meetings as a guest. After that, the additional representative must purchase a SAABE membership to continue to attend. SAABE memberships are by individual, not by company.
- You may substitute an attendee if your primary representative cannot attend.

SAABE values the support and contributions of its vendor members, and we have several vendors who support SAABE with multiple memberships and frequent participation.

**Please contact Laura Bray, SAABE Association Manager, if you have any questions about SAABE's policies and procedures.** ❖



# MGI

## M. K. Garrett, Inc.

*"Cooling Tower Services & Parts"*

Another **MIS** Company

### Keith Garrett

#### Manager of Field Services

12803 O'Connor Road  
San Antonio, TX 78233

Office 210.967.7300  
Mobile 210.902.9764  
Fax 210.967.7304

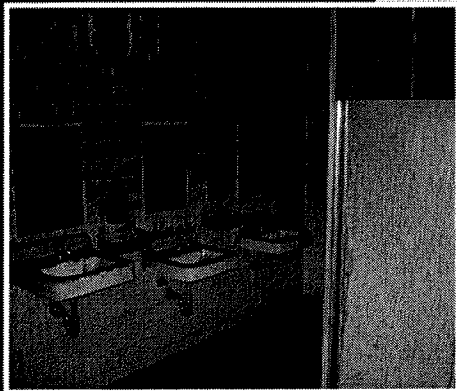
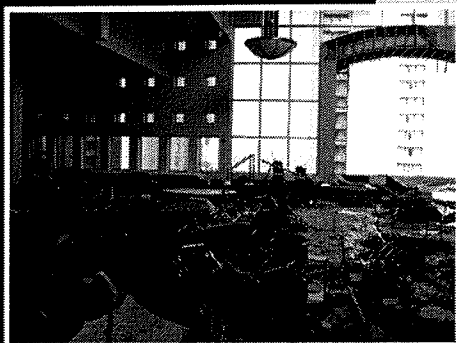
[keith@mkgarrett.com](mailto:keith@mkgarrett.com)

[www.mkgarrett.com](http://www.mkgarrett.com)

Lic. # TACLA019983C



# RESPONSE SERVICE AGREEMENT



## 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 personally manage your account

#### Melissa Sloan

Priority Response Consultant  
Blackmon Mooring of San Antonio

210.249.1496 cell

210.619.8542 desk

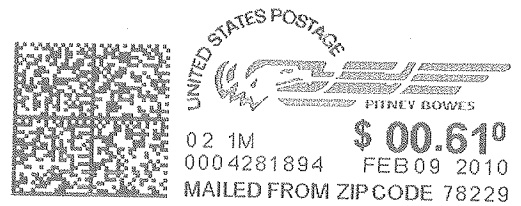
817.334.3554 fax

msloan@blackmonmooring.com

**1.877.730.1948**  
www.blackmonmooring.com



SAABE  
 PO Box 780785  
 San Antonio, TX 78278



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

**SAABE TIMES**  
**February Issue**

**Final Thought:**

*"Get your facts first, then you can distort them as you please." - Mark Twain*

**2009 Board of Directors**

|   |              |
|---|--------------|
| Charles Mikolajczyk, Jr., CBE-M<br>President      | 341-0828     |
| Mike Halvorsen, CBE-M<br>1st Vice President       | 669-3929     |
| JR Uresti<br>2nd Vice Pres./SABOMA Representative | 496-7400     |
| Curtis Thompson<br>Secretary                      | 349-3324     |
| Michael Copp<br>Treasurer                         | 308-9888     |
| Allen Mangrum<br>Vendor Representative            | 601-4248     |
| John Leifester<br>Education Director              | 771-7081     |
| Kendal Langenberg<br>Membership Chair             | 967-8766     |
| Bob Beal<br>Past President                        | 830-868-4749 |

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

**Next Meeting:**

**Wednesday, February 17**

**"V-Belt Advancement and Their Role in Energy Efficiency"**

**Sponsored by Joe W. Fly Company**

**Upcoming Program:**

**Wednesday, March 17**

**"2010 Rebate Program"**

**Sponsored by CPS Energy**