



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

November 2010

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 17, at the Embassy Suites Hotel (7750 Briaridge Drive; northeast corner of IH-10 and Loop 410).

The meeting topic is "Material Transfer Areas and Loading Dock Safety," and the presenter is Paul Dockery with ChemSearch. The meeting sponsor is ChemSearch.

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

If you must cancel your attendance, please call Melodie Goff at 408-8135 BY **MONDAY, NOVEMBER 15, 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! ♦

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Engineer Spotlight

by Jeff Turov



Gilbert De La Fuente

San Antonio Credit Union
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(210) 854-6686

- **How long have you been in the building engineer trade?**
I have worked for the San Antonio Credit Union (SACU) for 13 years and am the Senior Maintenance Technician. Previously, I worked for a company called Mildred English and was with them for 27 years. I have been a member of SAABE for ten years.
- **What do you enjoy about the building engineer trade?**
I enjoy the variety of tasks that fill the day and keep it interesting. No day is the same, as we work on tile to ATM machines.
- **Any awards, recognition, or special training?**
After graduating from East Central High, I took a few classes at St. Phillips College and then entered the work force.
- **Hobbies/what do you enjoy during off-hours?**
I enjoy skeet shooting, dove hunting, working on computers and watching the Cowboys and Spurs.
- **What is your favorite holiday memory?**
Making tamales each New Years with my Mom. Although she is no longer with us, my family and I continue the tradition each year. ♦

A Message from the President

by Charles Mikolajczyk, Jr., CBE-M

Is it already November? Where did September and October go? Time flies when you're having fun!

As each of us prepare for our yearly rituals on Thanksgiving...let us hope that the Cowboys can win a game! What a way to start a year. One would have to think they entered it unprepared.

Much like the Cowboys, rolling into a new year or season being unprepared is quite an embarrassment. As we enter the heating season, all those boilers, electric heaters, etc., need to be up to speed prior to the season. It is also time to make those necessary repairs to the cooling systems. If you enter a heating or cooling season unprepared... see what happens in the Cowboys administration for their unpreparedness.

I don't rant and rave too much; however, this is very serious, and there is a wormhole that this item falls through. In my opinion, the CoSA Fire Department "should" be checking these items off during inspections. Some things fall through the cracks, but when life safety items are overlooked, something needs to be done. Electric fire pumps are to be tested weekly; period. More than likely, the only time a fire pump is tested is during the annual testing. The CoSA Fire Department doesn't check these during a sprinkler or fire alarm inspection for "this isn't in their scope of work on the permit." This doesn't really fall under the CoSA PDS, so who's supposed to ensure this work is being done?

Well, you need to take matters into your own hands if this void applies to you. What if... what if something did happen and the fire pump didn't work? It is not that difficult to perform the weekly testing with training. Or, just simply farm out the weekly testing to your fire pump vendor. Either way, just make sure the required testing is performed.

I would like to express thanks to Mark Peterson with SAWS for presenting "Commercial Irrigation Rebates and

Services" at the October luncheon and to Pat Pennington/Western Waterproofing for the Last Thursday Training Seminar!

Happy Turkey Day All! ❖

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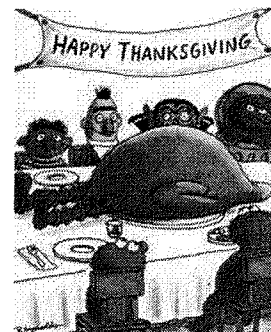
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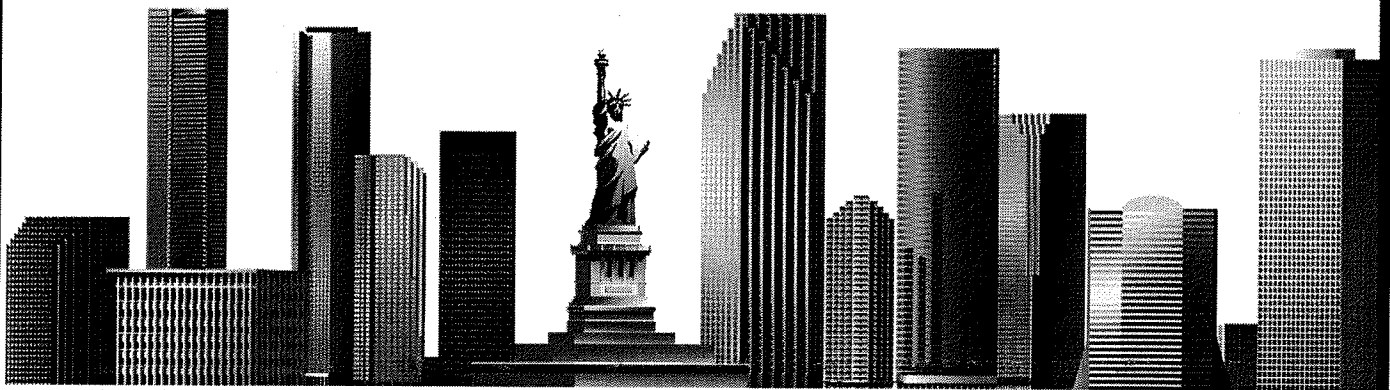
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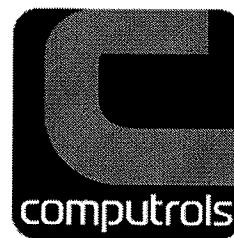
Left to right: Pan American Life, New Orleans; Greenway Plaza, Houston; JP Morgan Chase Tower, Houston; Wells Fargo Plaza, Houston; San Felipe Plaza, Houston; Seagram Building, New York City; The Statue of Liberty, Liberty Island; Wachovia Financial Center, Miami; One Brickell Square, Miami; 1400 Smith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

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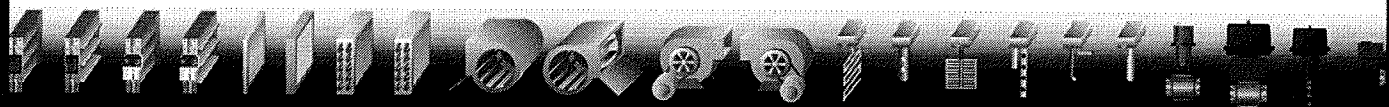
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Vendor Rep Report by Randy Cummings

Well, the cooler temperatures have finally come! I don't know who is happier, me or my wallet with the smaller electric bill.

Thanks to everyone who made it out to last month's lunch, and, hopefully, we can have a larger turn out this month.

I am still looking for vendors to sponsor 2011 lunches. I have an opening in March as well as July through October. If you are interested in sponsoring a lunch, please contact me at (210) 394-6233 or rcummings@gerloffinc.com.

Also, keep an eye out for upcoming events such as Happy Hours and the Christmas party. These are a great opportunity to kick back and get to know your fellow engineers and vendors outside of the everyday pressures we all face at work.

I hope to see each of you at this month's luncheon. Please remember to RSVP! ❖



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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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Beginning January 1, 2011, students enrolling in the SMA® designation program will be required to fulfill an SMA® experience requirement. Students must demonstrate three years of verifiable experience as a stationary engineer or equivalent in addition to completing at least 25 of the 35 criteria outlined in the SMA® Experience Criteria Verification form. This experience must be performed for a minimum property portfolio of 40,000 square feet.

If you have any questions, please contact a BOMI International customer representative at 1-800-235-BOMI (2664), or e-mail service@bomi.org. ❖

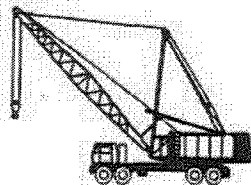
SAABE Holiday Social

Save the date for this year's SAABE Holiday Social. The Social will be held on Friday, December 17 from 5pm - 10pm at Dave and Busters. We hope to see you there!

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Education Corner

DDC Troubleshooting

- Sponsored by Austin Association of Facility and Maintenance Engineers (AAFAME)
- November 16, 401 Congress Avenue (Frost Tower), Austin
- Cost: \$50 for nonmembers
- For more information, visit <http://www.aafame.org/cde.cfm?event=292467>

Build San Antonio Green

- Sponsored by COSA Development Services Department
- November 19, Cliff Morton Development and Business Services Center (Training Rooms A & B), San Antonio
- Cost: Free
- For more information, visit <http://www.sanantonio.gov/dsd/lunchlearn.asp>

APLC I - PLCs for Non-Programmers

- Sponsored by American Trainco
- December 15-16, La Quinta, Houston
- Cost: \$985 (both days)
- For more information, visit <http://www.americantrainco.com/courses/plc%20non-programmer/schdtlPC.aspx?SID=25692> ❖

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October Lunch Summary

by Curtis Thompson

We were very glad to have Mark Peterson from San Antonio Water System (SAWS) provide the SAABE October luncheon presentation on "Commercial Irrigation Rebates and Services."

This is a timely topic because water rates charged for irrigation water are changing this month for all SAWS customers. The change is particularly significant for customers who use irrigation water at commercial sites. The rates are intended to send a strong price signal for discretionary water uses such as landscape irrigation.

The rates also bring equity to charges for irrigation water at commercial sites and charges for similar uses at residential sites. Prior rate structures have charged less to commercial sites at high usage levels. Because the rates will now be the same and because the water resource fee will now be tiered up with higher usage levels, the increase may be over 50% on the irrigation portion of the bill for sites that use over 20,000 gallons/month in irrigation. This will impact building engineers who are responsible for irrigation and utility costs. Commercial sites can work with the Conservation department at SAWS to reduce irrigation usage and have less of an impact. If you need further assistance, please feel free to contact the SAWS financial department, and they can explain in detail how this will affect you!

Again, thanks to SAWS and Mark Peterson for the info! ♦

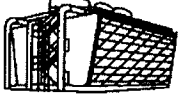
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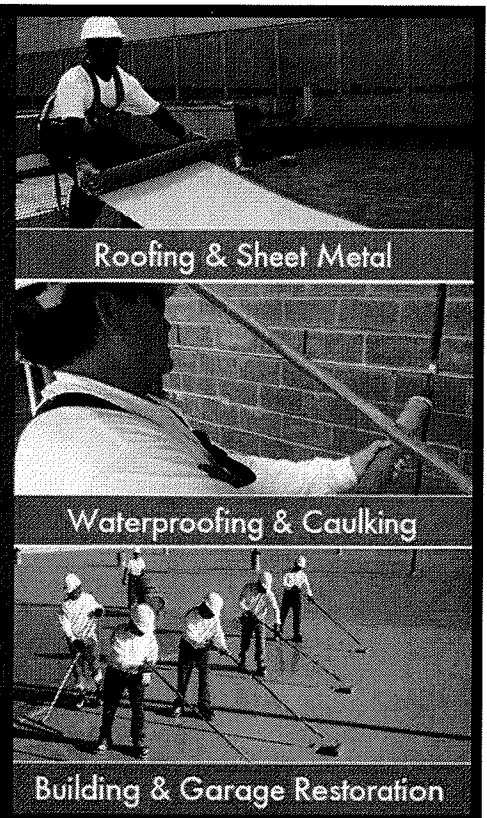


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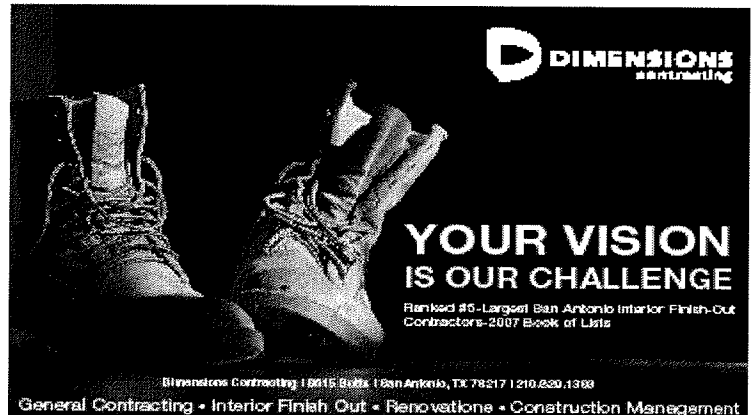
A Tool with Immediate Payback

by Charles Mikolajczyk, Jr., CBE-M

As Thanksgiving and Christmas are approaching and properties are installing seasonal decorations that utilize electrical energy, there is a tool that can pay for itself immediately by checking the unknown. Or, at least will provide an instant measurement without having to take things apart or fabricate something to use other devices.

There is a Split Jaw Amp Meter by Megger (Grainger Part #6NU24; \$347 w/tax) that is the only one, to my knowledge, that can measure current flow on a cable/cord without splitting the conductors. All you have to do is turn it on, select flat or round, and select one, two or three conductors. It's that simple and will tell you what you don't know or really need to know!

I will not state exactly how much amperage a cord is good for because there are too many variables (type/length/size). However, continuous duty on a typical 50' 14/3 cord is "approximately" 80% of 15 amps (i.e., approximately 12 amps/1,440 watts). It doesn't take long for multiple strands of Christmas lights to overcome the capacity of the cord providing electrical current! Mix that with flammable decorations, and I can show you photos of what to expect. \$350 is "nothing!"



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Additional inspection needs to occur. Depend on no one. Look for household type cords, the frequent octopus use of multi-tap devices, and do not coil a 50' cord when only a 10' cord is needed!

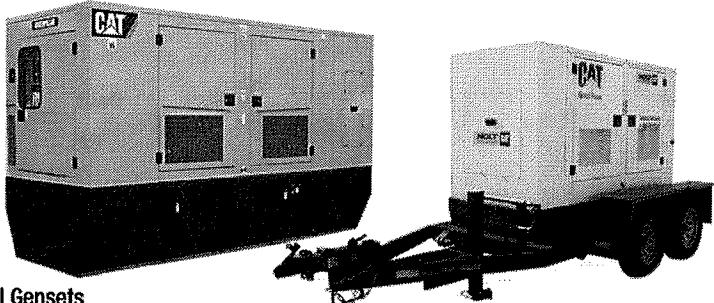
Finally, it is also recommended that you contact your electrical vendor to install, at the least, an AFCI (to protect property and lives) and a GFCI (to reduce electrocution to person) on the electrical circuit. To my knowledge, there is not a single combo (AFCI/GFCI) circuit breaker available. Depending on interior or exterior has a bearing on what to use as well. But, contact your electrical vendor to be sure.

So, have a safe and happy Thanksgiving and a merry Christmas! ♦

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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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Time to Change Disposable Batteries

by Charles Mikolajczyk, Jr., CBE-M

It's once again time to change those disposable batteries. It is with experience that I can tell you that losing an expensive device due to leakage over a dollar's worth of batteries is disheartening!

At work and at home, it is highly suggested that you change the disposable batteries in the following items:

- Smoke detectors and CO detectors
- Alarm clocks, time clocks, and other clocks with batteries
- Remotes and remote control devices such as T-Stats, car alarms, TVs, etc.
- Flashlights, lanterns, etc.
- Multimeters, IR thermometers, GPS units, RPM meters, Digital Psychrometers, etc.
- Weather radios and calculators
- Voice recorders, CD players and boom boxes

On seasonal items, such as battery powered gear for camping, simply remove the batteries to protect them.

Finally, please try to use a more environmentally friendly method when discarding disposable batteries. ❖


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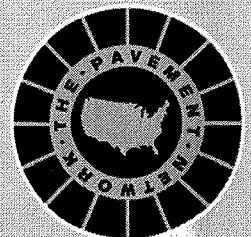
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COSA Planning and Development Services Department Updates

Below are some highlights from the City of San Antonio's (CoSA) Planning and Development Services October, 2010 newsletter.

New Information Bulletins/Code Interpretations

IB 189 - Existing Building Permits and Inspections - The purpose of this information bulletin is to clarify when a customer should obtain a commercial interior finish out permit, a commercial repair permit or a commercial remodel permit and to clarify when a separate Certificate of Occupancy (COO) application is required or whether the COO will be provided automatically. In addition, this information bulletin is intended to clarify the overall permitting and inspection processes of the Development Services Department. The focus of this IB is primarily for a new owner or new tenant, but is applicable to any customer.

CI 2010-016 - Use of Antifreeze in Automatic Fire Sprinkler Systems - The purpose of this Code Interpretation is to clarify whether antifreeze can be used in new residential and commercial occupancies. The requirements are set forth in the 2009 International Fire Code sec. 104.1.

If you would like to receive updates from the COSA's Planning and Development Services department, please join their mailing list at <http://visitor.r20.constantcontact.com/manage/optin/ea?v=001mPO5VKFGAvWO9AiU1uGWlw%3D%3D>. ❖

SAABE Annual Toy Drive

SAABE will once again be participating in the Construct a Kid's Christmas program - the construction industry's toy drive and fundraiser for abused and neglected children in Bexar County. If you would like to support this worthwhile cause, please bring an unwrapped, \$10 - \$25 toy for a boy or girl from 0 to 18 years of age to the November luncheon. (An age appropriate gift for the 12 - 18 year old children could be a gift certificate to Target, Wal-Mart, Best Buy, etc.)

SAABE appreciates your support of this wonderful cause! ❖

SAABE 2011 Dues

In this challenging economy, the SAABE board of directors elected not to raise SAABE membership dues for 2011. Dues will remain the same as this year. Thank you for your support of SAABE!

Meeting RSVPs

The staff at Embassy Suites has been very accommodating to our growing group. SAABE must call in a meal count on the Monday prior to the meeting, so 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.

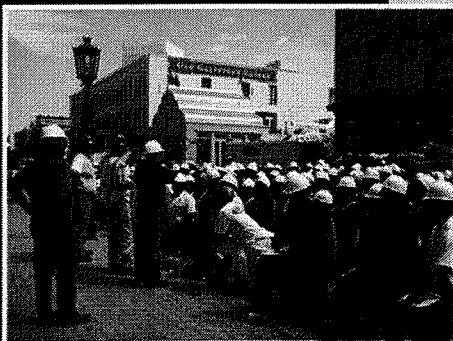
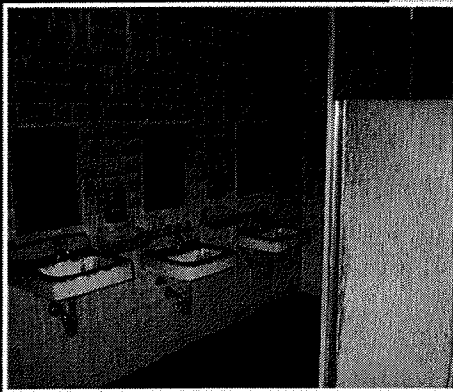
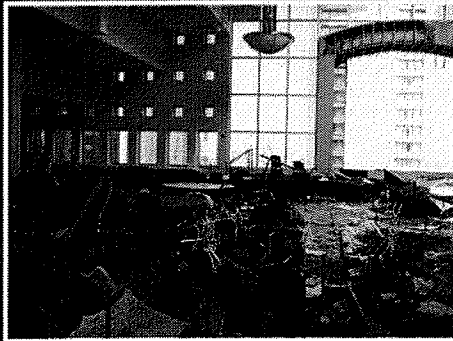
While we appreciate your call on Wednesday morning that you cannot attend, you could still be billed for the meal, since Embassy Suites has already prepared it for you.

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

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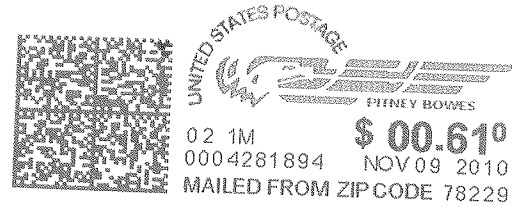
- No cost or contractual obligation
- 24/7/365 Emergency Response
- Priority Response in the event of a community-wide disaster
- Pre-registration of your facility's "vital statistics" for customized, more efficient disaster response
- Priority Response Consultant and Project Coordinator assigned to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

Vanessa Rodriguez
Priority Response Consultant
Blackmon Mooring of San Antonio
210.249.1496 cell
vrodiguez@blackmonmooring.com

1.877.730.1948
www.blackmonmooring.com



SAABE
 PO Box 781261
 San Antonio, TX 78278



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SAABE Annual Toy Drive

If you would like to support the Construct a Kid's Christmas program for abused and neglected children, please bring an unwrapped, \$10 - \$25 toy for a boy or girl to the November luncheon (see page 12).

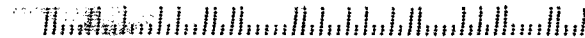
Charles Mikolajczyk Jr
 Endeavor Real Estate Group
 8000 IH 10 W, Suite 250
 San Antonio, TX 78230

**SAABE TIMES
 November Issue**

Final Thought:

"If you want to turn your life around, try thankfulness. It will change your life mightily." - Gerald Good

0025



2010 Board of Directors

- | | |
|--|--------------|
| Charles Mikolajczyk, Jr., CBE-M
President | 341-0828 |
| Mike Halvorsen, CBE-M
1st Vice President | 669-3929 |
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2nd Vice Pres./BOMA SA Representative | 496-7400 |
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Vendor Representative Pro Tem | 394-6233 |
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Education Director | 771-7081 |
| Kendal Langenberg
Membership Chair | 885-5194 |
| Bob Beal
Past President | 830-868-4749 |

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

Next Meeting:

Wednesday, November 17

"Material Transfer Areas and Loading Dock Safety"

Sponsored by ChemSearch

Upcoming Program:

Wednesday, December 15

Business/Board elections

Sponsored by SAABE

The SAABE Times is edited by Bray Communications.