



# SAABE TIMES

A publication of the San Antonio Association of Building Engineers

January 2012

Mark Your Calendar—

## JOIN US FOR OUR JANUARY MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 a.m. on Wednesday, January 18, at the Embassy Suites Hotel (7750 Briaridge Drive; northeast corner of IH-10 and Loop 410).

The meeting topic is "Oh Heck, What Now!," and the presenter will be Robert Steele with Southpro Restoration ([www.southprorestoration.com](http://www.southprorestoration.com)). Southpro Restoration is also this month's meeting sponsor.

Please RSVP no later than Monday, January 16, at noon.

If you must cancel your attendance, please call Melodie Goff at (210) 408-8135 **BY MONDAY, JANUARY 16, 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! ❖**

### Many thanks to our Vendor Sponsors!

#### Master Level

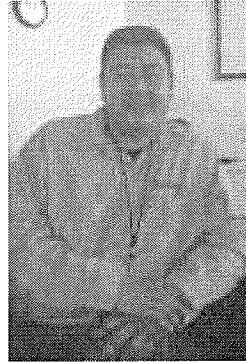
Gerloff Company, Inc.  
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#### Journeyman Level

Preferred Landscape and Lighting

## Engineer Spotlight

by Jeff Turov



**Victor Gomez**

San Antonio River Authority  
Facilities Maintenance Technician  
600 Euclid Avenue  
San Antonio, TX 78212  
[vgomez@sara-tx.org](mailto:vgomez@sara-tx.org)  
(210) 302-3209

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

I have worked for the San Antonio River Authority (SARA) for the past year and maintain the electrical, plumbing and HVAC for them at four separate locations in San Antonio. Prior to this, I worked for various local plumbing and HVAC contractors. I have been a member of SAABE for the past year.

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

I earned my Universal HVAC certification in 2000 and have also earned my EMT certification for the City of San Antonio. Also, I attended a week-long training seminar for the Trane Tracer Summit energy management system.

• **As a newcomer to the trade, what advice would you share with those just entering or considering the trade?**

Keep an open mind, and do not be afraid of challenges. Always ask questions – no matter how simple the subject. Being motivated with a willingness to learn will help you earn the respect of your peers.

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

I enjoy working on my vehicles and feel that I am a pretty accomplished auto mechanic. However, the time I enjoy most is the time I spend with my four year old son.

• **What is the one food you could not live without?**

I would have to say that flour tortillas would qualify as the answer to this question. Flour tortillas in breakfast or lunch tacos, or all by themselves, will always fill the void.

• **What is the most meaningful gift you have ever received?**

My son is by far the greatest gift I have ever received. Having him in my life has made me re-think my priorities and has taught me the importance of embracing responsibility. My life is much fuller now that I am a parent. ❖

## A Message from the President by Charles Mikolajczyk, Jr., CBE-M

Happy New Year to all!

Hope everyone is on track this year with their retrofits. There's no telling what we're in for after last year.

I would like to personally call-out and thank Curtis Thompson for his dedication and efforts during his term as SAABE's Secretary (January, 2009 to December, 2011). Thank you Curtis!

We would also like to introduce the newest member of the SAABE board - Louis Vega as the SAABE Secretary. Louis is also the Chief Engineer at the Fountainhead Building located at 8200 IH-10 West.

Serving on the SAABE Board of Directors is really a pleasure rather than a duty. I would highly suggest that you consider serving a term or two, and join the rest of those that wish to make a difference - and those that wish to keep our pool of individuals as up to date as possible on all the current trends in our industry!

As your SAABE President, this month I enter my sixth year of service. Not only is this an achievement in my personal career, but it is also a milestone for SAABE. In SAABE's past history, our Past President, Bob Beal, held the record for the longest presidency (i.e., five years). This record has now been surpassed.

Truthfully, it feels as if it's only been two to three years, because, 99% of the time, serving on the SAABE board is fun and exciting. But, I will admit, there are times when it's a pain in the bass! j/k

Did somebody say something about spawning season for freshwater bass is right around the corner?

Till next month/meeting... gone fishing! ❖



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## Review of 2011 Green Building Tours and an Update on 2012 Green Building Tours

by Tom Lasater

In 2011, SAABE members participated in tours of green buildings and learned the following:

- How cooling tower blow down and condensate water can be used to water our lawns
- How drip irrigation, since it's not confined to water stages, can keep our frontage green all year long
- How staging large equipment can keep our meter multiplier low
- How staging our parking lot with photo cells can reduce costs by utilizing lighting only when needed
- How conversions to lighting fixtures can save energy costs
- How light sensors can provide lighting when needed yet still reduce costs

With 2012, we plan to review those buildings where the Energy Star ratings have been increased or are high so that fellow engineers can produce the same results in their

buildings. (If your building falls in this category, please contact me at 210-501-3434 or lasater.tom@att.net so that other SAABE members may utilize you as a resource.)

Below are a list of some of the buildings we will tour:

- City View Office Bldg/Transwestern - Robert Ramos (697-8861)
- Corporate Square/Transwestern - Jock Tilghman (669-9449)
- Fountainhead I & II/DayMark Realty Advisors - John Cauley (669-0621)
- Northwest Atrium/Stewart Assets - Roger Picciolo (284-8010)
- Northwest Center/Griffin Partners - Roland Trevino (845-6690)
- San Pedro Plaza/Endura Advisory Group - Mark Rybczynski (559-9171)

*(continued on page 11)*



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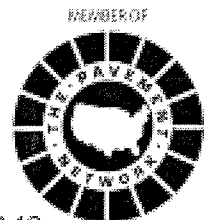
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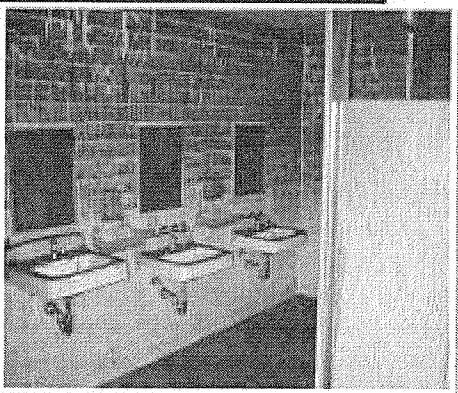
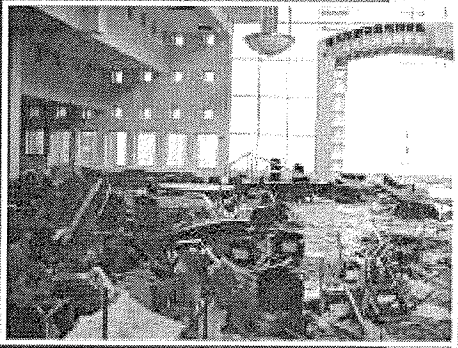
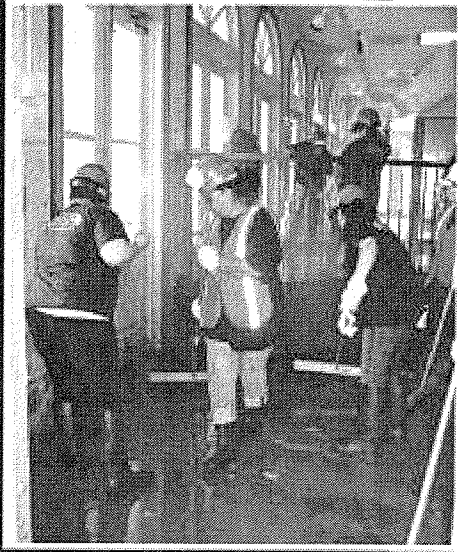
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## SAABE 2011 Holiday Social

If you weren't able to attend the SAABE 2011 Holiday Social (aka, "Holiday in Vegas"), you missed out on a GREAT time! A delicious holiday dinner was served, casino chips were flying and door prizes were being awarded. And, to top it all off, we had the largest turnout we've ever had at one of our holiday socials - 94 were in attendance!

Our own SAABE President, Charles Mikolajczyk, Jr., took home first place, and a \$200 Visa gift card, for having the most casino chips at the end of the evening. Matthew Jennings

with FloodMaster won second place and a \$100 Visa gift card. And, Galen Friend with Transwestern won third place and a \$50 Visa gift card.

So, please plan on joining us at this year's "Holiday in Vegas."

And, we always like to know how we can make a good thing better, so, if you have any suggestions, please contact SAABE's Social Chair, Robert Steele, at (210) 421-0113 or



Left to right: SAABE member and guest, Robert Fox, Audie Howell, and Charles Mikolajczyk, Jr.

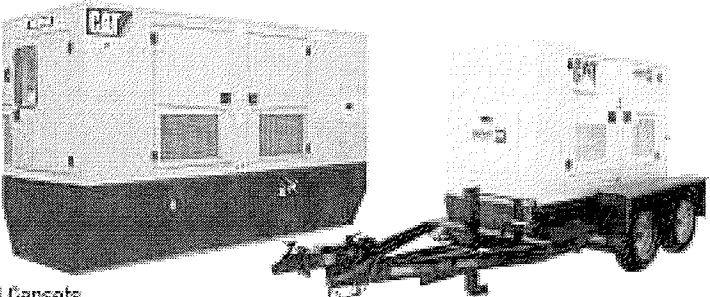


Dawn Strickland and Mike Halvorsen

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## SAABE January Last Thursday Training Seminar

Save the date for this month's Last Thursday Training Seminar. This month's topic is "Maintenance and Repair of the Exterior Envelope of the Building." The presenters will be Fred O'Chareon and Pat Pennington with Western Waterproofing and Stan Rothman with Big City Access. Western Waterproofing is this month's training seminar sponsor.

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

**When:** Thursday, January 26, 11:30 am - 1:00 pm  
(Lunch provided by Western Waterproofing)

Western Waterproofing was founded in 1915 and now serves the entire nation from over 35 offices. They combine the best, time-tested techniques with innovative new technology; are the nation's largest masonry restoration contractor; have extensive experience in historic masonry renovation and preservation; and are specialists in concrete restoration, including parking decks and stadiums.

For more information about Western Waterproofing, contact Pat Pennington at (210) 340-2264 or [patp@westernwaterproofing.com](mailto:patp@westernwaterproofing.com). Or visit their website at [www.westernwaterproofing.com](http://www.westernwaterproofing.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](mailto:mg.assoc.mgmt@gmail.com). Please RSVP by Wednesday, January 25 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. ❖

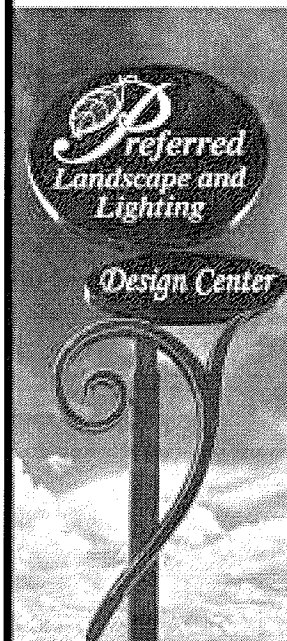
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- Pack bottled water
- Pack Cell Phone
- Pack personal hygiene supplies
- Pack a manual can opener
- Pack a first aid kit

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## December Lunch Summary

by Michael Halvorsen, CBE-M

Happy New Year!

SAABE wrapped up 2011 in grand fashion once again - we held our Board of Directors elections!

Congratulations to Louis Vega with Transwestern for being elected as our new Secretary! I am certain Louis will have no problem "fitting in" with the board. There are a lot of terrific folks serving with him!

We start off 2012 with hopes that this will be a very successful year for us all. And, if the article in the San Antonio Express-News is any indication, that should be the case. San Antonio was named the nation's top-performing city (see December 16, 2011 edition)! With the economy being the way it's been, we in San Antonio are fortunate to have the energy industry and military to help support our local economy.

I like to think that SAABE members might help influence all that as well. As large companies are looking for new regions to expand or move their businesses to, we building engineers help make San Antonio more attractive by offering the kind of professionalism that exceeds expectations! We are, after all, the ones who keep it all running smoothly! And, thank you to all our vendors for your support over the years! We couldn't do it without you!

Congratulations to San Antonio for this latest ranking and to SAABE for being a superior organization helping this city stay number one.

Happy 2012, and keep up the terrific work! ❖

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## Education Corner

### Managing Emotions Under Pressure

- Sponsored by Career Track/Fred Pryor Seminars
- January 23, Norris Conference Center, San Antonio
- Cost: \$79
- For more information, visit [http://www.careertrack.com/et\\_seminarExpressLane.asp?SN=1940087&ssd=20120123](http://www.careertrack.com/et_seminarExpressLane.asp?SN=1940087&ssd=20120123)

### Microsoft Office Outlook 2010

- Sponsored by New Horizons Computer Learning Center
- February 6, Online LIVE, San Antonio
- Cost: \$275
- For more information, visit <http://www.newhorizons.com/LocalWeb/catalog/CourseCatalog.aspx?ClassID=300007015&ilt=true&ml=true&ola=true&oll=true&GroupID=438&expand=true>

### Electrical Troubleshooting & Preventative Maintenance

- Sponsored by American Trainco
- February 8-9, Country Inn & Suites by Carlson San Antonio Airport, San Antonio
- Cost: \$990
- For more information, visit <http://www.americantrainco.com/courses/electrical%20troubleshooting/schdtlET.aspx?SID=27693> ❖

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## Vendor Rep Report

by Randy Cummings

Hope everyone had a great Christmas and a safe and fun New Years. With the terrible economy and severe drought, I'm sure most of us are glad to see 2011 behind us and look forward to what the future brings.

For SAABE, the future looks great! Our membership continues to grow, and we already have several great presentations scheduled for the year.

Anyone who attended the Christmas party knows how exciting things are at SAABE today. The attendance was outstanding, the food was terrific, and everyone had a great time (especially our fearless leader Charlie who dominated the black jack table and took home the grand prize). Make sure to give a big thanks to Robert Steele for all his hard work in

putting this together.

Also, take a moment to congratulate Louis Vega who was elected as the SAABE board's new secretary. I know Louis will serve the membership well.

There are still opportunities available for vendors interested in sponsoring or presenting at one of the membership lunches in 2012. Give me a call (210-394-6233), or shoot me an email (rcummings@gerloffinc.com) if you are interested.

Till next time, remember to RSVP, and I'll see you at the luncheon! ❖



## Welcome New SAABE Member!

Welcome to new SAABE member Robert Garcia with the Fox Service Company! Please make sure to add his information to your 2012 SAABE Membership Directory. And, please make sure to update the information for the other individuals listed below.

<p><b>Robert Garcia</b> Fox Service Company 2511 Boardwalk SA, TX 78217 • (210) 349-6799 rgarcia@foxservice.com</p>	<p><u>Update Contact Info:</u> <b>John Cauley, CBE-J</b> DayMark Realty Advisors 4545 Horizon Hill Blvd SA, TX 78229 • (210) 541-8445 jcauley@daymarkra.com</p>	<p><u>Update Contact Info:</u> <b>Mark Rybczynski</b> Endura Advisory Group 7330 San Pedro, Ste 652 SA, TX 78216 • (210) 541-8445 • Cell: (210) 559-9171 mrybczynski@endurasa.com</p>
<p><u>Add to 2012 Membership Directory:</u> <b>Roger Picciolo</b> Stewart Assets 11550 IH 10 W, #290 SA, TX 78230 • (210) 284-8010 roger@stewartco.net</p>	<p><u>Remove from 2012 Membership Directory:</u> <b>Luis Villarreal</b> Sanchez Investment Properties, LLC 11550 IH 10 W, #290 SA, TX 78230 • (210) 284-8010 luis@stewartco.net ❖</p>	



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**Green Building Tours (continued)**

The LEED program, which gives points for achieving certain criteria and certifies buildings in Gold, Silver or Platinum, is administered by the United States Green Building Council (USGBC). Below are some websites related to the USGBC that you might find useful:

- www.epa.gov/greenbuilding - Educational articles
- www.greensteducation.com - Courses related to USGBC designations
- www.buildsanantoniogreen.org - San Antonio's residential Green Building Program, developed specifically for San Antonio
- www.solarsanantonio.org - Solar San Antonio is a non-profit advocacy and resource center for renewable and sustainable energy applications.

Please contact me at 501-3434 or lasater.tom@att.net if you would like your building to be considered for one of the 2012 building tours. ❖

**SAABE 2012 Dues**

Please note that SAABE 2012 dues invoices have been sent out. Complete the membership application and mail it with a check to SAABE, PO Box 781261, San Antonio, TX 78278. Or, you can mail the application and call 408-8135 to pay via credit card.

Thank you for your support of SAABE!

**Job Openings**

There are several job openings currently listed on the SAABE website (www.saabe.org). Visit the site for full details.

If you have job openings, please forward them to mg.assoc.mgmt@gmail.com for posting. ❖

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**SAABE 2012 Membership Directories are Here!**

The SAABE 2012 Membership Directories are here! If you didn't pick yours up at the December luncheon, you can still pick it up at the January luncheon.

CHARLES MIKOLAJCZYK JR  
 INTERCONTINENTAL MANAGEMENT CORPORATION  
 8000 IH 10 W STE 250  
 SAN ANTONIO, TX 78230-3880

**SAABE TIMES  
 January Issue**

**Final Thought:**

*"Be always at war with your vices, at peace with your neighbors, and let each new year find you a better man." - Benjamin Franklin*

**2012 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	216-0304
Louis Vega Secretary	525-8228
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

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Melodie Goff 408-8135  
 Association Manager  
 (mg.assoc.mgmt@gmail.com)

**Next Meeting:**

**Wednesday, January 18**

**"Oh Heck, What Now!"**

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**Upcoming Program:**

**Wednesday, February 15**

**TBA**

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