

San Antonio



Association of Building Engineers

SAABE TIMES

MARCH 2015

MARCH MEMBERSHIP LUNCHEON



Wednesday, March 25, 2015

11:30am - 1:00pm

**Embassy Suites San Antonio - NW I-10
7750 Briaridge Drive, San Antonio TX 78230**

PRESENTATION & SPONSORSHIP: Hughes Plumbing Supply

[Click here](#) to register!



ABOVE THE CEILING
by Paul Thompson, SAABE President

THINKING INSIDE THE BOX

or

How good maintenance, once again, saved the world...

The Three Principles to Live By:

- 1-Get everything working the way it should be and keep it there
- 2-Satisfy the Customer
- 3-Save Energy

CLUE: if you do the first one, two and three will take care of themselves.

GET SMART! The best person for the job is never the one who is only book-smart or the guy who learned everything he knows from only hands-on. Crack the books and stick your head above the ceiling.

KNOW THY BUILDING. Take the time needed to learn all about your building. You should have a thorough knowledge of not just how the HVAC system works (all components, the various sequence of operations, etc), but also plumbing, fire systems (what does the Fire Alarm Control Panel actually do in the event of an alarm?), elevators (have you tested your fire recall lately?), building envelope (roof, walls, doors, windows), electrical and lighting, construction standards, codes, insurance requirements, etc, etc, etc. Does anyone see a pattern here?

THOU SHALT DO THY MORNING ROUNDS. Just like brushing your teeth and getting dressed, Thy Morning Rounds should be the first thing on your list of to do's every day. If you absolutely have to, try to do a short version utilizing the Rule of Two's (for Chiller, Cooling Tower, AHU, Chemical Station, etc.). CAUTION: Avoid Thy Morning Rounds at your peril! Nothing like a good pair of eyes.

SWEAT THE SMALL STUFF. Keep an eye out for little things...they have a tendency to grow. Fix 'em as you find 'em or put them on the schedule. Remember the **costs squared rule** for putting things off!

THE PIT BULL DOES NOT LET GO. If there are things wrong in your building, there is ALWAYS A REASON and don't let anyone tell you different! Dig, dig, dig and find the root cause of the problem and fix it or know the reason why! Which brings me to:

DOCTOR, I NEED A SECOND OPINION. You may have only one contractor (for HVAC, electrical, plumbing, etc), and hopefully they are very competent, but THEY ARE NOT GOD and do not know everything. If you have problems that are not going away or concerns that are not being addressed, find help elsewhere.

And lastly, someone who needs no introduction, **MR. PREVENTATIVE MAINTENANCE** is the Heart and Soul of any program, the Rock that we build upon, the Foundation of The Nation and Job Number One. Treat with utmost respect, if you shortchange then short-term gain equals long-term pain.

EDUCATION CORNER

by John Leifester



We have a need for some more vendors to sponsor the 1st Thursday trainings. Please contact me if you are interested in sponsoring the training. I have spoken to some companies and am looking forward to hearing back about their sponsorship.



April's 1st Thursday training is being sponsored by Bolin Plumbing. Greg will be providing us some insight on backflow assemblies. SAWS Program Director on Backflows , Mr. Bruce Rathburn, will be presenting. Please join us on April 2nd, 2015 at 6243 IH-10 West, San Antonio TX 78201. We will be in the 10th floor conference room. It will be from 11:30 a.m. to 1 p.m.

We are working on getting the Certified Building Engineer application back on the website for all those who want to apply for their CBE. Please remember to send me copies only of documents (not originals) for the application documentation of training. I look forward to visiting with prospective CBE applicants if you have any questions,

Again, if you would like to sponsor, please contact me at john@dedicatedls.com or on my cell at 210-771-7081.

Thanks and I hope you all have a prosperous March.

MEMBERSHIP MEETING SUMMARY

by Mark Rybczynski



The February meeting was called to order by President Paul Thompson. After the introduction of the guests and board members, and vendor sponsors, the general meeting started. It is important that all membership contact information be updated so that e mails of notices and our new SAABE times be dispatched to you. Contact sheets were on the table for members to fill out if any changes were needed.

The first Thursday training will still be held at the same location as before, classes should begin in April.

The SAABE serves is still collecting donations for the Animal Defense League. Thanks to all members that donated to this cause, please contact any board member or Stacy Mercer at 210-218-6663 or smercer@bmsmanagement.com for drop off of donations.

CPS put on a great training class on Smart Meters and Grid Programs, rebate programs that are available to us and demand response. John Moreno spoke about the Smart Grid Meters and how they communicate to CPS, dates of implementation and how this information of our usage is showed in real time on the CPS portal for your account. Bob Nelson spoke about HVAC Rebate and Lighting programs and changes made to the rebate application forms. Joe Jones spoke about the 3 different demand response programs. They provided us with some great information, thank you again CPS.

There was one job opening at N.G.K.F for an engineer that was needed for the Tesoro building.

Next meeting will be March 25th, so please RSVP so we can have an accurate count of all members attending.

VENDOR UPDATES

by Randy Cummings

I don't know about y'all but I'm ready for some sunshine and warmer weather. After all I live in South Texas for a reason.

Thanks to all the engineers who filled out the education survey. We received a lot of good feedback and have already booked some presentations on the topics requested.



To all you vendors, there is still a chance to sign up and present at one of our 2015 luncheons. The cost is \$300 and remember to keep it educational. The engineers are much more impressed with your knowledge more so than your sales ability! Also remember to get your 2015 dues in. We will be printing the 2015 directory at the beginning of April so your company information WILL NOT be included if your dues are not paid by the end of March. Ask any engineer and they'll tell you the first place they look when in need of a product or service is in their SAABE directory so you do not want to miss out on this!

As always remember to RSVP. The last few luncheons we have had several walk-ins and this puts the hotel in a bind with preparing food. Get your RSVP in to [Britney](#) in time and see you at the luncheon.



MEMBERSHIP MEMO
by Kendal Langenberg

Well, it is THAT time of year again...time for making sure that your SAABE annual association dues are all paid up! The new directory is just around the corner, and we want EVERYONE to be included. Feel free to contact [myself](#), [Britney](#), or any of the [board members](#) to verify if you are good-to-go, or if you are about to be left out in the cold. And remember, please point any potential new members in my direction!

THE GOOD, THE BAD & THE UGLY

The "Good, Bad & Ugly" group is a VERY informal group of SAABE engineers, experts in certain trades, building managers & vendors etc. that gather at a restaurant, building site, vendor office etc. monthly to discuss topics relevant to our industry. We are starting with LED lightingthe good, bad , or ugly things about LED lights, installations, reputations, experiments & experiences etc. from 1st or maybe 2nd ... hand experiences. We are looking for those that want to know more about the topic or 'experts" on the agenda's topic.



We were going to meet at FSG's new office but at this time did not want to appear that we were "promoting" one vendor over another so...

We have moved the 3rd Thursday date (always the 3rd Thursday at 11:30am) to: Bar-B-Q Station to discuss LED lighting. It is at East bound access road of 410 between Nacogdoches & Wurzbach on the NE side of town.

EVERYONE is welcome to attend. ANYONE can come, and bring your lunch or buy what you want at that locations menu.

We are also trying to move it around the entire city so that EVERYONE has a chance to participate.

This month it will be on the NE side. Last month it was at Furr's Cafeteria on the West side at 151 & 410.

If anyone has questions they can call Doug Graves at: 210-870-0903 personal cell, 210-243-2213 JLL cell, or douggraves900@yahoo.com.

SAABE SERVES

by Stacey Mercer

Greetings from SAABE SERVES! First off, a big THANK YOU to everyone that has already donated for our first charity drive!!! March will be the last month for this donation drive, so please do not forget to bring the items you would like to donate for the Animal Defense League to our next luncheon. Simple items like gently used towels, or even paper shreds from your office are needed for the animals at the shelter.



If you have anything that needs to be picked up, or if you have any questions please contact Stacey Mercer. (210) 218-6663 / smercercer@bmsmanagement.com. We are also asking for those that have donated and will be donating to send Stacey a picture of a lost pet to remember and honor them for this 1st annual SAABE Serves ADL charity drive. For a full list of other items that are needed please [click here](#).

SAABE SPOTLIGHT

Interview by Jeff Turov



WILL FAWCETT, JOE FLY CO, INC.

1) Current job/title/employer and contact information?

Will Fawcett
Joe Fly Co., Inc.
4707 NW Industrial
San Antonio, TX 78238
(210) 946-1688 office
wfawcett@joeflyco.com
www.joeflyco.com

2) Tell us about your career path:

I was born and raised in Ingram, Texas and graduated from Ingram Tom Moore High School in 2000. From there I attended UT Austin and graduated with a degree in Finance. My first post college job was in Dallas where I sold an eco-friendly sun screen product - where I quickly got burned. After this I decided that South Texas was the only place for me so I packed up my life and headed to San Antonio. In 2007 I started with the Joe W. Fly Co., Inc. as a multi-tasking Branch Manager and Sales Representative. I haven't looked back since. I have been a member of SAABE since 2007.

3) Hobbies/what do you enjoy during off-hours?

I would consider myself a lover of the great outdoors and enjoy anything that allows me the opportunity to escape the weekly rat race - including; fishing, golf, hunting, and traveling to UT Longhorn football games.

4) What is the Joe W. Fly Company and what services do you all provide?

Since 1967, Joe W. Fly Co., Inc. has provided air filtration products and services. As a 3rd generation Fly family operated business, we continue to provide clean air solutions such as:

- * Air filter service
- * Coil cleaning and microbial treatment of HVAC equipment
- * Stocking programs and Just-In-Time Delivery
- * Retrofits based on life cycle cost analysis
- * Ultraviolet air purification treatment
- * Carbon refilling facility

New technologies in the filter industry are arriving at a rapid pace and indoor air quality standards are constantly being upgraded and altered. Joe W. Fly Co., Inc. welcomes these new challenges, and focuses on customer service and client satisfaction as our top priorities.

5) Why is air filtration so important?

The quality of indoor air inside offices, schools, and other workplaces is important not only for workers' comfort but also for their health. Poor indoor air quality (IAQ) has been tied to symptoms like headaches, fatigue, trouble concentrating, and irritation of the eyes, nose, throat and lungs. Also, some specific diseases have been linked to specific air contaminants or indoor environments, like asthma with damp indoor environments.

ADVERTISING OPPORTUNITIES AVAILABLE!

Are you interested in advertising in our monthly newsletter? Would you like to have your logo and website linked to the entire SAABE membership? If so, please contact [Britney](#) for rates and information!

We will begin accepting advertising for our April newsletter!



Many thanks to our Vendor Sponsors!

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Fox Service Company

Dedicated Landscape Solutions

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