



# SAABE TIMES

A publication of the San Antonio Association of Building Engineers

March 2016

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 WEDNESDAY, MARCH 23, 2016 at the Embassy Suites Hotel (7750 Briaridge Drive; northeast corner of IH-10 and Loop 410).

Blackmon Mooring will be sponsoring & presenting on Indoor Air Quality (HVAC Cleaning).

**RSVPs are due no later than Monday, March 21st at 5:00pm.**

If you must cancel your attendance, please email Britney Brantley at [saabetx@gmail.com](mailto:saabetx@gmail.com) BY **MONDAY March 21st 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!**

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## Engineer Spotlight

by Jeff Turov

### David Herrera

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### How long in the building engineer trade?

I have been involved in this industry since 1992 and first worked for Trammel Crow at Physicians Plaza I as a day porter. Seeing greater potential in me my employer offered me the position of building engineer and I welcomed the opportunity. From there I moved to the Forum office building in 1997 and have been here ever since. I have been a member of SAABE since 2009.

### Any awards, recognition, or special training?

Nothing really to speak of – mostly just lots of hands on training. With Charles Mikolajczyk as my mentor I have got a great teacher at my disposal.

### Hobbies/what do you enjoy during off-hours?

I enjoy spending time at home where my greatest pleasure is firing up the BBQ and grilling up a great meal.

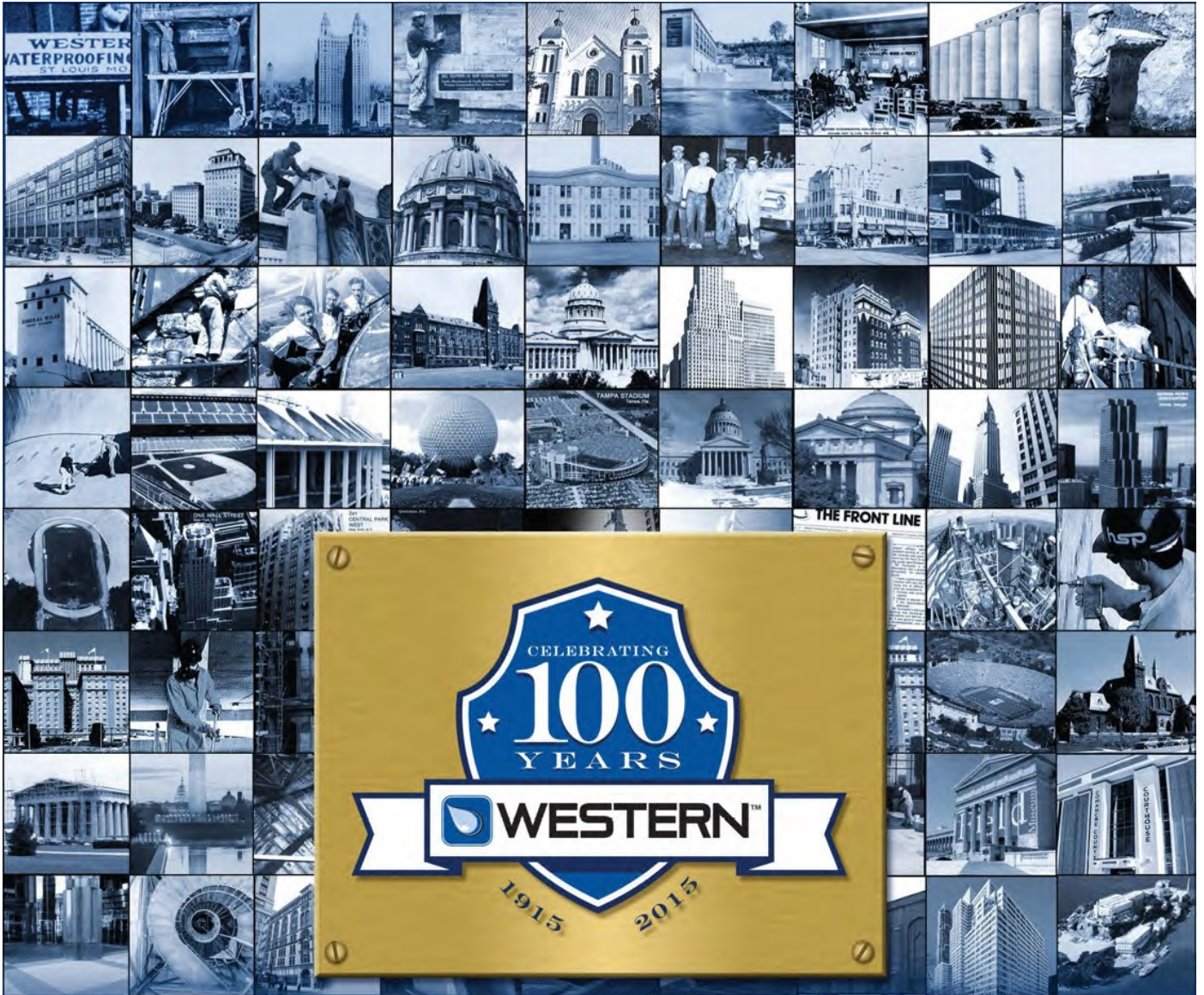
### Family/children?

My wife and I have been married since 2001. I do have lots of brothers and sisters and am the youngest out of nine. During my childhood I never lacked attention.

### What is the best vacation that you have ever taken?

A few years back my wife and extended family took a trip to Rome and saw all of the sights. It was a beautiful place with lots of history.





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## Above the Ceiling

by Paul Thompson, SAABE President

### Looking for Trouble

“Don’t go looking for trouble” is the common wisdom, everybody says so, they must be right. Unfortunately, in our line of work, if you don’t find trouble first, it will almost always find you. I prefer not to be surprised if I can avoid it.

I first became familiar with the whole concept of Preventive Maintenance while I was in the Navy long ago. Boiled down, it’s nothing more than a system for doing all the things needed to look after the equipment in a methodical, orderly and repetitive manner. Not a whole awful lot of sexy about the whole concept unless you can appreciate a ship, car engine, locomotive, factory or building that just hums along. Putting out fires, now that is sexy, keeping the whole thing from ever catching fire, that’s just boring. Ever notice how some Building Engineers seem to always be putting out fires?

A couple of the things I learned from the Navy I’ve practiced daily for the last thirty plus years and they have served me well:

- **Making the rounds.** Do you do a morning rounds? What does it consist of? Engineering rounds on a Minesweeper were done every four hours (even in port!); you walked the ship, took gauge readings, measured tank levels, checked batteries, switchgear, generators, etc. In the world I live in now, my morning rounds have consisted of logging chillers, checking chemicals, cooling towers, air handlers, rooftop equipment, compressors, pumps, fans and most recently, paging through the multiple screens of my various Building Automation Systems. Hint: put some eyeballs-on, don’t just go by what the computer tells you. And don’t just robotically write down the readings without stopping for a minute to understand what they are trying to tell you! I’ve also learned to skip the morning rounds only at my peril when something I should have caught comes back to bite me in the butt; if I’m rushed, I do the RULE OF TWOS (more on this another time). Morning rounds are basically the gateway drug to take you into a full-blown PM system addiction (similar to how a newspaper is history’s first draft): don’t stop until you have a systematic way of checking/maintaining 100% of ALL EQUIPMENT on a regular basis (daily, weekly, monthly, semi-annually, annually, five year, etc.) throughout your entire facility. Occasionally shake it up, check at night, weekends, etc. for a different view. And keep records, which brings me to:

- **Logging.** I feel lucky that when I first got into this line of work (back in ’85 at the byootiful Wyndham Hotel) that the Chief Engineer was an old Navy hand who brought some of his bad habits with him. Bill Young introduced another old Navy tradition of doing regular logs, every four hours, when whoever was on duty would fill out any events that happened on his shift; this was our history. In June of ’88, after getting my first building, I adopted the daily log habit. My logs include: all major PM work, contract work (including company, tech and job), meetings (including who was there, what was discussed), major equipment issues (including cause and correction), construction, projects, major equipment installations, unusual weather events (heavy rain, hail, freezes, heavy storms, etc.), parts runs, major materials used and whatever else I think may need recording. Like any other daily discipline, the results are not obvious immediately, but over time. The ability to have a chronological narrative of my facility has helped me tremendously over the years: when was certain work done, who did it, what was the particular sequence of events, was this a weather-related breakdown, when were meetings held all help (along with invoices, work tickets, reports, etc.) to weave a complete picture of how we got to where we are now and help set a guidepost to the future.

Many thanks to Art Martinez and all the SAABE members who dug into their pockets at the last General Membership meeting to make the dream of a cruise a reality for Lee Cantu and his wife. Our prayers are with you both.



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THE GOOD, THE BAD & THE UGLY

BY Doug Graves

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If you are interested in hosting, please contact Doug Graves.

For questions, please email Doug Graves at [doug.graves@xerox.com](mailto:doug.graves@xerox.com) or call at 210-870-0903.



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## February 2016 Luncheon Summary

by Pete Munoz

Let's give Joe Jones and Brian Gutierrez with CPS energy a huge thank you for an excellent presentation. It was very informative on how many times lightning hits a hour. And what type of damage it dose if it hits your building. CPS also touch on the programs and rebates that CPS offers.

I would also like to thank Paul Thompson and Mike Halvorsen on getting with Brian Gutierrez on February presentation. Just as a friendly reminder that the mechanical reps. have training class coming up.

We also mentioned in last month's meeting about a venue change to University United Methodist church. I would also like to mention about dues if you are not current you have to pay for your meal at our March meeting.

Andrew Perez with Port SA was pick for a future Engineer Spot Light in the SAABE Times. Also let me give Art Martinez a big thank you for putting together the information on Lee Cantu Cruise. It was a sight to see the SAABE family come together for Lee Cantu. SAABE raised all the money for Lee Trip. A very big thank you to all SAABE Members, we did it!

## Vendor Rep Report

by Dwayne Putney



I would be remised not to mention how proud I am to be a SAABE member. We were witness to a great showing of love and charity in supporting of our member and friend Lee Cantu. Our organization touched me spiritually as we were able to come together giving of our hearts. Our hope is this Cruise will help them to create lasting memories and bring some comfort to their lives.

We should be reminded that this organization is about people all Coming together with a common purpose. We have organized to lift each other up through fellowship, Education and financial responsibility. The strength of our organization comes from its members, where we meet is simply a place to conduct our business. As we move forward with a venue change let's not lose focus of that our mission through continued fellowship and support.

SAABE dues are past due keep in mind if your dues are not received by the March meeting you will not be able to attend the luncheons.

Next SAABE luncheon will be presented by Steve Seymour with Blackmon Mooring . The presentation will be covering the issues of indoor air quality, liabilities associated with IAQ and issues of poor design of ventilation in HVAC systems. Thank you so much Steve for your support. Engineers remember to support your SAABE venders when seeking goods and services. We have several opportunities available for vendors to present at our monthly meetings, please contact myself or other board members if your company is interested. I look forward to seeing all of you at your next luncheon, please remember to RSVP thank you.

### 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:  
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**Have a job position to fill? Email your job posting and contact information to Britney Brantley at [saabetx@gmail.com](mailto:saabetx@gmail.com) to get your listing on our website!**



### 2016 DUES ARE DUE!

**IF YOU HAVE ANY QUESTIONS REGARDING YOUR DUES INVOICE, PLEASE CONTACT BRITNEY AT**

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## Education Corner

By John Leifester



We are very busy this first part of the year in the organization. Thank you for all that donated to the past the hat for Lee Cantu. We continue to pray for Lee and wish him all the best.

We are seeking sponsors for the 1<sup>st</sup> Thursday Trainings for 2016. If you haven't sponsored before, please take a moment to consider. 20-30 engineers in a captive audience listening to you educate them on your field and products related to it. That is a dream audience. Please don't hesitate to contact me at [john@dedicatedls.com](mailto:john@dedicatedls.com) or on my cell at 210-771-7081.



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## **SAABE CARES**



One of our very own needs SAABE's help. Lee Cantu has been diagnosed with colon cancer. Due to the rising cost of medical expenses, we are asking SAABE members to help out if they can.

[CLICK HERE](#) to see Lee's Go Fund Me page and

help out if you can. You can read updates on his prognosis, as well.

Let's gather together to help our own.

**AND A BIG THANK YOU TO OUR MEMBERS, YOUR DONATIONS WILL BE SENDING LEE & HIS WIFE ON A CRUISE! AND THANKS TO ART MARTINEZ FOR MAKING IT HAPPEN!**

## **Membership Memo**

by Kendal Langenberg



I would like to thank all of you for your diligent efforts in getting your dues renewals taken care of relatively quickly this year! Although we still have some stragglers, for the most part everything has gone pretty smooth this year in getting most folks renewed in a timely manner. It is very important that if you still have any doubt as to your membership status, please let me know, as we will need to begin enforcing the non-renewals at our March luncheon, and potentially have to turn away those who have not paid. Please get with me if you need assistance with anything membership-related. I'm here to help!

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**SAABE TIMES**  
**March 2016 Issue**

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***Final Thought:***

“You only live once, but if you do it right, once is enough.”

– Mae West

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