



# SAABE TIMES

A publication of the San Antonio Association of Building Engineers

June 2011

Mark Your Calendar—

## JOIN US FOR OUR JULY MEETING!

Please note that SAABE will not be holding a General Membership Meeting in June.

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, July 20, at the Embassy Suites Hotel (7750 Briaridge Drive; northeast corner of IH-10 and Loop 410).

Watch for upcoming faxes and electronic notices regarding the meeting topic. The meeting sponsor is Western Waterproofing.

Please RSVP no later than Monday, July 18, at noon.

If you must cancel your attendance, please call Melodie Goff at (210) 408-8135 BY MONDAY, JULY 18, 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**

## Many thanks to our new Vendor Sponsors!

### Master Level

Western Waterproofing

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### Journeyman Level

Preferred Landscape and Lighting

## Engineer Spotlight

by Jeff Turov



**Robert Ramos**

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

I have worked in this industry for approximately 21 years, with 11 of those years being here at the City View office building. I actually started in this field as Charles Mikolajczyk's helper at the Forum office building!

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

In 2010, after many Energy Star retrofits, we earned the Energy Star award here at City View. Some of the retrofits we did were lighting and variable frequency drives on various fans here in our building.

- **Family/Children?**

My wife and I have been married for 31 years, and we have two daughters. We also have five grandchildren that we spoil as much as possible.

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

My family and I enjoy camping and try to go several times a year. I also enjoy taking my 13-year-old grandson hog hunting. We have not got him one yet but we are going to keep trying until we do. He is determined.

- **Any interesting stories from your years in the business?**

As stated earlier, back when I started in this industry I was Charles Mikolajczyk's helper. This in itself was quite an experience, and I learned a lot. Some of the practical jokes that I had to endure were being handcuffed to a chair in an elevator and also to a ladder. However, I did survive and appreciate all the fun that Charles and I had back in the early 90s. ♦

## A Message from the 1st Vice President

by Michael Halvorsen, SMA, CBE-M

Are you as valuable as you can be?

In the Building Engineering industry, as with many others, technology is advancing rapidly. Today, we must learn new technologies just to keep up! In order to advance in this field, we must become MORE VALUABLE to our employers.

In order to do this, we not only need to keep up with new technologies, we must also understand how to best implement them into our facilities. Not all things are a good fit everywhere. Knowing about new products, technologies and services isn't enough; we need to know how to differentiate between those which will improve our facilities and our productivity and those which will simply complicate the same.

What it boils down to is EDUCATION! I'm not talking about just the expensive classes offered by "Corporate Training" companies; I'm talking about the training we can get from others in our field! Talk to your vendors and service providers. Watch what they are doing in your buildings, and ask questions about their services. You can learn a lot from them.

If you have a question about something new you have heard about but aren't sure how it would impact your facility, ask your contractors and other building engineers what they might know about that particular product and/or service. You

### SAVE THE DATE!

**Seventh Annual SAABE Picnic, Saturday, July 16**

#### Amenities:

Basketball, biking, fishing, horseshoes, tubing (bring your own toobs!), swimming, volleyball, wildlife, etc.

#### Horse Shoe Tournament (four horseshoe pits!):

Teams of 2. Cash prizes for first, second and third place. Call 210-408-8135 to enter your team. Tournament starts at 10:30 pm. Sign up cuts off at 10:00 a.m.

#### Fun for the Kids:

Water balloons, swimming, and squirry things for the kids.

#### BBQ and Door Prizes:

BBQ vittles prepared by John Leifester. Please bring a side dish to share. Door prizes awarded throughout the day.

Open to SAABE members and their families. NO ENTRY FEES!  
No parking fees for autos, but \$7 fee for RVs. NO PETS. Visit [www.campalzafar.org](http://www.campalzafar.org) for directions.

**We need committee volunteers and door prizes!**  
Contact Robert Steele at [rsteel1@satx.rr.com](mailto:rsteel1@satx.rr.com) to make a donation or to volunteer! ❖

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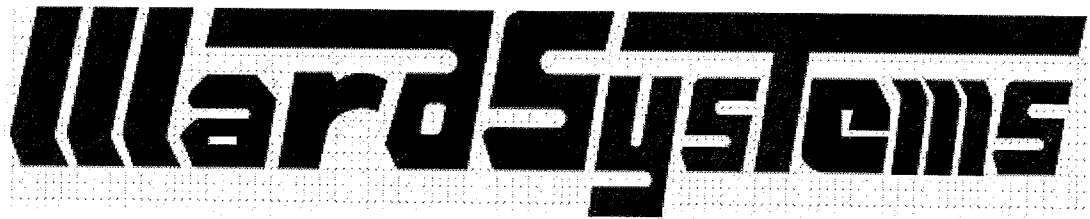
will be pleasantly surprised how much you can learn "FOR FREE" by just asking! There is a wealth of information and real world experience around us all. We just need to ask questions.

Don't be afraid to ask! There are always multiple "opinions" about new products and services, so ask several sources and gather as much information as you can. Once you have done that, it will be much easier to establish which product or service will be the best fit for your needs.

When you approach your employer or manager with an idea to help improve your facility and you have "LEARNED THE FACTS" first, you have proven to be more valuable as an employee.

Education is more important than any other tool you have, but it doesn't have to be expensive.

JUST ASK! ❖



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## May Lunch Summary

by Curtis Thompson

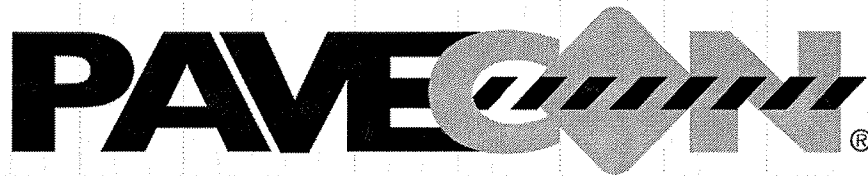
The May 2011 SAABE luncheon presentation was given by Brenda Berger with Entech Sales and Service. The topic was "The Future of Building Automation - Systems Integration." Below is a recap of the presentation.

Automation is the process of integrating systems such as HVAC control, environmental monitoring and control, access control, closed circuit television (CCTV), digital video recording systems, elevator control, parking lot supervision, fire alarm monitoring and other building systems into one network.

### What Can a Building Automation System Do for Me?

- Building Automation systems provide operators a central location to receive building alarms and operating conditions. By utilizing local area networks or wide area networks, multiple workstations can be incorporated.
- Remote alarming is available through networks and phone modems.
- An automation system can provide scheduling and tracking of after hours building use to ensure tenant comfort and allow operating costs to be assessed to the appropriate cost center.
- Abnormal operating conditions can often be detected and corrected before tenant comfort or safety is compromised.
- Mechanical systems can be monitored and preventative maintenance scheduled on run time or other user defined variables.
- Digital control systems provide precise control of environmental conditions as well as operating schedules for mechanical equipment. This equates to dollar savings through reduced energy consumption.

We would like to thank Brenda and Entech for a great presentation! See you in July! ❖



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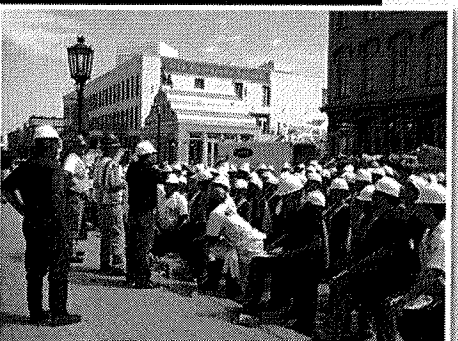
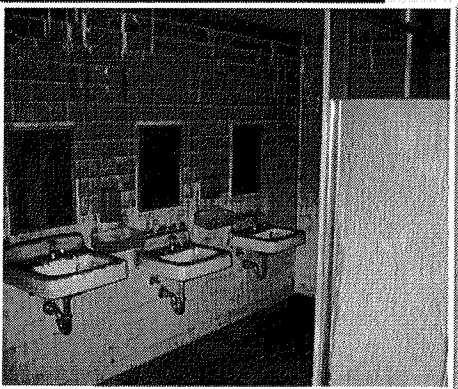
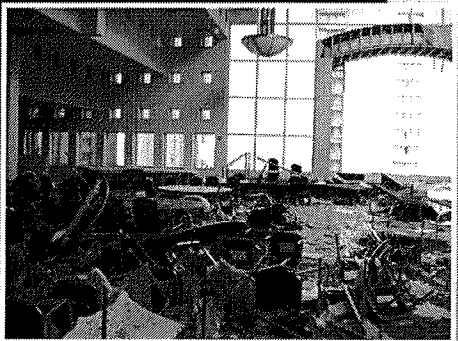
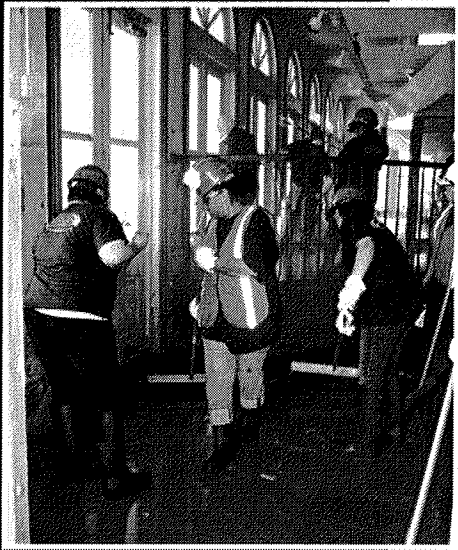
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## Be Proactive. Be Prepared.

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:

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#### Vanessa Rodriguez

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## Vendor Rep Report by Randy Cummings

Hope everyone is enjoying their summer thus far.

Remember, there is no luncheon this month, as normally we have our annual picnic this time of year. This year's picnic will be held in July, so make sure you keep your eyes and ears open for more information on this. If you have attended in the past, you know how much fun it is, and, if you haven't, talk to the folks who have, and make sure to sign up. This is a great time for everyone to kick back, forget about work and have a few beers with your peers.

I'm still looking for vendors to sponsor/present at the 2012 luncheons, so please call me at (210) 490-2777 or [rcummings@gerloffinc.com](mailto:rcummings@gerloffinc.com) if you are interested.

Have a great June, and I will see you in July! ❖

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## Recyclable Metal Thefts

by Charles Mikolajczyk, Jr., CBE-M

The metal thieves have a new target at our places of business—the caps, adapters, and nozzles related to fire sprinklers, standpipes, fire hose stations, etc. They are stealing the brass adapters and caps on the fire sprinkler risers/standpipes in the stairwells.

An adapter and cap can cost \$70/pair, times two per floor, times how many floors. The fog nozzles on the end of the hoses can be upwards of \$160/each.

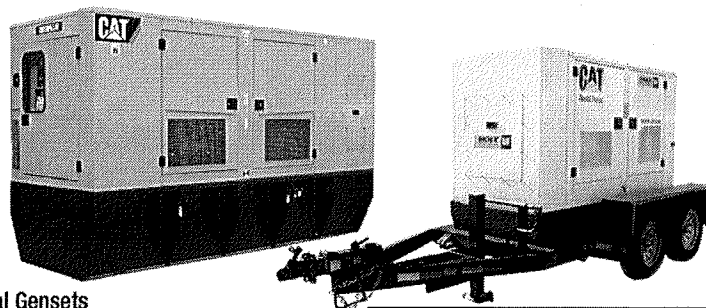
“Check them, tighten them, watch them!” ❖

## Job Openings

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

If you have job openings, please forward them to [laurabray@braycommunications.com](mailto:laurabray@braycommunications.com) for posting. ❖

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## June Energy Efficiency Building Tour

By Tom Lasater

Join your fellow Building Engineers on Thursday, June 16, as we take a tour of Travis Commercial's Texas Center for Athletes' building (21 Spurs Lane). We will meet in the lobby at 11:30 am, take a tour of the building and then go to lunch. (Please note that SAABE is not providing/paying for lunches.)

The four story building, which was built in 2006 and is 128,347 square feet, is managed by Kelly Mizell and maintained by SAABE member and Chief Building Engineer Art Martinez. And, you would think that there would not be too much that could be done to improve the building, but Art, who is always looking at the bottom line, has already begun.

He has replaced the T-8s in the hallways and front and rear entrances with 25 watt bulbs and will do so wherever possible. The boiler is a single pass hydronic design, and all motors have VFDs.

Items planned for the future to conserve energy and water

include:

- Light sensors
- An upgraded Automatic Logic EMS system
- Auto flush toilets and lavatories

So, come join us, and learn what you can do to conserve energy at your property!

If you plan on attending the building tour and/or if you would like to have your building featured, please contact Tom Lasater at (210) 501-3434 or lasater.tom@att.net. ❖



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## SAABE June Last Thursday Training Seminar

Save the date for this month's Last Thursday Training Seminar. This month's topic is "Building Maintenance Agreement," and the presenter will be Jon Pett with Cram Roofing. Cram Roofing is also this month's training seminar sponsor.

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

**When:** Thursday, June 30, 11:30 am - 1:00 pm  
(Lunch provided by Cram Roofing)

In operation since 1986, Cram Roofing is one of San Antonio's largest full service commercial roofing companies. They are SBA certified and well known for providing the best customer service in their business. Cram Roofing is certified to install all major roofing manufacturers' products and offer long-term warranties and roof maintenance agreements designed to optimize their client's roof life. Their mission is to establish long term relationships with quality-oriented customers by exceeding their expectations.

For more information about Cram Roofing, contact at (210) or . Or, visit their website at [www.cramroofing.com](http://www.cramroofing.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 [mgooff@braycommunications.com](mailto:mgooff@braycommunications.com). Please RSVP by Wednesday, June 29 so we know how many lunches to order. If you RSVP and cannot attend, please call Melodie Goff at (210)

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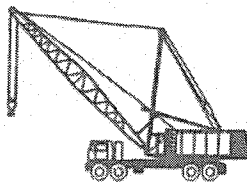
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## Education Corner

### Electrical Inspection Concerns

- Sponsored by COSA Development Services Department
- June 17, 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>

### Management Skills for New Managers

- Sponsored by American Management Association
- June 22-24, Hilton Houston Westchase, Houston
- Cost: \$2,195
- For more information, visit <http://www.amanet.org/training/seminars/Management-Skills-for-New-Managers.aspx?date=1+to+3+Months&state=Texas&city=Houston>

### Basic Electricity for the Non Electrician

- Sponsored by American Trainco
- June 27-28, Springhill Suites, Austin
- Cost: \$985
- For more information, visit <http://www.americantrainco.com/courses/basic%20electricity/schdtlBE.aspx?SID=26978>

### Electrical Troubleshooting & Preventive Maintenance

- Sponsored by American Trainco
- June 29-30, Springhill Suites, Austin
- Cost: \$985 for both days
- For more information, visit <http://www.americantrainco.com/courses/electrical%20troubleshooting/schdtlET.aspx?SID=26981> ❖



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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.

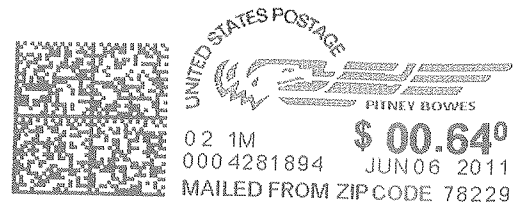
#### TIP: Emergency Preparedness Kit

- 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  
14955 Bulverde Rd.  
San Antonio, TX 78247  
(210) 490-2777**



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 PO Box 781261  
 San Antonio, TX 78278

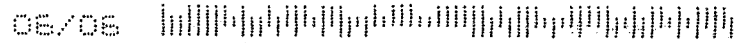


Charles Mikolajczyk Jr  
 Endeavor Real Estate Group  
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 San Antonio, TX 78230

**SAABE TIMES**  
**June Issue**

**Final Thought:**

*"A perfect summer day is when the sun is shining, the breeze is blowing, the birds are singing, and the lawn mower is broken." - James Dent*



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Laura Bray 408-1699  
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**Next Meeting:**

**Wednesday, July 20**

**Topic TBD**

**Sponsored by Western Waterproofing**

**Meet us at the picnic on Saturday, July 16!**  
**Watch for upcoming faxes and electronic notices.**