



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

Winter 2018

Mark Your Calendar

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on **THURSDAY, JANUARY 17, 2019** at the ALAMO CAFE, located at 14250 San Pedro Ave, San Antonio, TX 78232.

PRESENTATION DETAILS TO BE ANNOUNCED.

PLEASE NOTE THE LOCATION CHANGE TO ALAMO CAFE.

MORE DETAILS TO BE SENT IN 2019.

RSVPs WILL NOT BE ACCEPTED AFTER MONDAY, JANUARY 14TH AT 5:00 PM, PLEASE EMAIL SAABERSVP@GMAIL.COM TO SEE IF WE HAVE HAD ANY CANCELLATIONS.

If you must cancel your RSVP, please email our Association Manager at saabetx@gmail.com **BY MONDAY JANUARY 14TH AT 5:00PM** so we can cancel your meal. Cancellations received after this will be invoiced for the cost to attend.

Many thanks to our Vendor Sponsors!

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TO RSVP TODAY!



SAABE BOARD ELECTIONS

LAST CHANCE!

NOMINATIONS ARE DUE NOVEMBER 30TH AT 5:00 PM

ELECTIONS FOR THE 2019 SAABE BOARD ARE NOW! THE POSITIONS UP FOR ELECTION ARE PRESIDENT, 1ST VICE PRESIDENT, 2ND VICE PRESIDENT AND MEMBERSHIP DIRECTOR. ELECTIONS WILL BE HELD IN EARLY DECEMBER VIA ELECTRONIC SURVEY. NOMINATIONS WILL BE ACCEPTED VIA EMAIL, STARTING NOW THROUGH NOVEMBER 30TH AT 5:00 PM. YOU CAN NOMINATE YOURSELF OF ANY SAABE MEMBER. IF YOU HAVE ANY QUESTIONS, REVIEW THE SAABE BYLAWS FOR DETAILS ON THE ROLES AND RESPONSIBILITIES OR CONTACT ANY SAABE BOARD MEMBER.

Above the Ceiling

by Robert Andrews, SAABE President

To whoever was washing their cars and doing rain dances, please stop. We are all tired of it and could use some sunshine for a little bit! I'm sure stock in ceiling tile and caulking manufacturer is at an all-time high. The one benefit to the rain though was that the butterfly migration wasn't as noticeable, and the rain helped to wash the carcasses out of our radiators. Be sure to check yours just in case though!

It looks like we're out of the summer mode and into the winter modes, which has caused a considerable amount of fire related news coming across my desk in the recent weeks.

First, the topic of emergency radio signal is still on the forefront of many of our minds. As you know we are still in a holding pattern as the new system is being implemented. In June of this year, Assistant Chief Christopher M. Monestier stated "we are suspending enforcement of bi-directional amplifiers for radio coverage in existing buildings as long as the deficiencies are properly documented and an acceptable alternative is provided in the interim between now and the installation of the new radio system. Once deficiencies are known, an approved plan needs to be put in place." SAABE has been able to receive a generous 15% discount from Voceon on all our needs to comply with the upcoming 2020 changes for all of our members that they can assist with. All you need to do for the discount is to have your name in the directory, which is now online!

A reminder of how to properly place your fire alarm \ sprinkler system on test per San Antonio code has also resurfaced, that not many of us are following. Immediately before or after your system is placed on test someone must notify the Fire Department. This must be done in one of two ways.

Call 210-207-8410 option 0, and speak with one of the three ladies on staff to inform them of the system being offline. You will need to get a reference number from them to ensure that it is documented correctly.

Fax a memo to 210-207-7949. On this method request a follow up phone call or email with your information from them to receive the reference number.

Keep these reference numbers handy, and use them when your system goes back online to ensure the SAFD is aware of the condition. This is one extra step in our already packed list of daily duties, however it ensures that if there is an emergency the first responders are aware of the conditions before arrival and can address the situation accordingly. This is something that your vendor should be taking care of for you, however at the end of the day we all know who the Fire Marshal is going to yell at if it doesn't happen.

A quick question to ask yourself on the topic of fires... How many of your tenants have employed space heater technology to combat the cold? Are your guards / cleaning companies keeping an eye out for any?

For those of you that missed the last meeting, not only did you miss an informative discussion from Western Water Proofing but you also missed the announcement of the new location for the 2019 General Membership Luncheons. If you have been around for a while you'll remember having Chicken Fried Steak, or Fajitas for lunch at Alamo Café.

I am excited to tell you that we will once again be back at Alamo Café near 281 and Brook Hollow. However, we are working with Alamo now to also provide personal menu options! This means that you can order the fajita dinner, the person to your left can order tortilla soup with a taco, and on your right you'll find chicken ranchero. No more complaints of every meal is chicken!!

SAABE is still looking for candidates for the upcoming election. We are in need of contenders for the President, 1st Vice President, 2nd Vice President and Membership Director Positions. Don't feel as though you don't know enough, or haven't been around long enough. It's the new ideas from those that haven't done it before that help keep this organization going. We have a great team continuing on next year. Don't be shy, and step on up to be part! From personal experience I can tell you that all SAABE work for these positions can be done during your normal work day with minimal interruption to your normal duties if you choose. This is a great way to learn the insides of an organization, and make a few new friends along the way. I have learned quite a bit more than I would have ever thought in my short run here.

SAABE LAST QUARTER PROMOTION GOING ON NOW

DO YOU KNOW ANY ENGINEERS OR VENDORS THAT SHOULD BE A PART OF SAABE? ANYONE THAT HAS ATTENDED AS A GUEST AND ITS TIME TO MAKE IT OFFICIAL?

SAABE IS OFFERING OUR LAST QUARTER PROMOTION. FOR ALL NEW MEMBERS THAT **JOIN NOW**, YOU GET THE REMAINDER OF 2018 AND ALL OF 2019 FOR JUST THE COST OF A 2019 MEMBERSHIP.

THAT'S THREE MONTHS OF MEMBERSHIP AND ALL THE BENEFITS FOR FREE!
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Hip Pocket Share

David Ellis, MS(LE), CBE-M(96) – Article SAABE 10-2018.1HPS
[\(Questions or Comments\)](#)

Having won the multi-million dollar Lotto years ago and not sharing this with anyone, I've decided that I should. And through wearing this level of glasses I've become much better at seeing and understanding others, reasons, bosses, companies, friends and associates.

I spent it in many ways, but through it all I had a lot of fun doing so but that meant nothing because I figured out things that I should have known prior to doing so. This brings me to the here and now—in front of you. We are all millionaires in our lives. That is what I figured out. I've spent 10's if not 100's of millions of dollars of other people's monies in what I do. Providing the best value that I could with my knowledge and gaining respect and acknowledgement by doing so and at times worked my way up and out of a job.

Life is not about money, you can't take that with you, it's not about status, but it is about being yourself and fulfilling your basic needs and purpose by understanding who you are and finding your objective in life. Do not let anyone steal this from you. Be solid with your worth and prove it.

My goal now is being the best person, Engineer, that I can be and making a difference through leadership and helping others be a millionaire such as I am. Yes, I can be demanding and brutally persistent, ask **anyone on the SAABE board, or many contractors I've engaged in spending this money. They all will attest to this**, but that is what it sometimes takes to transition others to achieve their highest place of confidence, vision, unity, understanding of others and personal growth.

I don't believe everyone deserves a trophy, it must be earned. I'm guessing I'm old school. But the facts remain—be the best you can be and you will achieve more than you expect by spending millions with your name on it. Through confidence, drive, ambition, training and commitment you will become a millionaire because you can earn it just as I feel I have.

REMEMBER:

SAABE 2018 now offers training sessions in many areas. Most every member should qualify to sport the CBE Certification, got yours? Visit our website SAABE.Org for more information.

***Don't have your membership shortened or your job end because of [Tempus Fugit](#).** There are now training options to fill those gaps.

[Click](#) here and add your comments or just hit send if you read this article.

Call *David Ellis*, Education Director at SAABE today to help clear the way to your CBE!

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:
www.saabe.org.

Have a job position to fill? Email your job posting and contact information saabetx@gmail.com to get your listing on our website!

ADVERTISE
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INTERESTED IN ADVERTISING?

Contact the SAABE Association Manager at saabetx@gmail.com for advertising opportunities and rates!



SAABE Holiday Social

Friday, December 14th
11:30-1:00

Dave & Busters

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JOIN US FOR FUN AND GAMES!



Sponsorship Levels

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- Logo on Website home page
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- Luncheon recognition

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Ralphie- Door prize Providers



If you are interested in participating, please contact Lauren Littlefield at 210-352-0976 or LLittlefield@BMSmanagement.com

Membership Luncheon Summary

by Joseph Nuncio

Thank You Western Specialty Contractors for presenting to our SAABE members with a crash course of "Water Proofing 101" Protecting The Building Envelope.

It is an interesting fact that 90% of the water intrusion that takes place in a building comes from just 1% of the building's surface area.

As we all know, one of a building's biggest enemies is water intrusion coming in where it doesn't belong. Sometimes trying to find out where the water is entering proves to be immensely challenging.

I had a roof leak that was presenting into the occupied space at one point, but the actual roof breach was about 30 feet away. The water was traveling along the underside of the roof decking and pooling and dripping at a low point.

Where we have transition points (areas of a building/structure where one material meets another) there will eventually be sealant failures and therefore water intrusion. Especially with the Texas sun aggressively beating down 10 months a year. Be sure to inspect expansion joints between walls, areas where rails or other materials are fastened to the building envelope, as well as window and door glazing.

If you do find water coming in where it doesn't belong, call Western to come out, strip away the bad sealant and leave your building watertight.

The Education Corner

David Ellis, MS(LE), CBE-M(96) – Article SAABE 10-2018.1
[\(Questions or Comments\)](#)

Wow, how does time fly? Hmm. Ever heard this before?

Our jobs typically only last 3 to 5 years unless you're at a senior level engineer where multiple owners share your cost or pay rate. It's not easy to get to this level and there is a lot in play to getting there.

Some simple tips all should attempt to grow your careers to this level are:

Apply for any and ALL jobs you see that interests you—not that you want to change jobs or quit where you are working but look for them as they don't look for you. And through this, just practice your interview skills, as this can be key when you actually have to look for another job. No employer likes to be turned down when they offer you a position. Consider it a relationship building maneuver for your future.

Be it your company lost the contract for the building, the building sold or things that don't make sense at all. Practice makes you better no matter what when this does and it will happen. Practice before it pertains to you.

Practice your interview skills on these jobs you applied for, read up on how to interview. Study the 'new' personality tests that most companies are now using. Hone your skills in this area. And most of all learn how to prepare your Resume to those 'specific' job requirements you're interested in.

I'm exercising this now and it happens to all of us when we less expect it. And best of all, for me, it is working as it always has... More to come!

GET your CBE with SAABE!

SAABE 2018 now offers training sessions in many areas. Most every member should qualify to sport the CBE Certification, got yours? Visit our website [SAABE.Org](#) for more information.

*Don't have your membership shortened or your job end because of [Tempus Fugit](#). There are now training options to fill those gaps.

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SAABE SPOTLIGHT

by Justin Titus

Ed Garcia

Maintenance Manager
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512-571-4047
thebuildingrx@aol.com



Tell us about yourself.

I was born and raised in San Antonio and graduated from Memorial High School. Upon graduating, I went to the University of Wisconsin and studied Mechanical Engineering. The cold weather finally got the best of me and with 35 credit hours remaining to complete my degree, I decided to move back to San Antonio. Several years later I enrolled at UTSA and graduated with a degree in Mechanical Engineering. I worked a suit and tie job for 6 months and hated it, and decided I needed to be in the field. Over the years I have lived in several different cities and had numerous jobs. For 8 years, I owned a HVAC Company and still do side jobs from time to time. I have been at River City Christian Academy for 2 years and enjoy the challenges of the old building.

How long have you been a member of SAABE?

I joined SAABE back in the late 80's while I was working at Trammel Crow. I recently re-joined the association this year and enjoy seeing some of the same faces that were around in the late 80's. I really enjoy the value that SAABE brings to the industry and the wealth of knowledge in the room is amazing.

Family and Children?

I have been married for 16 years and my wife and I have 2 sons, ages 11 and 14.

What hobbies keep you busy?

In my free time I enjoy spending time with my family. We enjoy hunting, fishing, camping, and hiking. I also enjoy investments and playing with stocks.

What is the best vacation or favorite place you have ever been to?

I have traveled all over the country and our favorite place is South Padre Island. My family and I go there every year for 10 days.

How did you get into the industry and did you have any mentors?

John Boldt got me into the industry and was my mentor. It is a great line of work and a very critical trade that at times is under appreciated. I am blessed that John introduced me to the industry.

If you could do anything you wanted and money was not a factor, what would you do?

I would be a beach bum on a deserted island and have my friends and family join me.

WANT TO SEE SAABE IMPROVE AND GROW?
HAVE SOME IDEAS ON WAYS WE CAN IMPROVE AND INCREASE OUR MEMBER BENEFITS?

GET INVOLVED! SAABE IS ALWAYS LOOKING FOR ENGINEERS AND VENDORS TO GET INVOLVED, PROVIDE FEEDBACK AND IDEAS FOR WAYS WE CAN MAKE OURSELVES BETTER!

Get Involved

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We look forward to hearing from you!

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Final thoughts from our outgoing SAABE President.....

My time on the board with SAABE has come to an end and it has been a tough decision to not run for re-election. Unfortunately, my home life will be much more hectic in the next two years and I won't be able to focus as much attention to the Association as it deserves. I do want to take a moment before that happens to look back on what we were able to accomplish. When I became President, there was some concern of how the future of SAABE would go. I am proud to say that we took the challenge on and I feel made the organization better.

The theme of the Board for 2017 almost seemed to be "overcoming adversity". We started the year having 98 members not renew, a few board members drop out mid-year, and a shortage of funds that almost eliminated our Holiday Social. Through the hard work of the board and extreme generosity of our vendors the year was still a success, and we were able to pull off one of the highest attended holiday socials with the new location.

When 2018 arrived the plans laid from 2017 Board came into play and we were able to have a stellar year. Educational opportunities were restored, membership numbers increased, the Summer Social relocated and included new games, and new topics at the membership meetings were introduced. I feel like SAABE really started to make the turn in 2018 back to where it was intended. We even were able to help Child Protective Services with school supplies for kids that needed them so badly. This was an amazing year!

Having seen the rough draft for the 2019 chapter, I am a bit sad that I won't be able to witness everything first hand. However I can tell you that SAABE is thriving like it should be and in better hands! I have appreciated the time that I was able to spend with SAABE for the last two years and enjoyed the opportunity to help the board I served with build upon the groundwork that was laid by those before us. It has been an eye opening, amazing journey that I would gladly do again. Thank you to the 2017 and 2018 board for allowing me to be a part. I look forward to seeing you after the new year!

-Robert Andrews

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Association of Building Engineers

SAABE TIMES

Winter 2018

PO Box 781261

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Final Thought:

“Joy is what happens to us when we allow ourselves to recognize how good things really are.” – Marianne Williamson

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