



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

February 2016

Mark Your Calendar

JOIN US FOR OUR FEBRUARY MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on WEDNESDAY, FEBRUARY 24, 2016 at the Embassy Suites Hotel (7750 Briaridge Drive; northeast corner of IH-10 and Loop 410).

CPS Energy will be presenting on Power Quality & Outage and Joe W. Fly Co, Inc. will be the luncheon sponsor.

RSVPs are due no later than Monday, February 22nd at 5:00pm.

If you must cancel your attendance, please email Britney Brantley at saabetx@gmail.com BY **MONDAY February 22nd AT 5:00PM** so we can cancel your meal. Cancellations received after this time will still be invoiced.

RSVPs are REQUIRED,

Many thanks to our Vendor Sponsors!

Master Level

Gerloff Company, Inc.

Joe W. Fly Co., Inc.

Western Waterproofing

Journeyman Level

Dedicated Landscape Solutions

Fox Service Company

Voss Lighting

Engineer Spotlight

by Jeff Turov

David Reed

Travis Commercial

9601 McAllister Freeway, #1100

San Antonio, TX 78216

210-308-9888

dreed@traviscommercial.com



How long in the building engineer trade?

Prior to becoming a building engineer I was employed as a Land Surveyor for 25 years. This job required extensive travel and I was away from home a lot. For the past 5 years I have worked for Travis Commercial and really enjoy the stability of working in a commercial office building and being able to come home every night. I have been a member of SAABE for 5 years.

As a recent newcomer to this industry – what do you consider the most challenging aspect of this job?

As I stated above I really love the fact that I have one place to be every work day. I enjoy working with the building tenants and making their workspace as comfortable and productive as possible. Each day brings new challenges that teach me new ways to make things operate. It is also a great way to keep the pounds off – I walk several miles a day.

Hobbies/what do you enjoy during off-hours?

I enjoy woodworking and spending time at home. Another area of life that I find very important is attending church each Sunday. Being a Christian is my most important job.

Family/children?

My wife and I have been married twenty seven years. We have two wonderful daughters – one is 23 and the other is 18.

What is the best vacation that you have ever taken?

A few years back my wife and I took a cruise to Cozumel. I found it to be one of the most relaxing experiences of my life. It was wonderful to disconnect from reality and escape on a floating hotel. We have been on 2 cruises and hope to go again someday.

Advice you would share with those just entering or considering the trade?

Never be afraid to ask questions and the customer is always right



Joe W. Fly Co., Inc. 

Filtration Specialists
Products and Services

ESTABLISHED

Since 1967, Joe W. Fly Co., Inc. has provided air filtration products and services to any and all industries. A family business now in its 3rd generation, the company continues to provide clean air solutions all over Texas and beyond.

FOOTPRINT

Eight fully stocked warehouses throughout Texas, including a new central distribution center to maintain generous stock levels in all our major markets. Service area includes the entire state of Texas, surrounding states, and Mexico. We have our own experienced service crews with no need to rely on subcontractors.

ANALYSIS

Utilize life cycle cost analysis (energy, material, and labor) to determine the proper product and frequency for your specific needs. We encourage customers to challenge us with their most difficult application. We will always look for ways to improve your equipment's efficiency and indoor air quality while lowering material and labor costs.

OTHER PRODUCTS AND SERVICES WE PROVIDE:

- Surface Disinfection
- Liquid Filtration
- Air Purification
- Coil Cleaning | Refrigeration, Condenser and Evaporator
- Power Washing | Roof -Tops, Sidewalks, Sides of Buildings, Gas Pads and Parking Lots
- Drain Pan Protection
- Sky Light Cleaning
- UVC Installation and Service on Evaporator Coils | Ultra Violet Light
- HVAC Belts



Contact Us | 210-946-1688

ESTABLISHED 1967

www.joeflyco.com

Air Filtration Products and Services

Above the Ceiling

by Paul Thompson, SAABE President

Engine or Caboose?

After the first thirty or so years in this business, you start to learn a few things. One of the things I've seen over and over in any number of buildings is finding stuff that has obviously been wrong since day one: years-old construction filters left in place, rooftop duct liner peeling off from a bad install (fiberglass pieces falling on desks), electrical panels with multiple panel lists (and none of them accurate), walls built to deck with no path for return air, Building Automation Systems with issues (incomplete/wrong graphics, inconsistent labeling, equipment crossed with others, no schedules, etc.), substandard duct construction, lack of equipment access, starters that were never wired correctly, lights pushed up into the ceiling to burn forever... the list goes on. The one thing that they have in common (aside from driving me crazy) is that they were all avoidable. Somebody just wasn't doing their job.

So whose job is it? In a perfect world, the Architects and Engineers would make no mistakes, construction would follow the highest standards and inspectors would take a fine tooth comb to the job ensuring the buildout. But this ain't no perfect world and if you want to avoid all the problems listed above (any many more), you have got to take action, insert yourself into the construction process. The method I use is called Front-End Loading. Basically, it starts with Design (look at the prints, make comments/corrections as you see fit), through Construction (emphasize building protection, walking the site regularly, talking to contractors, attending construction meetings), through Substantial Completion (make your own MEP/Fire punch lists, collect construction docs) and through day 365 of Warranty (warranty work orders, re-inspecting work done). The goal here is to put all of your focus and hard work in the front end to get the job done right making it as easy as possible to maintain it for the long haul.

Piece of cake, right? You should know that this is definitely not the only way to get good outcomes, but it is a proven performer. However, there are some things to keep in mind:

- To get the best outcome, you **MUST** have buy-in from your boss! If they don't want you to look at the prints ahead of the buildout, or think it's a waste of your time to work with construction, or stand behind you in the punch list meetings,

you will never get as good outcomes (and might even get in trouble)! Some things that might help to sell them are: a well designed and built suite will **ALWAYS** have cheaper operating costs (because the system is running as per design), lower maintenance bills (it was built right and equipment is accessible!) which will lead to greater tenant comfort and long term occupancy rates.

- To get your boss to buy-in, you have to know what you're talking about. This means having a decent understanding of all facets of construction including: being able to read prints (especially MEP!), one line diagrams, Building Specs, T&B reports and other construction docs; a good understanding of construction codes; a respectful familiarity with construction workers, their methods and materials; good record-keeping (including meeting minutes, photos, email); the hard work of doing a good, thorough punch list and lastly, the perseverance to see the process through the inevitable pushbacks from strong egos, delays and distractions until the very end.

Not for the faint of heart.

So, we've all got a choice. You can choose to ride in the caboose, let things fall where they may and be content to only look backwards. Or you can grab the controls and drive the engine where it needs to go. You can be the Building Engineer.



**ADVERTISE
HERE!**

**CONTACT BRITNEY BRANTLEY AT
SAABETX@GMAIL.COM
TO FIND OUT HOW!**

January 2016 Luncheon Summary

by Pete Munoz

Let me start off by thanking Dwayne Putney with Entech Sales for stepping up and putting on a great presentation in January. Their presentation on Chiller Replacement 101, including equipment selection, code consideration, CPS rebate options, budgets and logistics had a lot of great information that can be utilized by our engineers.

Thanks for all those who filled out the training surveys. This will be a big help so we can know what the organization would like to learn.

I would like to encourage those that are and are not familiar with the CBE program to sign up. If you need any information feel free to get with John Leifester or any board member, so we can get you the information needed to get started. This month, we presented certificates to Brayon Duron and Rueben Gomez for CBE-Apprentice level.

Just as a friendly reminder membership payments are due by February luncheon. Please get with your property manager or your billing personal to check the status of your membership payment. If you are not able or unsure you can get with Kendal or Britney to see if they have received payment.

I would also like to thank all speakers and sponsors that support SAABE with their time and amazing door prizes. See you all at the next meeting in February.

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 to Britney Brantley at saabetx@gmail.com to get your listing on our website!

Vendor Rep Report

by Dwayne Putney



I trust everyone is enjoying the beautiful weather we have been blessed with these past weeks. The warmer temperatures have kept the mountain cedar counts low, in the southwest that indicates spring is just around the corner. This being said the SAABE dues are approaching past due keep in mind if your dues are not received by March you will not be able to attend the luncheons.

Thanks goes out to all the engineers who expressed their opinions in last month's survey hand out. We will be populating the majority requests and do our best to bring these presentations to future meetings.

Next SAABE luncheon CPS will present Power Quality & Outage seminar this presentation is very relevant to the buildings day to day operations. I would like to thank Will Fawcett with Joe W Fly Co Inc. for sponsoring this presentation, your support of our organization is greatly appreciated Will. .

Engineers remember to support your SAABE vendors 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.



2016 DUES ARE DUE!

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

SAABETX@GMAIL.COM.

Gerloff Company Inc

C A T A S T R O P H E M A N A G E M E N T

Fire Investigation Support **Fire & Water Restoration**
Deodorization **Structural Cleaning**
Project Management **Disaster Planning**
Pack Out & Storage **Contents Cleaning**
Structural Drying and **Water Extraction**
Deoderization

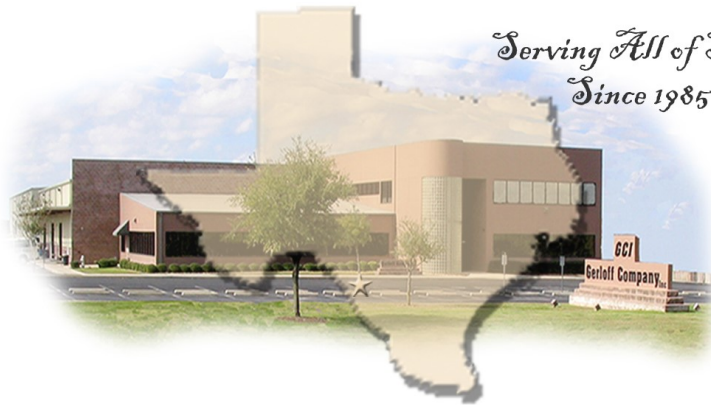
24 Hour Emergency Service

San Antonio
210-490-2777

Austin
512-926-8833

Toll-Free
800-486-3621

www.gerloffinc.com



*Serving All of Texas
Since 1985*

GCI REMEDIATION LTD.

Mold Remediation **Indoor Air Quality Services**
24 Hour Emergency Service

San Antonio 210-490-7108 **Toll-Free 866-779-4424**
www.gcirem.com

Gerloff Floors & Fixtures

Carpet • Flooring • Lighting • Plumbing Fixtures
Cabinets • Countertops

210-490-2777

Philips InstantFit

A New Generation for Linear LED T8 Lighting



Easily upgrade to LED from fluorescent!

- Plug and Play
- Energy savings
- Sustainability

vosslighting.com



Voss Lighting

5670 Randolph Blvd
San Antonio, TX 78233
210.967.8766

Education Corner

By John Leifester



We are off to a great year for 2016. I'd like to welcome back one of our presenters, that has graced the First Thursdays program schedule, before numerous times. Pat Pennington with Western Waterproofing will be presenting some great items. He will be discussing parking garage repairs and maintenance, elevator pit repairs, and mechanical room containment coatings and sealants. He will also talk briefly about new safety standards.

Thank Western Waterproofing and Pat Pennington for continuing to foster our partnership to bring quality free training to our engineers.

We have openings for 2016 for the 1st Thursday Trainings. So again, if you would like to sponsor, please contact me at john@dedicatedls.com or on my cell at 210-771-7081.

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.

Membership Memo

by Kendal Langenberg



Can you believe it's February already?! 2016 is quickly moving along! And it's usually about this time of the year when we start hounding those of you who have not renewed their membership yet.] If that applies to you, PLEASE do what you can to get your membership dues sent in to SAABE. We will need to start dropping the memberships fairly soon for those who have not renewed for the new year. Don't let that happen to you, as we want you to continue to be part of all that our great organization has to offer! As always, don't hesitate to contact me, Britney, or any of the board members if you have any questions about your membership status, benefits of the organization, or any other questions you may have!

Serving Texas' commercial clientele for over 40 years.



Specializing in:

Preventive Maintenance
Infrared Thermography
Building Automation
Power Conditioning
Drain Jetter Service
Med-Gas Certified
Tenant Finish-Out

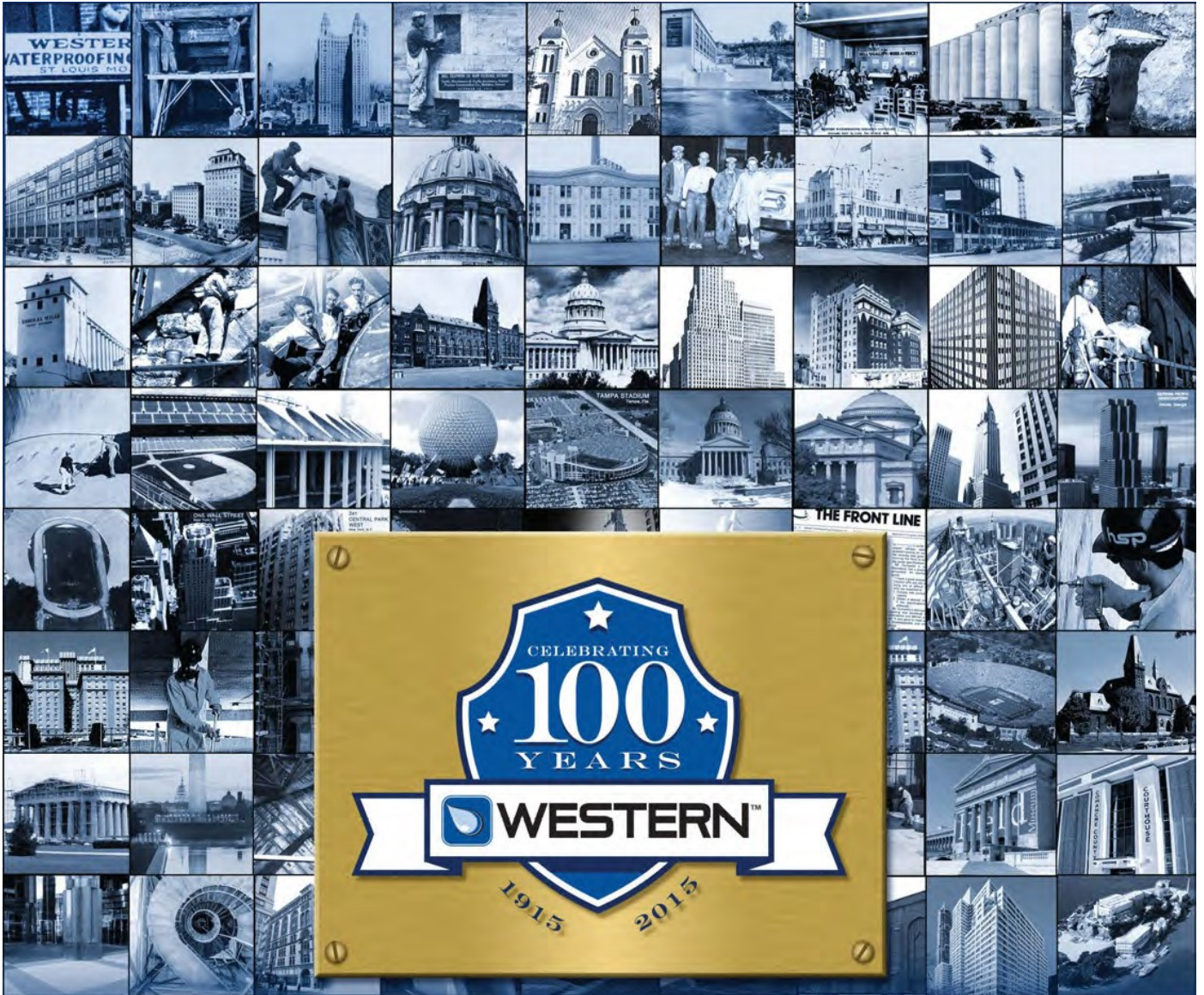
- ✓ HVAC
- ✓ Refrigeration
- ✓ Plumbing
- ✓ Electrical



Reg Rates 8a-6p

Licensed & Insured

Emergency Service 24/7



WE'VE BEEN BUILDING UP TO THIS MOMENT FOR OVER A CENTURY.

My, where does the time go? For the past 100 years Western Waterproofing has restored some of the greatest buildings and landmarks all across our great nation. And now, after a century of unsurpassed excellence, we turn to reinvent ourselves. To offer a wider variety of specialty services to an even wider variety of industries, Western Construction Group's five member companies, and 30+ branches, will now be known as Western Specialty Contractors. Although our name may have changed, our dedication to quality service and our employees will never waiver. For the next 100 years and many more to come.



**THE GOOD, THE BAD & THE UGLY
BY Doug Graves**

Thank you to Pedro Cantu and the Oblate School of Theology for hosting our February 2016 building tour!

If you weren't able to make it, you missed a GREAT tour of some really great historical and beautiful buildings and campus.

Check back for more details on future tours! We have some amazing opportunities coming up, including a tour of the Alamodome!

We are lining up some great tours this year and SAABE is excited to share these opportunities with our engineers. We are always looking for lunch sponsors and it is a great way for our vendor members to have time one-on-one with our engineers.

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

For questions, please email Doug Graves at doug.graves@xerox.com or call at 210-870-0903.



Dedicated Landscape Solutions

San Antonio



Association of Building Engineers

SAABE TIMES
February 2016 Issue

PO Box 781261
San Antonio TX 78278

Final Thought:

“The best preparation for tomorrow is doing your best today.”

- H. Jackson Brown, Jr.

2016 BOARD OF DIRECTORS

OFFICERS

President

Paul Thompson
Endura Advisory Group
(210) 384-9150
pthompson@endurasa.com

1st Vice President

Roland Trevino, CBE-J
Griffin Partners, Inc.
(210) 225-4000
rtrevino@griffinpartners.com

2nd Vice President

Louis Vega, Jr., CBE-M
Transwestern
(210) 525-8228
louis.vega@transwestern.net

Treasurer

Lee Moore
Port San Antonio
(210) 889-2997
lee.moore@portsanantonio.us

Secretary

Pete Munoz
Travis Commercial Services
(210) 452-5756
pmunoz@traviscommercial.com

BOARD MEMBERS

Vendor Rep

Dwayne Putney
Entech Sales & Service, Inc.
(210) 410-6145
dwayne.putney@entechsales.com

Education Director

John Leifester
Dedicated Landscape Solutions
(210) 771-7081
john@dedicatedls.com

Membership Chair

Kendal Langenberg
Voss Lighting
(210) 885-5194
kendal.langenberg@vossighting.com

Social Committee

Michelle Bolt
Texas Fifth Wall Roofing Systems
(210) 850-34294
mbolt@fifthwallroofing.com

SAABE Serves Committee

Stacey Mercer
Blackmon Mooring
(210) 218-6663
smercerc@bmsmanagement.com