



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

May 2004

Mark Your Calendar—

JOIN US FOR OUR MAY LUNCHEON

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, May 19 at the Alamo Cafe on 281. This month's meeting features Officer Donnie Milewski of the San Antonio Police Department's Community Policing Unit. He will cover topics such as building/tenant security, homeland security, and more.

Current business crime trends include ATM scams (whereby teams of individuals rig legitimate ATM machines to steal both the ATM card number and the PIN), counterfeit cashier's checks, fake id cards bearing the bogus name of "Department of Identification," and more. You can also find full details on the latest business crime alerts on SAPD's web site at www.sanantonio.gov/sapd/. You can also sign up to receive business crime alerts via email.

We'll also feature several vendor tables, where you can learn how SAABE's vendor members can help you better run your building.

Bring your business cards – we'll have the SAABE Networking Board there to help facilitate networking.

Please RSVP to (210) 408-1699 by Tuesday, May 18. PLEASE RSVP so we can be sure to have enough meals on hand!

We hope to see you there! ❖

SAABE Training Seminar

Everything You Want to Ask about Chiller Annuals

Sponsored by SAABE and Offered by Entech

- Thursday, May 27 at One Oak Park (1020 NE Loop 410)
- **FREE** for SAABE members
- 11:00am–1:00pm, **lunch included** (one-time only).
- RSVP required (participation limited to 20 people).
- The building's chillers are having their annuals, and the mechanical contractor will be available to answer questions.
- Mark your calendars—SAABE seminars will always be held the last Thursday of every month.
- Contact Charles Gilbert at Entech at 210-930-8782 for more information. RSVP to Laura Bray at 408-1699.

Education Corner

Design Basics of Commercial Real Estate

- Sponsored by the Association of Commercial Realty Administrators
- Friday, May 14 at the Holiday Inn Express Downtown (524 St. Mary's)
- Covers how to read architectural and engineering scales, how to calculate areas of common shapes, how to read typical floor plans, and more.
- Cost: \$100 (ACRA members), \$120 (non-members). Lunch is not included.
- Contact Debbie Petree (210-681-2494) for more information.

HVAC Test Preparation Seminar

- Sponsored by Construction Seminars, endorsed by the Texas Air Conditioning Contractors Association
- June 11–14, Houston
- Cost: \$450
- Call 1-888-500-PASS or visit www.constructionseminars.com for more info.

Registered Electrical Maintenance Technician Class

- Sponsored by the Independent Electrical Contractors (IEC)
- May 21, 22, 25 & 28, IEC Training Facility (2307 Bandera Rd.)
- Cost: \$150
- Per city code, all commercial maintenance personnel must hold a REMT certificate if they change ballasts, repair/replace 120 volt switches, repair/replace overcurrent devices, or repair/replace ceiling fans, doorbell transformers, dishwasher motors, and more.
- Call IEC at 431-9861 for more information.

Injury and Illness Recordkeeping

- Sponsored by the Texas Engineering Extension Service
- June 3, Mesquite
- Cost: \$195
- Call 1-800-824-7303 or visit www.teex.com for more information.

Contact Education Director Jock Tilghman (681-2494) if you know of other courses. ❖

A Message from the President

by Bob Beal

Well, spring is here once again and, like usual in south Texas, the tenants are hot one minute and cold the next. When it can be 80° and 90% humidity one day and then 55° and 10% the next, it is always a challenge to tweak our buildings. Seems we hand out a lot of placebo this time of year. I also went on my first camping trip a week or two ago at Canyon Lake. It stormed so hard the Friday night that I had to pick my dogs out of the trees. It was all-good, and if you love the outdoors as much as I do, that's not a big deal. Running out of beer or ice when the stores are closed is a big deal!! If any of you have a special hiding place that will allow dogs, I would like to know.

Shame, Shame

What is it about free, gratis, zip that you don't understand? Our new monthly training seminars are free to our members. TD Industries had a great one on April 29, and attendance was very discouraging. So I would like to thank Ronnie Fuller and TD Industries for being such a class act. I would also like to ask them to not get discouraged, to realize that they were the first, and it takes vision and perseverance before success. Tom Lasater has already scolded the board members for our lack of attendance, and I have to admit I did not attend. I challenge all the chiefs to insist their assistants attend also.

Habitat for Humanity

The outing on May 1 was rained out, so let's get a group together for the next one scheduled for June 19. Call Rhondo at 210-225-4000 and get signed up.

Scholarship

In life, there are many things to be proud of, and they often come far and in between. At SAABE, we concentrate on the betterment of our engineers and try to be a part of the community as much as possible. Just like in life, that also often comes far and in between. Our current board and this president needed to step up to the plate and put forth a hand to help our trade renew and embrace young people to join us. Well what is our trade, you ask? If you look around, there are many engineers that have left the management side and jumped to other trades. So it is all trades we are related to. So with that, I am here to say that each and every one of us that are with SAABE can be proud of our new scholarship/internship program. Jock Tilghman and I had the proud honor of handing over a \$1,000 scholarship to Itzel Luna of the Judsun ISD on May 3. Give yourselves a pat on the back. ❖

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Habitat Workday

Saturday, June 19

Van De Walle Acres

Help build a home for a family in need! The day's plans include installing siding and roof decking. Habitat provides all tools and materials. Contact Rhondo Jauer at 210-225-1119 if you'd like to participate!



Jock Tilghman and Bob Beal present Judson ISD school officials with SAABE's scholarship donation.

Tech Talk #83

by The Charlie

Financial Unplanning (Part 3 of 3)

Credit Cards

Understanding credit cards is like understanding women... only 'til after you've been buried in debt do you realize you should have gotten a different one! Credit cards could also be compared to a slow death. The best motto to adhere by here is that "if you can't afford to pay in cash, you don't need it!" Having once been upside-down, buried, out of control, etc., and now "credit card-less," you would be surprised at how much extra cash you can build when you don't have credit card bills. Don't take it wrong—you still need some type of card, because no matter how much cash at hand you may have, you cannot rent a car, or reserve a motel/airline ticket without one. How do you do this without one? Simple—it is called a bankcard. You can either debit or credit your purchase! It doesn't matter which you choose—the amount will be deducted from your account within the week! The only thing that matters is that you have the money, or learn to live without it until you do have the money. Kind of like the old American Express card where you could buy it now and have thirty days to figure out how to pay for it...in full!

Insurance

We cannot emphasize the fact enough that insurance can be a good thing in time of need. Do you remember all the insurances that were brought to your attention the last time you received a loan? Take the gap insurance—if you have a less than desirable credit rating and purchased a vehicle with high interest rates, no down payment, and a long term...you are considered upside-down before the ink is even dry! Now say for instance you loan your vehicle to a buddy for one reason or another and he totals out the vehicle, has no insurance, and it was his/your fault. If you do not have gap insurance, you are now going to owe the finance company the variance between what the insurance totals your vehicle at, and the amount owed to the bank. In one instance, an individual was going to owe \$7,500 to the bank for a vehicle

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he could not use. Replacement Value is also another good choice when choosing insurance.

Going back to where an injury incapacitates you to the point that you are unable to work—there is another type of insurance policy that will cover any payments which come due during the term of your injury.

If Things Really Get Bad

Years ago, lending institutions would work with you in time of need. You could put your payment (the amount of principal) or past-due principal payments at the end of the note and only need to pay the interest that has accrued. However, if you are at the beginning of the note, the main part of the payment is the interest and only a small part of the payment is the principal.


The Ultimate Debt

In closing, one may consider the ultimate debt to be bankruptcy or divorce...it is not! The ultimate debt is to get upside-down with the IRS!!! As far as bad checks and delinquent accounts, the District Attorney, banks, retail merchants credit, etc., are nothing compared to the pain the IRS can put you in...DON'T GO THERE (been there, done that)!

Next Month: Clean the hard drive before dumping your PC!

CHARLIE'S LAW: If we can't drink and drive, then why do bars have parking lots?

JUSTA MAJNTENANCE MAN ♦



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AAFAME Building Tour

AAFAME (Austin Association of Facility and Maintenance Engineers) is sponsoring a tour of Austin's newest high-rise building (Frost Bank) on July 14. The cost is \$22 (includes lunch). Doug Graves is planning to attend—please call him at 828-7712, ext. 120 if you'd like to car-pool or caravan. Or you can RSVP on AAFAME's web site at www.aafame.org. ❖

"What Is It?" Contest

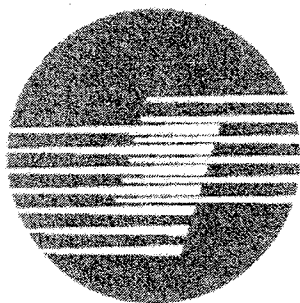
Log on to SAABE's web site at www.saabe.org for a new contest called "What is It?" Each month, we'll post a new photo of some piece of equipment. If you know what it is, send an email to laurabray@braycommunications.com. The member who has the most right guesses by the December holiday luncheon will receive a nice prize. ❖

We Need Your Help!

Several SAABE committees need your participation and assistance:

- **Library Committee:** Chaired by Tom Lasater, this committee decides what materials should go into the new SAABE Library.
- **Golf Committee:** Chaired by Jeff Turov, this committee is planning SAABE's first golf event for next year.
- **Education Committee:** Chaired by Charles Gilbert, this committee works on training opportunities for SAABE members (including the new last-Thursday lunchtime seminars).
- **Internship Committee:** Chaired by Bob Beal, this committee will work on SAABE's new internship program for high school students.
- **CBE Committee:** Chaired by Jock Tilghman, this committee reviews applications that CBE candidates have submitted and recommends approval/disapproval by the SAABE board.
- **Scholarship Committee:** Chaired by Jock Tilghman, this committee looks for opportunities for SAABE to provide scholarships.

Please contact the committee chair if you'd like to participate on these or any other SAABE activities. ❖



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Vendors Wanted to Offer Training Sessions

SAABE is looking for vendors to offer lunchtime classes or seminars on topics of interest to building engineers. Our goal is to have a supplemental class on the last Thursday of every month. (See page 1 for details on this month's class.)

Please contact Education Chair Charles Gilbert (930-8782) if you'd like to offer a training session to SAABE members. ❖

Vendor Showcase

SAABE meetings now feature a "Vendor Showcase," with tabletop displays from SAABE vendors that you can visit before and after the meeting. These tabletop displays will be available at every SAABE meeting that's not fully sponsored. For \$100, vendors can purchase a table that will be set up on the perimeter of the meeting area.

Vendors, if you'd like to fully sponsor a meeting, that option is still open to you. The cost is still \$500, and you can distribute printed material, have a tabletop display, and provide the speaker for that month's luncheon. For fully sponsored luncheons, there will be no other Vendor Showcase tables present.

To reserve your tabletop display, contact Tim Young, SAABE's Vendor Representative, at 210-651-5588. ❖

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Welcome New Members

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(210) 599-2822
rbelectricalinc@yahoo.com

Russell Huff

Simplex Grinnell
1070 Arion Pkwy., #201
San Antonio, TX 78216
(210) 402-6311
rhuff@tycoint.com

Jerry Lovell

Trammell Crow (One Alamo Center)
106 S. St. Mary's, #418
San Antonio, TX 78205
(210) 223-9794

Theron Mund

Aqua Technology
PO Box 192
Bandera, TX 78003
(210) 884-2441
h2O54@juno.com

If you know someone who'd like to join SAABE, have them visit our web site at www.saabe.org to obtain a membership application. Or call Laura Bray (210-408-1699) and she will fax one to you. ❖

Job Listings

Building Engineer: Griffin Partners is seeking a Building Engineer, responsible for a 14 story high rise office building in San Antonio totaling approximately 241,248 square feet and overseeing the Maintenance Engineer. Qualifications include a minimum of 7 years experience in high rise office building maintenance and some level of higher education and/or SMA designation preferable. Responsible for all planning, implementing, coordinating and supervising all mechanical operations, maintenance, energy management and other operational programs to protect and maximize the operating efficiency of the property. Send resume to Eileen Kondoff, fax (210) 377-0225, email ekondoff@griffinpartners.com.

Maintenance Engineer: Griffin Partners is seeking a Maintenance Engineer, who would be responsible for assisting and working directly with the Building Engineers at 3 office buildings in San Antonio totaling 604,283 square feet. Qualifications include a minimum of 5 years experience in high rise office building maintenance and some level of higher education and/or SMA designation preferable. Responsible for assisting the building engineers in the planning, implementing, coordinating and supervising all mechanical operations, maintenance, energy management and other operational programs to protect and maximize the operating efficiency of the property. Send resume to Eileen Kondoff, fax (210) 377-0225, email ekondoff@griffinpartners.com.

For more details on any of these positions, visit SAABE's web site at www.saabe.org.

Are you looking for someone to add to your staff? Post your open positions on SAABE's web site, www.saabe.org. This service is free of charge to SAABE members. Send your job listing to Laura Bray (fax 210-408-1799, email laurabray@braycommunications.com). ❖

Email Addresses

Send your email address to
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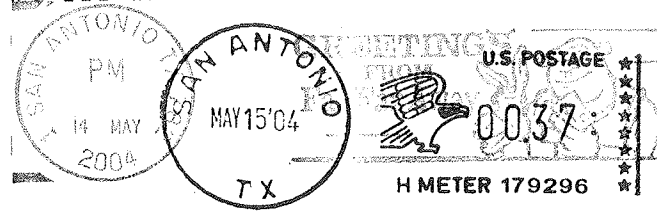
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...and much more!



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SAABE TIMES May Issue

Final Thought:

"Those who expect to reap the blessings of freedom, must, like men, undergo the fatigues of supporting it." — Thomas Paine

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2004 Board of Directors

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Elena Castillo Past President	822-8570

Laura Bray 408-1699
Association Coordinator
(laurabray@braycommunications.com)

Membership Luncheon May 19, 2004

Time: 11:30 a.m.

Location: Alamo Cafe on 281

Program:

"Building Security"

with Officer Donnie Milewski of the San Antonio Police Dept.

Upcoming Luncheon:

June 16, 2004

Sponsored by Aqua Technology

The SAABE Times is edited by Laura Bray and printed monthly for the San Antonio Association of Building Engineers by:



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