



# SAABE TIMES

A publication of the San Antonio Association of Building Engineers

October 2008

Mark Your Calendar—

## JOIN US FOR OUR OCTOBER MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, October 15, at the Embassy Suites Hotel (7750 Briaridge Drive—northeast corner of IH-10 and Loop 410). The meeting will be sponsored by SAWS, and the topic is “Backflow Prevention for Commercial Properties.” Conservation and rebates will also be covered, so bring your questions.

**Please RSVP no later than Monday, October 13, at noon.** Late RSVPs and walk-ins will be placed on a standby list, and we will ask you to wait in the lobby until we determine the number of no-shows.

**PLEASE NOTE:** If you RSVP and do not attend, you will be invoiced. If you must cancel your attendance, please call Laura Bray at 408-1699 prior to the meeting 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 meals on hand! ❖**

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## Engineer Spotlight

by Jeff Turov



Joe Flores  
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(210) 524-4000

- **How long in the building engineer trade?**

I have been involved in the building engineer trade for 19 years. The best career move I made was interviewing for the position of Assistant Engineer at Lincoln Center. When they offered me the job, I took the position and have not looked back. I have been at Lincoln Center for 13 years now and have been a member of SAABE for five years.
- **What do you enjoy about the building engineer trade?**

I enjoy the challenges and working with electrical circuitry.
- **What could SAABE help you with?**

I would like SAABE to provide more information on computer technology and how these tools impact us in our jobs on a daily basis.
- **Hobbies/what do you enjoy doing during off hours?**

Soccer is a game I have always loved, and I play it to this day. It helps keep me in shape and gets me outdoors. I am also an avid Dallas Cowboys fan and watch them play whenever I can.
- **Family/children?**

My wife and I have three children—two boys and a girl. We also have two granddaughters which we enjoy spoiling and then giving them back to their parents.
- **Any interesting stories from your years in the business?**

A family of skunks recently decided to take up residence underneath our building. Our challenge was to humanely relocate this family to a more suitable location. After setting traps, our first catch was a cat, which we let go and never heard from again. Overall, we ended up catching one cat, one possum and four skunks. ❖

## A Message from the President

by Charles Mikolajczyk, Jr., CBE-M

A great big "hats-off" to those of you who helped make a difference for the people on the Texas Coast that were impacted by Hurricane Ike. If I were to list the names of members and vendors that participated, it would take this entire section...but, we know who you are! Thank you!

Just as you can expect problems in your shooting abilities by changing shotguns midseason, we apologize for any inconvenience encountered at the September SAABE Luncheon when we were located in the courtyard. During the booking, there was one little itty-bitty date with a tiny issue of double-booking that fell through the cracks. I greatly apologize for this oversight, but understand this...it is clear sailing from here on out!

Also, thanks to everyone that participated in the IREM Bowling Tournament and the SABOMA Open. Your efforts and support are greatly appreciated. Now, it's time to turn your focus towards the SAABE/SABOMA Tradeshow! Be sure to watch for upcoming developments.

The third quarter of 2008 has already come and gone, and that means one thing...more hunting! So far, this year's harvest has been outstanding. As we roll full steam ahead into the fourth quarter, we anticipate additional bag limits as well. Just as in our duties, there are times that, no matter how hard you try, you just can't seem to meet your objective. At other times, life is like a bed of roses (instead of that jar of jalapeños). In taking the good with the bad, many times things have a way of reverting back or coming full circle. Just as things can run so smoothly it becomes scary, there are times when nothing will come together. You never know what life is going to throw your way. One thing for sure, always understand that the SAABE network (individuals like you and I) are available at your fingertips. You can reach us by e-mail or phone - always have your SAABE Directory handy. But, just in case, my email address is [cm@satx.rr.com](mailto:cm@satx.rr.com). (I just love having one of the longest names but one of the shortest e-mail addresses.)

Wow, speaking of coming into the fourth turn at Talladega at 195 mph, the finish line for some of the terms of the SAABE board's officers are approaching at, or near, the same speed. Hopefully, you've been pleased with the direction SAABE is heading. Being a part of SAABE since 1990, there have been many achievements made. Personally, I consider our current position exciting and continually advancing! If you are interested in being a part of the SAABE board, now is the time to give it some serious thought. The December elections are going to be on us faster than you can fling cash on last minute Christmas gifts!

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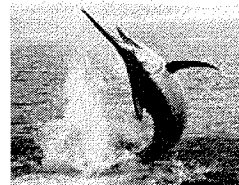
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210.798.1111

Many thanks goes to Kendall with Voss Lighting and Phillips for the presentation at the September luncheon. There was a lot of beneficial information that was greatly appreciated.

Finally, thanks to everyone that has been attending and sending RSVP's to the luncheons. The attendance this year has been phenomenal (over 100 for the past three months)! Your efforts are greatly appreciated! Keep up the RSVP's, and thank you very much!

Till next time...FISH ON! ❖





## SAABE Going Green Forum/Group

For those engineers who are involved with or interested in the Energy Star Rating Program or have moved onto the LEED-EB (Leadership in Energy and Environmental Design for Existing Buildings), this is the group for you. This forum/group has engineers and vendors that have experience with these programs and are available to assist you in getting started, answering questions or explaining different aspects of these programs. They are also familiar with energy saving ideas for power, HVAC, landscaping and recycling. We are working with the SABOMA Green Committee to make San Antonio a city known for both its Riverwalk and energy conservation.

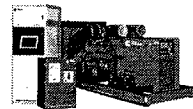
The group is new, and we welcome other engineers and vendors that can contribute to our understanding and application of these programs and ideas. At present, we have Rhondo Jauer from Transwestern involved with LEED-EB, Doug Graves with Chase Center Oak Park for Hines with an Energy Star Rating, Paul Dockery with Chemsearch's Green Building Initiative, and Scott Johnson with Enviregy, an environmental building and energy solutions company.

Monthly meetings will begin soon. If you have any questions, please call Tom Lasater at 771-5824. For additional information visit [www.energystar.gov](http://www.energystar.gov) or [www.usgbc.org](http://www.usgbc.org). ❖

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Dimensions	3 Issues	6 Issues	1 Year
Full page	\$350	\$725	\$1,250
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## Welcome New Members!

Welcome to the following new SAABE members! Please make sure to add their information to your 2008 SAABE Membership Directory.

<p><b>Gary Radvansky</b> Trotter and Morton 118 W. Nakoma SATX 78216 • (210) 340-4601 <a href="mailto:Radvansky-g@trotterandmorton.com">Radvansky-g@trotterandmorton.com</a></p>	<p><b>Isidoro Gonzales</b> Transwestern/Cypress Tower 1222 N. Main #LL10 SATX 78212 • (210) 336-1828 (replaces O. Bertrand)</p>
<p><b>Rheuben Hair</b> Kentech Power Solutions 7943 E. Evans Rd. SATX 78266 • (210) 946-2474 <a href="mailto:rhair@kentechpower.com">rhair@kentechpower.com</a></p>	

## SAABE 2009 Dues Increase

The SAABE Board of Directors would like to inform you of a SAABE dues increase, effective November 2008 (for 2009 dues). This increase is due to rising costs and our new meeting venue (larger and nicer space, but more expensive). SAABE's last dues increase was in November 2003.

Please review and make note of the following changes in anticipation of your 2009 budgets (dues invoices will be issued in November):

One Member (Regular or Associate)	\$220
Two Members (each)	\$175
Three or more (each)	\$155

These increases reflect an average of 4% per year since the last change, and these rates should remain for some time into the future as we continue to expand our knowledge base and continued growth.

Thank each of you for your support and understanding. Please contact me or anyone on the Board of Directors if you have questions.

Charles H. Mikolajczyk Jr. CBE-M

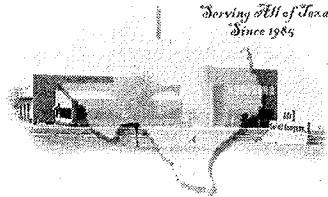
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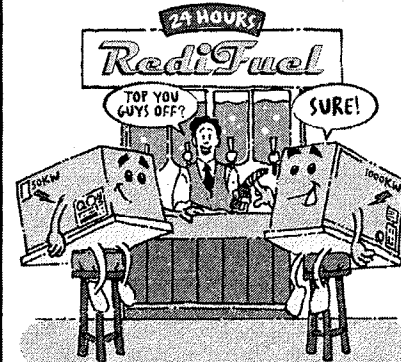
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## Apply for the SAABE Scholarship/Educational Assistance Program

SAABE now offers a program to provide scholarships and educational assistance to SAABE members for participation in courses related to property maintenance (especially \*SMT/SMA programs offered by the BOMI Institute).

Applicants must be regular members of SAABE and hold a position in the field of building maintenance. The place of business must be within the San Antonio geographic area. Applicants must have long-term career plans in building engineering/maintenance and must have at least two years of experience in the field. Applicants are responsible for a portion of the cost of any course.

For full details, rules and an application, visit the SAABE website at [www.saabe.org](http://www.saabe.org). ❖



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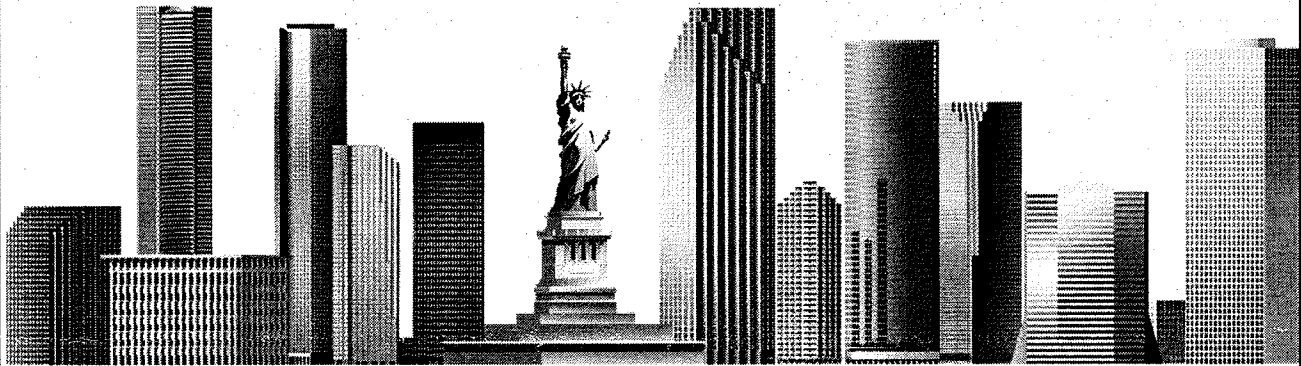
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## September Lunch Summary

by Robert Andrews, Jr.

Ninety-four people attended the September SAABE lunch meeting where SAABE members opened up their wallets for families that were affected by Hurricane Ike. Two truckloads of supplies and \$222 were contributed to these families.

Pat Murray with Phillips Lighting came from Houston (in the midst of dealing with Ike) to share some important information about everything lighting.

We all learned the shocking statistics of lighting usage in the U.S. compared to other nations. As a country, we use 24% of our electricity for lighting, compared to 6% in Japan. To help combat this, Phillips has introduced their brand of T8 bulbs, the Alto II. The Alto II bulbs contain only 1.7 mg of mercury, are better for the environment and help reduce operating costs. Because of the longer life of the bulbs (67% longer), there are less labor costs dealing with re-lamping, and there is less money spent on recycling. And, because Phillips believes so strongly in this product, the bulbs have a 48 month warranty.

Pat also shared information about the Energy Independence and Security Act of 2007. This Act took effect on January 1st of this year and prohibits the manufacture of certain reflector style incandescent lamps.

For more information about Phillips Lighting or any of their products, contact Bryan Lesh at (210) 404-2309 or at [bryan.lesch@phillips.com](mailto:bryan.lesch@phillips.com).

Don't forget to RSVP for this month's meeting by October 13. And, please note, we will be back in the normal meeting space, far away from any vacuum cleaners.❖

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## Upcoming Programs by Allen Mangrum

Below is the luncheon schedule for the rest of the year:

Date	Topic	Sponsor
11/19/08	TBD	TBD
12/17/08	Board Elections/Year End Awards	Board

I would like to send out another invitation to our vendors to set your sponsorship month in 2009. I know it's a little far out, but I already have quite a few commitments, and spaces are filling up fast. Please contact me at [allen.mangrum@tdindustries.com](mailto:allen.mangrum@tdindustries.com), or call 210-414-6529 to set your sponsorship in stone.

The board would like to thank all the vendors that have stepped up to the plate thus far. I am confident we can continue this roll into the next year. Remember that the sponsorship only costs \$200 and affords you an opportunity to show your wares as well as have the undivided attention of over 100 smiling faces in our industry. At approximately two dollars per person that's a great investment - wouldn't you agree?

In closing, please remember to RSVP, RSVP, and RSVP. See ya'll at the luncheon! ♦

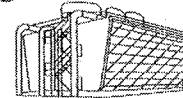


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## SAWS "Kick the Can" Program

The San Antonio Water System (SAWS) "Kick the Can" program is offered to SAWS residential water customers to encourage replacing old toilets with a new water-efficient toilet. As a customer, you can receive up to two water-efficient toilets per household FREE! And it's so simple - SAWS has already found high-quality water saving toilets for you. And, did we mention they're free?

### Who's Eligible?

- SAWS customers who have water-wasting toilets in their residence, and the residence was built prior to 1992.
- SAWS residential customers with one or more rental properties built prior to 1992. Renters must complete a Landlord Consent Form.

### Who Is Not Eligible?

- SAWS commercial customers. Commercial customers should apply for rebates through the SAWS Commercial Retrofit Programs. For further information, call 704-SAVE.

## millsap waterproofing inc.

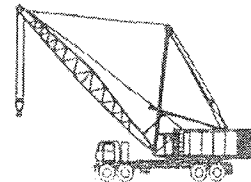
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For more information and to obtain an application form, visit <http://www.saws.org/conservation/h2ome/toilet/>

## Reminder: SAABE Meeting Location

Just a reminder that the SAABE meetings are now being held at the Embassy Suites Hotel, 7750 Briaridge (northeast corner of IH-10 and Loop 410). Please call them at 340-5421 if you need directions or information on navigating the current construction.

In addition to more spacious quarters, the new location features a three-course meal with a salad, an entrée and a dessert. Because the meal is much better than those we have had in the past, the plate cost has increased about 35% per person.

This makes your **RSVPs much more important** than ever before. **RSVPs need to be received no later than noon on the Monday prior to the event.** Late RSVPs and walk-ins will be placed on a standby list, and we will ask you to wait in the lobby until we determine the number of no-shows.

Remember to arrive early for the best seating. Effective with the July meeting, associate members are now being charged \$20 for lunch (lunches already prepaid are not affected). Also effective with the July meeting, **all** no-shows (both regular members and associate members) are being billed \$20. ❖



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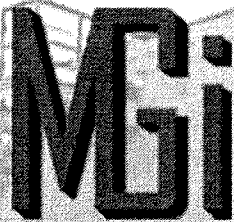
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- October 22-23, Comfort Inn and Suites Airport, San Antonio
- Cost: \$985
- Visit [www.americantrainco.com](http://www.americantrainco.com) to register

### Refrigerant Piping/Refrigeration System Components

- Sponsored by Trane San Antonio
- October 23, Trane San Antonio
- Cost: \$150
- For more information, call 516-1737, or e-mail [Patrick.blische@trane.com](mailto:Patrick.blische@trane.com)

### Air Conditioning and Refrigeration

- Sponsored by American Trainco
- October 27-28, Comfort Inn and Suites Airport, San Antonio
- Cost: \$980 (Day 1 - \$490/Day 2 - \$490)

Visit [www.americantrainco.com](http://www.americantrainco.com) to register

### Centrifugal Water Chillers/Helical Rotary Chillers

- Sponsored by Trane San Antonio
- October 30, Trane San Antonio
- Cost: \$150
- For more information, call 516-1737, or e-mail [Patrick.blische@trane.com](mailto:Patrick.blische@trane.com) ❖

### Basic Air Conditioning and Refrigeration

- Sponsored by Castillo Training
- November 3 - March 4, Major Supply, San Antonio
- Cost: \$1,200
- For more information, call 828-0234, or e-mail [silverfox0001@earthlink.net](mailto:silverfox0001@earthlink.net) ❖



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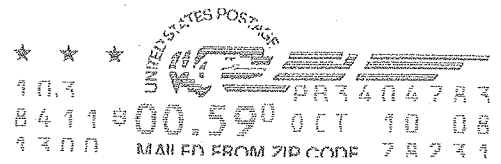
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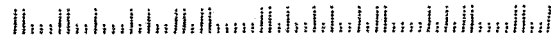
Charles Mikolajczyk Jr  
 Endeavor Real Estate Group  
 8000 IH 10 W, Suite 250  
 San Antonio TX 78230

# SAABE TIMES October Issue

### Final Thought:

*"Those who are too smart to engage in politics are punished by being governed by those who are dumber." - Plato*

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## 2008 Board of Directors

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Allen Mangrum Vendor Representative	414-6529
Bob Beal Past President	830-868-4749

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

## October Membership Meeting: Wednesday, October 15

**"Backflow Prevention for Commercial Properties"**

**Sponsored by SAWS**

**Embassy Suites Hotel**

**(7750 Briaridge)**

**11:30 am**

**Upcoming Program:**

**Wednesday, November 19**

**TBD**

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