



# SAABE TIMES

A publication of the San Antonio Association of Building Engineers

October 2009

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 21, at the Embassy Suites Hotel (7750 Briaridge Drive; northeast corner of IH-10 and Loop 410). The topic is "Cooling Towers: Untapped Gold Mines of Cost-Savings Opportunities," and the presenter is Glenn Babcock from Baltimore Aircoil Company. The sponsor is M.K. Garrett, Inc.

Please RSVP no later than Monday, October 19, 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 receive a no-show invoice. If you must cancel your attendance, please call Melodie Goff at 408-8135 BY MONDAY, OCTOBER 19, AT NOON so we can cancel your meal. Cancellations received after this time will still be invoiced.

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! ❖**

## Engineer Spotlight

by Jeff Turov



**Bob San Miguel**

REOC Partners  
Lead Engineer  
200 Concord Plaza, Suite 777  
SA, TX 78216

(210) 282-6998

[bsanmiguel@naireocpartners.com](mailto:bsanmiguel@naireocpartners.com)

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

I have been in the trade for approximately eleven years and have worked at the Concord Building twice, Century Plaza, San Pedro Plaza, and what used to be Tetco Towers. I am currently the lead engineer at the Concord Building and have been a member of SAABE for ten years.

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

I am currently in the process of taking a second course for my SMT certification through BOMI.

- **How do you feel that this certification will benefit you?**

I feel that it will provide me with a lot of knowledge that I can use on a daily basis which should make my job easier. It will also make me more marketable in the industry as an experienced building engineer with a higher level of education.

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

I have an eleven-year-old son and a seven-year-old daughter – they keep me pretty busy. When I am not performing my parental duties, I like to work on my Honda Nighthawk – one of many sport bikes that I have owned over the years.

- **Family/children?**

I have been married to my wife for sixteen years. For the kids answer, see the answer to the question above.

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(Continued on page 5)

## A Message from the President

by Charles Mikolajczyk, Jr., CBE-M

Rocktober, Bocktober, Octoberfest, or just plain ole October is in the air. Speaking of in the air, did anyone notice the rains hatched two years worth of dormant mosquito eggs? From sunscreen to bug screen in a matter of a couple weeks! October also means that the at the next meeting in November, it will be time for nominations for a couple of spots on the SAABE Board. The positions of Secretary, Education Director, and Vendor Representative will be up for elections. If you or someone is interested in one of these positions, next month is the time to come to the table. If not, please support the existing candidates as they perform a great job and duty in supporting the membership!

This month would also be of consideration to be thinking about whom you wish to nominate as a candidate for the 2009 SAABE Building Engineer of the Year (BEOTY). Along with performing a PM on your heating equipment, for an ounce of prevention can save a ton of headaches!

As we've now made the last turn into the fourth quarter of 09 with what appears to be minutes left and a fourth-and-goal situation, it is hoped that everyone has, or have nearly completed, their 2010 Annual Budgets! Funny how things budgeted for in September seems to happen in January!

Thanks to Randy Cummings with Gerloff Inc. for the presentation at our September Luncheon. Also thanks to Scott Johnson and Brad Finch with Enviregy for their presentation at the September Last Thursday Training! Finally, thanks to those whom attended the 2009 BOMA SA Open, and to all of you whom have impacted and contributed to SAABE. Thank each and every one of you!

Good luck and best wishes to everyone on their landscapes during this drought!

Till next time...FISH ON! ❖

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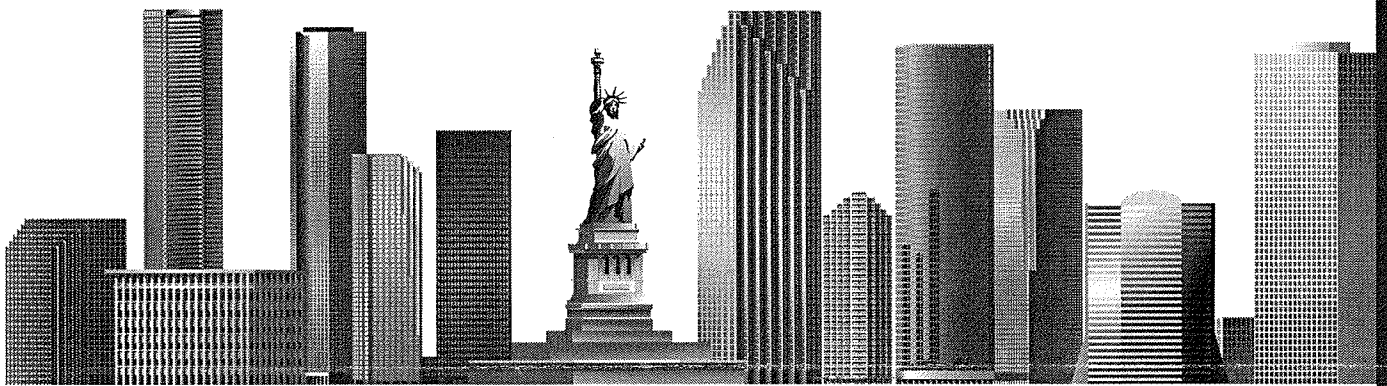
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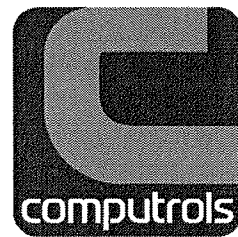
*Left to right: Pan American Life, New Orleans; Greenway Plaza, Houston; JP Morgan Chase Tower, Houston; Wells Fargo Plaza, Houston; San Felipe Plaza, Houston; Scagram Building, New York City; The Statue of Liberty, Liberty Island; Wachovia Financial Center, Miami; One Brickell Square, Miami; 1400 Smith Street, Houston; 1100 Louisiana, Houston; Five Post Oak Park, Houston; One Sheel Square, New Orleans*

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## September Lunch Summary

by Curtis Thompson

Good day everyone!!! Hopefully everyone is enjoying this awesome weather that we have been having. It has been great to see some long awaited rain. Also, my hat is off to another great SAABE luncheon with great fellowship and great food.

This month's seminar was given by Randy Cummings with Gerloff Company, Inc. The topic was "Catastrophic Management." Water is the leading single carrier of pathogens in the world today. This potential for serious health effects should never be underestimated. There are three categories to determine what type of water is involved.

Category 1: Clean water - Generally from a broken supply line. A category 1 can become a category 2 after 72 hours or a category 3 after another 48 hours if the structure is not effectively restored to a pre-loss condition by thoroughly and rapidly drying the material.

Category 2: Gray water - Backed up or overflow water for a washing machine is a good example. It does carry a significant degree of channel, biological and physical

contamination. Porous materials must be cleaned and sanitized to restore it to a pre-loss condition.

Category 3: Black water - Sewage or contaminated water. Several forms of PPE are required, including rubber boots, respiratory protection, body coverage and appropriate eye protection. The worker and occupant's health are the first priority. Various cleaning and decontamination procedures must be used, including containing the insulation. Always employ third party testing.

If you need any other information please contact Randy at rcummings@gerloffinc.com or (210) 490-2777.

A very special thank you to Randy and his company for making the time to give his presentation. See you at the next SAABE meeting!!!❖

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## Engineer Spotlight (continued)

- In the ten years you have been a member of SAABE, how has it changed, and what new programs would you like to see implemented?

I feel that SAABE has become much more focused towards providing beneficial information to the engineer. I also feel that, with a larger membership, the networking opportunities become much better.

As far as programs go, I like the "A Member Asks" e-mails and would suggest that, if at all possible, it would be good to get the answers to some of these questions broadcast – as long as the information would benefit the general membership. ❖

Some members still receive a hard copy of the SAABE Times, because we do not have an e-mail address on file. If you are receiving a hard copy of the newsletter and would like to receive an electronic version, please provide Laura Bray with your e-mail address. Laura can be reached at (210) 408-1699 or [laurabray@braycommunications.com](mailto:laurabray@braycommunications.com). ❖

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### Team Building, Mentoring and Coaching Skills for Managers and Supervisors

- Sponsored by Fred Pryor
- October 23, Embassy Suites Hotel Northwest, S.A.
- Cost: \$149
- For more information, visit [www.pryor.com](http://www.pryor.com)

### Basic Electricity for the Non Electrician

- Sponsored by American Trainco
- November 16 & 17, Springhill Suites, Austin
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## Vendor Representative Report

by Allen Mangrum

I would like to send out another invitation to our vendors to set your sponsorship month in 2010. 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\\_r\\_mangrum@jci.com](mailto:allen_r_mangrum@jci.com) or by cell (210-383-1996) 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 that 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 the undivided attention of over 100 smiling faces in our industry. At approx \$2.00 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 October luncheon! ❖



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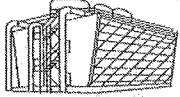
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## LEED Me ---- to The MONEY (dba High Performance Buildings Seminar)

The SAABE Going Green Forum is holding a series of seminars on Energy Star and LEED-Existing Building O&M programs. The next seminar will be held on Tuesday, October 13, at San Antonio Water System (281/Mulberry) from 11:30 am to 4 pm. The topic is "Site Sustainability for LEED." The presenters will be:

- Brent Anderson AIA, LEED AP
- Tomi Sue Beecham, RPA - Tesoro Corporation
- Vickie Castilleja - SAWS
- Paul Dockery - ChemSearch
- John Leifester - Preferred Landscape & Lighting
- Bob Nelson - CPS Energy
- Howard Newsome - Pyramid Building Engineer
- Dan Oliver - Spiderman Pest Control
- Billy Padgett, RPA, LEED AP - Concord Properties
- David Webb - Fifth Wall Roofing

Items that will be covered are:

- How can I reduce my building's water bill?
- What can I do to reduce energy usage at night?
- What is a high efficiency landscape?
- Does my roof help or hurt my HVAC load?
- Does my site, parking and landscape affect my HVAC load?

For answers to these and many other questions, plus lots of great information on High Performance Building Operations, plan to attend the second installment of the SAABE & SABOMA LEED - EB - O&M Seminar Series on "Sustainable Sites."

The cost of the program is \$35 (with lunch). Cash and checks only (no credit cards).

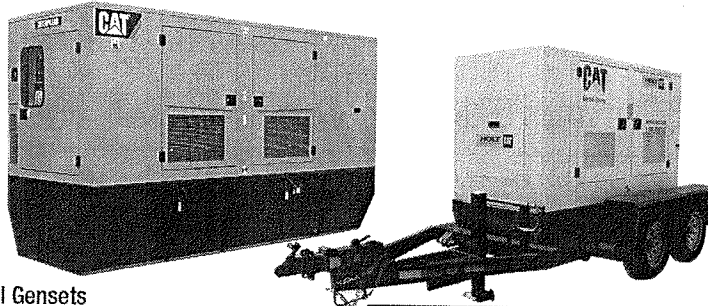
For Building Engineer and Managers from SAABE, BOMA SA and IFMA only.

To register for the seminar, contact Tom Lasater at (210) 771-5824. ❖

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### TIP: Emergency Preparedness Kit

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- 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

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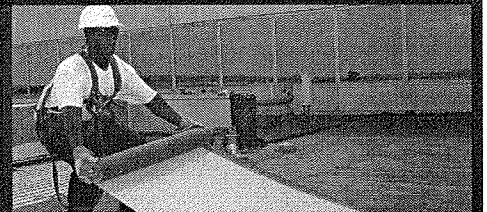
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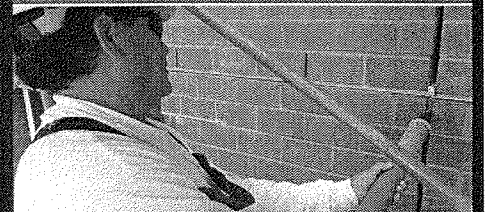
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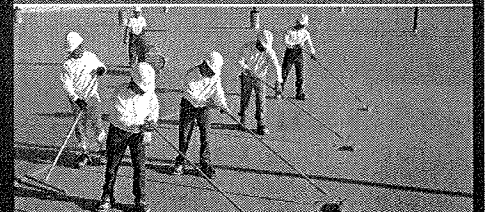
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## SAABE October Last-Thursday Training Seminar

The SAABE Last-Thursday Training Seminars are back! The topic for this month's seminar is "Green Roofing," and the presenter is Gary Cram, founder of Cram Roofing. Cram Roofing is also this month's training seminar sponsor.

**Where:** CPS Energy's Northside Service Center  
(7000 San Pedro, north of Oblate)

**When:** Thursday, October 29, 11:30 am - 1:00 pm  
(Lunch provided.)

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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 [mgoff@braycommunications.com](mailto:mgoff@braycommunications.com). Please RSVP by Wednesday, October 28, so we know how many lunches to order. If you RSVP and cannot attend, please call Melodie Goff (408-8135) so she can move someone off the waiting list. ❖

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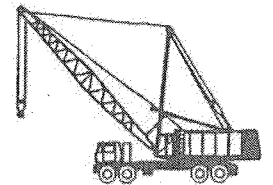
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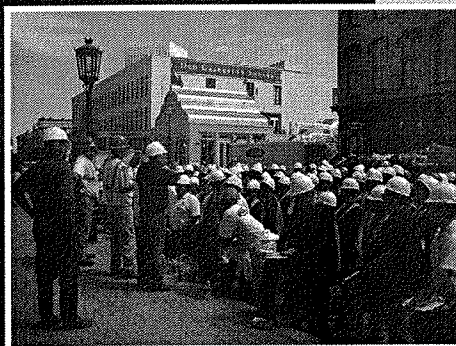
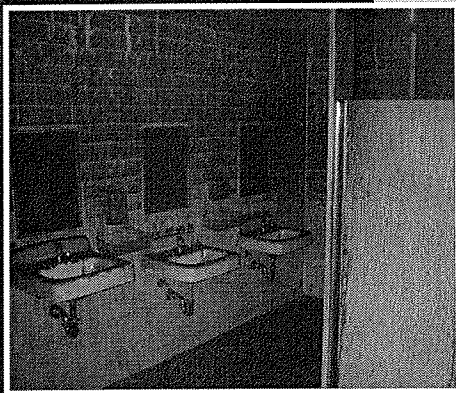
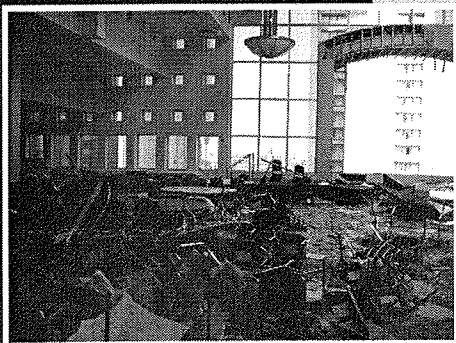
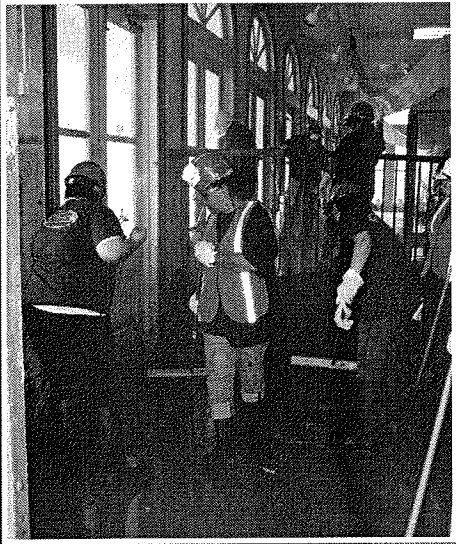
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## Welcome New Members!

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

<p><b>Phil Weynand</b> San Antonio Water System PO Box 2449 SATX 78298 • (210) 233-3653 pweynand@saws.org</p>	<p><b>Drew Price</b> Advanced Filtration Systems 9402 Business Dr. Austin, TX 78758 • (210) 304-9959 drew@advfilters.com</p>	<p><b>Lynn Grimes</b> Clay's Glass Service 5106 Service Center Dr., Suite 5106 SATX 78218 • (877) 933-9946 lynngrimescgs@aol.com</p>
	<p><b>Michael Skinner and Albert Vandevort</b> PM Realty 3700 Wiseman Blvd SATX 78251 • (210) 586-7408 michael.x.skinner@jpmchase.com ❖</p>	

## Meeting RSVPs

The staff at Embassy Suites has been very accommodating to our growing group over the last few months. Unlike Alamo Café (our previous location), SAABE must call in a meal count on the Monday prior to the meeting. That's why we've been stressing the importance of RSVPs and timely cancellations. We **MUST** receive your RSVP no later than the **Monday prior to the meeting 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.

If you RSVP and do not attend, you will receive a no-show invoice. If you must cancel your attendance, please call Laura Bray at 408-1699 by the **Monday prior to the meeting at noon** so we can cancel your meal. Cancellations received after this time will still be invoiced.

While we appreciate your call on Wednesday morning that you cannot attend, you will still be billed for the meal, since Embassy Suites has already prepared it for you.

If you have any questions, please feel free to call Laura Bray (408-1699) or any board member. ❖

## Lunch Policy for Vendor Members

A few reminders about SAABE's policies for lunches for vendor members:

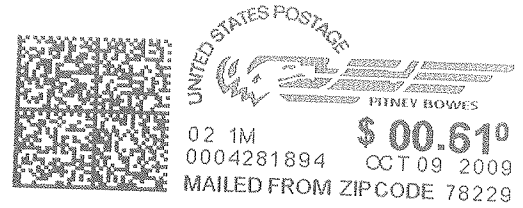
- Lunch cost for SAABE vendor (associate) members is \$20. (Guests are \$25.)
- You may bring an additional person from your company to two SAABE meetings as a guest. After that, the additional representative must purchase a SAABE membership to continue to attend. SAABE memberships are by individual, not by company.
- You may substitute an attendee if your primary representative cannot attend.

SAABE values the support and contributions of its vendor members, and we have several vendors who support SAABE with multiple memberships and frequent participation.

**Please contact Laura Bray, SAABE Association Coordinator, if you have any questions about SAABE's policies and procedures.** ❖



SAABE  
 PO Box 780785  
 San Antonio, TX 78278



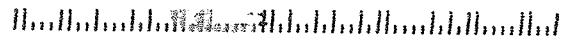
Charles Mikolajczyk Jr  
 Endeavor Real Estate Group  
 8000 IH 10 W, Suite 250  
 San Antonio TX 78230

**SAABE TIMES**  
**October Issue**

**Final Thought:**

*"If the people who make the decisions are the people who will also bear the consequences of those decisions, perhaps better decisions will result."* - John Abrams

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**2009 Board of Directors**

Charles Mikolajczyk, Jr., CBE-M President	341-0828
Mike Halvorsen, CBE-M 1st Vice President	669-3929
JR Uresti 2nd Vice Pres./SABOMA Representative	496-7400
Curtis Thompson Secretary	349-3324
Michael Copp Treasurer	308-9888
Allen Mangrum Vendor Representative	601-4248
John Leifester Education Director	771-7081
Kendal Langenberg Membership Chair	967-8766
Bob Beal Past President	830-868-4749

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

**Next Meeting:**

**Wednesday, October 21**

**Program:**

**"Cooling Towers: Untapped Gold Mines of Cost-Saving Opportunities"**

**Sponsored by M.K. Garrett, Inc.**

**Upcoming Program:**

**Wednesday, November 18**

**Program TBA**

**Sponsored by Chamberlain Roofing & Waterproofing**