



# SAABE TIMES

*A publication of the San Antonio Association of Building Engineers*

*March 2004*

*Mark Your Calendar—*

## JOIN US FOR OUR MARCH LUNCHEON

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, March 17 at the Alamo Cafe on 281. This month's meeting features Teresa Bailey-Weirich, RPA, FMA of JPMorganChase Bank, speaking on "How Are Building Engineers Important to Building Management?" Ms. Bailey-Weirich will cover: how the building engineer's performance contributes to successful building management, how operating costs are affected by the engineer's management of the building systems, the costs of poor service, and more.

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, March 16. PLEASE RSVP so we can be sure to have enough meals on hand!

We hope to see you there! ❖

## The Envelope Please.....

The San Antonio Association of Building Engineers is pleased to name Charles M. Mikolajczyk, CBE-M, as 2003 Building Engineer of the Year. This special award recognizes an outstanding contribution to our industry, and we congratulate Charlie and his fellow nominees Floyd McDonald, Roland Ortiz, and Jock Tilghman, for a job well done!



**Charlie and his two BEOTY plaques – SAABE's first two-time winner.**

The BEOTY Committee interviews all nominees, and their buildings and properties are inspected. Critical components of the review process are:

- General building appearance
- Safety equipment inspections up-to-date
- Licenses, registrations, and certifications held
- Overall cleanliness of mechanical room
- Size of building and number of assistants/subordinates

A special thank you is in order to this year's BEOTY committee chair Doug Graves and his committee members, who toured the buildings of all the nominees and met to decide this year's winner. If you're interested in serving on next year's BEOTY committee, please give Doug a call. ❖

## A Message from the President

by Bob Beal

### Hececeeeelp

OK – now that we are going to have a shared library, a SAABE Open, more CBE applicants and all the other things our board is cooking up, we are in need of some help from both the vendors and engineer members. Remember, you only have to take on as much responsibility as you want. Thomas Lasater is heading up the Library, and we are just getting started with the Golf Tournament. Get ready for me to ask for some volunteers at our next luncheon.

### Biggest Crowd Ever

At the February luncheon, we had over 100 people at the Alamo Café. That is the largest crowd since SAABE was formed. Now you tell me – are we on a roll or what? If you remember one of my biggest battle cries was – Strength in Numbers. My latest challenge in 2004 is to be 200 members strong by 2005. Be ready for another membership drive this summer.

### Congratulations

Congratulations to Doug Graves and Justin Jauer in their completion and confirmation of the CBE Master designation. Thanks again to Jock Tilghman for his continuing efforts on the CBE and all education matters.

### Quote in Closing

I would like all of you absorb this wonderful quote by Charles Swindall:

#### ATTITUDE

By Charles Swindall

“The longer I live, the more I realize the impact of attitude on life. Attitude, to me, is more important than facts. It is more important than the past, than education, than money, than circumstances, than failure, than successes, than what other people think or say or do. It is more important than appearance, giftedness or skill. It will make or break a company... a church... a home. The remarkable thing is we have a choice every day regarding the attitude we will embrace for that day. We cannot change the past. We cannot change the fact that people will act a certain way. We cannot change the inevitable. The only thing we can do is play, on the one string we have, and that is our attitude.... I am convinced that life is 10% what happens to me, and 90% how I will react to it. And so it is with you... we are in charge of our ATTITUDE.” ❖

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## IMPORTANT: Address Change

Please update your records (and ask your Accounts Payable department to do the same) to reflect SAABE's new mailing address, effective immediately:

**SAABE**

**PO Box 780785**

**San Antonio, TX 78278**

Phone, fax, and email remain the same. Call SAABE Association Coordinator Laura Bray (210-408-1699) if you have questions. ❖

## 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. ❖



## Tech Talk #81

by The Charlie

### Financial Unplanning (Part 1)

If you followed the past articles regarding on-the-job injuries (or, more appropriately, financial disaster), we hope to have received your undivided attention. The following articles will be addressing financial situations you may or may not be familiar with in regards to financial security. Either way, good luck!


#### Emergency Funds

Mostly all financial advisers will recommend that each person should have a three-month reserve of cash in case of injury, job lay-off, etc. Realistically, we do not know of many people in the real world who can meet this recommendation, but if you have met this goal, congratulations! For those of you who have been attempting to build a nest egg, it always seems that something always comes up. If you have children, you can relate to expenses regarding private schools, college tuition, braces/orthodontist, driving lessons/vehicle repairs, new vehicles, etc.

Although items like your 401K, a second mortgage, refinancing your automobile, etc., are not considered as a means to fulfill this cash reserve, should a hardship be encountered, these areas may be of some direction to ease the burden.

#### Living between Pay Periods

In addition to a cash reserve, it is suggested that your checking account be on a month-to-month basis. In the real world...how about paycheck-to-paycheck! It does not matter what formula you have or use to sustain your lifestyle/living, "the more you make, the more you will spend." There is nothing more to be said here unless you are one of the fortunate ones.



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#### Consumer Debt

Excluding the home mortgage, groceries, utility and other regular monthly expenses, consumer debt is probably the leading cause of having a shortage of available cash. Credit cards, vehicle payments, health club/country club dues, etc., are all considered consumer debts. One of the best feelings in the world (or maybe the second) is to be consumer debt-free! However, just like one of the greatest feelings...it usually only lasts a short while!

#### Medicine for the Itch

The feeling of being consumer debt-free is all too often overcome by an incurable itch. This is the itch you get when you cross the curb cut and enter a car dealer, boat dealer, RV retailer, etc. We would take a great feeling any day over an itch; mostly in part to an itch usually turns into something more and lasts a whole lot longer! If you are consumer debt-free and succumb to the itch, remember that the itch may last 60-months or longer!

Next Month: Financial Unplanning, part 2

**CHARLIE'S LAW:** Does killing time damage eternity?

**JUSTA MAINTENANCE MAN** ❖

## Education Corner

### Energy Management Seminars

- Sponsored by City Public Service
- March 16, 9-11am or 1-3pm
- March 17, 9-11am or 1-3pm
- March 18, 9-11am
- Call Bob Nelson at 353-3591 to register.

### NETA's 2004 Annual Technical Conference and Seminars

- Sponsored by the International Electrical Testing Association
- March 15-18, San Antonio
- Visit [www.netaworld.org](http://www.netaworld.org) to register.

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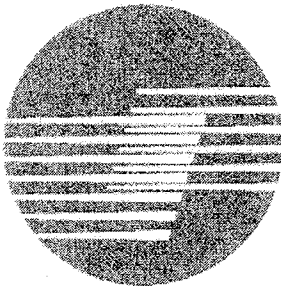
Contact Education Director Jock Tilghman (681-2494) if you know of other courses. ❖

## SAABE Member Hines Wins EPA Award

SAABE member Hines has been awarded the Energy Star's Sustained Excellence Award from the Environmental Protection Agency. Doug Graves serves as the engineer for Hines's One Oak Park property on Loop 410.

The award recognizes Hines's "outstanding and continued leadership in reducing greenhouse gas emissions through superior energy management." Hines was the only firm in the real estate sector to win the award.

SAABE offers their congratulations to Doug Graves and Hines on this recognition. ❖



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### Welcome New Members

**Joseph Basta**  
Travis Park Plaza (Baxter Southwest)  
711 Navarro, Suite 11  
San Antonio, TX 78205  
(210) 222-0001

**Rene Martinez**  
Energy Plaza (Grubb & Ellis)  
8620 N. New Braunfels, #553  
San Antonio, TX 78217

**Rick Rios**  
Nowlin Tower (Trammell Crow)  
9311 San Pedro  
San Antonio, TX 78216

**Tom Petsch**  
Siemens  
12001 Network Blvd., #318  
San Antonio, TX 78249  
(210) 641-2921  
thomas.petsch@siemens.com

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

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## SABOMA Property Manager of the Year

The San Antonio Building Owners and Managers Association recently awarded their 2003 Property Manager of the Year award. Candidates included Gene Bartosh, CPM (Travis Commercial), Tomi Sue Beecham, RPA (AVR Realty), Edna Geckler (with Trammel Crow), and Diane Towery, RPA, FMA (USAA Realty). The winner was Tomi Sue Beecham, property manager of the 1.4 million sf Forum Shopping Complex at IH-35 and 1604. Tomi Sue has made San Antonio BOMA history in being the first property manager to receive this award twice.

SAABE offers their congratulations to Tomi Sue on this honor. ❖

## Job Listings

**Facilities Position:** The Scooter Store is seeking to fill a facilities position. Essential duties and responsibilities include: Responsible for overall operation and effectiveness of facilities and mailroom departments; Develop and implement departmental and facility-wide policies and procedures for mail handling and delivery, receiving of material, security, short and long term facilities issues, and relationships with contractors who provide facilities services; Planning and coordinating of all construction or remodeling types of projects in New Braunfels facilities, including coordination with construction superintendent and city officials; Work with departments to determine space requirements. Utilize office furniture standards to develop and implement solutions based on space needs of customer departments; Manage contract compliance with regional or local service providers; Negotiate, terminate and review local lease documents for expansions. Serve as liaison with property management companies on local facilities. Ensure that facilities are fit for intended use; Manage and assign resources for the efficient completion of all facility moves and reconfigurations; Track project budgets and related invoices for payment. For more details, contact Steven Strawn at 866-625-4527 X- 4158 or fax resume to 830-627-8611.

Are you looking for someone to add to your staff? Post your open positions on SAABE's web site, [www.saabe.org](http://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](mailto:laurabray@braycommunications.com)). ❖

### Email Addresses

Send your email address to [laurabray@braycommunications.com](mailto:laurabray@braycommunications.com) to make sure you stay informed of the latest events! ❖

## It's Important to RSVP!!

Over twenty unexpected people showed up at the January membership meeting. We're delighted that you enjoy meeting people and sharing new ideas at monthly SAABE meetings. But when that many people show up unexpectedly, it makes it difficult for us (and the restaurant) to provide quality food and service. We can't plan correctly if we don't know how many people are coming.

You may not be able to RSVP until late – that's OK. But **please** RSVP if you plan to attend. Call or email Laura Bray (210-408-1699, [laurabray@braycommunications.com](mailto:laurabray@braycommunications.com)) and let her know that you plan to attend.

Please help us effectively plan your monthly membership meetings and RSVP by the Tuesday deadline. It's also important to **cancel** your RSVP if you cannot attend! We appreciate your help! ❖

### CBE Applications Online

You can now download an application for the Certified Building Engineer program on SAABE's web site at [www.saabe.org](http://www.saabe.org)

# The Daily Chronicle

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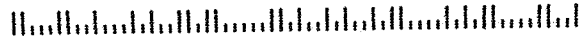
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<h2 style="margin: 0;">SAABE TIMES</h2> <h3 style="margin: 0;">March Issue</h3>	<p><b>Final Thought:</b></p> <p><i>"If there is a wrong way to do something, then someone will do it." — Edward A. Murphy, Jr. (as in "Murphy's Law")</i></p>
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## Membership Luncheon

### March 17, 2004

Time: 11:30 a.m.

Location: Alamo Cafe on 281

Program:


**"How Are Building Engineers Important to Building Management?"**

**Upcoming Luncheon:**

**April 21, 2004**

**Program to be Announced**

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

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