



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

May 2008

Mark Your Calendar—

JOIN US FOR OUR MAY MEETING!

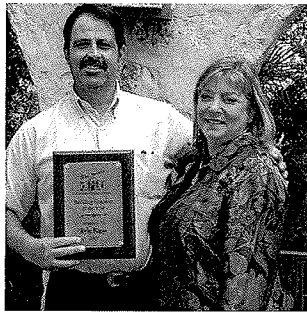
The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, May 21, at the Alamo Cafe on 281 (just north of Bitters). This month's meeting is sponsored by Dimensions Contracting. The program is titled, "Are You Smarter than a Construction Worker?"

The meeting will be held in the Travis/Bowie rooms (first floor), to the right of the entrance. There is plenty of parking at the back of the restaurant. **Please make sure to check in at the front desk when you arrive.** Please do not leave valuables in your vehicle, as members have reported attempted break-ins in the restaurant parking lot.

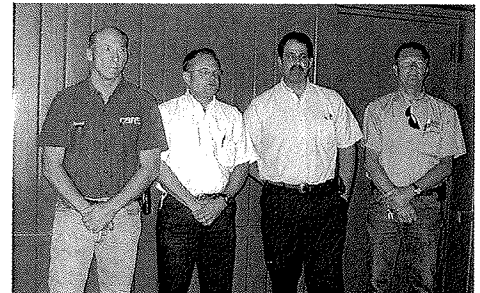
RSVP to (210) 408-1699 by Tuesday, May 20.

PLEASE RSVP so we can be sure to have enough meals on hand! ❖

2007 Building Engineer of the Year



Kyle Riggs and Eileen Kondoff



**BEOTY Nominees (left to right):
Howard Newsome, Robert Divin, Kyle Riggs and Rex Poppy**

Congratulations to Kyle Riggs, of the Union Square I/II buildings (managed by Griffin Partners) for being selected as the SAABE 2007 "Building Engineer of the Year"!

The Building Engineer of the Year (BEOTY) Award exemplifies the pinnacle of professionalism in the building engineer trade. Based on interviews, documentation and building tours, Kyle demonstrated dedication to his work and an exceptionally high level of professionalism in all facets of his job. He has shown that, with the proper attitude, the highest standards of the industry can be maintained.

Senior Property Manager Eileen Kondoff (Kyle's manager) said, "Kyle is a person of character because he exemplifies desirable qualities of behavior such as honesty, integrity, respect for others, reliability and dependability. He performs as a team member and treats tenants, vendors and co-workers with a courteous and friendly attitude."

SAABE Vice President Mike Halvorsen, CBE-M (RL Worth) said, "Kyle has maintained the highest level of professionalism and proven to be an invaluable asset to his employer and to the trade as well. Kyle is a shining example of what all of us in the industry should always strive to be."

Kyle joined Griffin Partners in February 2006 and was promoted to Senior Engineer in June 2007 with the completion of Union Square II.❖

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A Message from the President

by Charles Mikolajczyk, Jr., CBE-M

Congratulations to Kyle Riggs with Griffin Partners on winning the 2007 SAABE BEOTY Award. Way to go Kyle!

Also, congratulations to the finalists—Howard Newsome with CBRE, Robert Divin with Broadway Bank and Rex Poppy with Concord. All of these men did a fine job and are top notch in our industry!

Unless we get substantial rainfall here soon, it appears the outlook for the Edwards Aquifer may be bleak! The aquifer level is nearly the same as it was last year. But, we also had rain from June through August that kept things in positive territory! To prolong the period where we are not in Stage I restrictions, it will take two things—we need rain (only the weather can control this) and using your water wisely (which you can control)

A recent fishing trip near the fertile Medina Valley proved to be enlightening (other than the fact that I still can't catch a wall hanger). I saw that the farmers were not planting in the fields that do not have irrigation systems. This, more than likely, is due to the farmer's intuition (along with fertilizer being \$120-\$200/ton higher



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than last year, diesel fuel nearly \$4.00/gallon, etc.). Planting was not beyond the perimeters of the center pivot irrigation systems. It appears the farmers know this is going to be a very dry year. When a turtle crossing a dirt field creates a dust cloud, it's dry! Tuning up your landscape irrigation systems and repairing all those little devices that waste water will help out...thanks for all of your efforts!

Speaking of water, the 4th Annual SAABE Picnic at the Lake is next month, so pack your lake gear and get ready for some fun in the sun!

The SAABE Board and committees have been busier than normal these past few month. When you see one of these volunteers, be sure and commend them on their efforts for believe me, they have been working for you!

A thank you also goes out to Greg Bolin/Bolin Plumbing and Robert Stricker/City of San Antonio Chief Plumbing Inspector for providing April's Last Thursday Training. This month is "Asphalt and Concrete Inspections" by Wheeler Coatings. Be sure to sign up early, and also give thanks to those who are providing these informative sessions.

Finally, thanks to everyone who has been attending and sending RSVPs to the luncheons. The attendance this year has been phenomenal! Your efforts are greatly appreciated! Keep up the RSVPs, and thank you very much!

'Til then, FISH ON! ❖

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Upcoming Programs

by Allen Mangrum

As promised, below is the proposed luncheon schedule for 2008:

<u>Date</u>	<u>Topic</u>	<u>Sponsor</u>
6/14/08	Summer Social - Picnic	
7/16/08	"Maintenance & Regulations"	Holt CAT
8/20/08	TBD	TD Industries
9/17/08	TBD	Voss Lighting
10/15/08	"SAWS Water Conservation"	TBD
11/19/08	"Future of Road Construction"	TBD
12/17/08	Board Elections/Year End Awards	Board

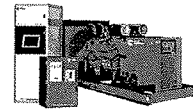
Have a **GREAT** day, and remember to RSVP for the luncheons! ❖

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Contacts:

Ronnie Shaner: rshanner@brandteng.com

David Felts: dfelts@brandteng.com

Matthew Dunn: mdunn@brandteng.com

Bobby Woodie: bwoodie@brandteng.com

Education Corner

Employee Discharge and Documentation

- Sponsored by Lorman Education Services
- June 18, Holiday Inn Riverwalk, San Antonio
- Cost: \$339
- Visit www.lorman.com to register

Air Conditioning and Refrigeration

- Sponsored by American Trainco
- July 7 and 8, Comfort Inn & Suites Airport, San Antonio
- Cost: \$980 (Day 1 - \$490/Day 2 - \$490)
- Visit www.americantrainco.com to register

"Hands-On" Hydraulics

- Sponsored by American Trainco
- July 16 & 17, Comfort Inn & Suites Airport, San Antonio
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Job Openings

There are several job openings currently listed on the SAABE website (www.saabe.org). Visit the site for full details.

If you have job openings, please forward them to laurabray@braycommunications.com for posting. ❖

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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. ❖

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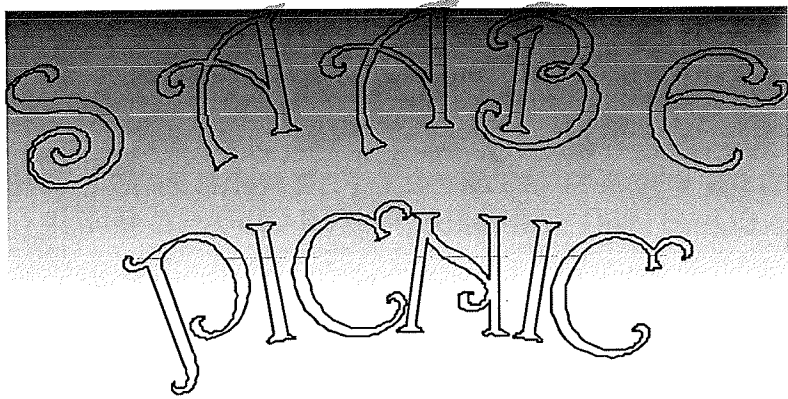
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Fourth Annual

Saturday, June 14
Joe's Marina/Medina Lake
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Horse Shoe Tournament:

Teams of 2. Cash prizes for first and second place.
Call 210-408-1699 to enter your team.
Tournament starts at 10:30 pm. Sign up cuts off at 10:00 a.m.

Fun for the Kids:

Water balloons, swimming, and squirty things for the kids.

BBQ and Door Prizes:

Brisket and Sausage cooked by "THE CHARLIE" and
Beans by "JOCK"
Please bring a side dish to share.
Door prizes awarded throughout the day.

Park Admittance Fee: \$3 per car, \$5 per person, children 7 & under free, payable at the gate. NO PETS. Visit www.joesmarina.com for directions.

Please RSVP to Laura at 408-1699 or at lbray@satx.rr.com ❖

We need committee volunteers and door prizes! Contact Robert Steele
(rsteale@bmsmanagement.com, 416-5542)
to make a donation or to volunteer!



April Lunch Summary

by Robert Andrews, Jr.

There were a total of 100 people that attended the April luncheon! At the luncheon, we heard from two speakers from the City of San Antonio and also crowned Kyle Riggs as our 2007 Building Engineer of the Year!

Ray Martinez, the City of San Antonio Chief Electrical Inspector, explained some proposed changes regarding the Electrical Maintenance Technician (EMT) permit. The primary focus is on educating those applying for the permit. There are currently two ways of obtaining the registration card. You can either attend a class or show a letter from your employer stating you are qualified for maintenance work.

In 2004, 37 buildings and 34 technicians applied for the EMT permit. In 2007, there were 470 buildings and 271 technicians that applied for the permit; however, only eight of the technicians' applications showed training/education. The City is concerned about who showed the remaining 263 what electrical codes are or how to do the work.

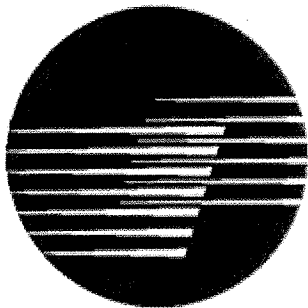
The proposed change is for a required four hours of continuing education for everyone with an EMT registration

card. Charlie M. has gathered information showing that, in most cases, the proposed four hours of education would be greater than the amount of work actually performed doing the job. These changes will affect most of us, so please make some time to attend the next City of San Antonio Supervisory Board meeting.

And, remember that if you are thinking of a lighting retrofit, call CPS. They are still paying for up to 75% of the cost! ❖

RSVPs are Important!

Please RSVP if you plan to attend the monthly luncheon. RSVPs are very important – they let us know how many meals to order! ❖



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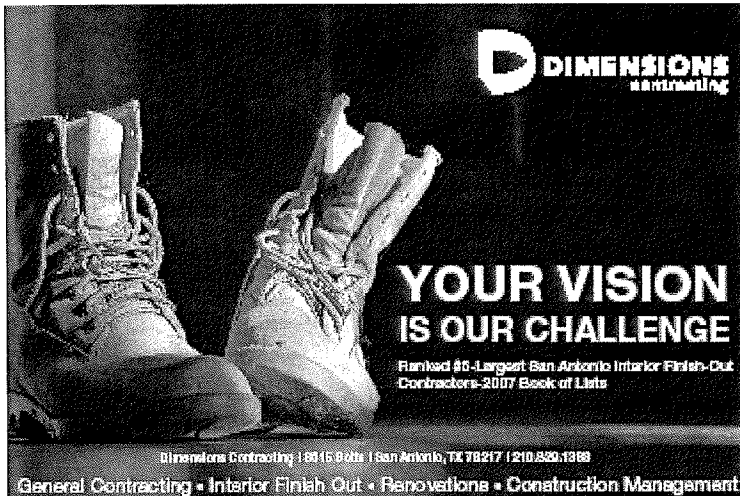
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Last Thursday Training Seminar: "Asphalt and Concrete Inspections"

This month's Last Thursday Training Seminar is sponsored by Wheeling Coatings, and the topic is "Asphalt and Concrete Inspections."

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

When: Thursday, May 29, 11:30 am

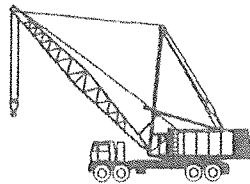
The seminar is open to all SAABE members. RSVP soon, since classes fill up quickly. Limited to the first 25 RSVPs. RSVP to Laura Bray at (210) 408-1699 or e-mail laurabray@braycommunications.com.

For more information about Wheeling Coatings, visit www.wheelercoatings.com ❖

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BOMI Discussion/Action Group

The BOMI group comprises individuals from all levels of building maintenance that meet bimonthly to review materials for the Systems Maintenance Technician (SMT) certification. (For more information on the certification, visit www.bomi-edu.org.)

The group is currently reviewing the Air Handling, Water Treatment and Plumbing Systems section of the SMT in preparation for the exam in April or May of this year. Below are some additional details:

- Meet every first and second Thursday at Union Square Building (10101 Reunion Place, suite 170), 11:30 am—1:00 pm. Reunion Place is off of Jones-Maltsberger south of the airport. Parking is at the rear of the building adjacent to the loading dock.
- Led by Tom Lasater
- Free to SAABE members. Bring a sack lunch.
- For more information, call Tom at (210) 771-5824. ❖

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Money Management Tips for Tough Economic Times

Below are excerpts of an article from "Good Morning America" financial contributor Mellody Hobson. She talks about how to get your finances in order in these difficult economic times and what you can do in your daily life to save big bucks annually.

What can people do to save money right now?

First and foremost, now is the time to trade in your credit cards for cash. Paying cash or using a debit card will force you to keep track of everything you are buying to the dollar. Some hotbed expenses are:

- Smoking. At about \$5 a pack, a smoker who smokes a pack a day is spending about \$35 a week which adds up to about \$1,820 a year. Over ten years, that is \$33,762— not including the extra health costs.

- Drink from the tap. A bottle of water runs about \$2, so if you drink just one bottle a day every week, it will set you back \$56 a month or about \$2,900 a year.

- The average American withdraws \$60 from an ATM four times a month. Many of those visits are to ATMs that charge between \$1.50 to \$3.00 if the ATM does not belong to your bank. That can add up to \$144 a year in wasted money.

What else can people do?

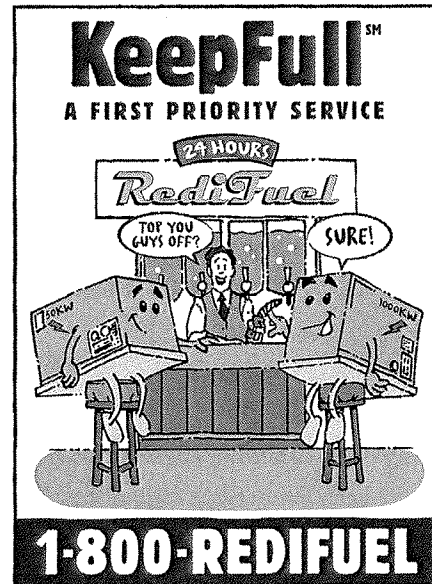
One of the main areas where people spend a significant amount of money is on their health care. First, do not assume that prescriptions prices are the same everywhere—they are not. Shop around and always ask for a generic substitute if it is available. Second, do not be afraid to negotiate the cost of your medical care with your provider. According to a survey by Harris Interactive, two-thirds of adults who negotiate with their doctor, dentist or hospital were successful in paying less than the original bill. If you can afford to, ask if you can pay cash. Paying cash for services often reduces the cost by as much as 10%. Finally, check your bills carefully. As many as eight in ten hospital bills have an error.

How can you reduce your expenses on gas?

Observe speed limits. Gas mileage decreases rapidly above 60 miles per hour. As a general rule of thumb, it costs over 20 cents more per gallon for each five mph above 60 mph, so be mindful of the speedometer.

Empty your trunk. For every 100 pounds of excess weight in your trunk, your car loses 1-2% percent of fuel economy, which translates into four to seven cents more per gallon.

Keep your tires filled. Bald tires are not only a driving hazard, but they burn more fuel. Keeping your tires properly inflated is an easy way to improve your gas mileage by more than three percent, which translates into a savings of 12 cents per gallon.



Keep your car properly tuned. Keeping your car in good condition can significantly impact your gas mileage, as a poorly tuned engine burns more gas. Be sure to check and replace the air filter regularly, which can improve fuel economy by up to 10% which equals approximately 36 cents per gallon.

What can people do to limit their food expenses?

To keep your food expenditures as low as possible, simple things like eating in; comparison shopping between supermarkets and brands; using coupons; and even changing your diet can make a difference. Also, as much as possible, you may want to buy locally grown and in-season produce, usually available at produce stands and farmer's markets. Not only might the prices be a bit lower than in your supermarket, but they are also often negotiable. ❖

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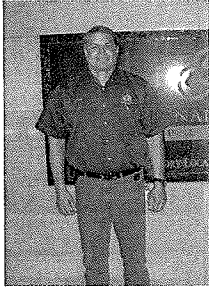
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Engineer Spotlight by Jeff Turov



Joe Alvarado
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Kennedy Wilson
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- **How long in the building engineer trade?**

I have been involved in the building engineer trade for 17 years and have been in my current position as Assistant Engineer for Kennedy Wilson for eight years. Currently, I float between various properties and fill in when the assigned engineer is not available. But my base property is the Renaissance Tower.

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

Over the years, I have received complimentary letters from building tenants. Since 1997, I have served as a Navy Seabee where I have achieved the ranking of E6 First Class and serve as the Assistant Leading Petty Officer for my crew. I have also received numerous accomplishment letters and a great deal of training in regards to welding, plumbing and electricity.

- **What was the best career decision you made?**

This would have to be when I accepted the engineering position at Renaissance Tower. At the time, I was working for the City of San Antonio as a maintenance technician and had gone as high up the ladder as I could go. In the past eight years, I have not looked back and enjoy my job and the challenges it offers.

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

As a father to my ten-year-old daughter, I enjoy spending time with her, and I do this through volunteering as a coach for either her softball or basketball team. I also enjoy fishing and hunting and dream of owning a 1965 Ford Mustang. If anyone has one, let me know. It doesn't need to be in mint condition, as I would like to do some of the repairs on my own.

- **What activity provides you with the greatest sense of accomplishment?**

I enjoy volunteering my time to work towards making the world a better place. This is one reason I became a Navy Seabee. I am not only

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able to learn more about the world that we live in, but I can also serve my community through programs such as Toys for Tots and the ex-military personnel Housing Improvement Program.

- **Any interesting stories to share with the SAABE membership?**

This is not work related, but it can be classified as a fishing story. A few years ago, I took my family fishing on a charter boat in Corpus Christi Bay. As my daughter and I were standing there waiting for a bite, the man next to my daughter hooked a big one. This "big one" actually turned out to be a crab that, when reeled in, fell on top of my daughter's head. She got scared and dropped her pole in the water. After consoling my daughter, I returned to my pole and felt a nibble on my line. As I reeled it in, it turned out that I had hooked onto my daughter's pole that a snake had wrapped itself around! ❖



City of San Antonio Development Services Department Training

LUNCH AND LEARN SERIES

The Development Services department is hosting monthly Lunch and Learn training sessions taught by resident experts in their respective disciplines.

What: "Typical Fire Plan Review Denial Comments and Resolution"


When: May 16, 11 a.m.-12:30 p.m.

Where: City of San Antonio Development Services Department, 1901 S. Alamo, Training Room A


Cost: Free

CONTRACTOR TRAINING

Are you interested in learning how to apply for permits on the web, schedule an inspection or check on the status of your project? Join City of San Antonio on Friday, May 23, at 9 a.m. in Training Room A to discuss the Development Services Dynamic Portal. The sessions are free, and you do not need to make a reservation. If you need additional information or have questions, please call 207-1111.❖



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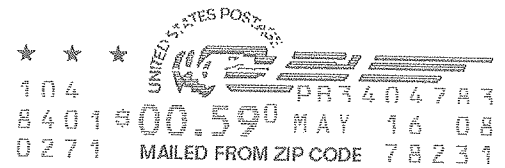
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SAABE TIMES
May Issue

Final Thought:

"Energy and persistence conquer all things." - Benjamin Franklin

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Bob Beal Past President	830-868-4749
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Laura Bray Association Manager (laurabray@braycommunications.com)	408-1699

**May Membership Meeting:
 Wednesday, May 21**

**"Are You Smarter than a Construction Worker?"
 Sponsored by Dimensions Contracting**

**Location: Alamo Café on 281
 11:30 am**

**NO MEETING on June 18
 Meet us at the picnic on Saturday, June 14!**

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