



# SAABE TIMES

A publication of the San Antonio Association of Building Engineers

June 2008

Mark Your Calendar—

## JOIN US FOR OUR JULY MEETING!

There is **NO** membership meeting in June. Join us at the picnic! (See article at right.)

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, July 16, at a new location (stay tuned for details!) The meeting will be sponsored by Holt Cat, and the topic is "Maintenance and Regulations."

RSVP are **VERY** important (see article on page 8). **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.

RSVP to (210) 408-1699 by Tuesday, July 15.

The SAABE Board of Directors recently voted to change meeting locations, since it's pretty crowded at Alamo Café. Be watching your email/fax machines for an exciting announcement soon!

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

## Fourth Annual

# SAABE PICNIC

**Saturday, June 14**

**Joe's Marina/Medina Lake**

**8:00 am-???**

### 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 am. 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](http://www.joesmarina.com) for directions.

Please RSVP to Laura at 408-1699 or at [lbray@satx.rr.com](mailto:lbray@satx.rr.com) ❖

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**to make a donation or to volunteer! ❖**

## A Message from the President

by Charles Mikolajczyk, Jr., CBE-M

I know that you've probably heard me express this time and time again, but take some MRT (Mental Relaxation Time) for yourself. Amistad Lake and Falcon Lake are extremely hot right now, and we are not referring to the ambient temperature. We are talking about bass...big bass—eight, nine, ten pound plus bass... life-time stringers! The Gulf of Mexico is hot right now on kings and sharks, the bays are hot for reds, and the land cut around marker 8 has been producing some supreme speckled trout. There is no better MRT (well maybe a few) but this offers some great get-a-way time!

Speaking of lakes, in April a gentleman caught a ten-pound bass in the cove where the SAABE Picnic is this month...this cove is in Joe's Marina! Hopefully, we will see all of you there for the Fourth Annual SAABE Picnic at the Lake, and bring your fishing pole! At last check the lake was only down 7'.

I am not intending to be the bearer of bad news, but we are all in for a year like no other...high fuel prices which are affecting everything, the lack of rain, an election year, and, not to mention, the markets have been going up and down more than the mercury in a Texas thermometer. It is unknown what all this has in store for us, but we wish the best for everyone no matter the outcome. Who

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would have guessed last year that today we would consider gasoline for \$3.70/gallon a deal?

We truly hope everyone enjoyed May's newsletter. The SAABE newsletter started out as a single page facsimile in the 1990s. Around April 1997, the newsletter was a four page mailer, and the May 2008 newsletter was 12 pages in all! Be sure to thank those whom provide the articles, and, more importantly, those vendors that are placing advertisements to ease the financial burden of producing the newsletter. There are some exciting plans for the newsletter...your SAABE Board has been hard at work!

To all of you who are engaged in the office building, retail, hospitality, medical, critical support, facility, health care and governmental industries (if I missed one please let me know), thank you for providing excellent service to your customers, tenants, visitors, etc. The health and safety of those mentioned shall never be of concern because your efforts make this a possibility. Thank You!

A thank you also goes out to Wheeler Coatings for putting on the May Last Thursday of the Month training event covering asphalt and concrete inspections. June's training session is on elevator inspections. Be sure to sign up early...and also give thanks to those who are providing these informative sessions.

Finally, thanks to everyone whom 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!

❖

## Upcoming Programs

by Allen Mangrum

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

<u>Date</u>	<u>Topic</u>	<u>Sponsor</u>
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

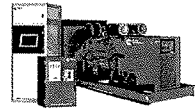
Have a **GREAT** day, and remember to RSVP for the luncheons! ❖

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Matthew Dunn: [mdunn@brandteng.com](mailto:mdunn@brandteng.com)

Bobby Woodie: [bwoodie@brandteng.com](mailto: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](http://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)
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### "Hands-On" Hydraulics

- Sponsored by American Trainco
- July 16 & 17, Comfort Inn & Suites Airport, San Antonio
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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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## May Lunch Summary

by Robert Andrews, Jr.

Dimensions Contracting entertained 100 members and guests at the May 2008 SAABE meeting. Everyone in attendance walked away with a smile, a little knowledge and a tape measure. Ten lucky "volunteers" went into competition with Elvis in a friendly game of "Are you Smarter Than a Contractor?" We all learned that the hot chick in the cafeteria and the mailman are not as qualified as the building engineer or the property manager in construction management.

The key to a successful remodel or tenant finish-out is communication between the contractor and the building management. Dimensions Contracting makes it a point to stay in touch throughout the project and ensure that everything is up to par. Gail Stewart is the Project Manager for Dimensions Contracting and is also LEED certified. She can be reached at (210) 829-1388 or by email at [gail@dimensionscontracting.com](mailto:gail@dimensionscontracting.com). Dimensions can do many things in-house, such as sheetrock and painting, with other services, like plumbing, to come soon.

The June meeting will be held at the lake, but RSVPs are still important. As seen at the meeting, some members had to wait for food, because not everyone reserved a spot. The picnic

is a little different however. Only so much food is being brought, and once it is gone, it is gone. There will be some of the best BBQ to be had, and a new horseshoe team will be crowned. Hope to see you there! ♦



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## Last Thursday Training Seminar: "Elevator Inspections"

This month's Last Thursday Training Seminar is sponsored by ThyssenKrupp Elevator, and the topic is "Elevator Inspections."

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

**When:** Thursday, June 26, 11:30 am

The seminar is open to all SAABE members, and lunch is provided. 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](mailto:laurabray@braycommunications.com).

For more information about ThyssenKrupp, visit [www.thyssenkrupp.com](http://www.thyssenkrupp.com) ❖

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# PLEASE

## It's Important to RSVP for SAABE Luncheons!!

If you've been at a recent SAABE meeting, you saw that we ran out of seats and about ten people had to wait quite a while for food. It is very important that you RSVP for SAABE meetings. You can't be counted if Laura receives the fax/email while she's setting up at the restaurant.

For future meetings, all walk-ins will be asked to wait in the lobby until everyone who RSVPd has been seated. Walk-ins will be seated once we have a clear idea of the number of no-shows.

We realize that many of you have unpredictable jobs and you don't know for sure until just before the meeting that you can attend. But, SAABE is required to call the meeting location ahead of time with set-up instructions. So, we need your help to provide a good estimate.


Watch for an exciting announcement soon about a new meeting location....but with a new location, RSVPs will be even more important. Alamo Café is a restaurant and can easily accommodate extra meals and seating. Other locations (such as hotels) cannot be as flexible.

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## Engineer Spotlight by Jeff Turov



Rudy Marroquin  
Building Engineer Engineer  
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- **How long in the building engineer trade?**  
Unofficially, I have been involved in the building engineer trade since I was 13 helping my dad during the summer. Officially, I have been getting paid for it for the last 30 years. In 1978, I started working for Owens Corning Fiberglass in Toledo, Ohio, and in 1982, I moved back to San Antonio and began working for R&B Management at the building where I am currently employed. As a side note, way back in 1987, I helped organize SAABE and have been a member since.
- **Any awards, recognition, or special training?**  
I attended the Parrish Draughts school of Air Conditioning and Refrigeration for two years and also attended St. Philips College and received an Associates degree in the electrical field. As an employee for R&B Management, I received the "Fireman of the Year" award for assisting in rescuing a trapped elevator passenger before the fire department arrived on the scene.
- **What is your philosophy for longevity in the building engineer trade?**  
To love your job and view your building's tenants as more of an extended family rather than customers. In my view, the building that I take care of is like a second home rather than just some office building. I am comfortable there and will do whatever it takes to make sure my home is in top shape.
- **Advice you would share with those just entering or considering the trade?**  
Always remember that you are in the service business, and do whatever it takes to serve the customer.
- **Hobbies/what do you enjoy doing during off hours?**  
I get my biggest pleasure from spending time with my grandkids—just enjoying their company and helping them any way I can. In my spare

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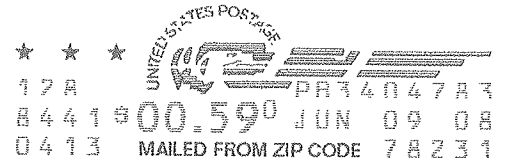
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time, I also run a small handyman business. I get more pleasure out of fixing things and helping people. When there is time, I also enjoy fishing, and, in my younger years, I played competitive baseball.

- **Family/children?**  
I have been married for ten years and have eight children. Three of them are my biological children, and five are my stepchildren. I also have eight grandchildren.
- **Any interesting stories to share with the SAABE membership?**  
A few years back, we had an invasion of squirrels in our building. We trapped one in an office, and I told Mychal Jordan, the property manager, to hold the door shut and not let anyone in until I captured the varmint. She could see through the glass that I was having a difficult time as I stood on the desk and tried to capture it. At one point, it looked like he was going to attack me, but Mychal would not let me out. We finally won and let the squirrel out in the great outdoors. Rudy—1, Squirrel—0! ❖



SAABE  
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**SAABE TIMES**  
**June Issue**

**Final Thought:**

*"In theory, there is no difference between theory and practice. But in practice, there is." - Yogi Berra*

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

**July Membership Meeting:**  
**Wednesday, July 16**

**"Maintenance and Regulations"**  
**Sponsored by Holt Cat**

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

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



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