



SAABE TIMES

JULY 2022

2022 Editor- Gus Villanueva

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Message From the President

Hello SAABE Membership,

I want to touch a little on some key upcoming events. So, half the year is done and before you know it, we will be closing out another year.

- July SAFD
- August SAPD Joint Luncheon with BOMA
- September Blackmon Mooring
- October Vendor Expo

- November Elections
- December Christmas Party

As a friendly reminder, don't forget about the DUES increase for 2023.

See you at the July luncheon.

Sincerely,

Pete Saucedo
President



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Samuel Pacheco
Building Engineer
CBRE
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Samuel.pacheco@cbre.com

Tell us about yourself.

I was born in Corpus Christi Texas and moved to McAllen when I was in middle school. I eventually moved to San Antonio and attended Churchill High School. After I graduated I attended the University of Houston for several years. I moved back to San Antonio and started working as a lead maintenance technician for the multi-family development at the Elian. I decided to make a change and went to work for CBRE. I have been with CBRE for the past four years and am currently at the Oxbow building on Broadway. I enjoy cheering on the Houston Texans and San Antonio Spurs.

How long have you been a member of SAABE?

I have been a member of SAABE for the past four years. I enjoying getting to meet my fellow engineers as well as new vendors. I also enjoy the learning opportunities that the association has to offer.

Family and Children?

I have been married to my beautiful wife for 5 years and we have 4 girls (Deliliah (4), Stassi (3), Demi (2), and Shilo (1)).

What hobbies keep you busy?

I love spending time with my family. I also enjoying golfing, taking our boat out on the lake, and going to the coast to do some fishing.

What is the best vacation that you have taken?

Every year we take a family vacation to Corpus and stay at a 12 bedroom house on the water.

How did you get into the industry and did you have any mentors?

My father in law is Ramiro Torres, and he always talked to me about the building engineer trade. He has also been one my mentors as he is a great source of knowledge. Brent Miller and Paul Becerra have also helped me out and shared a lot of knowledge with me as well.

What is an item on your bucket list?

To go Skydiving!



What is your favorite type ice cream flavor?

Double Dark Chocolate.

If you won the lottery, what is the first thing that you would do?

I would buy some land!



Best Sport To Watch live?

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GOLF

Select

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Select

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Select

BASEBALL

Select

FOOTBALL

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JLL - Looking for Lead Engineers and Building Engineers - check the job bank at saabe.org for details

Endura Advisory Group - looking for Maintenance Technician and Lead Building Engineer

C&W Services - Building Engineer position available on SAABE job bank

MSG Management - Building Engineer position available on SAABE job bank

Worth & Associates - Looking for a Building Engineer - check the job bank at SAABE.ORG for details

CRAM Roofing - Looking for a Superintendent - check the job bank at SAABE.ORG for details

SAABE BOARD UPDATES

-The SAABE Board has been meeting monthly to discuss ongoing concerns regarding our membership events, education and other various factors.

-We are thrilled to have the First Thursday Training. Location and time will be emailed.

Exterior Building Restoration

- Brick, Terra Cotta & Stone Repair/Replacement
- Tuckpointing
- Building Cleaning & Sealer
- Expansion Joint Systems Repair
- Epoxy Injection
- Historic Restoration & Preservation
- Caulking & Sealants
- Glazing
- Exterior Wall Coating
- Wall Ties, Structural Steel Repair/Replacement
- Exterior Wall Coatings
- Flashing System
- Vertical Concrete Repair
- FRP & GFRC Replicas

Concrete Restoration

- Parking Garage Restoration
- Post-Tension Cable Repairs
- Structural Concrete Repairs
- Shotcrete Vertical/Overhead Repairs
- Carbon Fiber Installation
- Caulking & Sealants
- Epoxy Injection
- Chemical Grout Injection
- Expansion Joint Systems
- Vehicular & Pedestrian Deck Coating
- Penetrating Sealer Application
- Above & Below Grade Waterproofing
- Plaza Deck Restoration
- Stadium Restoration

Roofing

- Emergency Repairs
- Leak Investigation
- Replacements
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- Modified Bitumen Roofing
- Fluid-Applied Roofing
- Green Roofs
- Maintenance Programs
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- Lunch & Learn Presentations
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We look forward to hearing from you!

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** Luncheon Summary **

SAABE MAY Luncheon Summary: by Eddie Fischer

Thank you for allowing Kilgore Industries the opportunity to discuss electrical safety and precautionary measures that should be initiated when vendors enter a property and buildings in which our building engineers so proudly protect and work in.

We discussed

- Key Responsibilities
- Ladder Safety
- Personal Protective Equipment
- Electrical Systems

The Objectives provide a clear understanding of safety requirements and expectations in the conditions we work in. We need to understand accidents and injuries are preventable that occur as a result of an unsafe condition, an unsafe act or both.

Our objectives are to

- create and increase the awareness
- everyone has individuals who play a vital role in the

success of a safety program

- add a reminder to all, safety as a condition of employment.

Key Responsibilities are set for Management and Employees.

- responsible for training, safety, correction active, meeting codes and regulations requirements

Employees are responsible to report deficiencies immediately, only perform work on equipment authorized or trained that are qualified for to work on Equipment.

(A qualified person it is defined as one who has training and In avoiding electrical hazards of working on or near exposed energized parts and who is familiar with the construction operation of the equipment and hazards involved with the job)

Are to properly inspect all electrical equipment prior to use.

Ladder selection:

- Safe ladder use start with choosing the right ladder. In choosing a ladder, ask yourself the following questions:
 - How high do I need to reach?
 - Do I need a stepladder, extension ladder or another type of ladder?
 - Are there any of the following hazards in the areas that the latter will be used question
 - Always remember to note the maximum load capacity of ladders using the following Load capacity for light duty 200 pounds, medium duty 225 pounds, heavy duty 250 pounds, super heavy duty 300 pounds, special duty 375 pounds.

PPE - Personal protective equipment

- always remember to wear the proper foot protection
- where the proper insulating gloves
- the proper hard hats and standard safety glasses should be Z87 with a safety vest to ensure you can be visible.

Electrical system Inspections

- Within your electrical system inspection always try to plan ahead and prepare for a power loss.
- Know your system, inspect any switches that could be used as a functional bypass.
- Inspect devices, determine if damaged parts or broken parts are visible
- inspect switch gear for functionality and the equipment is labeled.
- Perform annual torque cleans to assure equipment is in safe working conditions.
- Confirm you have clearance in front of your electrical equipment that is a minimum of three feet.
- Perform infrared inspections which should be performed on an annual basis.

Thank You,

Eddie Fischer
Kilgore Industries

SAABE JUNE Luncheon Summary

By: Secretary Kendal Langenberg

The June 2022 general membership luncheon was held on Thursday, June 16.

BIG THANKS to **Kalib Brignac** with **Trane** for an outstanding presentation on psychrometrics (the study of air).

Discussion points included the properties of air (dry bulb, wet bulb, relative humidity, etc), how to move air to achieve temperature variations,



heat/moisture transfer, and coil curves. We learned that “like for like” in HVAC system replacement is often a bad idea, mainly because of space changes over time, compared to original design/requirements. Bottom line – if you’re changing or upgrading your HVAC system, spend the time and money up-front to ensure the RIGHT system is specified!

With all the great luncheon presentations this year, our attendance has been up – so **President Pete** encouraged all members to be thinking about potential locations for future luncheons, as we are maxing-out at the Alamo Café.

Mandy Jones (SAABE Serves) shared some ideas for the organization to serve the needs of others, so we look forward to those opportunities!

Gus Villanueva (Treasurer, and resident health expert) reminded us about the value of hydration, especially during this time of year. He shared some great ideas on how to re-hydrate quickly!

Also, the winner of the sit-ups challenge(sponsored: Texas Fifth Wall Roofing) was announced: **Samuel Pacheco** with **CBRE**.

Next health challenge: squats!

We concluded the meeting with over 15 door prizes being given away! The Bolin jackpot drawing will roll over to next month, as **Charles Mikolajczyk** was not present when his name was drawn – Sorry, Charlie

☺ Hope to see everyone at July’s meeting – until then, stay hydrated, y’all



Vendors, remember that we have 2 different levels of sponsorships available. Contact any board member if you’re interested!

Engineers, remember that we have our *CBE certification program* available to you. See **Brent Miller**, Education Director, with any questions.

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Tell us about yourself.

I was born and raised in San Marcos, Texas. I attended San Marcos High and upon graduation I went to Texas State University. I went in school with the plan of becoming a math teacher, however I received a job opportunity with Capital Beverage which is a beer distributor. When I first started I worked 8 months straight with not a single day off. I was then promoted to an Sales Account Rep position. After 19 years I decided to make a change and went to work for Firetrol. It turned out to be a great career change and I had to learn a lot about the Fire safety industry. In 2022, I received an offer to grow in my field and moved to Automatic Fire Protection.

How long have you been a member of SAABE?

I have been a member of SAABE for 3 years and my favorite part is the camaraderie. The association has great members and I am proud to be a part of such a great association. I have also served on the board of directors for the past year and a half.

Family and Children?

I am engaged to my beautiful fiancé and we are getting married in April of 23'. I have a 19 year old daughter and two stepsons (18 and 20).



What hobbies keep you busy?

In my free time, I enjoy doing anything outdoors. Some of my favorites are kayaking, playing sports and working on my golf game. I also enjoying traveling and immersing myself in the local culture.

What is the best vacation that you have taken?

The best vacation that I have taken was a 2 week trip to the east coast. We started in Boston and made our way down to Washington. Along the way we caught a baseball at all the stadiums in the area, Fenway Park, Yankee Stadium, Citi Field, Citizens Bank Park, and Camden Yard. We traveled by train to each city and it was enjoyable to see the countryside.

Do you have any advice you would share with anyone entering the trade?

Be proactive instead of reactive, especially when taking care of your health and yourself. Also to do anything great, you have to put your ego to the side.

What is your favorite quote?

Never say never. Because limits, like fears, are often just illusions – Michael Jordan

What is your favorite TV show at the moment?

Yellowstone

What is your favorite type ice cream flavor?

Chocolate

What is your Dream Car?

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First Thursday Training



We had our SAABE building tour at the *Frost Tower* this month, and it was a huge success. *Trane* sponsored lunch at *Pinkertons BBQ*, and then the *Cushman & Wakefield* team gave us a fantastic tour of their iconic facility. We had a record number at all our trainings and tours this year, and I truly appreciate the participation from all our members!!

Brent Miller, Chief Engineer
CBRE



A special shout out to **Justin Titus** for all his work in coordinating these tours! This would not happen without his go get them work ethic!!

Thanks Justin! We appreciate you!!

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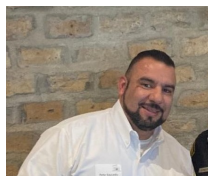
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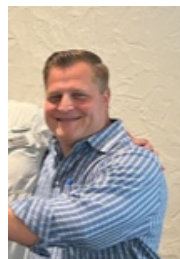
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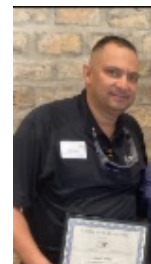
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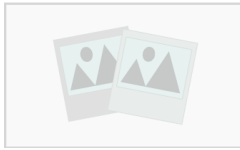
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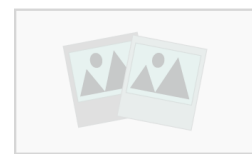
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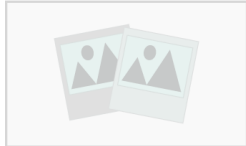


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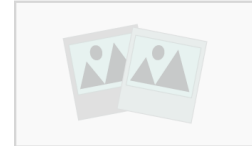
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