



# SAABE TIMES

A publication of the San Antonio Association of Building Engineers

July 2009

Mark Your Calendar—

## JOIN US FOR OUR JULY MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, July 15, at the Embassy Suites Hotel (7750 Briaridge Drive; northeast corner of IH-10 and Loop 410). The topic is "Your Parking Lot—The Gateway to the World," and the sponsor is Pavecon. The presentation will cover industry standards for lot maintenance and repairs, concrete curbing and asphalt.

Please RSVP no later than Monday, July 13, 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, JULY 13 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! ♦**

## "AROUND THE WORLD IN 80 DAYS!" 2009 SAABE/BOMA SA TRADE SHOW

The SAABE/BOMA SA 2009 Trade show was a great success! Thank you to each of our sponsors:

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(Continued on page 9)

## A Message from the President

by Charles Mikolajczyk, Jr., CBE-M

I hope it doesn't get much hotter anytime soon! Looks like summer and dry weather came into town a little earlier than normal this year! At the time this article was written, San Antonio was 7" below average on rainfall, and the sun/humidity has been brutal - at the least. It gets oh-so-hard to produce tonnage when you have a 78° degree wet-bulb temperature! We are in need of an upper level low to park on top of us for about a week or more! I've pretty much abandoned the rain collection project and will stick with the sure means of condensate and tower blow-down water collection for landscape uses. If anyone has a collection system of the latter type, please drop me a note at [cm@satx.rr.com](mailto:cm@satx.rr.com).

Thanks to all those that attended the 5<sup>th</sup> Annual SAABE Picnic at the Lake! Those that made it had a blast, and there is a blast waiting for those that didn't! Special thanks to Billy Kotara/Nancy/Violet/Clayton/Dean, Audie Howell, Mike and Rita Copp, Mike Halvorsen, Allen Mangrum, and John Kuennen that were there at least two days helping put this event on. In case you didn't realize it, from beginning to end, there was six days of work involved to put this party on (i.e. planning, shopping, cleaning, packing, loading, preparing, cutting, mixing, cooling, setting up, cooking, decorating, serving, breaking down, cleaning up, unloading, unpacking, etc.)! So please thank those mentioned when you can! Many heartfelt thanks go out to all of the vendors that provided the many-many door prizes. In fact, there were so many prizes that everyone won something, so all the names were put back into the drawing for a second round of door prizes! Also thanks to our Social Chair Robert Steele who solicited all the wonderful prizes. The kids appeared to be having a blast with the gigantic toy box Laura Bray brought along, and there was even some wildlife around. Along with a few deer, a round doe was spotted at the horseshoe pits as well (i.e. Rhondo), not to mention the ice-water water blaster that was going around! You have no one to blame but yourself if you left hungry, or were unable to attend!

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On another note, during a CoSA Mechanical board meeting on June 11, SAABE was able to negotiate language into the amendments to the 2009 IMC regarding City of San Antonio (CoSA) mechanical licenses. This language in Section 111.1 reduces the likelihood of a requirement for persons in our industry to possess a (CoSA) mechanical license. This achievement was only through the dedication and hard work of those on the SAABE board as well as that of City staff and the CoSA Mechanical board! Thanks to Mike Copp/Travis Commercial, and Teri Bilby/SAAA for their support as well!

If anyone recalls an acronym I use frequently...MRT (mental relaxation time), I plan on getting my fair share as I plan to be on a boat somewhere with my knees in the breeze getting some MRT for a couple of weeks (unless the phone rings of course). I will also be participating in the ASA (American Subcontractors Association) Saltwater Fishing Tournament in June and the 74<sup>th</sup> Annual Deep Sea Roundup at

*(Continued on page 5)*

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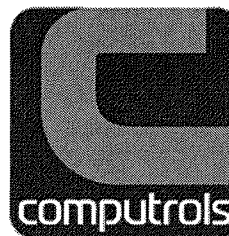
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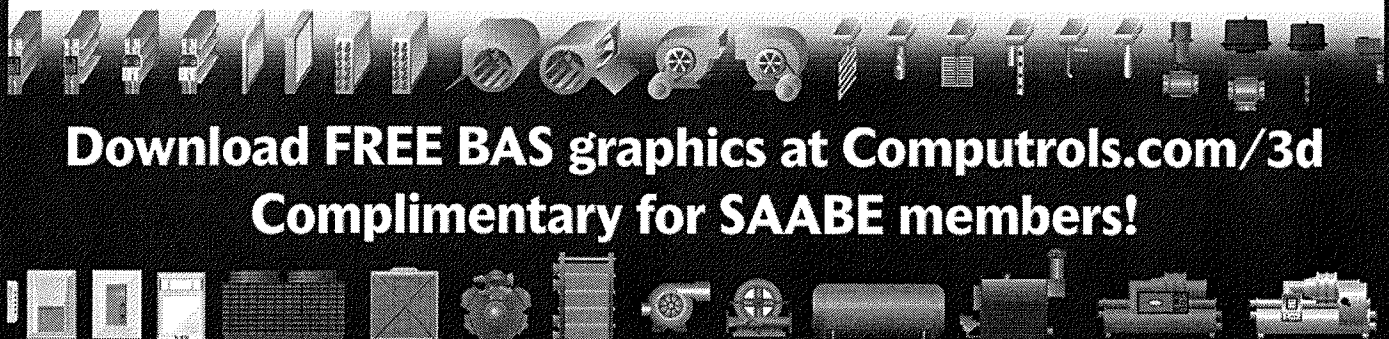
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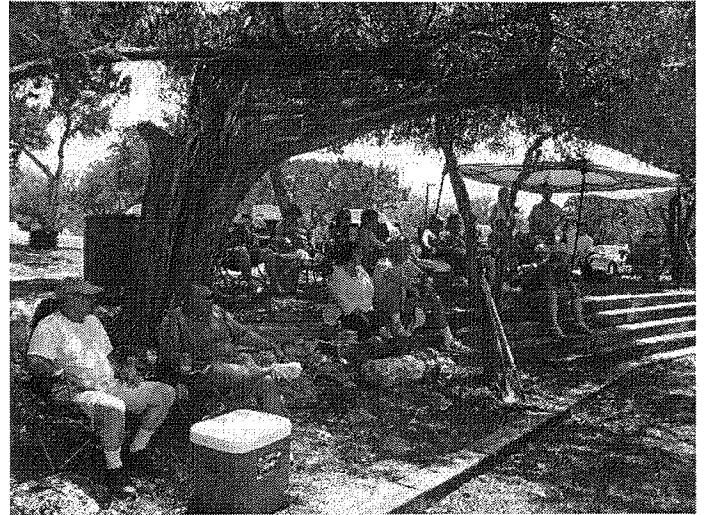
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## 2009 SAABE Summer Social Revisited



**Horseshoe Tournament Winning Teams**  
(from left) Ryan Waldron and Dean Fritz (3rd place); Louis Medina and Bart Hernandez (2nd place) and Audie Howell and Charlie Mikolajczyk (1st place)



**SAABE members and their guests**  
enjoying the picnic and watching the  
horseshoe tournament!

Once again, the SAABE Summer Social was a huge success. Even though the temperature was up there, a steady breeze blowing off the lake really helped keep the edge off.

The barbecue, prepared by our own Charlie Mikolajczyk and Billy Kotara, was delicious (as it always is), with selections of brisket cuts and tasty kiolbassas. We had a great selection of sides including Jock Tilghman's famous beans, and Bruce Bray's Hatch Chili Mac 'n Cheese, just to name a few. There was a very interesting condiment introduced this year—a habanero pepper jelly (prepared by one of Audie Howell's crane operators.) that all found to be fabulous.

The annual Horseshoe Tournament again brought aggressive and competitive teams, but fun was had by all. The teams finishing in the money (see picture above) were Ryan Waldron and Dean Fritz in third place for \$100 and Louis Medina and Bart Hernandez in second winning \$200. The first place team was composed of our very own President, Charles Mikolajczyk, and Audie Howell for the Grand Prize of \$300. On a side note, Kendal Langenberg placed first in the tree-toy-retrieval on style points alone!

Door Prizes for this event were extraordinary, with every attendee winning at least one prize. We want to thank our VERY generous vendors for their donations (in alphabetical order):

- AMCON Controls
- Beyer Boys
- Blackmon Mooring of SA
- Brandt Engineering
- Chemsearch
- Cram Roofing
- Davila Electric
- Dimensions Contracting
- Gerloff Company
- Gillette Air Conditioning
- Howell Crane
- M. K. Garrett
- Pavecon
- SA Belt and Pulley

We would also like to thank our **drink sponsor, FSG Lighting**, for the coolers and all that was in them, and **Chamberlin** for the additional water that came in handy.

All of your SAABE Board of Directors are looking forward to organizing future events, and we encourage your participation in every one of them. These events are part of the continued commitment to making SAABE an enjoyable and educational resource for our members! ❖

## SAABE Last-Thursday Training Seminars Are Back!

The SAABE Last-Thursday Training Seminars are back! The presenter for this month's seminar is Will Fawcett (Joe W. Fly Company, Inc.). Watch for e-mails and faxes about the topic. The sponsor is Joe W. Fly Company, Inc.

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

**When:** Thursday, July 23, 11:30 am.—1:00 p.m. (Lunch provided.)

Joe W. Fly supplies synthetic filter medias that fit properly, protect air handling equipment and provide a clean air environment for all occupants and applications. For more information about Joe W. Fly Company, Inc. contact Will Fawcett at (210)946-1688 or by email him at wfawcett@joeflyco.com. Or, visit their website at www.joeflyco.com.

The seminar is open to SAABE members only, and there is no cost to attend. There is a limit of 25 attendees. Please feel free to invite your assistants who also may be interested in attending.

If you are coming, please email mgoff@braycommunications.com. Please RSVP by Wednesday, July 22 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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### President's Message

(Continued from page 2)

Puerto Aransas in July. And, at the time of the July SAABE meeting, I will again be on a week's vacation...you guessed it, at the coast! With that being said, be sure to get you some MRT this summer and live a little...a lot. And enjoy the ride!

Good luck and best wishes to everyone on their landscapes during this drought. Hand watering takes up valuable man-hours but it's about the only available avenue...other than renting a water truck with a side delivery system!

Thanks again to all the vendors and members that participated in the SAABE Picnic!

Till next time...FISH ON! ❖

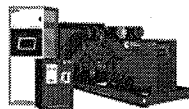


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## Vendor Representative Report by Allen Mangrum

Thank you to all of the vendors who have committed for 2009.

Below is the proposed luncheon schedule for the remainder of the year:

Date	Topic	Sponsor
8/19/09	TBD	Kentech Power
9/16/09	TBD	Gerloff
10/21/09	Mechanical Reps	TBA
11/18/09	TBD	Chamberlin
12/16/09	Board Elections/Year End Awards	N/A

In closing, please remember to RSVP!! I will also remind you that if you RSVP and must cancel your reservation, you must do so by noon on the Monday before the luncheon, or you will be invoiced. ❖



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## Engineer Spotlight

by Jeff Turov



### Curtis Thompson

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cthompson@griffinpartners.com

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

I have been involved in building maintenance in various capacities for 16 years. My employers have included Airstream, Alamo Controls, and Computrols. I have been with Griffin Partners for a year and a half (at their Northwest Center) and am the Energy Management Consultant. I have been a member of SAABE for one year and currently serve on the board as the Secretary.

• **What made you decide to volunteer for the Secretary position on the board?**

Whenever I become involved in something, I like to jump in with both feet. I did not want to just show up for the luncheons once a month – joining the board has allowed me to accelerate the SAABE experience. Now I am helping to

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direct this organization and influence the decisions that are made. I have also been able to get to know a lot more people in SAABE through my involvement.

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

My special training came from the school of hard knocks and keeping my nose to the grindstone.

• **How would you compare the vendor side to the maintenance side of the business?**

Having worked for vendors (Automated Logic and Airstream) prior to my employment with Griffin, I have now seen this industry from both sides. As a building engineer, I view things from more of a maintenance perspective and have to work with my vendors so they provide me with the best solution to the particular situation. I also need to sell these repairs or upgrades to my property manager so that the work will be approved.

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

I currently play lead guitar for Chill Factor and have been playing guitar for 23 years. We are a cover band and play anything from classic to modern rock. Come see us play at spots such as The Falls, Bitter End, and SoHo Lounge.

• **Family/children?**

I have two daughters – one is 18 years old, and the other one is 20 years old.

• **What advice would you give to someone just joining SAABE?**

Find your self a mentor within this organization and learn all you can from them. ♦

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(Continued from page 1)

Congratulations to the following "Best" Prizes winners:

- Best Costume Female (\$100) - Debbie Whittington
- Best Costume Male (\$100) - Buford and Billy, Clay's Glass
- Best Booth - ISS Facility Services
- Runner-up for Best Booth - G4S Wackenhut
- Best Table - Dimensions Contracting

Congratulations to the following door prize winners:

- Fishing Trip (Grand Prize) - Luis Villarreal of Sanchez Investment Properties, LLC
- 32" LCD TV (donated by FSG Lighting) - Pedro Garcia of Endura Real Estate Group
- Target gift card - Jennifer Ryan
- Bass Pro gift card - Robert Andrews, Sr. of NAI REOC Partners
- Bed, Bath & Beyond gift card - Michelle Sepulveda
- Lowes gift card - Cade Rensmeyer
- H-E-B gift card - Julie Estrada
- Coldwater Creek gift card - Tomi Sue Beacham

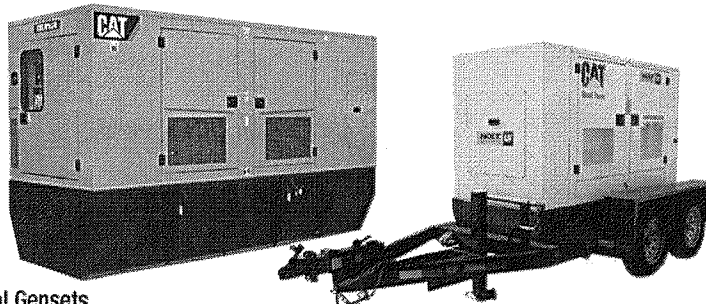
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- H-E-B gift card - Danielle Petty
- Home Depot gift card - Mike Copp of Travis Commercial Real Estate Services
- Chili's gift card - Cindi Furrow
- Target gift card - Eva Gonzales
- Lowes gift card - Rocky Cobarrubias of NAI REOC Partners
- H-E-B gift card - James Council of University of Texas at San Antonio

Many thanks to EVERYONE who made this year's event such a success! ❖

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## LEED Me...To the Money


The SAABE Going Green Forum will present the first of a series of seminars on Energy Star and LEED-Existing Building O&M programs on August 4. This seminar will provide an overview of both programs with a presentation of completed programs by SAABE engineers who will be available for questions about their experiences. The seminar will be held in the afternoon with lunch available for \$35, or bring your own lunch, and the cost will be \$20. The seminars will be held every month and will build upon each other, covering such LEED projects as Sustainable Sites, Energy and Atmosphere, Green Cleaning, etc. The seminars are designed for both engineers and their managers with budget, contractor and time considerations included.

The SAABE Going Green Forum/Group meets the fourth Tuesday of each month and is open to both SAABE and BOMA SA members. The group is composed of engineers and vendors from SAABE. Below are the members of the SAABE Going Green Forum/Group:


John Cauley	Grubb & Ellis	541-8445(o)/669-0621(c)
Paul Dockery	Chemsearch	723-8990(o)
Joe Fraga	Marriott Riverwalk	843-5777(c)

Doug Graves	Hines	828-7712(o)
Rhondo Jauer	Transwestern	225-1119(o)/669-8827(c)
Scott Johnson	Enviregy	492-6229(o)/788-5997(c)
Ray Kamal	Computrols	(504) 915-7678(o)
Tom Lasater	CVS Caremark	771-5824(o)
John Leifester	Preferred Tree	657-7737(o)/771-7081(c)
Dan Oliver	Spiderman Pest	656-3721(o)/559-2363(c)
Rex Poppy	Concord Properties	822-8600(o)
Kyle Riggs	Griffin Partners	348-6913(o)
Paul Thompson	NEISD	367-4490(c)

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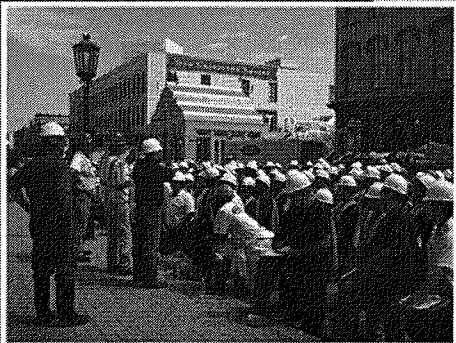
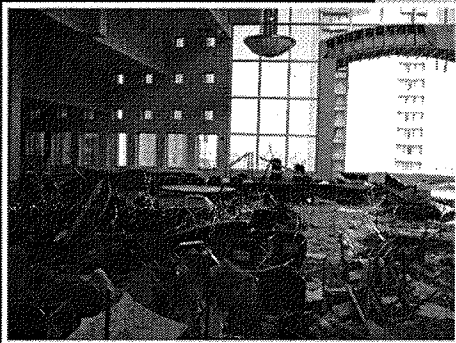
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- Pre-registration of your facility's "vital statistics" for customized, more efficient disaster response
- Priority Response Consultant and Project Coordinator assigned to personally manage your account

### Melissa Sloan

Priority Response Consultant  
Blackmon Mooring of San Antonio

210.249.1496 cell

210.619.8542 desk

817.334.3554 fax

msloan@blackmonmooring.com

**1.877.730.1948**  
www.blackmonmooring.com



## 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>Rene Sheppard</b> Allgood Electric 13546 Escort Dr. SA, TX 78233 • (210) 289-7214 rene@allgoodelectric.com</p>	<p><b>Mike Munos</b> Fire Life Safety America 12025 Starcrest SA, TX 78247 • (210) 669-6770 mmunos@flsamerica.com</p>	<p><b>Brian Faust</b> Fire Life Safety America 12025 Starcrest SA, TX 78247 • (210) 669-6770 bfaust@flsamerica.com</p>
<p><b>Mike Stanley</b> Travis Commercial Real Estate Services 9601 McAllister Freeway, Suite 1100 SA, TX 78216 • (210) 308-9888 mstanley@TravisCommercial.com</p>	<p><b><u>Update Contact Info:</u></b> <b>Robert Casell (replaced David Webb)</b> Beldon Roofing 5039 West Avenue SA, TX 78213 • (210) 366-6924 robert.casell@beldon.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. ❖



SAABE  
 PO Box 780785  
 San Antonio, TX 78278



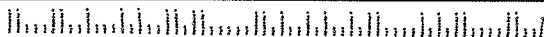
Charles Mikolajczyk Jr  
 Endeavor Real Estate Group  
 8000 IH 10 W, Suite 250  
 San Antonio TX 78230

**SAABE TIMES**  
**July Issue**

**Final Thought:**

*"I know in my heart that man is good. That what is right will always eventually triumph. And there's purpose and worth to each and every life."* — Ronald Reagan (1911 - 2004)

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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	349-3251
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:**

**"Your Parking Lot - ~~The~~ Gateway to the World"**

**Wednesday, July 15**

**Sponsored by Pavecon**

**Upcoming Program:**

**Wednesday, August 19**

**"TBD"**

**Sponsored by Kentech Power**

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The SAABE Times is edited by Bray Communications.