



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

November 2007

Mark Your Calendar—

JOIN US FOR OUR NOVEMBER MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, November 21, at the Alamo Cafe on 281 (just north of Bitters). The program is "Quality Control: The Top Ten 'Oops!'," presented by Dimensions Contracting.

Construct-A-Kids Christmas

For the fifth year, SAABE will participate in the Construct-A-Kids Christmas Toy Drive, sponsored by Construction News. Please bring a new, unwrapped toy to the November SAABE meeting, and we'll deliver SAABE's donations on Friday, December 7. We recommend purchasing items in the \$10-\$25 price range, for all ages (up to 18 years old). All donations benefit abused or neglected children in Bexar County.

The meeting will be held in the first floor Travis/Bowie rooms, 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, November 20.

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

Nomination Deadline Approaching: 2007 Building Engineer of the Year

The San Antonio Association of Building Engineers invites you to nominate your/a Building Engineer for the 2007 SAABE BEOTY Award. This prestigious award exemplifies an engineer's achievements and dedication during the past 12-to-16-month period as related to the building industry.

To nominate a Building Engineer, simply send a letter with your name and contact information, the candidate's name and contact information, and what contributions he/she has made during the past 12-to-16 months that makes this candidate deserving of the award. You can also include information such as training or award certificates, tenant letters, or other materials to support the nomination. The individual must be a member in good standing with SAABE. We encourage you to nominate outstanding assistant engineers for this award, also. There are three categories for the 2007 award, based on building size: under 150,000sf, 150,000-250,000sf, and over 250,000sf. Some of the evaluation criteria include:

- Participation in SAABE events and meetings
- Recent continuing education
- Major projects in the past 12-16 months
- Employee training
- Tenant & owner/manager evaluation letters
- Safety record
- Community participation

Send nominations to SAABE (address on page 10). Please call the SAABE office if you have any questions.

**DEADLINE FOR NOMINATIONS:
FRIDAY, NOVEMBER 30, 2007 ❖**

CELEBRATING
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A Message from the President

by Charles Mikolajczyk, CBE-M

Thank you all for attending last month's SAABE luncheon! However, please RSVP your attendance. The reason the food took so long was that there were 30 walk-ins. Don't take me wrong, the attendance was great, but Alamo Café had to prepare an additional 30 plates...in a hurry! Please RSVP your attendance prior to the luncheons.

Your participation in the luncheons, committees, presentations, etc. is very important to the health of SAABE. Speaking of which, there are some positions coming up for election on the SAABE Board if you are ready to take the next step. If you would prefer to take a smaller step to become more involved, there are quite a few committees that could use your participation as well. Please consider how everyone in our organization would benefit with the value you bring to the table! It's really not that difficult, and it is actually quite fun! To the present SAABE Board members, thank you for your support and dedication in providing the leadership so that knowledge is rampant throughout our membership. Thank You!

Recently, I was asked what it took to be a successful building engineer. My response was that I would have to ask one and get back to them! Seriously, being a good engineer requires a multitude of talents and skills. You must have an in-depth knowledge of electrical, mechanical, plumbing, chemistry, carpentry, fire alarm controls, water based fire protection systems, construction management, controls and energy management systems, programming, accounting, landscaping, janitorial, etc. In addition, some also require heavy electrical knowledge (i.e. parallel equipment, UPS, critical systems, distribution, generation, codes, design, structural, forensics, etc.). With this being said, I hope you realize your importance in our industry and the many people that are dependent upon your skills and decisions on a daily basis. Thank each and every one of you for your hard work and dedication to our industry..."your industry"!

It is also with great pleasure to say that I have the best friends in the world! In addition, since taking over the helm at SAABE, it has been joyful and enlightening!

Gosh, it's already November and now time to wind down and take it real slow. The cooling season is over, budgets are in, the heating systems are working, and it's time to reflect upon the year's events and analyze them for future use. Some that come to mind are: you need to be three-dimensional when going through e-mails. Bill Gates is not going to send \$1,000, I have not forwarded any chain letters and nothing bad has happened, and your cell phone numbers are not going to be given to the telemarketers! I have also learned that skill is no match once gravity and momentum have taken effect (i.e., once something starts rolling downhill, watch out)! It is always best to be on top of your game...and on the top of the hill!

Also, if you have not started on your Christmas gifts, time is getting short. Let us not forget about the property taxes coming due, income tax time, etc.

On the lighter side, there is something coming up that the SAABE Board has been working on; I will not let the cat out of the bag just yet though. You will have to attend the luncheon in November or the Social in December to find out. However, it will be something just for you, and I truly hope you will enjoy it.

Okay, in case you don't know, deer season is now open! Some of our members are on some lucrative ranches this year (i.e. King, Briscoe, Chittum, Chaparral, etc.). Some members have already been to other states and British Columbia, while others are presently in Colorado seeking mule deer and elk. What lucky guys these are, and I wish them a successful hunt. P.S. Send photos because I have back-to-back weekend shutdowns in November so all I can do is dream and look at pictures till December!

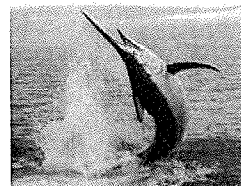
Gerloff recently provided an IAQ seminar at their headquarters as part of the October SAABE Thursday Training Sessions...thanks to Gerloff for putting on this event. Also, be on the watch for an HVAC 101 Thursday Seminar presented by Brandt. This topic was a huge success in Austin (AAFAME), and we hope to have the same results here! Be sure to RSVP early!

Happy Thanksgiving to all! For those who dare to stray from the traditional, last year we pulled out the BBQ pit and prepared mounds of good old fashioned American meat, wild game, etc. It went quite well if you're thinking of stepping off the beaten path.

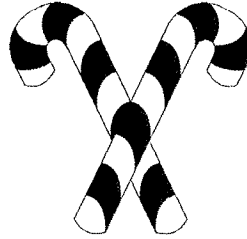
Once again, if you've any photos to share, please send them my way.

In parting, please be sure and RSVP to the SAABE luncheons....

Till then, FISH ON! ❖



Don't Miss the SAABE Holiday Social!



Join us for the SAABE Holiday Social on **Friday, December 7** from 3–6pm at Dave & Buster's (at Crossroads Mall). We'll have some good food to eat, a cash bar, and there will be some pool tables available (as well as the nearby arcade). Stop by and enjoy some good food and camaraderie with your fellow SAABE members.

An RSVP is VERY IMPORTANT so we can make sure to have enough food!

Regular and associate members are free, and guests are \$25.00 each. Please invite others who may be interested in attending. **If you are coming, please email laurabray@braycommunications.com or fax your RSVP to 210-408-1799.**

PLEASE NOTE: If you RSVP and do not attend, you will be invoiced \$25 for the event. If you must cancel your attendance, please call Laura Bray at 408-1699 prior to the meeting so we can adjust the amount of food to order.

We hope to see you there! ❖

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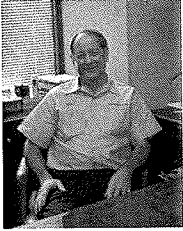
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Engineer Spotlight

by Jeff Turov



Robert C. Andrews, SMA, CBE-M

NAI REOC Partners
200 Concord Plaza, Suite 777
San Antonio, Texas 78216
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randrews@naireocpartners.com

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

I've been in the building engineer trade since 1985. I oversee the maintenance activity for seven buildings and am based at Concord Plaza. I've been a member of SAABE since 1987 and have watched the organization grow over the years.

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

In 1992, I earned my SMA (Systems Maintenance Administrator) certification, and, in 1998, I received my CBE-M (Certified Building Engineer—Master Level). In 1996, I played an important role in the Concord Plaza receiving the BOMA Office Building of the Year award. Two years later, I received the Building Engineer of the Year award. I also hold an electrical license for the state of Texas.

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

My wife and I have a weekend home in Bandera that sits on 50 acres. In my spare time, I enjoy clearing the land and the great outdoors.

• **Family/Children?**

I've been married to my wife for 32 years, and we've raised two responsible young men. Our oldest son has followed in my footsteps and is a building engineer for Concord Plaza, and our youngest son is a police officer in San Angelo.

• **What is your strongest point professionally?**

The fact that I have a strong electrical background and believe in hard work and in doing the job right the first time.

• **What direction would you like to see this industry move towards?**

There needs to be a refocus on property management companies hiring better qualified building engineers. SAABE can play a part in this by emphasizing the importance of engineers working towards receiving their CBE certification.

• **What is the most exciting thing that has happened to you recently?**

My youngest son graduated from the police academy at 22 making him one of the youngest graduates in the academy's history. Recently, I went on a ride-along with him on one of his overnight shifts. I thought I would be lulled asleep by the gentle swaying of the police car as it cruised down the road. However, speeds of 90 miles an hour, blaring sirens and punks hurling rocks at the patrol car quickly brought me back to reality. But, I would do it again in a second!! ❖

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Trane Seminar: IAQ and Building Dehumidification

This course, designed for building operations personnel, both management and staff, provides insight into the maze that is building indoor air quality and looks at the primary paths moisture takes into commercial buildings and what to do about it. Topics include IAQ history, legal environment, OSHA, EPA and ASHRAE guidelines, mold growth, and remedial techniques to deal with ongoing humidity issues.

Where: Trane office (3650 Highpoint)

When: Wednesday, December 12, 8:00 am-5:00 pm

Cost: \$400

To register or for more information, contact Patrick Blische (657-0901 ext. 111, Patrick.blische@trane.com) ❖



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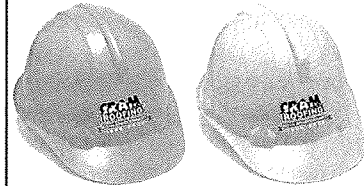
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SAABE October Lunch Summary

by Kendal Langenberg

The October general membership luncheon provided an enjoyable time of instruction and ingestion for all who attended! The instruction portion of the meeting was very fulfilling, thanks to our presenters from Simplex Grinnell. The ingestion portion of the meeting was also very fulfilling, thanks to the wonderful combination plates whipped up by the folks at the Alamo Café!

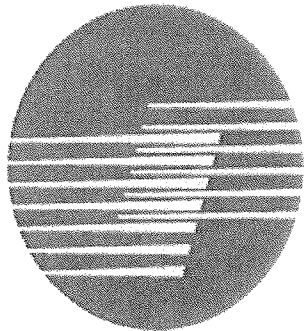
Special thanks to Shawn Murray and Joe Bond, both with Simplex Grinnell, for putting on a fabulously informative educational presentation for us! There is definitely more pressure being exerted these days from the various city fire safety inspectors in and around San Antonio, which has brought a sense of urgency in any fire related hazards that are found in buildings. However, as Shawn and Joe pointed out, with the increased accountability in these areas, there has also been an increase in genuine helpfulness from these inspectors. The bottom line is that fire safety is a major issue right now, and all building engineers should stay in the loop on this subject. Thanks again, Joe and Shawn, for speaking to us last month!

As was pointed out at the meeting, there are a lot of job openings right now in our industry. As of the writing of this article, there were twelve job postings on the SAABE website!

So we are providing quite the avenue for property management companies to get the word out when there is an engineering personnel need. Thanks, Laura, for keeping everything on our website up-to-date in this busy time!

Remember that several of the board of directors positions are coming open this December. If you are interested, be prepared to step up and make yourself available to fill a potentially vacant spot! Or, if you know someone who would be good for a board slot, be sure to start prodding them now so they'll be ready to jump in when December rolls around. Our organization will only be as good as we all make it!

Please put Wednesday, November 21 on your calendar, as that's our next general membership luncheon! If you haven't been to one in a while, this is your chance to make things right and get into a routine of being there every month. See you there! ❖



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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.

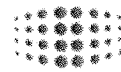
For full details, rules, and an application, visit the SAABE website at www.saabe.org. ❖

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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! ❖



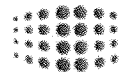
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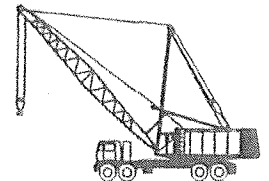
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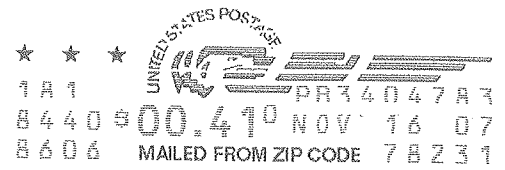
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<h2 style="margin: 0;">SAABE TIMES</h2> <h3 style="margin: 0;">November Issue</h3>	<p>Final Thought:</p> <p><i>"It's the job that's never started that takes the longest to finish." —</i> J.R.R. Tolkien</p>
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Laura Bray Association Manager (laurabray@braycommunications.com)	408-1699


November Membership Meeting: Wednesday, November 21

“Quality Control: The Top Ten ‘Oops!’”
 Presented by Dimensions Contracting
 Location: Alamo Café on 281
 11:30am

Upcoming Programs:
Friday, December 7
SAABE Holiday Social
3:00-6:00 pm, Dave & Busters

Wednesday, December 19 Luncheon
Business Meeting and Board Elections

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


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 email: inkspotink@sbcglobal.net