



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

October 2007

Mark Your Calendar—

JOIN US FOR OUR OCTOBER MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, October 17, at the Alamo Café on 281 (just north of Bitters). This month's program will feature Shaun Murray and Joe Bond of Simplex Grinnell, who will tell us about the new enforcement policies of the City of San Antonio, the new NIST certifications (required January 1, 2008), and other topics related to fire alarms and sprinklers.

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, October 16.

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

Engineer Spotlight



Mike Halvorsen, SMA, CBE-M

R.L. Worth and Associates
Heritage Oaks at Inwood
2330 N. Loop 1604 West
San Antonio, Texas 78217
(210) 822-5220

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

I have been in the building engineer trade for 15 years and a member of SAABE for the same amount of time. I have maintained various buildings around town and worked for various companies—including my own at one point called Tower Sweep of South Texas, Inc., which was an online cooling tower cleaning service.

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

I have earned my SMA (Systems Maintenance Administrator) and my CBE-M (Certified Building Engineer—Master Level). These designations have provided me with a greater knowledge of the industry and recognition among my peers and supervisors.

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

Other than spending time with my family, my favorite hobby is fishing for reds or any other grilled creature that might be biting down on the coast, Aransas County way. I enjoy fishing so much that I went in on a fishing cottage down on the coast with a few of my fishing buddies.

- **Family/Children?**

I am happily married and the father of three children—two daughters that are 19 and a son that is eight.

- **As Second Vice President of SAABE, which direction would you like to see the organization head in the future?**

I would like to see more involvement and participation from the general membership of SAABE with the Board and in committees. I would also like to get more feedback from the membership regarding things they would like to see changed or ways in which we can improve our organization.

- **Any interesting stories from your years in the business?**

In my new position as building engineer for R.L. Worth, I have had the unique experience of watching the construction of the Heritage Oaks at Inwood office complex from the ground up. This will give me the advantage of knowing my buildings from the inside out. I have also learned that I never want to be a project manager for a general contractor. ❖

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A Message from the President

by Charles Mikolajczyk, CBE-M

I keep reminding myself it's only October, but when you go into the stores, the Christmas décor is already out... what happened to the Halloween and Thanksgiving stuff? Am I too late already?

For the most part, Fall brings change. It's not only in the weather, but it's now time to start winding down, finalizing your budgets, trimming the operational hours of the HVAC systems, tuning and tweaking your heating systems and awaiting the time when the trees are bare so that the man-hours spent blowing leaves each morning can be used elsewhere. But, more importantly, the end of the year is near, and it will soon be time to award the SAABE Building Engineer of the Year (BEOTY) awards! Be sure and send your nomination to Laura so the ball can really get rolling.

Speaking of rolling some balls... Last month SAABE participated in the Annual IREM Bowling tournament. Although SAABE didn't place first, those who participated are all #1 in my book! Brandt Engineering recently held their second Annual Client Appreciation Golf Tournament at Silverhorn... many thanks to Ronnie Shaner, Matt Dunn, David Felts, Erich Grinnell and the others at Brandt for making it a special day for many Building Engineers! The 19th Annual SA BOMA Open is this month, and the 13th Annual Howell Crane and Rigging Skeet Shoot/BBQ/Dove Hunt out at the Howell Ranch in Olmos, TX was also this month. Audie Howell (Lisa and Cindy too) put on a pretty good show each year. Thanks to all of you who arranged/participated in these events, making for great enjoyment for the engineers and others alike!!!

Something on my mind recently was that a SAABE member declined a Spotlight because he didn't think he had anything to add. I've thought about this deeply and want to make something very clear... each and every one of you have something to add or bring to the table. It doesn't matter about your title, years of service, size of property, etc! You, the person in *your* shoes, bring everything to the table... and I personally would appreciate knowing different things you've endured. For one, I'm tired of being the one always making mistakes... but I will be the first one to offer assistance on what "not to do"! I said a long time ago that if I ever reach the point where I no longer learn something each day... I am no longer useful in my occupation. We all learn things each day... for me that's several things a day! You are in a position because you like what you do. You did not get there for not knowing what you are doing. Others depend on you, and you are instrumental in the safety and well-being of each tenant and associate in your building(s). Please, never underestimate yourself!

There are some interesting subjects coming up in regards to the Last Thursday of the Month Training. Gerloff is planning to put one on, and Brandt is to have one as well... be sure and watch for e-mails, facsimiles, etc. regarding these topics and dates.

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Once again, if you've been on an outdoor adventure and have some photos to share, please send them my way. That also goes for interesting equipment replacement photos of something at work—these work fine for sharing too!

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



Till then, FISH ON! ❖



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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. ❖

* Systems Maintenance Technician and Systems Maintenance Administrator

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Last-Thursday Training Seminar: IAQ

For those engineers who have questions about IAQ, do we have a deal for you! Gerloff provides catastrophe management and is very knowledgeable about IAQ. Steve Contreras will give us tips on preventing IAQ disasters. He and several of his servicemen gave the BOMI group a great rundown on maintaining good IAQ and provided several examples of buildings with problems and their solutions.

Where: Gerloff Company (14955 Bulverde Rd off 1604)

When: Thursday, October 26, 11:30 am. (Lunch provided by Gerloff)

Who: Steve Contreras, General Manager

RSVP to Laura Bray at 408-1699 or email laurabray@braycommunications.com.

Bring your questions, pen, and paper to write down the good solutions and prevention techniques. The seminar is open to all SAABE engineers. RSVP soon, since classes fill up quickly. The last class on Sloan valves was full shortly after we announced it. See about 25 of you there. ❖

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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. ❖

SAABE September Lunch Summary

by Kendal Langenberg

Our September general membership luncheon featured our own Charlie Mikolajczyk as the speaker! Charlie dazzled the crowd with great information on ADA issues that he has learned either by working through them himself at his own building or by studying this subject as it has affected other properties around town. Thank you, Charlie, for stepping up to the plate and giving us something to chew on by making the presentation at the luncheon. Thanks also to the others who contributed information during the presentation/discussion!

Another highlight at the luncheon was awarding Tom Lasater a plaque for ALL of his fine work on behalf of our organization over the past several years! There's hardly a committee that Tom hasn't led or had a significant role in! Thanks again, Tom, for your incredible commitment to seeing SAABE become an even better organization!

Don't forget about the BEOTY campaign, which is already in full swing. We need more nominees, so if you know of an engineer that has excelled in this industry during the past year, please submit a nomination for that individual. The building size breakdowns for this year's BEOTY are: under 150,000 square feet; 150,000-250,000 square feet; over 250,000 square feet. With these divisions, hopefully there are more opportunities for those engineers that have felt "too small" in the past. Also, if you

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would like to be on the award committee, please let Laura or Charlie know so that we can put you to work!

Our next monthly luncheon is on Wednesday, October 17. Please make every effort to be there! Our organization is only as good and beneficial as we make it. Do your part to be an active, thriving, influential member of SAABE! ❖



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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 2006 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 8). Please call the SAABE office if you have any questions.

**DEADLINE FOR
NOMINATIONS:
FRIDAY, NOVEMBER 2, 2007**



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SAABE TIMES October Issue

Final Thought:

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

2007 Board of Directors

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Laura Bray Association Manager (laurabray@braycommunications.com)	408-1699

October Membership Meeting: Wednesday, October 17

**CoSA Enforcement Policies and New NIST
Certifications**
Location: Alamo Café on 281
11:30am

**Upcoming Program:
Wednesday, November 21**

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



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