



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

April 2008

Mark Your Calendar—

JOIN US FOR OUR APRIL MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, April 16, at the Alamo Cafe on 281 (just north of Bitters). This month's meeting is sponsored by TD Industries. Ray Martinez, the chief electrical inspector from the City of San Antonio, will provide a full explanation of the Maintenance Technician requirements and necessary permits. In addition, the winner of the 2007 Building Engineer of the Year award will be announced (see article at right).

The meeting will be held in the Travis/Bowie rooms (first floor), 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, April 15.

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

2007 Building Engineer of the Year

The San Antonio Association of Building Engineers names its 2007 Building Engineer of the Year (BEOTY) at the April meeting. This special award recognizes an outstanding contribution to our industry, and we congratulate all the nominees for a job well done!

The BEOTY Committee interviewed all nominees, and properties of finalists were inspected. Critical components of the review process are:

- General building appearance
- Safety equipment inspections up-to-date
- Licenses, registrations and certifications held
- Overall cleanliness of mechanical room
- Size of building and number of assistants/subordinates

A special thank you is in order to this year's BEOTY committee chair Mike Halvorsen and his committee members (JR Uresti, Jock Tilghman, and Mark Rybczynski) who toured the buildings of all the nominees and met to decide this year's winner. If you're interested in serving on next year's BEOTY committee, please give Mike a call (210-669-3929).

Nominees

Kyle Riggs, Griffin Partners

Howard Newsome, Trammell Crow

Robert Divin, Broadway Bank

Rex Poppy, Concord Property Corp. ❖

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A Message from the President

by Charles Mikolajczyk, Jr., CBE-M

Hopefully, no one had a really rotten April Fool's joke played on him or her this year! I, for one, really like April, for it is both the beginning and the end. It's the end of winter and the beginning of spring; basketball winds down and baseball begins; ice fishing ends and sport fishing begins; snow skiing slows down and water skiing picks up. But, most importantly, it means Fiesta is here and one of my old sayings comes into play..."I ain't gonna resta till after Fiesta!"

Has everyone gotten his or her building's windows washed from the "dirty rain?" I'm guessing John with JOBS has a waiting list as long as the lines at the car washes. One thing for sure is to be ready to get out of bed at 0300 if we end up getting a light rain anytime soon. Reason being, all the dirt that came with the dirty rain is also all over the overhead power lines. A drizzle will probably not be enough to wash the dirt off of the wires, cross arms, etc. In this event, and common on 35kv lines, the combination becomes conductive, and then boom...lights out! Let us hope for a downpour!

It's hard to believe that we're already into the second quarter of 2008. Time flies when you're having fun—doesn't it? Hopefully, everyone had a safe and wonderful Spring Break/Easter, and, at the least, got some MRT in! And, hopefully, we will get some spring showers for the wildflowers. Ah yes, everyone please be extra careful in those flowers, cleaning up areas, etc. There seems to be an abundance of rattlesnake encounters lately. Maybe their medulla oblongata hurts, for there really wasn't a winter for them to hibernate this year. Weird weather lately too. The highest temperature last summer was 98 degrees, and the lowest temperature for this past winter was 26 degrees.

Upcoming dates to consider: For those with properties over five acres, don't forget that the deadline for turning in your SAWS Irrigation Audit is May 1, 2008. AAFAME has their Chili Slam in Austin on April 24. Of course, the Uncle Sam deadline is approaching, and the fourth annual SAABE Picnic at the Lake is June 14, 2008! Most importantly, get ready for the 2007 Building Engineer of the Year to be awarded at the next luncheon on Wednesday, April 16. Good luck to our candidates...Kyle Riggs, Robert Divin, Rex Poppy and Howard Newsome! They're all #1 in my book!

Did you know a few of the Class A buildings in San Antonio have reached their 25th anniversary? These are the Bank of America (#1), The Forum Office Complex (#3), Corporate Square (#10) and Colonnade I (#40). During 1983, there was over 1,000,000 square feet of Class A lease space under construction. It would appear someone had some great hindsight back then! Riverview Tower (#12) is in its 90th year, the Milam (#20) is 80 years old and the Tower Life building (#21) will be 80 next year. Thanks to your efforts, these buildings are still going strong!

Thank you to everyone for sending in RSVPs to the luncheons. It really helps on getting a fairly accurate plate count and an idea of how many people will be in attendance. Keep up the RSVP's and thank you very much!

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



Till then, FISH ON! ❖

Upcoming Programs

by Allen Mangrum

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

<u>Date</u>	<u>Topic</u>	<u>Sponsor</u>
5/21/08	TBD	Dimension Contracting
6/14/08	Summer Social - Picnic	
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

I would like to thank all who attended the March luncheon sponsored by Chemsearch, and special thanks to Paul Dockery for the insightful information.

This month we will have some folks from the City of San Antonio coming to share the new updates to the "Maintenance Technician" requirements and some of the future "up and comings" with the City. Please be ready to ask questions, as these changes will affect you and your company. The City is also involved in lowering the exposure to accidents by implementing mandatory training for all maintenance personnel.

Reminder to all vendors, the summer picnic is fast approaching, and we are looking for **raffle prizes** and volunteers to help with the games. There will be a sign up sheet at the next luncheon, or you can contact Robert Steele or Laura Bray.

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

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David Felts: dfelts@brandteng.com

Matthew Dunn: mdunn@brandteng.com

Bobby Woodie: bwoodie@brandteng.com

Education Corner

Air Conditioning and Refrigeration

- Sponsored by American Trainco
- April 7-8, Comfort Inn & Suites Airport
- Cost: \$890
- Visit www.americantrainco.com to register

Building Codes

- Sponsored by Lorman Education Services
- April 10, Crowne Plaza, Austin
- Cost: \$339
- Visit www.lorman.com to register

Green or Sustainable Construction

- Sponsored by Lorman Education Services
- April 11, Holiday Inn Riverwalk
- Find out how green development practices reduce risk, improve your bottom line & improve our environment
- Cost: \$349
- Visit www.lorman.com to register

Management Skills for New Managers

- Sponsored by American Management Association
- April 30-May 2, American Payroll Association
- Cost: \$2,095
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Keith Garrett

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.❖



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March Lunch Summary

by Robert Andrews, Jr.

There was another outstanding turnout for the March SAABE Luncheon—ninety people were in attendance!

Amanda Townsend with Chemsearch showed everyone that “green” is not just a color or a trend but will soon be a way of life. She noted a few of the green things we are all already doing without knowing it: changing incandescent bulbs to florescent, installing timers on equipment and having a recycle program in place. Paul Dockery gave us a demonstration of a new type of dispenser that makes it virtually impossible to spill or come in contact with hazardous chemicals; and, it creates less waste than traditional methods.

The Leadership in Energy and Environmental Design (LEED) and the Energy Star programs were also discussed. Everyone can use these programs to lower electrical demand and increase prospective tenants. More information can be found by contacting Chemsearch or by visiting the SAABE website (www.saabe.org) and clicking on the Links tab.

For more information about Chemsearch and its products, you can contact Amanda Townsend at 972-438-0299 or

amanda.townsend@nch.com, or Paul Dockery at 210-723-8990 or pdockery.7581@chemsearch.com.

The next luncheon is April 16 and will cover “Maintenance Technician” requirements and necessary permits. Also, our 2007 Building Engineer of the Year will be crowned. Don’t forget to RSVP. ❖

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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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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BOMI Discussion/Action Group

The BOMI group comprises individuals from all levels of building maintenance that meet bimonthly to review materials for the Systems Maintenance Technician (SMT) certification. (For more information on the certification, visit www.bomi-edu.org.)

The group is currently reviewing the Air Handling, Water Treatment and Plumbing Systems section of the SMT in preparation for the exam in April or May of this year. Below are some additional details:

- Meet every first and second Thursday at Union Square Building (10101 Reunion Place, suite 170), 11:30 am—1:00 pm. Reunion Place is off of Jones-Maltsberger south of the airport. Parking is at the rear of the building adjacent to the loading dock.
- Led by Tom Lasater
- Free to SAABE members. Bring a sack lunch.
- For more information, call Tom at (210) 771-5824. ❖

Last Thursday Training Seminar: “Plumbing Q & A”

The February Last Thursday Training Seminar, sponsored by Brandt Engineering, covered basic refrigeration principles. SAABE member Carlos De La Garza said, “It was fantastic. Everyone in the class got something from it.”

This month’s Last Thursday Training Seminar is presented by Bolin Plumbing. The topic is “Plumbing Q & A,” and the speaker will be Robert Stricker, the City of San Antonio Chief Plumbing Inspector.

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

When: Thursday, April 24, 11:30 am

The seminar is open to all SAABE members. 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.

For more information about Bolin Plumbing, contact Greg Bolin at (210) 688-3177. ❖

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EMERGENCY PREPAREDNESS SEMINAR

Munters is sponsoring an "Emergency Preparedness" seminar to provide information to property managers and building staff on how to prepare for a restoration (water, fire, etc.) emergency and to understand what should happen after the unexpected.

Topics include:

- Simple steps to prepare for the worst.
- What do you tell the tenant?
- What can you expect for a speedy recovery?
- Simple communication regarding IAQ issues.
- The nature of moisture in building materials, including demonstrations.
- Critical information to provide the restoration contractor.

When: April 29, noon to 1:30 p.m.

Where: 16900 Jordan Street, Selma

Lunch provided by Munters. Contact Tim Young: 800 MUNTERS (686-8377) or tyoung@munters.com for reservations.

KLECKA ELECTRIC SPONSORS AN ARC FLASH SAFETY SEMINAR

Klecka Electric sponsors an Arc Flash Safety seminar, presented by John Waggoner of TEGG Corporation. The seminar covers the basics of arc flash, flash protection, personal protection equipment, and more.

When: April 29, 8 a.m.-noon; April 30, 8 a.m.-noon; or May 1, 8 a.m.-noon.

Where: Corporate Square, 4801 NW Loop 410, second floor

Cost: \$200 (checks payable to Klecka Electric, PO Box 460747, SATX, 78246)

Contact Theron Mund at 210-884-2441 or theron@kleckaelectric.com for reservations. ❖

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Engineer Spotlight by Jeff Turov



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

I have been involved in the building engineer trade for 20 years, and the last 15 have been with Transwestern. Before that, I worked for three different manufacturing companies in the quality control area. This experience gave me a strong sense of efficient daily building operations. I am fortunate to be part of a company whose purpose is to work as part of a team encouraging, cooperating and supporting one another.

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

In 2001, I was awarded the Building Engineer of the Year for Transwestern, and this year, I received a 15 year service award from Transwestern.

- **What do you enjoy about the building engineer trade?**

I enjoy the challenges and the camaraderie among all the other engineers, vendors, tenants and fellow team members.

- **Advice you would share with those just entering or considering the engineer trade?**

I would advise those new to the field to complete their education in a related field and to continue keeping their skill levels high by taking advantage of all the training available to them. Also, dedication and honesty go a long way when working with the general public.

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

I won't go into it here, but did you know how mad people can get when the water to the building is shut off unexpectedly, when toilets don't work and when the air conditioning quits when it's 90 degrees outside?

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- **Family/children?**

My wife, Pauline, and I will be celebrating our 40th wedding anniversary this year. We will be going to San Diego to support our daughter, Hillary, in a 26 mile marathon for Team in Training, a non-profit program that benefits the Leukemia and Lymphoma Society. We will also be visiting our son, Dave, who lives in San Diego. Our oldest daughter, Angie, and her husband, Mark, live in Littleton, Colorado with our two grandsons, Aiden and Brody. They are six and four years old respectfully.

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

I enjoy traveling and fishing. The first time I retired (in 2004), I traveled from San Antonio to Seattle, Washington and then down the Pacific Coast highway all the way to Ensenada, Mexico. We spent the whole month of September on the road stopping whenever we felt like it—visiting friends and relatives. ❖



SAABE
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SAABE TIMES
April Issue

Final Thought:

“Our deepest fears are like dragons guarding our deepest treasure.” —Ranier Maria Wilke

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**April Membership Meeting:
 Wednesday, April 16**

**“Maintenance Technician”
 Sponsored by TD Industries**

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

**Upcoming Program:
 Wednesday, May 21
 Sponsored by Dimension Contracting**

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



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