



# SAABE TIMES

A publication of the San Antonio Association of Building Engineers

January 2008

Mark Your Calendar—

## JOIN US FOR OUR JANUARY MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, January 16, at the Alamo Cafe on 281 (just north of Bitters). This month's speaker will be from City Public Service, and the topic will be "CPS/ Rebates and Infrared Scanning."

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, January 15.

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

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## Engineer Spotlight

by Jeff Turov

### George Gumpf

Maintenance Manager  
DPT Laboratories, LTD  
307 E. Josephine Street  
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- **How long in the building engineer trade?**

I have been in the engineering trade for approximately 20 years and have worked for various companies. I also served in the Air Force for ten years as an aircraft mechanic. I am not currently a member of SAABE but look forward to becoming one soon.

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

The most notable training I have is a Bachelors degree in Maintenance Management from Park University. I was on the ten-year-plus plan in earning it, but I am proud to look back upon this accomplishment.

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

The thing I enjoy most about this trade is the diversity of people it allows you to deal with. At one moment, you might be dealing with a porter and the next a top executive.

- **What is your biggest challenge at DPT?**

DPT has six different facilities, so we are a little spread out. Getting the right resource at the right location for the intended maintenance or repair can sometimes prove to be very challenging.

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

My wife and I are currently restoring to stock a 1964 Lincoln Continental with suicide doors. So far, we have completed the paint, body and interior. I also enjoy attending NASCAR races and recently scored 2008 season tickets to the Bristol track.

- **Family/Children?**

I am married and have five children and two grandchildren.

- **What is your best vacation?**

A couple of years ago, my wife and I left Sturgis, Michigan bound for Daytona Beach, Florida. We had no time line on getting there as we meandered in that direction. It took us five days to get there, and then we sat on the beach for a week. Driving back to Sturgis took us only a day and a half. ❖

## A Message from the President

by Charles Mikolajczyk, CBE-M

HAPPY NEW YEAR!

I don't know about the rest of you, but I am glad the holiday season is over with...I now have to work all of 2008 to pay for last month. Oh well, it was worth it!

We are now in a part of the year that I consider the toughest part (i.e. stock show weather). You know—cold, wet, windy and just plain miserable weather! A large majority of the buildings here are not capable of sustaining an indoor environment for a week of 30 degree weather, much less five days of temperatures in the 20s! Not to mention the stress you, as the building engineer, must overcome to keep all those tenants happy.

I do like Christmas time though; it seems everyone is always so cheerful. Gosh, you can even joke with the tenants on a service call, tell them it will take a week to get the needed part, and they give you a smile and merrily respond, "Okay!" Well, those days are over. Now, if someone overdressed or underdressed for the day and they are uncomfortable, you have to deal with it...Now! LOL. Seriously, I think January and February are the toughest months for the engineer due to the conditions of the environment, braving the cold to put out de-icer, and making the most of something with nearly nothing. Our caps are off to you for all your efforts!

Bringing in the New Year with the SAABE Board should be exciting and refreshing, with Robert Andrews, Jr. in his new role as Secretary of the Board, Allen Mangrum well on his way filling every luncheon with topics and speakers, Mike Halverson doing whatever it is he does (joke), and JR Uresti, Jock Tilghman, Tom Lasater and Laura Bray. For those of you who don't realize this, I would say, on a weekly basis, the SAABE board could fill up someone's e-mail server with the correspondence that occurs making SAABE what it is today. These individuals not only perform their daily duties but also spend significant time dealing with SAABE issues. Please take the time to thank these fine individuals when you see them...they really deserve a pat on the back!

I've seen quite a few old chillers and cooling towers at the yards around town...I haven't seen any photos of these accomplishments though! I'm guessing you're saving those for the 2008 SAABE Building Engineer of the Year Award! On another note, if you are changing out some equipment and the existing piece of equipment is going to scrap, let me know. There are plenty of salvageable components that could be of great use to someone if you are completely upgrading (i.e. control boards, parts, etc.).

For some of you who are considered large electrical users, CPS Energy is installing additional meters on the transformers at these properties/locations. These meters will give the customer access to real-time data via the internet.

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

In closing, thanks to everyone for a fantastic 07; we look forward to a colossal 2008! And, please be sure and RSVP to the SAABE luncheons. Till then, FISH ON! ❖

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## Vendor Rep Report

by Allen Mangrum

2008 is starting off with a bang! To all of the vendors who have stepped up to the plate, my hat is off to you— your support and commitment to SAABE is awesome. This is one of the first times we have committed speakers for the entire year! There will be more information on these speakers and their associated topics in the February newsletter. But, for January, we have the privilege of listening to Fred Beebe and some of his associates sharing the great “up and comings” with CPS Energy.

One of the many opportunities SAABE provides vendors is an avenue to get our names and products to a larger audience as opposed to just visiting door to door. Direct interaction with the engineers allows us the opportunity to conform and adapt our businesses around them. This, in turn, allows us to serve the engineers and the buildings they operate more effectively and efficiently. Some of the ways we, as vendors, can gain exposure:

- Sponsor a luncheon for \$200 (you can speak or sponsor someone else to speak)
- Sponsor a table for \$100 to show your wares
- Advertise in the SAABE newsletter and/or membership directory (pricing is on the website)
- Sponsor the “Last Thursday” training
- Provide raffle prizes—everyone likes to get them, and there never seem to be enough of them. Examples of raffle prizes are items with your business name on them (great advertising), cash or gift cards. If you are providing raffle prizes, let myself or Laura know so that we can give the needed acknowledgements.

2008 will be a great year, and I challenge all vendors to step up to the plate and support SAABE with your time, your gifts and your knowledge (remember we are the experts). Be a part of the incredible growth that SAABE is experiencing. ❖

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## Education Corner

### San Antonio Building Codes Academy

- Sponsored by the City of San Antonio
- January 22-24
- Visit [www.sanantonio.gov](http://www.sanantonio.gov) to register

### Air Conditioning and Refrigeration

- Sponsored by American Trainco
- April 7-8
- Cost: \$890
- Visit [www.americantrainco.com](http://www.americantrainco.com) to register

### Basic Electricity for the Non-Electrician

- Sponsored by American Trainco
- March 31-April 1
- Hands-on course for building, plant and facility maintenance
- Cost: \$890
- Visit [www.americantrainco.com](http://www.americantrainco.com) to register

### Team-Building, Mentoring and Coaching Skills for Managers and Supervisors

- Sponsored by Fred Pryor
- February 8, Norris Conference Center
- Cost: \$179
- Visit [www.pryor.com](http://www.pryor.com) to register

### Criticism and Discipline Skills for Managers and Supervisors

- Sponsored by Fred Pryor
- January 23, Norris Conference Center
- Cost: \$199
- Visit [www.pryor.com](http://www.pryor.com) to register

### Facilities Management

- Sponsored by Fred Pryor
- March 5-6, Norris Conference Center
- Cost: \$399
- Visit [www.pryor.com](http://www.pryor.com) to register ❖

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## Job Openings

There are several job openings currently listed on the SAABE website ([www.saabe.org](http://www.saabe.org)). Visit the site for full details.

If you have job openings, please forward them to [laurabray@braycommunications.com](mailto:laurabray@braycommunications.com) for posting. ❖

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## Last-Thursday Training Seminar: Fire Alarm Systems

This month's Last-Thursday Training Seminar is presented by Firetrol Protection Systems. The topic is fire alarm systems, including different types of components, system requirements and system layouts, and the different signals received by the panel itself and what these signals mean. Requirements for testing and inspection will also be briefly discussed.

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

**When:** Thursday, January 31, 11:30 am. (Lunch provided by Firetrol)

RSVP to Laura Bray at 408-1699 or email [laurabray@braycommunications.com](mailto:laurabray@braycommunications.com).

Firetrol Protection Systems, Inc. is a multi-licensed fire safety systems company with 20 locations in seven states. Please contact Larry Appel at (210)270-8400 or by email at [lappel@firetrol.net](mailto:lappel@firetrol.net) for more information.

The seminar is open to all SAABE members. RSVP soon, since classes fill up quickly. Our last class was full shortly after we announced it. See about 25 of you there. ❖

## December Lunch Summary by Kendal Langenberg

Well, it's very hard to believe, but yet another year is behind us! And, with the passing of another year, so goes the passing of another year's worth of SAABE lunches! We certainly had a great year of speakers and topics for our 2007 lunches, and we are looking forward to an even better lineup in 2008. If you were not a regular attendee in 2007, resolve to make 2008 a much better year in this regard. Being a part of the monthly lunches is one great way to get something out of your membership. The training and general "hang time" with fellow building engineers is invaluable!

For our last general membership luncheon of 2007, we were treated to some rousing speeches from all the Board Member hopefuls, as the competition for all the open spots really heated up! Well...maybe it wasn't quite that exciting...but we did welcome one new face to the Board, as well as reaffirm two other current Board Members. Congrats to Robert Andrews, your new Secretary! Also, congrats to Allen Mangrum and Jock Tilghman, Vendor Rep and Education Director respectively.

*(Continued on page 7)*



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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](http://www.saabe.org). ❖

\* Systems Maintenance Technician and Systems Maintenance Administrator

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## BOMI Discussion/Action Group

- Every first and second Thursday at Union Plaza (10101 Reunion Place, suite 170), 11:30 am—1:00 pm. Parking is at the rear of the building adjacent to the loading dock. Reunion Place is off Jones-Maltsberger from the south or Sandau Rd. from the west. The building is located to the south of the airport adjacent to the warehouses and repair hangers on the airport.
- Led by Tom Lasater.
- Free to SAABE members. Bring a sack lunch.
- For additional information, call Tom at 771-5824. ❖

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## December Lunch Summary

(Continued from page 6)

Another highlight of our December luncheon was recognizing Rex Poppy as the newest CBE-certified building engineer in San Antonio! Way to go, Rex!!! If you are interested in pursuing this distinguished honor, please see Jock Tilghman, or any Board Member for that matter.

We also recognized five members of our organization that made it to every monthly luncheon in 2007. Congrats to Mike Halvorsen, Kendal Langenberg, Carl Michaud, Charles Mikolajczyk and Dave Shoemaker! These folks were all given cool prizes for this fantastic accomplishment. It would be really awesome if we could have two or three times this amount of people do this next year!

Finally, Mr. President (otherwise known as "The Charlie") gave us a general summary of the state of our organization. This is indeed an exciting time to be a part of SAABE! Our organization is probably stronger than it has ever been! Yet, as we look at 2008, we see MANY areas that could be improved upon. There are many opportunities to help out in our weak areas! Make yourself available to be part of making SAABE an even better organization at the end of 2008!

Hope to see ALL of you at the 2008 inaugural luncheon on Wednesday, January 16, 2008. Start the year off right and BE THERE!!!❖



SAABE  
 PO Box 780785  
 San Antonio, TX 78278

## SAABE TIMES January Issue

### *Final Thought:*

*“By working faithfully eight hours a day, you may get to be the boss and work twelve hours a day.”—Robert Frost*

### 2008 Board of Directors

|   |              |
|---|--------------|
| Charles Mikolajczyk, CBE-M<br>President                                 | 341-0828     |
| Tom Lasater<br>1st Vice President                                       | 771-5824     |
| Mike Halvorsen, CBE-M<br>2nd Vice President                             | 669-3929     |
| Robert Andrews, Jr.<br>Secretary  | 822-8600     |
| JR Uresti<br>Treasurer/SABOMA Representative                            | 496-7400     |
| Jock Tilghman, CBE-J<br>Education Director                              | 681-2494     |
| Allen Mangrum<br>Vendor Representative                                  | 656-8008     |
| Bob Beal<br>Past President  | 830-868-4749 |
| <hr/>   |              |
| Laura Bray<br>Association Manager<br>(laurabray@braycommunications.com) | 408-1699     |

### January Membership Meeting: Wednesday, January 16

**Rebates and Infrared Scanning**  
**Presented by CPS Energy**  
**Location: Alamo Café on 281**  
**11:30am**

**Upcoming Program:**  
**Wednesday, February 20**

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



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