



IFMA News

a publication of the Richmond Chapter of the International Facility Management Association

August 2011 Issue

Celebrating Our 26th Year

THE PRESIDENT'S MESSAGE...



Congratulations goes out to America's and Japan's Ladies World Cup teams. Even though Japan was pegged as being a long shot, it only seems fitting that Japan won their first world cup to help heal their stricken nation who has experienced much hardship this year. The Japanese Women showed us what it meant to never give up and provided a great story of healing for their country.

Many of us parked ourselves in front of any television we could find to watch the semi-final match against the French. Even more of us caught the fever and gathered days later to watch the final match against Japan. Americans all over the world were captivated by our team's strength, endurance, and their "never give up" attitude. This excitement brought out that American Patriotism in many of us, reminding us what it feels like to put aside our differences and come together to support a common cause. It takes me back to the days, weeks and months following 9/11 when you would see American flags hanging on virtually every house and business. Where has that patriotism gone?

With a seemingly unpredictable economy and lurking layoffs in many companies, naturally, in some, the by product will be an "every man for themselves" attitude. This survival of the fittest mentality, although necessary in some rights has spawned a "me mentality" in America. After all, we have to do what we need to do to take care of our families. However, the line is drawn where our ethics takes a backseat to our success. How many times have you heard the quote, "there is no I in TEAM"? It is true; none of us is as strong as all of us working together as a team. We are in the midst of a huge wake-up call in this country and it is proof that Americans need to get back to the basics of what makes this country the best in the world. Ask yourself this; do you know your neighbors names? Do you text your spouse, parent, child instead of call them? Do you eat dinner as a family? Are you eager to share your time, resources and knowledge with a co-worker to help them with a project? Is life more or less fulfilling when we get to know our family, neighbors, and co-workers and help one another out before looking to help ourselves? I foresee an amazing turn around in this country if we can just get back to the basics living life as stated by the Golden Rule. Again, congratulations to Japan's Ladies World Cup team and thank you for teaching us all a lesson in never giving up and working together as a team for a common goal!

Thanks for your continued support and I look forward to seeing you all at GRTC Transit Systems Corporate Office Headquarters in August.

Your President,
Jeff

M E E T I N G

August 2011 Meeting

Date: Tuesday, August 9, 2011
Time: 5:30—7:30 pm
Place: GRTC Transit System
Program: Presentation & Tour
Cost: Members \$10 Guests \$25
RSVP: By Thursday August 4, 2011

Next Board Meeting:

Date: September 6, 2011
Time: 4:30 p.m.
Place: Markel Bldg. 4600 Cox Road

Next Membership Meeting:

Date: September 13, 2011
Time: 5:30 p.m.

2011/12 OFFICERS

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timh@hermitagecountryclub.com



AROUND THE CHAPTER

by Bud Vye, CFM

Good to see Mondial Assistance's **Crystal Ozmar** at the SportsQuest meeting. She's going to be busy as she closes both the Innsbrook building and the one on Parham near I-64 as their leases run out, and moves those units into the former Circuit City HQ Deep Run I building.

Highwoods Properties applies for a zoning change to a newly created designation called "urban mixed-use" that will allow them to develop new office towers (up to 16 stories), apartment buildings, and retail shops on the 188 acres it owns in Innsbrook. Current zoning for most of Innsbrook only permits office, banks, light industrial and daycare centers.

A little further west, it sounds like the **Dominion Club** members and HHunt are making nice, with the Federal Bankruptcy Judge as referee. Still in Chapter 11, and no details, and no one has gotten their deposits back yet, but the attorneys say they have a "sustainable plan that will allow the club to be successful going forward", so we'll see what happens.

Further west yet, **CarMax** announces a solid quarter, and the resumption of their expansion program with two new stores opened recently in Baton Rouge and Lexington, Ky (store count now at 103), with six more in the works (Escondido & Bakersfield, CA; Nashville & Chattanooga, TN; Lancaster, PA & N.Attleborough,MA, which is the Providence market).

LandAmerica lawsuits continue, as a new one seeks to recover \$365 million from 21 former officers and directors, including some big names like former CEO Ted Chandler, chief legal officer Michelle Gluck (now at the Fed), and former board members Eugene Trani and Robert Norfleet. I still scratch my head when I remember how good things looked when we had our meeting there in February of '07. Only to have things go quickly down into Chapter 11 when the auction rate securities market completely froze up a year later. They got greedy and put most of their assets into those instruments chasing higher returns, but I'm still waiting to see some of the ratings agency execs from Moody's, Standard & Poors, and Fitch's get their punishment, since it was their fraudulent AAA ratings on those investments that got LandAmerica, and a lot of others, in serious trouble.

Bank of America got hammered for an \$8.5 Billion settlement to the investors they sold a lot of that AAA mortgage securities garbage to (I presume because they were thought to have misrepresented it) but still no mention of the part the ratings agencies played. It's beginning to look like they might skate on this one, which would be a real miscarriage of justice.

Richmond Planning Commission voted 4 – 3 against a \$35 million proposal by Rhode Island based Gilbane to build a 5 story, high density student housing project at 1200 W. Marshall St. that would incorporate the former Hajoca plumbing building. Now City Council must vote on the project, which also has the Carver community split, since current zoning is for single family homes, which this definitely isn't.

(Continued on page 3)

Also some controversy in the neighborhood around the Willow Oaks Country Club, as the City wants to widen a segment of **Forest Hill Avenue** "to make it safer", while the neighbors push back and charge that they are trying to speed up the traffic through their neighborhood for the benefit of the suburban commuters, which will reduce their property values.

UNOS has purchased the 51,000 sq. ft. vacant office building known as Jackson Center at 501 N. 2nd St. in Jackson Ward and will start moving 40 to 50 of their staff in there this fall. They run the transplant program for the entire nation, matching organs from donors to those on the national waiting list, so have a large IT function, and have apparently outgrown their building in the BioTech Park we go by as we come off of the 3rd St. exit.

Initially proposed back in '08 before the economy tanked, the 375,000 sq. ft. outlet mall called **Outlets at Richmond** looks as though its moving ahead, being developed by California – based Craig Realty Group on the **Winding Brook** property off of the Lewistown exit of I-95. Bass Pro Shops has been by themselves there ever since they opened back in '08 (and we met there in March of '09), but now a 63 room Country Inn and Suites is about to open and ground is about to break on a 10,000 sq. ft. retail center that will include a Mariachi's Mexican Grill.

Dominion Virginia Power proudly unveils their new \$175 million "scrubber" at the Dutch Gap plant down in eastern Chesterfield county. The unit, which is a huge desulfurization system, cleans the exhaust gases for Unit 5 at the coal fired plant, and the remaining two units are scheduled to also be hooked into the system by the end of the year, after which the air quality from the emissions at the plant will be significantly improved.

Times-Dispatch continues to bleed red ink, as their advertising in all categories keeps declining, leading to the layoffs of 20 employees, including 50 year veteran political reporter Tyler Whitley and Lindsey Keast Rodman, a photographer who has been there more than 30.

And another of a dying breed, **Borders**, heads for liquidation, as there are no buyers for their remaining 399 stores, a victim of Amazon, Kindle, and some really bad decisions.

All kinds of openings and closings in the restaurant area but I'll mention only two, as **Buz & Ned's** looks like they are getting back to work on the former Fuddrucker's (after about a year on hold) and aiming for an October opening, while my favorite noodle house, **Pho So 1** (which sits behind the Full Kee on Horsepen, and where most of the Viet Namese community eats) has purchased the former Sino-American Cafe at Broad & Tuckernuck and plans to spruce it up. I'll be on the lookout for that opening, although I like the present location just fine.

**18TH ANNUAL RICHMOND
IFMA GOLF TOURNAMENT
Monday, September 19, 2011
Hermitage Country Club**

MEMBERSHIP CORNER

By Julie Mutcher , Membership Chair

Welcome to our newest members !

Clayton Marshall

Service Manager
International Roofing Corporation
2200 Magnolia Street
Richmond, VA 23222
Email: cmarshall@ir-roof.com

Sean C. Vreeland

Facility Services Branch Manager
ARAMARK
1301 Oliver Hill Way
Richmond, VA 23219
Email: vreeland-sean@aramark.com

Carlos D. Spruill

Director, Maintenance Operations
Richmond Redevelopment & Housing
Authority
1812 Brook Road
Richmond, VA 23220
Email: carlos.spruill@rrha.com



New Member Spotlight

Clayton Marshall



International Roofing Corp. was established in 1989. Their services include everything from roof restoration, warranty repair, preventative maintenance, remedial repair and sheet metal fabrication/installation to total roof replacement.

They offer a full line Service Department on call 24 hours a day. They are a member of the National Roofing Contractors Association, Virginia Association of Roofing Contractors and Roof Consultants Institute. They are fully licensed, bonded and insured. They specialize in "Green Roofs-vegetative", all types of roofing, waterproofing and sheet metal systems. They look forward to being of service to you while developing a mutually positive and beneficial working relationship

On behalf of the chapter board, "Thank You" to the following members for renewing this month.

Joseph M. Anzelone

Grubb & Ellis/ Harrison & Bates
707 E Main St. Ste 220
Richmond, VA 23219
Email: joe.anzelone@harrison-bates.com

Rick Hughes

Principal/ Project Manager
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10999 Founders Pl
Mechanicsville, VA 23116
Email: rickhughes@facilitiesbullpen.com

John F. Mosteller

Account Executive
Colonial Webb Contractors
2820 Ackley Ave.
Richmond, VA 23228
Email: john.mosteller@colonialwebb.com

Hugh J. Ewing

Octagon Partners
126 Garrett St. Ste G
Charlottesville, VA 22902
Email: hugh713@embarqmail.com

Timothy M. Hume, BSFM

Director of Facilities
Hermitage Country Club
1248 Hermitage Rd.
Manakin-Sabot, VA 23047
Email: timh@hermitagecountryclub.com

Brian E. Workman

Account Executive
American Office
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Richmond, VA 23226
Email: bworkman@americanoffice.com

Mr. Klaus H. Illig

Project Manager
CB Richard Ellis
1435 Battery Hill Dr.
Richmond, VA 23231
Email: Killig@hotmail.com

Danny Workman, CEOE

Director of Engineering
Jefferson Hotel
101 W. Franklin St
Richmond, VA 23222-5009
Email:
danny.workman@jeffersonhotel.com

Visit our Local Chapter Web Site

www.ifmarichmond.org

Registration is required for Members Only benefits

EMPLOYMENT OPPORTUNITIES

By Wayne Barnes or Carla Strothers-Durr



POSITION: Construction Project Inspector – John Tyler Community College

RESPONSIBILITIES: Full-time position (with benefits) for the duration of the project. Serve as construction inspector / clerk of the works for new construction projects, major renovation projects and other projects as assigned including preparation and maintenance of daily reports and other documentation to ensure compliance with contract documents and building codes. This is a restricted position funded by a capital outlay project for renovation of 15,000 sq. ft. library/academic space on the John Tyler Community College Chester Campus. Estimated construction period 10-12 months.

QUALIFICATIONS: Requires considerable knowledge and experience in construction related field. Knowledge of building codes, project schedules, and construction means, methods, and procedures. Ability to read and interpret architectural and engineering plans and apply building codes and standards. Ability to perform visual inspections of all building components and verify work is accomplished in accordance with contract documents. Ability to maintain a harmonious relationship with college personnel, professional designers and construction contractors. Ability to communicate well both orally and in writing. Background check required.

APPLICATION INSTRUCTIONS: Acceptable application packages are those submitted through the state job website located at <https://jobs.agencies.virginia.gov>. Applications which say "see resume" will not be accepted. Should you need assistance or have questions, please contact Gatewood Stoneman at 706-5036. EOE

POSITION: Facilities Manager — Lakewood Manor

Lakewood Manor, a continuing care retirement community in Richmond's far west end, is seeking an experienced individual to serve as Facilities Manager to oversee all maintenance and grounds operations.

RESPONSIBILITIES: Manage budget for maintenance and grounds; hire, supervise, and train maintenance staff; ensure efficiency of all mechanical systems and equipment; track maintenance functions on computer software program; ensure compliance with all federal, state and local regulations; supply ordering; oversee all maintenance areas and equipment; use of outside services for grounds keeping and pest control; and address all resident concerns while maintaining high visibility in the community.

QUALIFICATIONS: B.S. in Management or CFM preferred; 10+ years experience in maintenance/plant operations, excellent customer service and troubleshooting skills, strong verbal and written communication skills, and the ability to work in cooperation with other departments in a team atmosphere while demonstrating a positive attitude.

This job offers a competitive salary, friendly working environment, and an excellent benefits package. The full-time benefits package includes options for health, dental, and life insurance, retirement plan with company match, and generous paid time off. EOE.

Qualified applicants may contact Lakewood Manor by:

Applying in person at 1900 Lauderdale Dr., Richmond, VA 23238. The Front Desk accepts applications 7 days a week from 8am -- 8pm.

Email resume to: jjacobsen@vbj.org

JULY MEETING REPORT

by Bud Vye, CFM

After finally arriving at the right building, having made an initial stop at the **SportsQuest** field complex prior to getting into the Industrial Park for the July 12th meeting, I was pleased to learn that I was not the only one who had that problem. Into the building containing the two indoor soccer fields, past the snack bar and turn right, all the way to the wall, take a right up the steps, and there we were, 56 of us, socializing on the open 2nd level. Some early arriving adult soccer players kicked the ball around beneath us, occasionally thumping it into the net up at our level. A table with an assortment of burritos (very messy eating, but very tasty) down at the far end, provided by the building's food service operation. Beverage orders were taken by one of the staff, who hustled down stairs to get them from the snack bar and brought a tray full back up. A real treat to have beer on draft, for the first time I can ever remember at a Chapter meeting, except at Brown Distributing back in September of '08.

At length, President Jeff called us to order and recognized **LiesFeld Contractor, Inc.**, our sponsor for the evening, who had done all the clearing and grading for SportsQuest's many fields. They were represented by Brian Dowdy from **Gillies Creek Industrial Recycling**, a division of Liesfeld, who told us they stood ready to handle any of our site work needs, as well as general construction, plus the recycling and disposal of any demolition.

After only a few brief announcements, Jeff introduced our host for the evening, SportsQuest's founder and prime mover, **Dr. Steve Burton**, who launched right into a PowerPoint presentation. If you were ever looking for an upbeat, energetic, optimistic spokesman, Steve would certainly fit the bill, as he set out to share his vision and "make some more missionaries for SportsQuest". Set up as a 501(c) (3) not for profit, Virginia corporation, the SportsQuest Foundation has a **Mission** of "providing an exceptional experience to athletes seeking excellence through performance in Olympic sports." Their **Vision** is "to be a world class training center dedicated to supporting Olympic National Governing Bodies and athletes via a platform for athletic, character, mental and academic development." To this end, the **SportsQuest Academy** has established training facilities and coaching programs in a long list sports, including Aquatics, Baseball, Basketball, Field Hockey, Football, Golf, Gymnastics, Lacrosse, Soccer, Speed Skating, Squash, Tennis, Track & Field, Volleyball, & Wrestling.



Elite young athletes can come here and take part in an academic program called **SportsQuest University** tailored to maximally support their training program as they complete Middle and High School. Presently, some are living in Burton's home, others at Independence Golf Club, while funds are being raised for the design and construction of an on-campus **Athlete Village**. A fund raising campaign is presently underway with a goal of \$500,000 by Labor Day, which will provide Scholarship Grants for Student Athletes, Residential Housing grants, and upgrades for various facilities.

A quick listing of the facilities in the presentation didn't really do justice to what the SportsQuest complex consists of, and I was surprised that only about a dozen of us went with Steve for the tour of the East Campus after he finished the presentation, as I felt the majority missed the main value of the meeting. We started by walking to a nearby building which housed a fairly typical fitness center and some basketball courts. Then it was into our cars to drive to the Gymnastics/Cheerleading building, where we observed classes in session, mostly consisting of younger girls (while their parents waited and watched), with sophisticated stations for the various events --- floor exercise, balance beam, vaulting, rings, high bar. Into the cars again, and over to the **Field Sport Campus** (where I had first been, mistakenly, while looking for the meeting venue) featuring the largest collection of synthetic turf fields

in the world, according to Steve. Sounds like quite a claim, but I don't think I'd argue with him, since we saw **12 fields completed** (9 for soccer or football, but set up for a big girls Lacrosse camp and tournament that was coming up on the weekend, plus three laid out for baseball or softball), with five more under construction, all of them to be nicely illuminated. The light poles are the ones you see on the east side of 288 as you are driving by. With the latest in field drainage to carry away the water, the fields are said to be playable in all types of weather. Just north of the 9 fields, we saw the 12,000 seat **Amphitheatre** starting to take shape. Scheduled to be open next spring, Steve expects it to be the site of outdoor concerts, with parking for 3500 cars in the vicinity, a ven-



Canon USA Saves \$300K with Focus on Energy Efficient Offices

Canon U.S.A. saved \$300,000 in utility bills over a two-year period by focusing on the energy used in offices for lighting, computers and printing.

Efficiency and conservation measures at five key sites from 2009 through 2010 saved 2.7 gigawatt-hours (2.7 million kilowatt-hours) of energy -- enough that it could have been used to power Canon U.S.A. corporate headquarters in Lake Success, N.Y., for four months, the company said in a statement about the results.

Canon took a hard look at energy use and practices at its headquarters and regional offices in Irvine, Calif., Itasca, Ill., Jamesburg, N.J., and Irving, Texas, to determine what areas to tackle.

The results involved:

Revamping Lighting: The company updated bulbs and fixtures with high-efficiency, low-carbon lighting and installed motion sensors controls. It also removed, deactivated or reduced lighting in areas with ample natural light or low foot traffic.

Syncing Building Operation Schedules to the Work Week (Lighting, Part 2): Rather than lighting office buildings 24/7, the company has decided to light offices only during certain hours for the work week. People working late or on weekends have to notify building operators if adjustments are to be made.

Replacing Old Computer Monitors: 4,000 cathode ray tube monitors were donated to schools and charities and replaced with more energy efficient LCD monitors.

Tighter Management of Printing: More than 550 personal printers were replaced with multifunction devices and network software to manage printing and routing of jobs to the most energy efficient equipment for the tasks. In addition, the company said two-sided printing saved more than 1.6 million sheets of paper in 2010.

Canon was listed among the top 10 firms in the Climate Counts scorecard for 2010. The organization reviewed 90 large consumer companies and assessed them based on their work to measure and reduce climate impact, support or oppose climate legislation and disclose climate-related actions. Canon and its environmental practices tied for ninth place with a score of 71 out of a possible 100 points.

By Leslie Guevarra

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(Continued from page 6)

dor & food court, and **Festival Plaza** with a capacity of 2,500. After walking on the fields, it was back into our cars again and up to the northern most three fields that are completed, which are laid out for softball/baseball.

That completed our tour and left us all impressed with how much of the complex has already been built and in operation, with the impressive list of facilities on the **West Campus** (the west side of 288) yet to come. Included over there will be a big Sports Center with 15 Basketball courts in one building (breaking ground in August), an Aquatics center, Track & Field stadium, Cycling velodrome, multi – sport Ice Plex, athlete residences, and more. Hard for me to envision what this entire complex will look like when completed, but I'm pretty well convinced that Steve is going to make his dream a reality. He's come a long way already from his background of a number of

years in Speed Skating development, and the ice skating rink, which was his original facility, with much more yet to come. Thanks to Steve for having us (and particularly for taking us on the tour after the meeting); to **Liesfeld Construction** for their sponsorship, and to **Matt Sobel** for setting up the meeting.





18TH ANNUAL RICHMOND IFMA GOLF TOURNAMENT

**Monday, September 19, 2011
Registration & Lunch at 11:00, 12:00 Shotgun Start
Hermitage Country Club**

**TOURNAMENT PROCEEDS TO BENEFIT:
REBUILDING TOGETHER &
HANOVER HABITAT FOR HUMANITY**

Company/Contact Name: _____

Telephone #/E-mail Address: _____

Sponsorship Type: _____

Players Names (4): Captain: _____

SPONSORSHIP OPPORTUNITIES AVAILABLE

Contact Tim Hume at 804-708-8927 or timh@hermitagecountryclub.com regarding sponsorship availability. All sponsorships are \$850, include 4 players & will be recognized throughout the tournament day.

Hole 'N One Sponsor

Beverage Cart Sponsor (2 Carts Available)

Beverage Tent Sponsor

Lunch, Dinner Sponsor

Scorecard Sponsor

Program Sponsor

Putting Contest Sponsor

Door Prize Sponsor

Trophy Sponsor

Sign Sponsor

Hole Sponsor

JOIN IN THE FUN & REGISTER EARLY!

Registration begins at 10:30 a.m.

Indoor Seated Lunch and Dinner with new Menus and Dessert Bar

Captain's Choice Format

**Prize Holes, Including Hole-In-One, Long Drive, Closest to the Pin
Mulligans \$5 each, Putting String \$2 per foot**



**Richmond Chapter of IFMA
August Meeting
Tuesday, August 9, 2011**

**GRTC Transit System
Corporate Headquarters & Administration Facility
301 E. Belt Blvd.
Richmond, Virginia 23224**

Join us for a great meeting at an award winning facility!

In 2010 GRACRE presented GRTC the award for Best R & D, Flex, or Industrial Project.

Their goal was to design and construct a new cost-effective, functional and aesthetically pleasing corporate facility. Designed to Leadership in Energy and Environmental Design (LEED) Silver Certification levels, the facility provides an environmentally healthy and safe operation for the surrounding neighborhood while also working to reduce & control operational costs. Located on 12 acres, this facility serves as GRTC's main heavy maintenance facility used for bus maintenance, bus storage, and corporate administrative offices. The very nature of the facility reduces the impact of transit on the environment and saves energy. GRTC is continually integrating environmentally friendly vehicles into their fleets and investigating ways to provide fuel-efficient and clean-burning resources.

Come out and see the many innovative features that make this a truly unique facility!

Host: Steve McNally, Project Administrator/Construction Manager

**5:30-6:30pm Social/Networking
6:30-6:45pm Chapter Business
6:45-7:30pm Presentation/Tour**

Join us for a great evening!

Parking: Lot

THANKS TO OUR SPONSORS:



shaw contract group®



**RSVP by Thursday, August 4, 2011
Simply e-mail Barbe Shaffer at ifmarichva@gmail.com
or register on our website at www.ifmarichmond.org
and pay by PAYPAL**

Be sure to include your guests name and company

Members: \$10.00

Non-Members: \$25

No Shows will be billed

August Meeting

**GRTC Transit System
Corporate Headquarters & Administration Facility
301 E. Belt Blvd.
Richmond, Virginia 23224**

**Tuesday August 9th
5:30—7:30 PM**