



IFMA News

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

August 2013 Issue

THE PRESIDENT'S MESSAGE...

Celebrating Our 28th Year



When Bernadette Coleman (our chapter Treasurer), Connie Hom (our VP) and I were meeting near the end of June to compose this year's budget for our Board to review, we took a few moments beforehand to discuss why we were involved with IFMA. Not surprisingly all of us had generally the same answers and as I review what we shared with one another you may also compare these thoughts with how you feel. As importantly, when prospective members ask you why they should consider joining our chapter, perhaps you might use some of this information in that conversation.

Remembering that Professional Members are classified as those working in the facilities management profession and Associate Members are those that generally support the profession, these two groups by definition may have different versions for joining and staying active in IFMA. Thinking easily of six reasons for being in IFMA, I come up with socializing, education, networking, tours, business development, and certifications in no particular order. There may be other ideas as well, but let's review those listed, and by the way Bernadette, Connie and I agreed on all but business development which surprisingly (to me anyway) Connie didn't list very highly.

I don't think it a crime to say that as a chapter we like to have a good time, and by that I mean both the **social** time prior to our business meetings and the meetings as well. I am reminded of the TV show Cheers, where "everybody knows your name" when I think of the many longtime acquaintances I have met in the chapter and whose appearance I look forward to each month. Whether it's to talk about business, our jobs, family, sports, the weather or an FM issue, it's nice to meet with business colleagues many of which may be called friends.

From an **education** standpoint, we have had some very good meetings with discussions on the economy, Richmond area development, lighting, flooring, roofing, project management, move management, energy efficiency among others. We typically give our members first dibbs on participating as a panelist and we have been successful in this method. On average we may only have 1-3 education sessions a year, but the Board is ever ready to set these up and encourages the membership to voice their ideas should they have a topic they feel would be of interest to the chapter. IFMA National routinely offers webinars as well on a variety of subjects.

I am on my second tour with Dominion having been laid off in a departmental downsizing in 1995 and at that time I was reminded of the value in **networking** as a means of assisting me in finding another position. Networking can be used for business development, job searching or betterment as well as staying in touch with your professional

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MEETING

August 2013 Meeting

Date: Tuesday, August 13, 2013
Time: 5:30 pm
Place: Dominion Power—Innsbrook
Program: Retro-Commissioning
Cost: Members \$10 Guests \$25
RSVP: By Thursday August 8, 2013

Next Board Meeting:

Date: September 3, 2013
Time: 4:30 p.m.
Place: Markel Bldg. 4600 Cox Road

Next Membership Meeting:

Date: September 10, 2013
Time: 5:30 p.m.

2012/13 OFFICERS

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Jim Mallon, CFM
Jim.Mallon@dom.com
771-3090

Vice President

Connie Hom, CLP
connie@buckinghamgreenery.com
434-969-4711

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harvey.g.jones@dom.com
273-3076

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Immediate Past President

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285-8882

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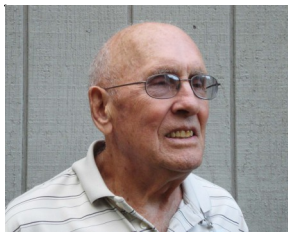
Jane Waring, FMP
jwaring@markelcorp.com

Golf Tournament

Tim Hume, CFM
timh@hermitagecountryclub.com

IFMA Richmond Chapter News is a publication of the Richmond Chapter of the International Facility Management Association. This newsletter is designed to provide a channel of communication to members and prospective members.

IFMA, PO Box 808, Richmond, VA 23218



AROUND THE CHAPTER

by Bud Vye, Retired CFM

Good to see **Charles Trice** at the meeting, and reporting that his ankle replacement had gone well. Thought that might be the end of his medical report, but no. Now he's got a knee surgery on the other leg scheduled.

Keep it going Charles. The orthopods must count you among their favorite patients. And all the while, he's coming up on his retirement.

Also good to see **Rob Skipper** at the meeting. Learned that he has moved from RMT Construction & Development Group over to Emerald Construction to join **Gib DeShazo's** team as Director of Preconstruction. His new Email is rskipper@emeraldconstruction.com and phone is 804 612-1627. Also learned that **Sidney Buford** is still there at RMT's Southlake Boulevard office.

And to see both **Rick Hughes** and **Glenn Custis** in attendance. Can't mention Past President's syndrome (where our Past Chapter Presidents disappear, never to be seen again, once their term is finished) in connection with them.

Big buzz around town right now is the **Redskins Training Camp** which appears to be ready to open on 7/25 as scheduled, so **Hourigan** appears to have come through on another tight schedule, as they did at the VCU Learning Center building we visited in April.

Not quite so fast track is the colorfully painted little former porn shop on the Boulevard that appears to be ready to open after more than a year of renovations. A taco stand, called **En Su Boca**, in its current incarnation, it should get some lunch business from the training camp crowd, if it ever cools off enough to sit out on their deck, which is being counted on to provide much of the seating for the 1,300 sq. ft. building.

A couple more tenants sign on for the former Circuit City headquarters Deep Run III building, as the 380,000 sq. ft. facility gradually fills up. I'm not familiar with the firms coming in (Appendix R Solutions from Innsbrook and Acision from England) both of whom are taking about 15,000 sq. ft.

And the **MeadWestvaco** building, which we visited back in August of 2010, is sold by New Market Corp. to a Massachusetts based REIT for \$143.6 million. Change of owners will not affect MWV's lease, and New Market (most of us remember it as Ethyl Corp.) retains about three acres down the hill from their headquarters (most of us have been on the property for the Folk Festival) which they intend to build another big building on "when the right tenant comes along."

Virginia BioTech Park (which we visited way back in March of '96, when it was just getting started) is planning an \$18 million office & lab building, with parking deck, on East Jackson St., between 3rd & 4th in Jackson Ward. They are calling the project BioTech 10, and plan to break ground later this year.

The Robinson House (that 150 year old building that sits right next to the

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MEMBERSHIP CORNER

By Julie Mutcher , Membership Committee Chair

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

Clayton Marshall

Sales & Service Manager
International Roofing Corporation
2200 Magnolia Street
Richmond, VA 23223
Email: cmarshall@ir-roof.com

John S. Francis, NCIDQ

Tec Inc.
2496 Old Ivy Rd.
Charlottesville, VA 22903
Email: jsfrancis@tecinc.com

E. J. Radford, Jr.

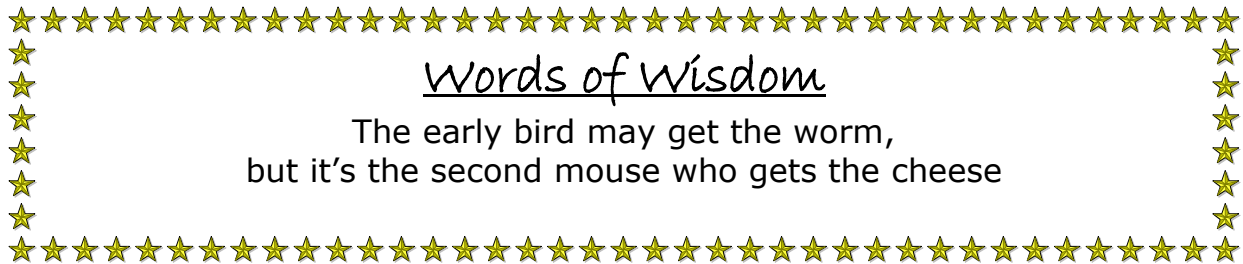
Commercial Sales Manager
Hilldrup Companies
2314 Dabney Rd.
Richmond, VA 23230
Email: ej.radford@hilldrup.com

David H. Butler, CFM

Deputy Director, General Services
Hanover County
PO Box 470, 7490 Library Drive
Hanover, VA 23069
Email: dhbutler@co.co.hanover.va.us

Klaus H. Illig

Facility Manager
Department of General Services, Henrico
County, VA
1435 Battery Hill Dr.
Richmond, VA 23231
Email: killig@hotmail.com

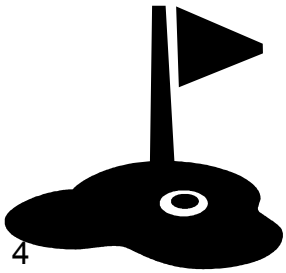


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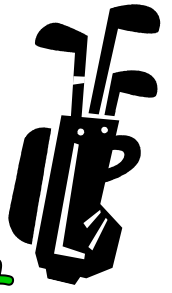
Art Museum) is getting ready to undergo a \$2.7 million renovation, designed by Glave and Holmes, that will turn the 9,000 sq. ft. building into a regional tourist center, similar to the one at the Convention Center.

Hardywood Park craft brewery, which has really taken off and gotten popular since we met there in January of last year, got a visit from the Fire Marshal who noted that their Certificate of Occupancy was for a manufacturing facility. He issued them a new one, limiting the occupancy of their on-premises tasting area to 50. Not sure how that will affect their attendance out doors or in the loading dock area, which has been packed on occasion, but owners Eric McKay & Patrick Murtaugh are having some changes made (primarily additional rest rooms) that will expand their legal capacity.

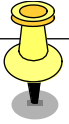
Unable to expand their capacity, **VCU basketball** at the Siegel Center is implementing a “seat equity plan” where season ticket holders are going through a location evaluation process, with a heavy emphasis being placed on how much you contribute to the Rams Athletic Foundation, and less on how long you have been a season ticket holder. As one who is part of a group that have had season tickets way back to the days when they played at the Coliseum, but have not been big contributors, we are anxiously awaiting our seat assignments, pretty much expecting that we will be much further up than we have been previously. Oh well, it's been great as long as it lasted. I'll let you know how we make out, when the assignments are announced.



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IFMA Annual Golf Tournament



We have sponsorship opportunities open for the 20th annual IFMA Golf Tournament. This is a great venue for impressing your best customers and support contractors since it's being held at Hermitage Country Club. Monday, September 16, 2013 is the date and an \$850.00 sponsorship covers four people for free beverages, lunch, golf for 4, and dinner with lots of prizes. Marketing for your firm with each sponsorship opportunity provided by IFMA.

Please contact Tim Hume at 804-708-8927 or e-mail timh@hermitagecountryclub.com. and join us for an outstanding day of golf and fun for great community causes. All proceeds go to the Hanover Habitat for Humanity and Rebuilding Together Richmond.

Monday September 16th 2013

10:30 AM

Hermitage Country Club



**20TH ANNUAL RICHMOND IFMA
GOLF TOURNAMENT**

**Monday, September 16, 2013
Registration & Lunch at 10:30, 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 Fax 804-708-8945 or e-mail timh@hermitagecountryclub.com regarding sponsorship availability. All sponsorships are \$850 check or \$875 if paying by credit, include 4 players, meals, signage & your companies will be recognized throughout the tournament day.

- Hole 'N One Sponsor (4)
- Beverage Cart Sponsor (2 Carts Available)
- Beverage Tent Sponsor (1)
- Lunch, Dinner Sponsor (2)
- Scorecard Sponsor (1)
- Tournament Prize Sponsor (3)
- Program Sponsor (1)
- Putting Contest Sponsor (1)
- Door Prize Sponsor (1)
- Trophy Sponsor (1)
- Sign Sponsor (1)
- Hole Sponsor (18)

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, new prize ideas will be initiated this year.

Significant Code Changes to the 2012 International Building Code

CHANGE TYPE: Modification

CHANGE SUMMARY: Exits are now permitted to be arranged where they serve a portion of a story instead of requiring that all of the required exits from the story be accessible to all of the occupants.

2012 CODE: (delete 1021.1) 1021.2 Exits from Stories. Two exits, or exit access stairways or ramps providing access to exits, from any story or occupied roof shall be provided where one of the following conditions exists:

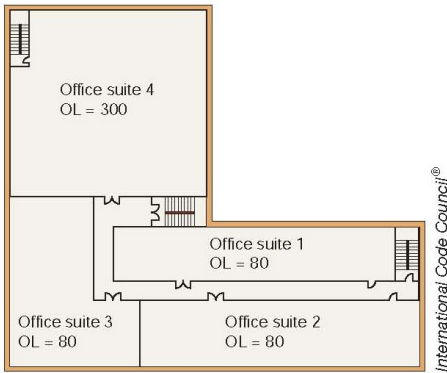
(Items 1–3 not shown for clarity)

Exceptions:

(Exceptions 1 through 6 not shown for clarity)

- 7. Exits serving specific spaces or areas need not be accessed by the remainder of the story when all of the following are met:
 - 7.1. The number of exits from the entire story complies with Section 1021.2.4;
 - 7.2. The access to exits from each individual space in the story complies with Section 1015.1; and
 - 7.3. All spaces within each portion of a story shall have access to the minimum number of approved independent exits based on the occupant load of that portion of the story, but not less than two exits.

Note: Because Section 1021 was substantially reformatted, the entire 2009 code text is not shown. See 2009 IBC Section 1021.1 for comparison.



Exits serving specific spaces or areas

CHANGE SIGNIFICANCE: Section 1021.2 is essentially a revised version of Section 1021.1 from the 2009 edition. There are a number of changes in this new Section 1021.2 that are not shown here but were related to the change discussed previously with Section 1009 and the definitions for various types of stairways. The intent of the added Exception 7 is to clearly state that not all occupants of a story are required to have access to all of the exits provided from that story. This exception recognizes that in some building arrangements an exit may serve a specific area, such as being within an individual tenant space and may not be useable by other occupants on this story. Having these isolated exits is not a problem provided the three established requirements are met. These requirements ensure that (1) the entire story is provided with the proper number of exits, (2) that each space on the story has access to the required number of exits that space needs, and (3) that all portions of the story have access to the minimum number of required exits. It is important to note that occupants above the first floor generally need access to at least two exits. The previous requirement that “all spaces shall have access to the minimum number of approved independent exits as specified in Table 1021.1” often resulted in designs where access was provided to every exit required from the story even though the exiting layout was such that certain exits served distinct portions of the story and those portions may

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have only required access to one or two exits based on the occupant load of that area. An exception now allows exits serving a specific area or portion of a building to not be accessible from other portions of the building provided (1) the overall number of exits are provided from the story as required by Section 1021.2, (2) access to exits from individual spaces comply with Section 1015.1, and (3) all spaces within each portion of a story have access to the minimum number of approved independent exits as specified in Section 1021.2 “based on the occupant load of that portion of the story.” With the added phrasing “but not less than two exits” this third item also ensures occupants above the first floor have access to multiple exits from that story.

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peers in order to keep abreast of the latest trends, equipment or best practices, etc. I have never been in sales but am still impressed with successful sales people who routinely stay in touch with their customers and have that personal skill to genuinely ask about the person and his or her family, and still learn of business needs before the conversation is over.

Our chapter, and frankly I am guilty of it as well, claim to have the best building **tours** in Richmond. Maybe we are being boastful.....and maybe not. If we don't have the best tours of buildings under construction and recently opened I would sure like to know which organization does better. Not only have we been blessed with strong and go-getter Program Chairs, our membership includes general contractors, subcontractors, interior designers, furniture suppliers and installers and others who are happy to show off their hard work to us, and rightly so. It is understandable that during our tours we all have certain aspects of the tour that appeal to us for whatever the reason. I have been known to ask our tour guides what type of roofing system is on the new building when I'm pretty certain no one else had thought of that or could care less. But we all enjoy the finishes, furniture, lighting, general appearance and additionally learning what the employees in the new building do for a living. We toured Short Pump Town Center three weeks before it opened as well as Deep Run High School (and Glen Allen High School for that matter) right after they opened. I remember learning about strong airflow in both the Richmond SPCA (animal smells) and the Colonial Shooting Academy (gun smoke smell). I'm sure you all have many fond memories of some of our awesome tours.

I mentioned previously that Connie didn't rank **business development** highly as a reason for her participation in IFMA, but it certainly wouldn't be held against her if she did. I had a co-worker several years who when approached about joining our chapter, said “I don't want to be bothered by all those salespersons”. My view as a Professional Member directly involved in facilities management is a little different. First, I feel that all of our Associate Members add a great deal of diversity (through many different businesses) to the chapter and keep the meetings and discussion more lively. I also feel that the Associates have to make a living too and why shouldn't they be able to see if there is any interest in their service or product in our chapter? Last but still important is that say what you will, the Associate Members provide a goodly portion of the funding that allows us to have a nice social time prior to the business part of our monthly meetings. Additionally Associate Members provide a fair share of the monies raised in our annual golf tournament which funds our two worthy charities. Our chapter handles business development in a professional and courteous manner in my view.

The last obvious reason I can think of to join IFMA is the **professional certifications** one is able to earn through classes, reviews and testing. In my case my employer didn't pressure me to get the CFM designation, and therefore I waited until just a few years ago to acquire that designation. For me it was more of a challenge and the satisfaction of having it than anything else. Yet there are companies (I believe Phillip Morris is one) that strongly encourage its employees to get a certification, and I think the City of Richmond is the same way. I'm sure there are others. Our chapter (this fall) and National both strongly support getting its members certified, and so whether you need it, want it or want to be challenged in getting a professional designation, IFMA will assist you all along the way.

Jim

World Workplace Giveaway



Do you want to go to World Workplace in Philadelphia this October but don't have the funding? Our chapter is offering two opportunities for our members to go to World Workplace – ON US! We have two sponsorships that will cover full event registration and travel expenses.

The winners will be chosen at random from those who submit an application (see Maureen for application form). Preference will be given to Professional Members. If two Professional Members do not apply, we will look at Associate Member applications.

The winners will each receive full event registration (*) plus up to \$715 in travel expenses (total package valued at \$1,500). The chapter will register the winners. Winners will be responsible for making their own travel reservations.

Applications shall be submitted to Maureen Roskoski, our Professional Development Chair, at maureen.roskoski@feapc.com

**Applications are due by August 23, 2013.
Winners will be announced September 3, 2013.**

***Full Event Registration includes: All-access pass to conference and expo activities, including sessions, the opening keynote, all networking events and breaks, lunch vouchers, closing keynote and awards luncheon, IFMA's Awards of Excellence Banquet and online access to the conference proceedings with a \$1,500 limit.**



<http://www.worldworkplace.org/>

JUNE MEETING REPORT

by Bud Vye, Retired CFM

Coming in off of Broad Street as though you are going to Whole Foods, its hard to miss ACAC. Following instructions to go behind the building and turn right into the parking deck on the 9th, I was surprised at how high I had to go in the deck to find a space that wasn't reserved for a tenant of West Broad Village. Spaces open up near the top. Down the elevator to the ground floor. Outside to the walkway between buildings.

Around the corner and into the front entrance where Barbe and Bernadette were checking in the 44 attendees and sending them up on the elevator to the 4th floor. Our Social Hour was taking place in the Cafe/Juice Bar area. Our group pretty well filled up the room, so after filling our plate with some of the nice wraps and veggies laid out by the club's caterer, and getting a beverage from the Juice Bar (two tickets for a glass of wine; one for a beer or non-alcoholic drink) several of us braved the hot and humid, though shaded, conditions out on the pool deck where there was plenty of space. A few members were in the water cooling off, (the outdoor pool is heated, when necessary, so it can be open 7 months of the year) and we all noticed the high fenced platform tennis courts up some steps on the south side of the roof. After a while, those of us on the deck were summoned back inside, where we were directed to take the elevator or steps down one level so the meeting could be convened.



Before long, we were downstairs standing around the perimeter of a wooden floored general purpose room where President Jim Mallon got the group to attention and briefly introduced our host for the evening, Patrick Barbier of W.M. Jordan, who had been the Project Manager for this project. Choosing to dispense with Chapter business first, President Jim called on Sponsorships Chair Elizabeth McKinney, who recognized Buckingham Greenery, our sponsor for the evening, and called forward their President (and our Chapter's Vice President) Connie Hom to tell us about her firm. Connie first called up Donna Stevens from her firm to stand with her, then told us that Buckingham had supplied the plants in this facility and many others in the area, and stood ready to do the same for anyone else who needed them.

Maureen Roskoski was next introduced, updating us on the Chapter's Professional Development initiatives, and announcing that the Board had decided to provide financial assistance to two members who needed help in order to attend World Workplace in Philadelphia this October. She alerted anyone interested to pay attention for an Email announcement with details that would be forthcoming shortly to all members. Up next was Golf Tournament Chair Tim Hume, announcing that we were closing in on a sell out, and urging all to contact anyone they knew who might be interested to get their registrations in before the field was full. Lastly, Programs Co-Chair Karen Frebert announced that our August Meeting would be at Dominion's Innsbrook facility, where we would have a presentation on the Retro-Commissioning Process by James Mascaro.

Chapter business concluded, the President came back to Patrick Barbier who gave us a very animated and interesting presentation of PowerPoint photos depicting the progress of the fast track construction of the club in less than a year from start to finish. Breaking ground in January of 2012 in a tight, one half block space in West Broad Village that had already been well developed around, the owners had kept the pressure on by announcing the opening of, and selling memberships for, the club in Christmas season of that year. With excellent coordination by all the sub contractors, opening took place on the weekend of December 14th, despite a number of unusual challenges that the \$9.5 million project presented. The weight bearing capability that was required by a pool on the roof, and the large inventory of exercise machines on the floors beneath, was solved by the structural engineer and the concrete and masonry contractor's use of a self-erecting tower crane to assist in getting the steel reinforced concrete in place on a

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very tight schedule.

His presentation on the construction process completed, we split into two groups, with Patrick leading one, and George Bowles, the Director of the club leading the other, to tour the various components of the club, which was gradually getting into full swing as the evening wore on. As we worked our way down the floors, we first observed the squash courts in action, through their glass walls. (One of the oldest of racquet sports now seeing a resurgence of interest, and these courts along with those at the Country Club of Virginia being among the few in this area.) Then a Yoga class in session, with the lights off (although some light coming in through the windows) to assist in setting the proper mood. A wide assortment of more than 80 pieces of exercise equipment on three levels, along with group exercise rooms and a running track. Then down on the first floor, a four lane lap pool and 1500 sq.ft. therapy pool (with whirlpool capability) side by side with adjoining locker rooms and sauna.



Somewhat more expensive than the typical health and fitness club (I thought I heard the Director say that the basic plan was \$67 per month), but they offer virtually every possible fitness activity, including 7 indoor and ten outdoor tennis courts and a water park at their Midlothian location, which the Short Pump members can use with an upgraded membership. As such, ACAC has been very popular and heavily used right from its opening, and would appear to be a highly successful operation.

Many thanks to Patrick Barbier of GC W.M. Jordan for hosting us and his excellent description of the construction process, as well as his guiding on the tour. And to Connie Hom and Buckingham Greenery for sponsoring the meeting, which proved to be another interesting and unique facility visit in the history of the Chapter.



23rd Annual
Real Estate Trends Conference

Register at
www.realestate.vcu.edu

REAL ESTATE TRENDS
OCT 8
TWO THOUSAND THIRTEEN

GREATER RICHMOND
 CONFERENCE CENTER



SAVE THE DATE



The Richmond Chapter of the International Facility Management Association

Richmond Chapter Monthly Meeting August 13, 2013

"Winning the Gold" through the Retro-Commissioning (RCx) Process

The purpose of this presentation is to bring facility managers, owners, engineers, architects, and construction managers together for an overview of the Retro-Commissioning process. Retro-Commissioning (RCx) is a quality oriented systematic process for reviewing, verifying, optimizing/improving, and documenting an existing building's operation and energy consumption profile. During this presentation, we will discuss the lessons learned from retro-commissioning projects as case studies on how the tenant agency occupants are benefiting from the RCx process.

Objectives:

1. Describe the Retro-Commissioning (RCx) process
2. Identify Energy Conservation Measures (ECMs)
3. Discuss some of the benefits of the RCx process

Thanks to our 2013 Annual Sponsors

GOLD



SILVER



Where:

**Dominion Power –
Innsbrook Facility**

5000 Dominion Boulevard
Glen Allen, VA 23060

Parking: Parking Lot

Time:

5:30-6:30 pm Networking/Social
6:30-6:45 pm Meeting
6:45-7:30 pm Presentation

Presenter:

James D. Mascaro, PE, CCP
MBP

RSVP by:

Thursday, August 8, 2013

Simply e-mail Barbe Shaffer at
ifmarichva@gmail.com
or register on our website at
www.ifmarichmond.org
and pay by PAYPAL

COST:

Members: \$10.00

Non-Members: \$25

Registrations are required. An
additional \$5 will be charged at
registration if you have not
registered prior to the event.

Credit card payments accepted
at the door.

Be sure to include your guests
name and company

No Shows will be billed

August Meeting

**Tuesday August 13th
5:30 PM**

**Dominion Power—Innsbrook Facility
5000 Dominion Blvd.
Glen Allen, VA 23060**

www.ifmarichmond.org