



# IFMA News

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

June 2013 Issue

## THE PRESIDENT'S MESSAGE...

Celebrating Our 28th Year



I write this shortly after attending our May 14<sup>th</sup> Member Meeting at Odell Associates. In my opinion, it was one of our better meetings in recent memory. Why? We were treated to two very professionally delivered yet different programs. Chris Hodges, a Principal of Facility Engineering Associates came down from Northern Virginia to give us a great overview of IFMA's three certification programs. And Tommy Ladd of Odell presented an informative and entertaining review of their project to renovate the Lucky Strike Building into Odell's headquarters facility. He followed his talk with a tour of the building.

My recent messages have focused on IFMA's professional certifications. After Chris' presentation, I am even more convinced that our Chapter has an opportunity and responsibility to encourage and support our professional members in pursuing these credentials. Chris did a nice job of providing historical context to IFMA and the facility manager profession that it represents. He made it clear that facility management is still a young profession that does not yet have much educational infrastructure to support it. Only a handful of universities offer facility management programs. IFMA does a great job of filling the gap with its CFM, SFP and FMP credentials.

Earning the **FMP®** or Facility Management Professional credential is a great first step for any of us who are relatively new to the profession. It is a knowledge-based credential that does not require on the job experience, but does require passing assessment tests in four subject areas. IFMA provides course materials and online, interactive study tools for each of the four courses.

The **SFP™** or Sustainability Facility Professional credential will help you operate your facility sustainably. It is also knowledge based and is split into three different modules – each with printed materials, online study support and assessment tests. IFMA offers courses at World Workplace and other venues, but independent self-study is also a viable option.

The **CFM®** or Certified Facility Manager credential is a competency-based credential. This means that candidates must work in the facility management industry for multiple years and then pass a four hour exam that requires a superior understanding of eleven different subject areas. IFMA has created the CFM Learning System consisting of six books covering the eleven subject areas and access to online study tools and practice tests. IFMA also offers courses and exam prep workshops. Frequently, study groups are also formed, so candidates can help each other learn the material.

## MEETING

**Yes, June 4th**

### June 2013 Meeting

**Date:** Tuesday, June 4, 2013  
**Time:** 5:30 pm  
**Place:** The Diamond  
**Program:** Squirrelarama  
**Cost:** Members \$10 Guests \$25  
**RSVP:** By Thursday May 24, 2013  
\*\*\*\*\*

### Next Board Meeting:

**Date:** June 11, 2013  
**Time:** 4:30 p.m.  
**Place:** Markel Bldg. 4600 Cox Road  
\*\*\*\*\*

### Next Membership Meeting:

**Date:** July 9, 2013  
**Time:** 5:30 p.m.

## 2012/13 OFFICERS

### **President**

Tom Wood  
[twood@svmservices.net](mailto:twood@svmservices.net)  
285-8882

### **Vice President**

Jim Mallon  
[Jim.Mallon@dom.com](mailto:Jim.Mallon@dom.com)  
771-3090

### **Secretary**

Jim Mallon  
[Jim.Mallon@dom.com](mailto:Jim.Mallon@dom.com)  
771-3090

### **Treasurer**

Bernadette Coleman, CFM  
[bernadette.coleman@bdnreit.com](mailto:bernadette.coleman@bdnreit.com)  
521-1831

### **Immediate Past President**

Jeff Bradley  
[jbradley@valcourt.net](mailto:jbradley@valcourt.net)  
226-6969

## CHAPTER ADMINISTRATOR

Barbe Shaffer, CDT, SDA/C  
[ifmarichva@gmail.com](mailto:ifmarichva@gmail.com)  
651-6885

## COMMITTEE CHAIRS

### **Membership**

Julie Mutchler  
[jmutcher804@yahoo.com](mailto:jmutcher804@yahoo.com)  
Harvey Jones, FMP  
[harvey.g.jones@dom.com](mailto:harvey.g.jones@dom.com)

### **Programs**

Matt Sobel  
[matt.sobel@hilldrup.com](mailto:matt.sobel@hilldrup.com)

### **Sponsorship**

Elizabeth McKinney  
[emckinney@markelcorp.com](mailto:emckinney@markelcorp.com)

### **Public Relations**

Lloyd J. (Bud) Vye, R-CFM  
[bdvye@comcast.net](mailto:bdvye@comcast.net)

### **Website**

Paxton Whitmore  
[pwhitmore@svmservices.net](mailto:pwhitmore@svmservices.net)

### **Newsletter**

Ranny Robertson, PE, R-CFM  
[rrjr41@gmail.com](mailto:rrjr41@gmail.com)

### **Career Resource**

Carla Strothers-Durr  
[carla.strothers@cbre.com](mailto:carla.strothers@cbre.com)

### **Professional Development**

Maureen Roskoski, SFP  
[maureen.roskoski@feapc.com](mailto:maureen.roskoski@feapc.com)

### **Hospitality**

Jane Waring, FMP  
[jwaring@markelcorp.com](mailto:jwaring@markelcorp.com)

### **Golf Tournament**

Tim Hume  
[timh@hermitagecountryclub.com](mailto:timh@hermitagecountryclub.com)

## **AROUND THE CHAPTER**

*by Bud Vye, Retired CFM*



Went down to Hardywood Brewery on the evening of Friday, May 10th where packet pickup for the next day's Capital to Capital bike ride was in progress. With around 2500 registered for the ride, might have been their biggest crowd since last year's Fourth of July weekend, when the law permitting them to sell brew by the glass without having to sell food went into effect and they were celebrating it with "BeerDependence Day". Cars were parked everywhere in about a 5 block radius and the place was packed. Another feature of the evening was the debut of Capital Trail Pale Ale, in six packs of cans which had been canned by the portable canning operation I had mentioned in a previous column, a portion of whose sales were contributed to the Trail Foundation. Many of the riders could be seen carrying a six pack back to their car along with their other ride materials, as an additional contribution to the Foundation. I was offered a can that didn't make it back to the rider's car, and found it a little bitter to my taste.

I was pleasantly surprised to find two IFMA types among those present. First was Charles Trice, who I had noticed hobbling around on one crutch at several of our meetings, but had not caught up with him to find out what the problem was. Turns out he has been having real painful problems with his right ankle where the cartilage has worn away and some bones are rubbing bone against bone, and he was scheduled to have an ankle replacement on Tuesday, May 14th. That's the first I've heard of that procedure, and I'll be anxious to hear how his comes out. I know Charles wasn't riding the next day and assumed that he was there with some friends that were.

Then was pleased to see Jim Hopkins, who I hadn't seen since he left Creative almost a year ago and moved up to the Baltimore area. He's now Director of Commercial Sales with Maryland Office Interiors (MOI for short) and was doing the ride the next day. He can be reached at 443-780 2011 or [jhopkins@mooi.com](mailto:jhopkins@mooi.com) if anyone would like to contact him, and seems to be happy in his new situation.

Despite a threatening forecast, the weather was nice for the ride, which started and ended at Rocketts Landing up here at the Richmond end, and everything seemed to go smoothly. Then, a little later, we got word that a group of four riders had been hit by a tractor trailer on Rt. 106 in Charles City county. Fortunately, only one of them (up from North Carolina to ride with some relatives) was seriously injured, and unfortunately, efforts to locate the hit and run vehicle have so far been unsuccessful. Needless to say, this incident seriously marred what had otherwise been a highly successful event.

While we are on the topic of craft breweries, doesn't seem to be a month go by without the announcement of a new one being established. The latest I've heard of is the Rusty Beaver up on Rt. 1 in the Ladysmith area of Caroline county. They are already brewing, and plan to open to the public on June 7th. Like the frozen yogurt shops which have been opening everywhere, I'm wondering when we will reach the saturation point. They don't seem to be worrying about saturation at The Diamond, where we will find Center of the

Universe, Hardywood, Legend, and Star Hill all on tap at the beer stands when we have our social down there on June 4th.

And the Black Finn, where we held our Membership Recruitment Social back in Sept. of '07 and has been closed for about a year, has new owners and is being readied for opening under the name of F. W. Sullivan's where it will be their 3rd area location. Although it will now be the 2nd restaurant on the Canal since Casa del Barco opened back in January a little further downstream, our Canal Walk still doesn't resemble that in San Antonio and I wonder how much traffic those restaurants will get.

Now that the huge, 15 story, 501,000 sq. ft., 1000 room barracks, dorm, hotel, lodging facility (pick the name you prefer, I've seen all used) that we saw under construction when we toured Fort Lee two years ago is in full operation, the motels and hotels in eastern Chesterfield are reporting their occupancy as sharply down. Shouldn't have been a surprise to the motel operators, but the President of Shamin Hotels sounds a little naive as he states, "I don't see how a government-operated hotel can operate cheaper than we can. They still have to pay wages, utilities, and supplies." Guess he's not counting rent or construction costs and taxes as overhead the government doesn't have.

And those of us that are Circuit City alumni are saddened to get the news that our old CEO, Rick Sharp, has come down with Alzheimer's at a relatively early age. It was Rick who had the thought of selling used cars that led to the highly successful CarMax chain that was eventually spun off by CC. CarMax recently honored Rick by dedicating the chain's first store (circa 1993) at Broad St. near I-64 in Innsbrook to him. Those of us that knew them are wondering what in the world might have been the link, as Rick is the third of our top executives to be diagnosed with the dreaded affliction.

Some good news from another CC alum as Charles Scott reports that his daughter Mackenzie is making a strong recovery from her serious leg injuries suffered in an auto collision. She's not back to running yet, but is walking and driving again and is highly motivated to resume her running and hurdling career.

State Dept. of Rail & Public Transportation finally getting involved in the far over crowded parking situation at the Amtrak station on Staples Mill Rd. They are working on establishing a shuttle from the Park & Ride lot about 4 blocks away (its already a good alternative for the able bodied to drop off their luggage and then drive over, park and walk back, if you can plan to get there about 20 minutes early). They also have VDOT installing a traffic light, so people exiting the lot can make the left turn on Staples Mill, since cars waiting to do so are backing up cars into the lot after train arrivals. Situations like this, and at a number of locations on West Broad St., continue to surprise me that people seem bull dog determined to make a death-defying left turn rather than an easy right, go a block or so, and then take an easy U Turn at the first opportunity and come back. Much faster in a lot of situations, and far safer, but most don't seem to want to do it.

Got some layoffs coming up, as Dominion announces about 150 will be cut company wide over the next three months, but isn't specific as to what departments, or locations, will be affected. But Comcast is specific, stating that the 53 person, customer service call center group at the 5401 Staples Mill offices will be consolidated with similar units at Silver Spring and White Marsh, MD effective on Sept. 7.

And the long awaited debut of Southwest Airlines at RIC is scheduled for Nov.3, but its really only the continuation of AirTran's daily flight to Orlando, except that beginning that date it will be called a Southwest flight, and using Southwest planes, rather than AirTran's, which are gradually being phased out.

Ran into Dave Green of Open Plan Systems, who was helping me out with the Caritas program for the homeless families at my church. He brought along greetings from Dean Williams, along with an invitation for the Chapter to meet at their current location on Deepwater Terminal Rd. (down by the port) and see their set up down there, which apparently includes a new, state of the art, repainting operation. Old timers

*(Continued on page 11)*



## **20<sup>TH</sup> 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](mailto: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.



# FM Data: A Big Opportunity for Improved Organizational Efficiency

Angela Lewis, PE, PhD, Project Manager, Facility Engineering Associates

Increasing amounts of data are available today to help facility managers make decisions. However, without structured processes and tools to manage and analyze data, it can quickly become difficult, and in some cases, overwhelming to find data to support effective decision making. The purpose of this article is to provide an overview of value of having data available to support decisions using the construction operations building information exchange (COBie) standard to demonstrate value.

Although it is possible to quickly identify and evaluate multiple restaurants in a city you have never been and rely on a GPS to find your way to a new location, in the facilities industry, quickly finding asset data or the location of an asset are not always as easy. As the industry continues to embrace the use of technology and adopt new standards and processes, the ability to find information such as pump P-5 is in room 302 and that the warranty on pump P-5 expires on December 7, 2014 has the potential to get easier. One standard that can help is COBie: the construction operations building information exchange. COBie is a standard to support the collection of asset data, such as building names, room numbers and names and equipment information.

Using an analogy, COBie is like a bridge (Figure 1). Much of the data used by facility management teams is created during design and construction of the facility. At the completion of construction, current practice is generally to turn this information over to the facility management team as paper or electronic documents. However, this format makes it difficult for the information to be populated into facility management software, such as CMMS and CAFM. Thus, much of the information that could be available to facility management teams is unused, decreasing the ability for effective, data-driven decisions to be made. When open information exchange standards are used, it is possible to import data from the design and construction process into FM software.



Figure 1: COBie is like a bridge

## A Standard to Help Define Asset Data

At its core, the purpose of COBie is to help decision makers know where assets are located and for the information they need to be available. For example, COBie can help a maintenance manager know that Pump P-5 is in room 302, when the warranty expires, what tools and parts are necessary to maintain the pump, the manufacturer, model number, installation date and that the pump is part of the chilled water system. COBie also provides a structure to help manage documents associated with assets, such as product data and operations and maintenance manuals. Thus, stated most simply, COBie can help facility managers to answer two questions about their assets: What? and Where? Similar to many other in-

(Continued on page 6)

(Continued from page 5)

dustries, the facility management industry has the opportunity to benefit from transformational change through the adoption of technology and standards. At the time this article was written, over 14 facility management software tools currently have demonstrated they are capable of using the standard. Another 13 software tools within the architecture, engineering and construction industry have demonstrated they are capable of proper use of the standard. As more tools adopt COBie, it is important that facility management, architecture, engineering and construction teams have processes in place to effectively use the tools available.

## Benefits of COBie

There are multiple benefits for using industry standards. COBie can benefit facility management teams, design and construction teams and software providers. Perhaps the largest benefit of COBie is that it provides a standard structure to collect and exchange asset data. This saves project teams time, which can help to reduce costs. The use of standards also allows both facility management teams and software providers to focus more on adding value to their customers – opposed to developing proprietary structures to meet specific client needs. Second, when a common data structure is used, it is possible to collect asset data once and to share it between data users. For example, when a COBie capable software product is used for both maintenance and space management, it is possible to export relevant space data, such as building names and room numbers, from the space management system and import it into the maintenance management system. This can be especially valuable when facility teams need to replace an existing CAFM, CMMS or IWMS.

## Getting Started Using COBie

To get started using COBie, the first step is to download a copy of the standard in the spreadsheet format (see the Resources section of the article). When looking at the spreadsheet, first focus on the tabs along the bottom, such as facility, floor, space, type, and component. Determine which of these are most likely to apply to the needs of the facility management organization. If there seems to be a lot of tabs, focus on the yellow ones first. Next, look at the columns in each relevant tab, paying most attention to the yellow and orange colored columns (Figure 2). These two steps will help to determine what data is most relevant. To determine what data is most important to collect, it is necessary to determine what space and equipment information is needed, as well as the level of detail, accuracy and quantity of data needed.

Name	CreatedBy	CreatedOn	TypeName	Space	Description
M_Pendant Light - Linear - 2 Lamp:1200mm - 120V_ 1m Drop:1200	cskenderunkown@unkown.com	1969-12-31T18:00:00	1200mm - 120V_ 1m Drop	1E52	M_Pendant Light - Linear - 2 Lamp:1200mm - 120V_ 1m Drop:1200mm
M_Supply Diffuser:600 x 600 Face 300 x 300 Connection:600 x 600	cskenderunkown@unkown.com	1969-12-31T18:00:00	600 x 600 Face 300 x 300 Connection	1E18	M_Supply Diffuser:600 x 600 Face 300 x 300 Connection:600 x 600 F
M_Return Diffuser:200 x 200 Face 300 x 300 Connection:200 x 200	cskenderunkown@unkown.com	1969-12-31T18:00:00	200 x 200 Face 300 x 300 Connection	1E18	M_Return Diffuser:200 x 200 Face 300 x 300 Connection:200 x 200 F
M_Troffer Light - Parabolic Rectangular:0600x1200mm(2 Lamp)	cskenderunkown@unkown.com	1969-12-31T18:00:00	0600x1200mm(2 Lamp) - 120V	1E18	M_Troffer Light - Parabolic Rectangular:0600x1200mm(2 Lamp) - 120
M_Troffer Light - Parabolic Rectangular:0600x1200mm(2 Lamp)	cskenderunkown@unkown.com	1969-12-31T18:00:00	0600x1200mm(2 Lamp) - 120V	1E18	M_Troffer Light - Parabolic Rectangular:0600x1200mm(2 Lamp) - 120
M_Lighting Switches:Single Pole:Single Pole:819825	cskenderunkown@unkown.com	1969-12-31T18:00:00	Single Pole	1E18	M_Lighting Switches:Single Pole:Single Pole:819825
M_Duplex Receptacle:Standard:Standard:900026	cskenderunkown@unkown.com	1969-12-31T18:00:00	Standard	1E18	M_Duplex Receptacle:Standard:Standard:900026
M_Duplex Receptacle:Standard:Standard:900165	cskenderunkown@unkown.com	1969-12-31T18:00:00	Standard	1E18	M_Duplex Receptacle:Standard:Standard:900165
M_Duplex Receptacle:Standard:Standard:900244	cskenderunkown@unkown.com	1969-12-31T18:00:00	Standard	1E18	M_Duplex Receptacle:Standard:Standard:900244
M_Duplex Receptacle:Standard:Standard:900268	cskenderunkown@unkown.com	1969-12-31T18:00:00	Standard	1E18	M_Duplex Receptacle:Standard:Standard:900268
M_Duplex Receptacle:Standard:Standard:900292	cskenderunkown@unkown.com	1969-12-31T18:00:00	Standard	1E18	M_Duplex Receptacle:Standard:Standard:900292
M_Duplex Receptacle:Standard:Standard:900345	cskenderunkown@unkown.com	1969-12-31T18:00:00	Standard	1E18	M_Duplex Receptacle:Standard:Standard:900345
M_Duplex Receptacle:Standard:Standard:900402	cskenderunkown@unkown.com	1969-12-31T18:00:00	Standard	1E18	M_Duplex Receptacle:Standard:Standard:900402
M_Sprinkler - Pendant - Hosted:15 mm Pendant:15 mm Pendant:1003	cskenderunkown@unkown.com	1969-12-31T18:00:00	15 mm Pendant	1E18	M_Sprinkler - Pendant - Hosted:15 mm Pendant:15 mm Pendant:1003
M_Supply Diffuser:600 x 600 Face 300 x 300 Connection:600 x 600	cskenderunkown@unkown.com	1969-12-31T18:00:00	600 x 600 Face 300 x 300 Connection	1E23	M_Supply Diffuser:600 x 600 Face 300 x 300 Connection:600 x 600 F
M_VAV Unit - Single Duct:200 mm:200 mm:567859	cskenderunkown@unkown.com	1969-12-31T18:00:00	200 mm	1E23	M_VAV Unit - Single Duct:200 mm:200 mm:567859
M_Return Diffuser:150 x 150 Face 300 x 300 Connection 2:150 x 150	cskenderunkown@unkown.com	1969-12-31T18:00:00	150 x 150 Face 300 x 300 Connection 2	1E23	M_Return Diffuser:150 x 150 Face 300 x 300 Connection 2:150 x 150 F

Figure 2: Excerpt from the component section of the COBie standard in spreadsheet format

## Collecting Data Using COBie

Methods to collect data using COBie can vary widely, from the use of a spreadsheet, to web forms setup using Google Sheets and commercial off the shelf software. When determining what method to use, con-

(Continued on page 7)

sider the budget available, required quality of data and time available to manage the data collection process. With lower cost methods, it will be necessary to spend more time manually checking the data for accuracy and making sure the requested data is collected. In contrast, although it may cost more upfront to collect data using purchased software, in the end the quality of the data collected can be higher because purchased software often has quality assurance algorithms with automated checking.

### **Facility Management Teams Using COBie Today**

The use of the COBie standard by facility management teams has been increasing over the last several years. A few notable facility teams the author is aware of that are successfully using COBie are the U.S. Department of State (Clark and Stapula 2013), the University of Southern California (Teicholz 2013), the Federal Aviation Administration (Starkov 2013 *et al.*) and the Texas A&M Health Science Center (Griffith and Cervenka 2011). The U.S. Department of State's strategic vision includes the use of COBie. It is part of their unified building management system which is used to manage building, operations, real estate, maintenance, and project information. During a recent presentation, a member of the Department of State team remarked that their system had "COBie inside," like Intel inside. At the University of Southern California, COBie is part of the university's BIM guideline (USC 2012). Although implementing new processes and standards is often a slow process across any industry, the number of facility teams using COBie continues to increase.

### **Asking for COBie**

As facility management teams start determining how COBie can be used with their organizations, it is important to clearly define what is desired. A current practice today is to say "I want COBie." However, just saying "I want COBie," is like going to a car dealer and saying "I'd like to buy a vehicle." The car dealer will start asking you questions: What is your budget? Do you want a car or a truck? New or used? How reliable? Unless you are able to answer these questions, you will unlikely be pleased with your purchase. Similarly, when requiring the use of COBie within a project, it is necessary to specify what data and the quality of the data that should be collecting using COBie. Like the car purchase, if you don't know what you want, it will be difficult to get it.

### **COBie Capable Software Tools**

COBie can be used in several different formats, including the spreadsheet, commercial off the shelf software and customized software. When facility teams seek to implement COBie using software, it is important to make sure that the selected software provider has properly implemented COBie within their product. The best way to determine if a software provider has properly implemented COBie is by determining if they have participated in a recent COBie Challenge. The COBie Challenge is a public demonstration of the ability to import the standard. The Challenge process consists of a series of quality assurance meetings between the software provider and a member of the COBie quality assurance team. During these meetings, the quality assurance team observes the COBie importing process and then checks if the software imported the standard correctly by asking a series of detailed questions. Software teams that successfully pass the quality assurance process are asked to present their results at a national conference. In March 2013, facility management software product providers present their results at the National Facility Management and Technology (NFM&T) conference in Baltimore, MD.

### **Conclusion**

With the abundance of data available to facility management teams today, it is important to carefully evaluate who is providing what data, and in what format. If data about facilities is only accessible in PDFs and paper copies, it can be very time consuming to find the right information to maintain and replace equipment. When standards such as the construction operations building information exchange (COBie) are used, it is possible for more data to be available in a useful format – helping your facilities team to more effectively support the mission of the parent organization. What's stopping your facilities organiza-

(Continued on page 12)

## MAY MEETING REPORT

by Bud Vye, Retired CFM

A pretty evening on May 14th, and a decent turnout of 46 found their way to the Odell offices in the Lucky Strike building, and then, after a bit of looking around, found a place to park. Soon, the west side of Pear St. was full, top to bottom with everyone setting their parking brakes on the steep hill. A few of us arriving a little later used the unpaved area at the top of the other side of Pear, and that worked out fine.

Entering the building down at the Cary St. level we were struck by the massive concrete columns originally built to support the power plant for the Lucky Strike cigarette manufacturing operation, which left behind the water tower and the huge chimney we viewed from the outside, as well as the sculpture of the Indian Chief Connecticut who is peering over the southeast corner of the building. Walking around the columns we ran into the refreshment tables set up by our caterer Andrea Huntjens of Sophisticated Soirees, who was featuring Chicken barbecue and her specialty, Fig in a Blanket, which she had first surprised us with at West Broad Village.



A congenial social hour with a number of small groups scattered among the several small meeting rooms, main Conference/Board Room, and alcoves around the huge columns. At length, President Tom Wood sent word along to assemble in the Conference/Board Room.

With the room not really capable of handling a group of our size, a number of our group stood in the back rather than coming up front to fill some vacant seats at the table (as I find when I am ushering at Church). Tom dispensed with the Business segment of the meeting in very short order prior to turning the group over to me in order to conduct the election of officers for the coming fiscal year.



Being motivated by having a captive audience, I first shared with the group an experience I had personally had with the Connecticut sculpture back in 1983, shortly after joining Best Products and finding that The Chief was one of a number of pieces of art work around the chain that I had to keep an eye on. This one being on the roof of our Bethesda, MD store, prior to being moved to The Diamond after it was built, several years later. Since sculptor Paul DiPasquale had seemed to be embarrassed by this incident, and had asked me



not to spread it around, I am partially complying with his wishes (even though I think the Statute of Limitations may have run out after 30 years) and not putting it in print. If you want to hear the story, you'll have to check with me personally, or with one of those who was at the meeting. There's an excellent feature story on Paul in the May issue of Fifty Plus, that you may be interested in reading, since most at the meeting, except for our hosts from Odell, didn't seem to be familiar with him and his work.

That anecdote shared, I introduced the slate of officers, all of whom were in attendance, called for any nominees from the floor and hearing none, asked for a motion, and a second, from members present, to elect the slate by acclamation, which was promptly done. Our slate, of Jim Mallon for President, Connie Hom for VP, Harvey Jones for Secretary, and Bernadette Coleman for Treasurer, are now duly elected and will be installed at the June meeting, with their term beginning on July 1st.



(Continued from page 8)



Business attended to, the meeting was turned over to Maureen Roskoski, our Professional Development Chair, who had arranged this program. She first announced that Wendy Funderburk of Eurest was the winner of a drawing conducted among the respondents to a survey she had distributed to the membership to determine interest in, and need for, various professional preparation programs, and she presented Wendy with her prize of a \$25 gift card.

Maureen then introduced Chris Hodges, a principal at Facility Engineering Associates, in Northern Virginia, for whom she also works. Chris, who holds a long list of accreditations, including that of IFMA Fellow, has been down here previously conducting preparation courses for the CFM exam. He is probably better prepared than anyone to discuss the topic of IFMA Credentials, having been on all the committees that developed the certifications and their examinations, and is an excellent speaker to boot.



He started by noting that we have close to 20,000 IFMA members worldwide, most of whom studied something else than Facility Management in school. Only a handful of colleges offer a major in it, with Brigham Young, whose graduates this year will only number in the 30's, having the largest program. Filling that educational gap are the IFMA Credential Programs, beginning with the Facility Management Professional (FMP), progressing to the Certified Facility Manager (CFM), and then recently adding in the Sustainability Professional (SFM). He noted that the CFM Learning System (a heavy bundle of publications covering all eleven of the Core Competencies) has just been released, and advised that it is more effectively studied and gone over in a group of peers rather than just individually. Concentrating on the CFM credential, he noted that the current exam consists of 180 multiple choice questions (all of the four answers for each are correct, but one is the best of the four). It takes about 4 hours to complete; and to keep the designation current requires 120 Maintenance Points every three years, which is not difficult, particularly if one is active in an IFMA Chapter, and/or regularly attends the meetings. Chris covered a tremendous amount of material here, which I won't attempt to repeat, and those who might have questions should contact Maureen, who will either know the answer, or will get it for you from Chris.

Wrapping up that portion of the meeting, President Tom introduced Tommy Ladd of Odell, our host for the meeting, and tour guide. Bill Talley had been listed in that role, and was present during the Social Hour, but he had to leave and Tommy did an excellent job of covering for him. Those of us who remember back to the August, 2006 meeting at the St. Francis Medical Center out in Midlothian will recall that Jim Snyder of Odell spoke to us then, as Odell were the architects on that project (and they continue to do a lot of work for Bon Secours). Jim is still the head man at Odell, but is currently spending most of his time in Houston, setting up the firm's third office there. Their other office is in Charlotte, which houses their Structural group, in addition to the main unit which handles general architecture. The Richmond office fluctuates between 25 and 38 employees, including the firm's Interior Design section, with the rest handling general architecture. On the lookout for larger quarters about five years ago, they had looked at this building, which was really in rough condition, but determined that it was too costly to convert into office space. A developer who had been converting other Tobacco Row buildings (mostly warehouses) into apartments and condos sunk about a million dollars into the preliminary work in this building before going belly up. Now, with the use of Historic Tax credits, the project looked feasible, and Odell took it on, moving in in January of '09.

As a registered historic site, certain code requirements were waived, including the overly steep stairs going up from the entry level to the staff offices on the 2nd floor. Going along with the huge smoke stack with

(Continued on page 14)

## MEMBERSHIP CORNER

By Julie Mutchler, Membership Committee Co-Chair

### Welcome to our newest members !

**Stuart Herman**

Sales Executive South East  
Tomra Compaction/ Orwak USA  
88 Long Hill Cross Road  
Shelton, CT 06484  
Email: [sherman.orwak@tomrana.com](mailto:sherman.orwak@tomrana.com)

**Kevin Riley**

Project Manager  
MBP  
7400 Beaufont Springs Dr  
Richmond, VA 23225  
Email: [kriley@mbpce.com](mailto:kriley@mbpce.com)

**Bob Thompson**

Business Director  
Circle Safety and Health Consultants  
1610 Confederate Ave  
Richmond, VA 23221  
Email: [bob@circlesafety.com](mailto:bob@circlesafety.com)

---

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

**Michael G. Calkins**

President  
Trolley House Refreshments Inc.  
4915 Waller Rd  
Richmond, VA 23230  
Email: [michael@trolleyhouseva.com](mailto:michael@trolleyhouseva.com)

**Jared B. Howe**

Project Coordinator  
Dominion Virginia Power  
707 East Main Str.  
Richmond, VA 23219  
Email: [jared.b.howe@dominion.com](mailto:jared.b.howe@dominion.com)

**Russell L. Peaden**

Capital Region Airport Commission  
One Richard E. Byrd Terminal Dr  
Richmond International Airport, VA  
23250  
Email: [rpeadon@flyrichmond.com](mailto:rpeadon@flyrichmond.com)

**Mark Cummings**

Maintenance  
PPG Architectural Coatings  
7710 Glen Ferry Rd.  
Pfafftown, NC 27040  
Email: [mcummings@ppg.com](mailto:mcummings@ppg.com)

**John R. Kanipes**

PPG Architectural Coatings  
1923 Matox Ave.  
Petersburg, VA 23805  
Email: [jkanipes@ppg.com](mailto:jkanipes@ppg.com)

**Maureen K. Roskoski**

Senior Professional  
Facility Engineering Associates PC  
2797 Kennedy Rd  
Henrico, VA 23233  
Email: [maureen.roskoski@fepc.com](mailto:maureen.roskoski@fepc.com)

**Cynthia S. Giroux**

Business Development Manager  
Aramark  
1301 Oliver Hill Way  
Richmond, VA 23219  
Email: [Giroux-cynthia@aramark.com](mailto:Giroux-cynthia@aramark.com)

**Jeff Newman**

Owner  
Interface  
2511 Arrandell Rd  
Midlothian, VA 23113  
Email: [jeff.newman@interface.com](mailto:jeff.newman@interface.com)

**Billy A. Williford, Jr.**

PPG Architectural Coatings  
504 Braden Dr.  
Durham, NC 27713  
Email: [bwilliford@ppg.com](mailto:bwilliford@ppg.com)

---

### New Member Spotlight

**Stuart Herman**

Sales Executive South East  
Tomra Compaction/ Orwak USA  
[sherman.orwak@tomrana.com](mailto:sherman.orwak@tomrana.com)

---

Stewart Herman is a Sales Executive Southeast for **Orwak USA, LLC**. **Orwak USA, LLC** develops, manufactures and markets a full line of equipment for sorting, compacting and recycling. They give the customer the tools to handle waste and recyclables in a cost efficient and environmentally correct way. A local market presence and a well-developed service concept mean that **Orwak** is never far away.

**Orwak** has over the years developed a wide range of Trash Compactors and Recycling Balers for industrial and commercial applications. Their equipment is found in food service operations, manufacturing plants, warehouses, hotels and resorts, hospitals and educational institutions to name a few. Whether you need equipment for compacting and baling of kitchen garbage, cardboard, plastics, cans or other bulky materials, **Orwak** can suit your needs. Anyone generating trash or recyclable materials could potentially become an **Orwak** owner.

To guarantee the safety of both the operator and others nearby, all moving parts are inaccessible while the machine is in operation. Whenever possible the safety devices on our machines are mechanical making them more tamper proof than using electric switches. **Orwak** has commanded a leading position in the world since model 5030 was originally designed back in 1971. That model is unique still today. Since then, we have come up with several new ideas, including the multi-bin concept. The reliability and simplicity of the Orwak machines are well documented.

#### Categories

Equipment/Furniture  
Waste Receptacles

Facilities  
Building Maintenance/Grounds Equipment  
Recycling and Recycling Equipment  
Trash Compactors

Food Service  
Food Service Equipment & Management  
Small Equipment

For the listing of jobs in our area and nationally,  
please refer to [www.ifmarichmond.org/professional-development/career-resources.aspx](http://www.ifmarichmond.org/professional-development/career-resources.aspx)

---

*(Continued from page 1)*

Your board is now discussing how it best can support you in your pursuit of these credentials. This will be a major theme for the Chapter as we move into the new July 2013 – June 2014 year. Our goal is to offer some local study and/or review options.

We are proud to be the home of 20 CFMs, 8 FMPs and 1 SFP. Yet, we have 103 professional members, so there is plenty of opportunity to see these numbers grow!

Let me close by congratulating our newest CFM Tim Hume!



---

*(Continued from page 3)*

will remember that we met at, and toured, their operation on Carolina Ave. by RIR back in Sept. of '97, and found it to be a very interesting insight into how systems furniture is refurbished. I'm passing the invite along to Matt Sobel, with a recommendation that we take them up on it.

Speaking of old timers, I wonder if any of the rest of you have seen the ad in Reach Magazine, where they are hiring ad sellers. If the woman in the ad isn't Kathy Loomer, it's sure a dead ringer for her!

And a little bit of justice, although not much yet, for those white collar criminals who continue to skate free at the "too big to fail" mega financial institutions whose lobbyists worked so hard to keep Elizabeth Warren from being confirmed as head of the Consumer Protection Agency. Now that she's been elected as one of the Senators from Mass. she seems to be making life a little bit uncomfortable for them. A sentence in a recent letter from her to the heads of Justice, Treasury, and the Fed pretty well sums up the current situation ----- "If large financial institutions can break the law and accumulate millions in profits and, if they get caught, settle by paying out of those illegal profits, they do not have much incentive to follow the law.

\*\*\*\*\*

## SUSTAINABILITY CORNER

By Maureen Roskoski, SFP, REPA, LEED AP O+M

## PROFESSIONAL DEVELOPMENT NEWS

By Maureen Roskoski, SFP, REPA, LEED AP O+M

**If you are interested in submitting an article for either of the above columns in the newsletter, please send your ideas to Maureen Roskoski at [maureen.roskoski@feapc.com](mailto:maureen.roskoski@feapc.com)**

---

*(Continued from page 7)*

tion from using standards to support increasing the availability of useful data in your organization?

### References

Clark, R. and D. Stapula. (2013). Saving Money, Increasing Efficiency with FM Data. National Facility Management and Technology Conference (NFM&T), Baltimore, MD, March 12, 2013.

Griffith, H. and M. Cervenka (2011). COBie Case Study and Survey Results, Texas A&M Health Science Center. COBie Case Studies, NIBS Annual Conference, December 2011. [http://www.google.com/url?sa=t&rct=j&q=&esrc=s&frm=1&source=web&cd=1&ved=0CDAQFjAA&url=http%3A%2F%2Fprojects.buildingsmartalliance.org%2Ffiles%2F%3Fartifact\\_id%3D4505&ei=PydKUdzOApK64APrp4DwBw&usq=AFQjCNF4AiSKrzGa74FZGlofFSJSoTEuLw&bvm=bv.44011176,d.dmg](http://www.google.com/url?sa=t&rct=j&q=&esrc=s&frm=1&source=web&cd=1&ved=0CDAQFjAA&url=http%3A%2F%2Fprojects.buildingsmartalliance.org%2Ffiles%2F%3Fartifact_id%3D4505&ei=PydKUdzOApK64APrp4DwBw&usq=AFQjCNF4AiSKrzGa74FZGlofFSJSoTEuLw&bvm=bv.44011176,d.dmg)

Starkov, I. *et al.* (2013). Lifecycle BIM at FAA: Case Study. National Facility Management and Technology Conference (NFM&T), Baltimore, MD, March 12, 2013.

Teicholz, P. (2013). BIM for Facility Managers. International Facility Management Association (IFMA) Hoboken: John Wiley & Sons.

USC (2012). University of Southern California, BIM User Guides and Files <http://www.usc.edu/fms/technical/cad/BIMGuidelines.shtml>

### About the Author

Angela Lewis, PE, PhD, is a Project Manager with Facility Engineering Associates in Fairfax, VA. In March 2013, she led the COBie Challenge for Facility Managers. She can be contacted at [angela.lewis@feapc.com](mailto:angela.lewis@feapc.com).

A version of this article was published by Building Operating Management at <http://www.facilitiesnet.com/software/article/COBie-Offers-Easier-Way-To-Manage-Asset-Data--14013>



# Congratulations to our Newest CFM



*Mr. Tim Hume*  
*Director of Facilities*  
*Hermitage Country Club*

---

**VIRGINIA CENTER FOR ARCHITECTURE**  
**2501 Monument Avenue**  
**Richmond, VA**  
**2013 Speaker Series:**

“A PLACE TO BE HAPPY” – Linking Architecture & Positive Psychology

Presentation #1

Thursday May 30, 2013, 5:30pm

Speakers: **Chuck First**, Architect and Dr. Xiaoxiao Hu, ODU Professor of Psychology

Topics Covered: Background on the growing field of positive psychology and integrating empowerment into the design of buildings.

Presentation #2

Thursday June 20, 2013, 5:30pm

Speakers: **Chuck First**, Architect and Ansel Olson, Graphic Designer

Topics Covered: Background on research supporting the needs for Respect and the Sense of Purpose and integrating features for these into the design of buildings.

Presentation #3

Thursday June 27, 2013, 5:30pm

Speakers: **Chuck First**, Architect and **Connie Hom**, President of Buckingham Greenery

Topics Covered: Background on research supporting the needs for Fun and Nature and integrating features for these into the design of buildings.

(Continued from page 9)

"Lucky Strike" on it, and the old water tower, outside, the interior has an old style, heavy industrial, look about it throughout.

With the vestiges of the old power house, and steep, side hill lie everywhere, Tommy didn't have a ready answer for how many usable sq.ft. were in the building, but guessed that it was around 30,000. An elevator had been installed out in open space, with expanded steel mesh for its shaft, and three circular reflectors (in the shape of a ship's propeller) had been installed way up on the ceiling so that spot lights aimed up at it reflected down to illuminate the entry area way below. A couple of offices up on the 3rd level, with a walkway outside where you could look down on the staff beneath. (The staff calls it the "Warden's Catwalk" where he can look down on the "cell block" beneath.) A short flight of steps up from there takes you to the break room,



as well as to the RR trestle, Shiplock Park and river out the windows. More steps upward would get us to the level where Connecticut was outside, but no one took Tommy up on his offer to go there and see "The Chief" up close and personal.



When the Richmond Braves left town, making the Connecticut sculpture available for relocation, Jim Snyder surprised the staff by telling them that he intended to enter the competition for it (I recall several High Schools, like Varina & Monacan, with Indians for mascots, being involved in the bidding). With the endorsement of the sculptor, Odell was selected as the next location, and "The Chief" was disassembled into his 6 parts, brought down here from The Diamond, touched up, and stored for a while. Not long after, his installation was a big affair, with a number of Native American tribes and high ranking elected officials in attendance. Contrary to all of the initial discussion, everyone now seems in agreement that "The Chief" is in a great location, and are high in their praise of Jim Snyder for stepping up to offer it.

Thus ended the tour, and another excellent meeting. Thanks to Maureen Roskoski for suggesting it; to Chris Hodges for coming down from Northern VA and giving us an excellent presentation, as well as their firm FEA for being the Monthly Sponsor, along with Annual Sponsors Servicemaster and Valcourt Building Services. Also big Thank You's to Bill Talley & Tommy Ladd of Odell for hosting us and showing us through a fascinating and difficult conversion of a historic heavy industrial building into very unusual office space.

\*\*\*\*\*





The Richmond Chapter of the International Facility Management Association

**NOTE: CHANGE IN DATE**

**Richmond Chapter Monthly Meeting  
June 4, 2013**

**In order to secure enough tickets, please RSVP by May 24, 2013**

- The ORC birthday zone on the 1<sup>st</sup> base line will be reserved for IFMA.
- 5:00 pm to 6:00: Registration and hot dog, hamburger, chips and soft drink buffet, games and induction of 2013-2014 Officers.
- 6:15 PM, take our seats, which will be a block of lower level seating.
- Bud Vye will be on the Flying Squirrels Radio Network to promote what IFMA is doing.
- Promotion is appearance by The Moonshiners



**Thanks to our Monthly Sponsor**

**BRONZE**



**Thanks to our 2013 Annual Sponsors**

**GOLD**



**SILVER**



**Where:**



**IFMA NIGHT WITH THE  
FLYING SQUIRRELS  
“Squirrelarama”**

**Richmond Flying Squirrels**

**VS**

**New Britain Rock Cats**

Gates open at 5:30 PM

Game starts at 6:35 PM

Park in main lot for \$3.00

**RSVP by:**

Thursday, May 24, 2013

Simply e-mail Barbe Shaffer at

[ifmarichva@gmail.com](mailto:ifmarichva@gmail.com)

or register on our website at

[www.ifmarichmond.org](http://www.ifmarichmond.org)

and pay by PAYPAL

**COST:**

Members - \$10

Member Spouse - \$15

Children - \$15

Non-Member - \$25

Non-Member spouse - \$25

Fees include cost of food and admission to game

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

# June Meeting

**Tuesday June 4th**

**Gates Open 5:30 PM**

**Game at 6:35 PM**

**IFMA NIGHT WITH THE  
FLYING SQUIRRELS  
“Squirrelarama”**

**The Diamond**



[www.ifmarichmond.org](http://www.ifmarichmond.org)