



# IFMA News

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

November 2011 Issue

## THE PRESIDENT'S MESSAGE...

Celebrating Our 26th Year



I want to start off this month's newsletter by apologizing for not being in attendance at the membership meeting we held at Glen Allen High School last month. However, the reason for my absence inspired my idea for this month's newsletter. I was actually out of town with my business colleagues on a planning retreat. We spent 3 days brainstorming ideas on what we want to achieve both personally and professionally in the upcoming year. I always look forward to this time of the year as it gives us the opportunity to reflect on what is truly important to us in order to be fulfilled in today's world.

The time to plan is now. There are more opportunities for you to accomplish so much more while exploring new fields and participating in new activities. Decide today to make the coming year the best year of your life. Every day that goes by is a new opportunity to draw a line under your past and to focus on your future. Commit to yourself that you are going to set goals, make plans, take actions and achieve more in the coming year than perhaps you have ever accomplished in any one single year before. It doesn't matter where you're coming from; all that really matters is where you're going. No matter what you have done or accomplished in the past, that was then and this is now. We have to always look forward as the best days, weeks, months and years of your life lie ahead. The most exciting accomplishments and the greatest achievements are still to come. As it happens, everyone has goals. But some people seem to accomplish their goals far more systematically and with greater assurance than others. Why is this? The answer is simple. People who accomplish goals at a higher rate than the average are people who use a systematic, proven method of goal setting and goal attainment. When thinking of the qualities of success, focus and concentration tend to be the most important. Focus meaning knowing exactly what it is you want and concentration meaning having the discipline to concentrate single-mindedly on one thing until it is complete. If we strive to focus on these qualities, we can accomplish virtually anything. There are no limits on your future if you can focus and concentrate every hour of every single day. Some of us have goals that seem insurmountable and we tend to put them on the back burner. Break these goals down into small attainable goals that will continue to push you down the path to that big goal. With perseverance, there is no limit to your success. On the flip side, we look to continue to focus on closing out a successful 2011 year with one last membership meeting this month and topping it off with our annual holiday party at Markel in December. Thanks again for all your support and I look forward to seeing you all at November's membership meeting.

## MEETING

### November 2011 Meeting

**Date:** *Tuesday, November 8, 2011*  
**Time:** *5:30—7:30 pm*  
**Place:** *W.M. Jordan Company*  
**Program:** *SFP Credential*  
**Cost:** *Members \$10 Guests \$25*  
**RSVP:** *By Thursday November 3, 2011*  
\*\*\*\*\*

### Next Board Meeting:

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

### Next Membership Meeting:

**Date:** *December 13, 2011*  
**Time:** *5:30 p.m.*

## 2011/12 OFFICERS

### **President**

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

### **Vice President**

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

### **Secretary**

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

### **Treasurer**

Ken Coll  
[kjcoll13@comcast.net](mailto:kjcoll13@comcast.net)  
723-4184

### **Immediate Past President**

Ned Netherwood  
[spider73.1@comcast.net](mailto:spider73.1@comcast.net)  
363-5117

## CHAPTER ADMINISTRATOR

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

## COMMITTEE CHAIRS

### **Membership**

Julie Muter  
[jmutcher804@yahoo.com](mailto:jmutcher804@yahoo.com)  
Harvey Jones  
[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, CFM  
[bdvye@comcast.net](mailto:bdvye@comcast.net)

### **Website**

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

### **Newsletter**

Ranny Robertson, PE, CFM  
[ralside72@comcast.net](mailto:ralside72@comcast.net)

### **Career Resource**

Carla Strothers-Durr  
[strothers.c@pg.com](mailto:strothers.c@pg.com)

### **Professional Development**

Mark Fletcher  
[m.fletcher@cwtesco.com](mailto:m.fletcher@cwtesco.com)

### **Hospitality**

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

### **Golf Tournament**

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

## **AROUND THE CHAPTER**

by Bud Vye, CFM



Chapter Administrator **Barbe Shaffer** on Cloud Nine as her daughter Amber presents her with her first grandchild on 10/18, a boy they named Owen, upon which she promptly headed up the road to Pennsylvania to get acquainted and help out.

We get a chance to tour a LEED Gold building at Glen Allen H.S. and then I pick up the paper and see that **U. of R.'s Robins Stadium**, which we toured last October, has just been awarded the Silver certification. You may recall college architect Andrew McBride telling us way back in May of '06 down at Baskervill how UR had adopted a policy of building all of their new buildings to LEED standards. To date, they have received Gold for three buildings ---- Weinstein Hall, Heilman Dining Center, and Weinstein Center for Recreation & Wellness, while awaiting the results for two others, including the International Center, which we also toured last October.

High fives all around in the cycling community as Richmond is announced as the host of the **2015 Road Cycling World Championships** at this year's championships in Denmark. This nine day event, held annually in September, is a big deal in the cycling world (probably 2<sup>nd</sup> only to the Tour de France) and will bring lots of attention and visitors to the area. Unlike the Olympic Games or World Cup, the venues are the roads and streets of the region, so we won't have to build stadia or much in the way of new facilities.

Another outstanding **Folk Festival**, blessed with beautiful weather (as someone I talked to said, "I can't imagine how anyone could miss coming, since it's right here in Richmond, and free, with free parking and shuttle buses"). Moving the north side shuttle parking to Anthem from The Diamond did fake a few people out on Friday night (who went to The Diamond out of force of habit), but seemed to work out fine on Saturday & Sunday. I do wonder a bit at the crowd estimates, as they keep making them higher every year, with this year's being 200,000. If that number is correct, along with the \$92,000 reported in donations, that means an awful lot of people didn't put a "drop in the bucket". Whatever the actual number was, it did seem to be more than last year, and I hope the organizers are able to find the funding to keep it going in the future.

Five items of bad news, as outfits I'm familiar with file for Chapter 11 or close ---

**Friendly's**, the restaurant chain famous for its ice cream sundaes and shakes announced that it will close 63 of its locations, including the ones on Patterson Avenue, Brook Road, Fribble Way in Midlothian, and Colonial Heights, but will continue to operate 424 of its restaurants. Founded in Springfield, MA in 1935, where I worked in the original store while I was in college, making milk shakes which were called "Awful Awfuls" (awful big & awful good), the founders eventually sold out to Hershey, who then sold to a leveraged buy out group, who took on a huge amount of debt to make the purchase, and now can't make the payments.

(Continued on page 3)

**Plan 9 Music**, Richmond's iconic music store, has filed after years of declining sales, as online music has supplanted records, tapes, and now CD's. **Jim Bland**, the owner and founder, obviously didn't see the trend coming and by 2004 had expanded from the original Carytown location to where he had a total of 10 locations in VA & North Carolina. Then he started downsizing by closing locations that still had as long as three years on their leases and continuing to pay the rent on the empty locations. Now back to the original store and one in Charlottesville, he's planning to reorganize, move the Carytown store to a smaller location, and keep both stores going.

Another good guy, **Buck Ward**, the owner of **Segway of Richmond**, the Shockoe Slip dealer that sells the gyroscopic two-wheeled vehicles, and runs tours through the historic area on them, is going to shut down. A trio of personal injury lawsuits claiming \$6 million worth of injuries due to inability to control the Segways on tours has caused Buck's insurance company to cancel his policy covering any further incidents. So he leased his storefront to a Williamsburg-based Segway tour company that has insurance. Then he went to the West Coast and spent \$400,000 on five old-fashioned trolley cars, which will be part of his new company, **Experience Richmond**, which Ward says will eventually offer tours of the city via trolley, scooter and bike. He will also organize whitewater rafting and kayaking on the river. You can call Buck anything you want, but one thing is certain, he's an entrepreneur with a Capital E!

The **Ramada Plaza Richmond West** (which I still think of as the Hyatt) at Broad & I-64 closes only two months after an investor bought the outstanding \$29.5 million loan at auction on 8/18. I knew they were in trouble after the Westin opened across the street, but hadn't realized that they had taken so much damage from the hurricane that only 84 of 372 rooms were habitable.

A restaurant out near the Broadview Shopping Center in Centerville has closed, despite having what seems to be a decent location. First I remember it as Brenda's, seemed to be very successful, but Brenda decided to retire. Then Hondo's, which moved in to Innsbrook. Then Manakin Grill. Now **Country Folks**, with some of the old Brenda's staff, is turning off the lights. As I've said a number of times, I can't think of a tougher way to make a living than running a restaurant, but there always seems to be someone ready to step up and give it another try.

Speaking of which, **Paolo Randazzo** and his wife, Rhonda, have quietly opened the doors at **Portico**, an upscale Italian restaurant on River Road, where construction has been underway since back in the spring. Many of our group will have been there when it was the Edible Garden (featuring locally grown produce), and before that the English Garden. Randazzo also owns [Sensi](#), the upscale Italian restaurant up in Tobacco Row that he has run since 2005. He previously was the chef and owner of Franco's Ristorante on West Broad Street for 20 years before it closed.

Looks like the hassle between the **Dominion Club** members and club owner HHHunt Corp. is getting close to settlement, pending approval of the plan by the members, who have a pretty bitter pill to swallow. Instead of receiving their initiation deposits back as promised, they can receive 11 cents on the dollar now, or await the sale of the club within the next 12 years and receive their share of the proceeds at that time. The creditors committee recommends that they take it.

Also taking the money now is Mayor Jones, as he and the **RMA** finalize a **debt refinancing deal** that will allow the city to recoup more than \$60 million from the region's toll-road system, rather than a much larger amount in 2022. Now comes the hassle with City Council over how the money will be used.

The hassle is already on-going over whether to proceed with development plans for the 20 acre **City Stadium** property or to leave it for continued use as a Stadium. Naturally, it has been proposed to commission a study (and to study what use should be made of the former GRTC bus barn near Byrd Park, while

*(Continued on page 5)*

## MEMBERSHIP CORNER

By Julie Mutchler , Membership Chair

---

### Welcome to our newest members !

**Steven R. Donohoe**

Vice President Sales  
Custom Woodwork Inc.  
1719 Arlington Rd  
Richmond, VA 23230  
Email: [sdonohoe@customwoodworkinc.com](mailto:sdonohoe@customwoodworkinc.com)

**Gary W. Grubb**

President  
Custom Woodwork Inc.  
1719 Arlington Rd  
Richmond, VA 23230  
Email: [ggrubb@customwoodworkinc.com](mailto:ggrubb@customwoodworkinc.com)

**Ken L. Moody**

Account Manager  
Office Movers Inc.  
11810 North Lakeridge Parkway  
Ashland, VA 23005  
Email: [kmoody@kanecompany.com](mailto:kmoody@kanecompany.com)

**Kevin B. Arthur**

Sales/Project  
Dominion Service Company of Richmond  
2630 Goodes Bridge Rd  
Richmond, VA 23224  
Email: [karthur@dsr.com](mailto:karthur@dsr.com)

---

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

**John S. Gillenwater**

Vice President of Business Development  
KBS Inc.  
8050 Kimway Inc  
Richmond, VA 23228  
Email: [jgillenwater@kbsgc.com](mailto:jgillenwater@kbsgc.com)

**John M. Knowles**

Planner/Analyst R & K  
Solutions  
1700 Blue Hills Dr NE Ste B  
Roanoke, VA 24012  
Email: [mike.knowles@rksolutions.com](mailto:mike.knowles@rksolutions.com)

**Richard P. Lum CFM**

Facilities Operations Manager  
Altria Client Services  
6601 W. Broad St  
Richmond, VA 23230  
Email: [Richard.p.lum@altria.com](mailto:Richard.p.lum@altria.com)

**Phillip B. Dailey**

President  
Applied Telecom Solutions Inc.  
P. O. Box 74187  
Richmond, VA 23236  
Email: [phil@appliedts.com](mailto:phil@appliedts.com)

**Michael Edwards**

Account Manager  
Atlantic Constructors, Inc.  
1401 Battery Brooke Parkway  
Richmond, VA 23237  
Email: [michael.edwards@atlanticconstructors.com](mailto:michael.edwards@atlanticconstructors.com)

**Jon Reed**

Facilities Specialist  
Old Dominion Electric Cooperative  
PO Box 23058  
Glen Allen, VA 23058  
Email: [jreed@odec.com](mailto:jreed@odec.com)

**Elizabeth A. McKinney**

Facilities Lead  
Markel Corporation  
4521 Highwoods Parkway  
Glen Allen, VA 23060  
Email: [emckinney@markelcorp.com](mailto:emckinney@markelcorp.com)

**Marjorie U. Davidson**

Mechanical Engineer  
MjDavidson Consulting  
10116 Grand Oaks Dr  
Richmond, VA 23233  
Email: [mj davidson consulting@gmail.com](mailto:mj davidson consulting@gmail.com)

**John S. Francis, NCIDQ**

Director Business Development  
Evans Roofing Company (CFE Inc.)  
2496 Old Ivy Rd.  
Charlottesville, VA 22903  
Email: [jsfrancis@tecinc.com](mailto:jsfrancis@tecinc.com)

**John A. Heisler**

President  
JA Heisler Contracting Co.  
3201 Lanvale Ave  
Richmond, VA 23230  
Email: [john@jaheisler.com](mailto:john@jaheisler.com)

**Doug Hilemn**

Emerald Construction Company  
2219 Dabney Road  
Richmond, VA 23230  
Email: [dhilemn@emeraldconstruction.com](mailto:dhilemn@emeraldconstruction.com)

**James F. Jacobsen**

Administrator of Support Services  
Lakewood Manor  
1900 Lauderdale Drive  
Richmond,  
VA 23059  
Email: [jjacobsen@vvh.org](mailto:jjacobsen@vvh.org)

(Continued from page 3)

they are at it), but that's been held off, as they are "working with the community, fleshing out the scope." Don't hold your breath.

I'm happy to see the third of our old **Circuit City headquarters buildings**, Deep Run III bought by a local ownership group, in which Markel has an interest. The 382,570 sq. ft. building, built in the mid-90's, which has been sitting vacant, was purchased for \$12.4 million out of foreclosure and Cushman & Wakefield/Thalhimer will handle the leasing.

After working 24 years in Retail companies, I still smile when I see the marketing folks continue to exploit the **gullibility** of the average U.S. consumer. I'm used to seeing "50% OFF ads (off of what?) but my latest smile was caused by my purchase of an 18 oz. container of French's Spicy Brown Mustard. The largest letters displayed on its label are "50% More". Right beneath that, in tiny letters, reads "than our 12 oz." Check it out, next time you are in the condiment aisle. Sure can't accuse them of false advertising, as the math is absolutely correct.

Also smiled when I learned that **teaparty.com** has been the domain name of a Canadian Rock Band for more than 6 years. They're doing pretty well, but are considering selling it to the political party if the price is right. So far, not yet. They're starting a tour on 11/15, as you'll see if you check out the site.

And we have to come up with some kind of award for Sheriff Woody, who has taken the art of **Nepotism** to an entirely new level with a total of ten of his relatives on his staff at the Richmond Jail. No need to have any family reunions, when you've got the whole family working in the same building.

With times being tough, and commodity prices high, we're seeing some **brazen thefts** going on, so you all better take a look around your facility and see if you have any vulnerable aluminum, copper, or steel that someone might try to take off of your hands. Just this month saw thieves take down a relatively small, abandoned, bridge in Western PA and attempt to sell it to a scrap dealer, and then over 2,000 lbs. of copper pipe and 300 aluminum lightning rods were taken off the roof of the Raleigh General Hospital. Probably the ones that irritated me the most during my career were the theft of trash compactor containers from one of my PA stores at Best Products, and one of my Atlanta stores at Circuit City. Had to be someone with a trash truck, and I put out a \$500 reward, no questions asked, at all the local trash haulers and scrap dealers, but never got a nibble.

\*\*\*\*\*



**New Member Spotlight**  
**Steven R. Donohoe**



**Custom Woodwork Inc.** is a small company located in Richmond, Virginia with a strong commitment to quality craftsmanship, products and services. They specialize in custom commercial and residential cabinetry, countertops, bank counters, vanities, entertainment centers, architectural molding and paneling, computer desks and workstations. Their craftsmen are skilled in fine furniture joinery, woodturning, hardwoods and veneers, plastic, laminate, solid surface, marble, granite and finishing and spray painting techniques. Sales and engineering personnel interact directly with the customer to determine a budget, detailing the design, and collecting field measurement data. The engineering dept. will create detailed shop drawings for customer approval, prior to manufacturing.

## OCTOBER MEETING REPORT

by Bud Vye, CFM

A decent turnout of 57 (including my wife, who “wanted to see what our new High School looks like”) showed up for our October 11<sup>th</sup> meeting at **Glen Allen H.S.** With their one way traffic pattern, it was way down to the other end of the 900 space lot and then back to park near the entrance. Checking in with Barbe, and then gathering not far inside the entrance, the group wasn't hard to find. **Thyme Out** had set up a couple of tables with their usual assortment of nice wraps, hors d'oeuvres, and soft drinks in an alcove against a window looking out to the school's courtyard.



After a lengthy period of socializing, we were summoned to move a few steps around the corner and into the school's Community Room, near the entrance and designed to handle outside meetings such as ours. With our President absent, **VP Tom Wood** capably stepped in and convened the group, welcoming and recognizing the new members and guests in attendance. Professional Development Chair **Mark Fletcher** announced the monthly “**Lunch & Learns**” that his firm Tesco would be hosting, with the first one on 10/18. Sponsorship Chair **Elizabeth McKinney** thanked and recognized our two sponsoring firms for the evening's program, **EMC Me-**

**chanical Services** (the Mechanical contractor on this project) and **KBS** (the GC). **Joe Zier**, EMC's representative, told us about his firm, its capabilities, and some of the jobs they had done, while **Adam Britt** did the same for KBS.

Programs Chair **Matt Sobel** concluded the business portion of the meeting by reporting that he still had not nailed down November's meeting, but was close to doing so (several days later he announced that we would be meeting at the W.M. Jordan offices at 708 Bainbridge St. in Old Manchester, where **Maureen Roskoski** will explain and discuss **IFMA's new Sustainability Facility Professional (SFP) Credential**). Matt also announced that the venue for the **Holiday Party on December 13<sup>th</sup>** was firm, and would again be held **at Markel's offices in Innsbrook**, but in a different building than the one where we had held previous meetings.



Following Matt, **KBS's Adam Britt** was on again, and launched right into a presentation about the project, which he treated from his perspective as the Project Manager for the GC during the construction phase. Following right behind, came **Moseley Architects' Doug Westmoreland**, who discussed the project from the Architect's point of view. Between the two of them, we learned that -----



It's a 95 acre property, but with 14 acres left as buffer, and 23 as wetlands, only 58 acres were usable for construction, with space for a future Career Development Center left vacant in the center of the site.

Henrico county had a direct contract with **Rappahannock Construction**, the sitework contractor who was responsible for placing the pad on grade in order to allow building construction to commence, while **Timmons** did the Civil Engineering design. While this work was going on, the GC began their \$54 million contract by building the 3500 seat football stadium with field house, concession, and ticket booth outbuildings, followed by site lighting and parking areas.

(Continued on page 7)

(Continued from page 6)

Several committees with administrators, teachers, parents, and students participated in the design process and came up with 7 options. The one that was selected has four classroom wings, each with two floors, in the 255,000 sq. ft. building. Construction started in December of '08 and had a 20 month schedule for completion. The school opened in September of '10 with Freshmen and Sophomore students. This year has the first class of Juniors and population is now up to 1100, moving toward its eventual capacity of 1800, when it has all four grades.

The school has a standing seam metal roof, a Trane HVAC system with VAV air distribution, a building automation system that allows the facility staff to monitor and control the electrical, lighting, and HVAC systems on site, or remotely, and every classroom has an interactive white board.

The project was originally designed to achieve LEED Silver Certification, including such features as a 55,000 gallon cistern which accepts and filters rain water which is then re-used in the non-potable systems such as toilets, saving 3 million gallons of water usage a year, but was close enough that the school system decided to go for the Gold, and achieved it by increasing the amount of ----

- Construction Waste diverted from landfill from 50 to 75%
- Recycled material used for the project from 10 to 20%
- Regional materials (extracted, processed, or manufactured within 500 miles) from 10 to 20%
- Wood based building materials from FSC certified forests to 50% (by cost)
- All carpet, indoor composite wood, adhesives, sealants, paints, and coatings of low emitting materials
- Green Power purchased to 70% of the building's energy use over a 1 year period



Concluding the presentations, we broke into 2 groups to take a tour, with Doug and Adam leading the way. Down the long corridor, admiring the nice terrazzo floors, and looking into the **Library** (since every student has a lap top, not many books, as in the libraries of old). Into the **Dining Area**, with two sections seating 500 each, and then on to the **Gymnasium**, with a seating capacity of 2250, where the Lady **JAGUARS** volleyball team was warming up for a match with Lee-Davis. Then finally, into the **Auditorium**, which really impressed everyone with its 1200 seat capacity (two sections

in the rear hidden behind overhead rolling partitions, when not needed), very comfortable seats, with ample leg room, and acoustic clouds hanging below the ceiling. Easily, looks to be one of the very nicest venues in the area to watch a play or concert, and I look forward to the opportunity to get up there and see how it works in action.



From there, it was **Thank You's to Adam Britt and Doug Westmoreland** for excellent presentations and tour leadership. Again to Adam for the sponsorship by **KBS**, as well as to **Joe Zier, for EMC's** sponsorship. All of which made it possible for us to get a good look at a state of the art new high school which has achieved the LEED GOLD certification. All who had a part in the project seem to be very proud of it, as well they should be.



# Electronic Delivery

Are you ready to do more for your part of the environment?

Would you like to get Bud's column earlier?

Did you know we can send the newsletter to you electronically?

In the electronic version, the pictures and some highlights are even in color

To be added to the E-Distribution List, please send an email from your preferred delivery address to the Editor at [railside72@comcast.net](mailto:railside72@comcast.net)

You'll get the newsletter earlier—and you just may like that!  
And be sure to pass it on to your friends and colleagues as well.

---

## How to Register for an IFMA event on our Website

Here are step-by-step instructions on how to register on line for an IFMA event, whether it be for a membership meeting, the golf tournament, or a special event sponsored by IFMA.

Go to our website: [www.ifmarichmond.org](http://www.ifmarichmond.org)

Click on **IFMA EVENTS**

Click on the **date of the event** on the calendar

Click on **Register**

Complete the **Attendees Information**

Click on **Register**

If you are **Prepaid** or will be **Paying at the Door**, that's all you have to do. You will get an e-mail confirmation.

If you are using **Paypal**, you will be directed to the payment page.

Select **Pay by PayPal** and complete the information on the payment page.

If you were invoiced for a previous event and would like to make a payment through Paypal, follow these directions:

Go to the bottom of the calendar page: "**Payments for Prior Meetings**"

Select appropriate **registration fee** you are paying

Insert the **invoice number**

Select **Buy Now**. You will be directed to the payment page.

Select **Pay by PayPal** and complete the information on the payment page.

*If you have any questions or need additional help, please contact Barbe Shaffer, Chapter Administrator, at [ifmarichva@gmail.com](mailto:ifmarichva@gmail.com)*

## **Patient First**

**Location: US-VA-Glen Allen**

**Employee Type: Full-Time**

**Patient First** is accepting applications for an Assistant Facilities Manager in Glen Allen, Virginia. Patient First provides a friendly work environment that promotes a team oriented philosophy.

### **Job Responsibilities**

The responsibilities of the job include, but are not limited to, the following:

- Provide patients, clients and employees a productive environment within the established organizational framework;
- Ensure the repair of all Patient First property is performed in a safe, timely and cost effective manner;
- Establish and maintain manuals that document standard operating procedures for facility management;
- Prepare department operating budgets and manage/monitor expense variances;
- Maintain quality control and cost effective maintenance contracts for all facilities and properties;
- Seek bids for owner installed equipment and services;
- Manage construction for facility renovations, ensuring timely completion within established budget guidelines;
- Conduct regular facility inspections, report results and necessary actions;
- Oversee Computerized Maintenance Management System; keep all reports current;
- Manage center HVAC & Computerized Building Control Systems.

**Email: [Job@site.CareerBuilder.com](mailto:Job@site.CareerBuilder.com)**

**Visit our Local Chapter Web Site**

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

**Registration is required for Members Only benefits**

# Education Opportunities - It's a Good Thing

## Four IFMA Facility Management Professional Development classes:

### **Class 1: How to Read and Interpret a Test & Balance Report** **10/18/11**

- Why air and water flows matter  
Critical points in a TAB report and what they do  
Important information for Ownership & Maintenance  
Aids in "ongoing commissioning" goals by setting benchmarks

### **Class 2: The Truth about the Costs and Benefits of Retrocommissioning** **12/14/2011**

Significantly improved IAQ & occupant comfort  
Increased RE values, both on a lease SOFT or sale basis  
Lower capital improvement costs are identified  
Energy improvements are discovered  
Lower monthly operational costs are achieved  
Includes financial & historical data in report form for "bean counters"

### **Class 3: Existing Building Sustainability (LEED / Energy Efficiencies) -** **2/15/2012**

What does it take to obtain a LEED certification for your building?  
The best energy-efficient improvements for the buck  
When LEED doesn't make sense

### **Class 4: TBD based on class survey on most important topics to attendees** **4/18/2012**

**\*\*\*ALL LUNCH & LEARNS TO BE HELD AT C&W-TESCO CONFERENCE ROOM  
11:00 am to 1:00 pm AT 430 SOUTHLAKE BLVD, SUITE B-12, RICHMOND, VA 23236\*\*\***

**Please RSVP to Mark Fletcher – [m.fletcher@cwtesco.com](mailto:m.fletcher@cwtesco.com)**

\*\*\*\*\*

## **11/18-19/11 2-Day CFM Exam Review Course**

Location: Facility Engineering Associates  
12701 Fair Lakes Circle, Suite 101  
Fairfax, VA 22033

Time: 8:00am - 5:00pm (both days)  
Cost: \$400/Members AND \$695/Non-Members



Speakers: Chris Hodges, P.E., CFM, IFMA Fellow with Facility Engineering Associates

Details: The 2-Day CFM Exam Review Course is the definitive course of preparation for those planning to take the exam to achieve the Certified Facility Manager credential. Attendees can update and assess knowledge and skills related to each competency area, learn about the format of the exam, and review sample questions. The course will be led by Chris Hodges, P.E., CFM, IFMA Fellow with Facility Engineering Associates and will run from 8:00am - 5:00pm both days. Participants in the CFM Exam Review Course earn CEUs

<http://www.cvent.com/events/2-day-cfm-exam-review-course/event-summary-f515a24e1dfe41b18c17d23246531ec0.aspx>



**Richmond Chapter of IFMA  
November Meeting  
Tuesday, November 8, 2011**

**New Sustainability Facility Professional (SFP) Credential**  
(Held at W.M. Jordan Company)  
708 Bainbridge St.  
Richmond, VA 23224

IFMA has a new credential to address the growing need for high performance buildings and an educated building management staff on energy and sustainability. IFMA's Sustainability Facility Professional (SFP™) is an assessment-based certificate program delivering a specialty credential in sustainability. The SFP credential is now available and many FM's are considering earning the designation. This session will help answer your questions surrounding the designation from its cost to the long term professional value. This presentation will explore what the credential is, how it differs from the USGBC LEED program and why, as facility professionals, FM's should pursue the SFP. Consider the SFP and be sure to attend this session and learn from an IFMA SFP Instructor. Maureen Roskoski has worked with existing facilities on LEED certification, energy management, and sustainability policies during her 15 years of practice.

**Come join us and see what's new in the FM world!**

**Host: Chad Blalock, Building Systems Group Manager, W.M. Jordan Company**

**Presentation by: Maureen Roskoski, REPA, SFP, LEED AP O+M, Senior Professional, Facility Engineering Associates.**

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

**Join us for a great evening!**

**Parking: Lot**

**THANKS TO OUR SPONSORS:**



**RSVP by Thursday, November 3, 2011**  
**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**

**Be sure to include your guests name and company**  
**Members: \$10.00                      Non-Members: \$25.00**

**No Shows will be billed**

# **November Meeting**

**W.M. Jordan Company  
708 Bainbridge St.  
Richmond, VA 23224**

**Tuesday November 8th  
5:30—7:30 PM**