



THE PRESIDENT'S MESSAGE...



"We are the now generation, we are the generation **NOW**" These lyrics from the Black Eyed Peas song "Now Generation" exemplify the underlying buzz at the IFMA World Workplace 2014. There were 13 IFMA Richmond Chapter members present in New Orleans and what a week! Before heading to New Orleans **Monday**, we started with a fabulous Richmond Chapter golf tournament held at Hermitage Country Club - beautiful golf course, terrific weather and **FABULOUS** sponsors. Thank you to all for a successful tournament that will provide monies for our two charities.

Tuesday: the new IFMA logo was displayed everywhere at World Workplace! (our new Richmond logo is premiering on this newsletter and the new website to launch October 14).

The theme was FM+STRATEGYxINNOVATION=YOUR FORMULA TO SUCCESS. The speakers, educational sessions and expo was about strengthening your position as a leader of change by balancing sound practices with creative problem-solving.

Some of us went to facility tours - Army Corp of Engineers pumping station and the renovated Art Deco Lakefront Airport. Some of us spent the full day for CFM preparation courses taught by an international group of facilitators. Some of us spent the day touring the Big Easy, which is no easy task.

Wednesday: The keynote speaker was about change - how you see the world and need to collaborate with everyone, your internal and external end users. The expo had hundreds of exhibitors with the latest softwares, technical materials and new products and services for improving FM performance, profitability and efficiency. Harvey Jones went to a session on the exhibition floor about incorporating BIM into facility management. Wendy Funderbunk liked Manhattan Analytics software maximizing space utilization. Opening welcome reception was at Mardi Gras World with all the large floats. Tim Hume and I were having fun playing the washboards with spoons, adding to the zydeco music. Pictures on page 13.

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MEETINGS

October 2014 Membership Meeting

- Date:** *Tuesday, October 14, 2014*
- Time:** *6:00 pm*
- Place:** *Old City Bar*
- Program:** *30th Anniversary Party*
- Cost:** *Members \$20 w/ Spouse \$35*
Non-Members \$50
- RSVP:** *By Thursday October 9, 2014*

Next Board Meeting:

- Date:** *Tuesday, November 4, 2014*
- Time:** *4:30 p.m.*
- Place:** *Markel Bldg. 4600 Cox Road*

Next Membership Meeting:

- Date:** *Tuesday, November 11, 2014*
- Time:** *5:30 p.m.*

2014/15 OFFICERS

President

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

Vice President

Harvey Jones, FMP
harvey.g.jones@dom.com
273-3076

Secretary

Stave Pancham
sbrancham@mbpce.com
330-4875

Treasurer

Bernadette Coleman, CFM
Bernadette.coleman@bdnreit.com
521-1831

Immediate Past President

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

CHAPTER ADMINISTRATOR

Barbe Shaffer, CDT, SDA/C
ifmarichmondva@gmail.com
651-6885

COMMITTEE CHAIRS

Membership

Julie Mutcher
jmutcher830@gmail.com

Cameron Bridges

bridgesca@verizon.net

Programs

Karen Frebert
K.frebert@creative-va.com

Sponsorship

Brian Workman
BWorkman@MOH.com

Public Relations

Lloyd J. (Bud) Vye, R-CFM
bdvye@comcast.net

Website & Social Media

Paxton Whitmore
pwhitmore@svmservices.net

Newsletter

G. R. (Ranny) Robertson, R-CFM
grjr41@gmail.com

Professional Development

Maureen Roskoski, SFP
maureen.roskoski@feapc.com

Hospitality

Elizabeth McKinney
emckinney@markelcorp.com

Golf Tournament

Tim Hume, CFM
timh@hermitagecountryclub.com

IFMA RICHMOND CHAPTER NEWS

Is a publication of the Richmond Chapter of the International Facilities 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

Congratulations are in order to Chapter Administrator Barbe Shaffer upon completion of her internship and graduation to the level of Hanover County Master Gardener Volunteer. I didn't notice whether her thumb has now turned green, or whether that is even a requirement for that certification.

And to Dominion Service Company & SERVPRO of Richmond, Chesterfield, Henrico, Tri-Cities & Newport News for renewing their Chapter Sponsorship at the PLATINUM level. The support of all of the Sponsors listed under the Monthly Meeting Announcements is a great boost to the Chapter, with those at the Platinum level being particularly so.

Also to Art Bykonen who has embarked upon a serious weight loss program. Noticing his slimmer appearance at the September meeting, I mentioned it to him, upon which he reported that he had dropped 50 pounds and was hoping to shed 100 more. At it a little longer than Art, Andrea Neidhammer is also making progress on a similar program, and I'm rooting for both of them to keep it going, recognizing the difficulty of such an endeavor.

Its also been a bit difficult to track down former member Melanie Aster, since she was flooded out of her house in New Orleans by Katrina and had to leave town for Baton Rouge. After several years, Karen Frebert has made contact and she is back in the Big Easy with her Cell # (504) 610-9292 and Email Melanie@spaceswelove.com I'm still waiting to hear from her with an update, which I will pass along once I receive it.

I couldn't be at the Golf Tournament this year, but all reports indicate that it was another highly successful one, and you can see the scores and team photos elsewhere in this issue.

A quick sale of Clear View, the former Robins Estate on River Road, by the Virginia Historical Society (to whom it was deeded by Mrs. Robins upon her death in 2010). Randy & Tracy Meier (he's the CFO of Owens & Minor) are listed as the buyers for a price of \$3.62 million after the property had been put on the market for \$4.25 million in April.

And Lauren Ross is named Curator of the VCU Institute for Contemporary Art, as digging continues at the Broad & Belvidere site on the \$35 million project. Scheduled for a 2016 opening, the "Gateway to VCU" project's official name will be the Markel Center. Ross is coming down from the Big Apple, where she is a highly regarded 18 year veteran of their art scene.

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MEMBERSHIP CORNER

By Julie Mutcher, Membership Committee Chair

Welcome to our newest members!

Eugene Decker

Facility Operations Manager
Federal Reserve Bank of Richmond
701 East Byrd Street
Richmond, VA 23219
Email: Eugene.decker@rich.frb.org

Karen Spottswood

Facilities Manager
Appian Corporation
5861 Waterdale Court
Centreville, VA 20121
Email: Karen.spottswood@appian.com

Todd Steeley

Virginia Commonwealth University
101 South Linden Street
Richmond, VA 23284
Email: tasteley@vcu.edu

On behalf of the Chapter Board, "Thank You" to the following for renewing/rejoining this month

Kenneth W. Brammer

Office Manager
Delta Airport Consultants, Inc
9711 Farrar Court, Suite 100
Richmond, VA 23236
Email: kbrammer@deltaairport.com

Caroline B. Garret

Interior Designer
Evolve Architecture
1111 E. Main St Suite 150
Richmond, VA 23219
Email: caroline@evolvearchitecture.com

Stephen R. Pancham, CCM

Project Manager
MCDough Bolyard Peck, Inc. MBP
Boulders II 7400 Beaufont Springs Dr.
Ste 403
Richmond, VA 23225
Email: spancham@mbce.com

Gregory P. Campbell

President
Smarter Interiors
2112 Tomlynn St
Richmond, VA 23230
Email: gcampbell@smarterinteriors.com

Stuart Hanckel, CFM

Facilities Project Manager
Dominion
14236 Big Apple Rd
Glen Allen, VA 23059
Email: m.stuart.hanckel@dom.com

Joel Carlson Ratekin, IIDA

President
Ratekin Consulting
PO Box 6639
Ashland, VA 23005
Email: joel@ratekinconsulting.com

John W. Dempsey

Maintenance Supervisor
County of Gloucester
4521 Chestnut Fork Rd
Gloucester, VA 23230
Email: jdempsey@gloucesterva.info

Klaus H. Illig

Facility Manager
Federal Reserve Bank of Richmond
701 East Byrd Street
Richmond, VA 23219
Email: killig@hotmail.com

Mathew Sobel

Director, Business Development
Hilldrup Companies
2314 Dabney Rd
Richmond, VA 23230
Email: matt.sobel@hilldrup.com

Gilbert E. DeShazo

President
Emerald Construction Company
2219 Dabney Rd.
Richmond, VA 23230
Email: gdeshazo@emeraldconstruction.com

Michael D. Loving, FMP

Supervisor
Bon Secours Memorial Regional Medical Center
8260 Atlee Rd
Mechanicsville, VA 23116
Email: Michael_loving@bshi.org

Henry Stephens

Facility Manager
Federal Reserve Bank of Richmond
701 East Byrd Street
Richmond, VA 23219
Email: Henry.Stephens@rich.frb.org



HABITAT NEEDS YOU!

IFMA TO PARTNER WITH HANOVER HABITAT FOR HUMANITY

SATURDAY, November 1, 2014

Through our generous donation this year from the proceeds of the annual golf tournament, our Chapter will be able to partner with HHH by volunteering on Saturday, November 1 to work on one or two of their homes in the Ashcake Road area in Ashland.

What will you build?

Habitat for Humanity builds houses and so much more. A Habitat build site is where hanging a door opens a world of opportunity, where laying a foundation can transform a neighborhood, where installing a window offers a clearer vision of the future, and where renovating a home can renew a community. So, what will you build? Join us on Saturday, November 1 and see what a difference we can make.

More information to come as we work with HHH on our plans for volunteer day.

Bring a Prospective Member to a Meeting

Please be advised that the Board has an established policy for anyone who would like to bring a prospective member to a meeting. If you let the Membership Committee place the RSVP for the prospective member, there will not be a guest fee charged for that attendee.

Again, the RSVP must be placed by the Membership Chair, Julie Mutcher,
jmutcher830@gmail.com. Guests are always welcome but member prospects will help us grow.

(Continued from page 2)

The Hilton Garden Inn on the former Miller & Rhoads site, where we met in May of '09, is already slated to receive a make over, with a high quality restaurant and more meeting space being added, and renovations to all of their 250 rooms, as it is converted to a full service Hilton by the end of 2015.

On a much smaller scale, the Henry Clay Inn across from the train station in Ashland is slated to be sold at auction this month. With only 13 rooms, the owners have not been able to make a financial go of it. They thought they had a deal with Randolph-Macon last year, but the town would not give them a variance from business zoning for R-MC to use it as an honors dorm and offices. That having fallen through, the owners are now trying the auction route to see if they can find a buyer for the 12,000 sq. ft. landmark, appraised at \$1.3 million.

Hopefully, it will work out for them as it has at The Dominion Club, the centerpiece of the Wyndham community, where the Chapter held its 10th Anniversary celebration back in October of '94. Owner HHHunt had been looking for a buyer for the property, which has been in Chapter 11, for some time. Sounds like they have one in San Diego based Heritage Golf Group although no one is mentioning any financial details.

Union Presbyterian Seminary has been contemplating development on their vacant, 34 acre Westwood Tract for some time, with existing zoning permitting as many as 1179 apartments on the site. A proposal to build 349 on half of the site generated a fire storm of opposition among the neighbors, who had grown used to having the open space as though it were a public park for the last hundred years. Scaling the project down to 310 units, with building heights of only three, rather than four, stories, it appears that the \$50 million project is now going forward.

And more in a seemingly never ending stream of conversions to apartments downtown, as demolition begins in the former Signet Bank building at 800 E. Main, where the plan is to put in 196 new apartments in the nearly 200,000 sq. ft. of the two buildings.

Still more Real Estate news, as Lingerfelt continues to accumulate suburban office space, this time picking up seven Innsbrook buildings totaling more than 190,000 sq. ft. from Highwoods for \$19.85 million.

Virginia Power active on several energy fronts, as they acquire some solar farms, move ahead on plans for wind farms, get approval from the NRC for another reactor at Lake Anna, and continue to move ahead on plans for the natural gas pipelines. The latter two getting the expected opposition from the environmentalists, but the fracking (with horizontal drilling in such locations as under Pittsburgh Airport) continues to yield tremendous amounts of natural gas liquids with pipelines, rather than rail cars, being obviously the best way to move it. Climate change opposition or no, the energy game is changing, as the increased production in this country (and Canada) is putting a real dent in demand for Middle Eastern and Venezuelan oil, badly hurting the Tanker and deep water drilling companies, not to mention what its doing to the market for coal.

An interesting project moving forward down at the closed Fort Monroe as Liberty-Source is hiring and training workers (concentrating on military spouses and veterans) to do out sourced "business processing" (bill paying, checking expense reports, posting invoices, etc., but NOT Call Centers). Plans are to create 596 new full time jobs over the next few years, if the concept catches on.

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IFMA's SFP Coming To Richmond!!



Become a leader in developing sustainable FM strategies

Sustainability Facility Professional®

Our chapter is committed to your professional development and we want to bring this important credential opportunity to our members. We will be subsidizing a portion of the costs of this class to provide you with a significantly reduced rate. This will be a great opportunity to take this class at a much lower cost. Stay tuned for costs and dates.

IFMA's SFP® is an assessment-based certificate program delivering a specialty credential in sustainability. By earning your SFP credential, you will develop and gain recognition for your expertise in sustainable FM practices while impacting your organization's economic, environmental and social bottom lines.

Dates: Two days a month in January, February, and March 2015. Specific dates to be announced later.

Costs: Stay Tuned to next month's newsletter

WHY YOU SHOULD ATTEND

- Significantly reduced rates!
- Class will be offered here in Richmond
- The program equips SFPs with the tools necessary to integrate sustainability efforts with the organization's values and strategies
- Learn how to present a business case for a sustainability initiative
- Discover how to evaluate initiatives from a financial point of view and speak the language of the Chief Financial Officer
- Learn how to track and report accomplishments

Read success stories on the value of the SFP here. See how others have saved money with the tools they learned in this class and gather the benefits you need to get approval for this class. For questions, comments, or to reserve your spot now, contact Maureen Roskoski, IFMA Richmond Professional Development Chair at maureen.roskoski@feapc.com

The course covers:

Strategy and Alignment for Sustainable Facility Management

- Organizational strategies
- Developing a strategy
- Sustainability considerations
- Establishing goals and initiatives
- Communications and reporting

Managing Sustainable Facilities

- Sustainability policy development
- Applying sustainability to FM plans
- Program development and implementation
- Change management
- Performance management tools
- Finance for sustainable facilities
- Purchasing and procuring for sustainable facilities
- Standards, systems and support

Operating Sustainable Facilities

- Energy
- Water
- Materials and resources
- Workplace management
- Indoor environmental quality
- Quality of services
- Waste
- Site impact

Learn more about the SFP at IFMA's website – <http://www.ifmacredentials.org/sfp>

IFMA 2014 GOLF TOURNAMENT

PATCRAFT (#4A)

Ben, Brett, Nick, Richard



W. W. NASH (#3A) 1ST Flight, 1ST Place

Ryan Mohler, Scotty Allan, **Brett Heizer (Longest Drive)**, Kenneth Murray

HODGMAN'S (#2B)

Kim Bruffy, Beau Bruffy, Robbie, Wade Kennedy

VALLEYCREST (#2A)

Sean Davis, Jerry Simon, David Bryant, **Tim Jackson (Putting Contest)**

HERMITAGE COUNTRY CLUB (#1A)

Todd Lepage, Tim Wolfe, Tim Hume, Jerry Stone

WESTVIEW (#1B)

Matt Helms, Randall Ingram, Afton Johnson, Scott Adams



BRANDYWINE (#3B) 1ST Flight, 2ND Place

Matt Hamilton, Jason Hetherington, Rick Miller, Tyler Miller

DRAPER ADEN ASSOCIATES (#18A)

Jared Howe, Tim Dean, Dennis Murray, Frank Greco

JOHNSON CONTROLS (#18B)

Bob, John Masouras, Lloyd Brucher, Andrew Boehm

MOI (#17A)

Manny Grenwald, Eric Salle, Jon Cramer, Brian Workman

SOVEREIGN PAVING (#17B)

David Moore, Eugene Cifers, Kenny Tyree, Doug Wiedeman

COLONIAL WEBB (#16A)

Adam Webb, Brett Heyer, Pete Henley, Allen Hurt

BASKERVILL (#15A)

Scott, John B., John C, Allen Davis

REDCOATS (#15B)

Jack Ball, Larry Lucas, Jim Reilly, Doug Johnson

KJELLSTROM & LEE (#14A)

Rob Pannell, Ben Smyth, Scott Moore, Dave King

APPLIED TELECOM (#14B)

Gordy Broseker, Phillip Dailey, Mark Glidewell, John Richardson

CLEANERS OF AMERICA (#13A)

Song Kim, Stephen An, Kevin Jeung, Frank Oh

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CREST INTERNATIONAL (#13B)

Mike Holland, John Spicer, Doug Young, Steve Houck

DOMINION SERVICES COMPANY (#12A)

Aaron Tunnell, Andrew Southard, Greg Campbell, Mike Derricott

SERVPRO (#11A)

Nathan Martin, Zack Silsbury, Dwight Swank

CREATIVE (#11B)

Tim Crowder, Jim Mallon, Carl Hooper, Bill Williams

ROYAL CUP COFFEE (#10A)

Willie, Jerry, Steven Scott, Dave Bates

BRANDYWINE (#10B)

George Crowell, Joey Caperton, Vince Doherty



VSC FIRE & SECURITY (#9A) 2nd Flight, 2nd Place

Joey Piercy, Joey Houser, Brad, Patrick

SERVICE MASTER (#9B)

Lindsay Bradley, Melissa Ziglar, Amanda Tyson, Christine Probst

MARKEL (#8A)

Bob Boucher, Elizabeth McKinney, **Sean Dolan (Closest to the Pin)**

VALCOURT (#8B)

Jamie Thomas, Tim Allison, Christien O'Keefe, Jeff Bradley



CORT FURNITURE (#6A) 2nd Flight, 1st Place

Brent Farmer, Mike Cline, Jim Hopkins, Gene Jones

BONITZ FLOORING (#7A)

Jimmy, Ryan, Mark, James

XPEDX (#6B)

Josh Sullivan, Anna Sullivan, Alan Mason, Mike Gosline

SERVICE MASTER (#5A)

Tom Wood, Brandon Lewis, Paxton Whitmore, Brian Dudley

INFRALOGIX (#5B)

Paul Collins, Mark Strang, Rik Rikkola, Wayne Vick

(Continued from page 5)

Some headaches for Health Diagnostic Labs as the Wall Street Journal does an expose charging that they are paying kickbacks to doctors who send Medicare patients' blood to HDL for testing. HDL CEO Tonya Mallory fights back, stating that what they have been doing is only long standing common practice in the clinical laboratory industry. We'll see how that shakes out.

Airlines continue to come up with new fees they can charge their passengers, as Allegiant Air institutes a \$5 charge for printing your Boarding Pass at the airport, rather than at home, while Spirit Airlines doubled that charge to \$10. American Airlines raised the age below which they will charge \$150 to escort an unaccompanied minor from 11 to 14. As this trend continues, don't be surprised if some of the charges seen on a recent Saturday Night Live skit come to pass (for toilet paper, hand towels, soap, use of the required seat belt, cooled air from the vent, etc.). And I'm old enough to remember when flying used to be fun, with decent food and snacks being served, and not just in First Class!

And we're still awaiting word from Stone Brewing as to whether its us, Norfolk, or Columbus.



(Continued from page 1)

Thursday: Educational sessions with 13 various topics each hour totaling 52 sessions to choose from. I went to most of the sessions at WE - which stands for workplace evolutionaries. These sessions were a big dose of leading-edge workplace thinking. Check out the IFMA website <http://we.ifma.org>

Here were some of the topics - Workplace as experience, Academic trends influencing the workplace, Making mobility work, Emotional Intelligence, Organizational Performance, Dollars and sense of the healthy workplace, Are your workplace metrics in order, Bending boundaries SAP user-designed workplace.

There were research papers introduced such as "The Science behind making employees happy in the workplace" conducted by Herman Miller and "Delivering an Unrivalled Client Experience" a Manhattan Software white paper.

That evening most of the IFMA Richmond Chapter got together for a fun dinner in the French Quarter.

Friday: more educational sessions and the awards luncheon and banquet dinner.

Some key words from World Workplace 2014 - "Fluidity", "Coves", "Telepresence", "Future proofing", "Generation C".

Yes everyone was talking about "Generation C", the digital natives, 'C' meaning connectivity. How will the workplace change with Generation C? They are the NOW generation. And this is why I am thinking of the Black Eyed Peas song "Now Generation. Hope to see you all at our 30th Anniversary Celebration Tuesday October 14, 2014!

SEPTEMBER MEETING REPORT

by Bud Vye, Retired CFM

The day and a half of much needed rain finished just in time on the 10th for our 47 attendees to stow their rain gear and come out to the Faison Residence facility without umbrellas or rain jackets. Through the open gates of the securely fenced parking lot with the iconic crinkled aluminum Markel Building right next door. Into the building with 5322 over the door which was on the site of the Imperial 400 Motor Inn where we had met frequently in the mid -80's during the Chapter's early days. Just past the lobby and to the right our group was meeting in the Community Room with a pool table as its most prominent piece of furniture. Sophisticated Soirees had the food and beverages set up on two tables, with Hardywood's Singel appearing to be the beverage of choice. The size of the room was just about right for a group of our size, with just a few seats around the perimeter, so the socializing was facilitated and the hour went quickly by.



In due time, President Connie got the group to order, introducing new member Renee McDowell, with DSCR, whose firm has renewed their Platinum sponsorship, and then recognizing Meeting Sponsor Baskervill and calling upon Don Tate of that firm to tell us about their capabilities, even though to most of us they needed no introduction. The business portion was very brief, with Chairman Tim Hume giving a report on the upcoming sold out Golf Tournament, and Programs Chair Karen Frebert announcing the slate of meetings almost all the way to next June.



Connie then launched into this meeting, introducing Mike Laing of ECI Development Management Services, who gave us the background on how the Faison School, where we had met back in February of '09, had recognized the need to continue to support their autistic "graduates" as they became adults, entered the workforce, and became more independent. The now closed and then demolished, nearby Motor Inn became available and was acquired by the school, but funds were tight so the delay in moving forward was used to thor-

oughly plan both the concept and the facility. As funds became available, the concept of a compassionate community consisting of about 30% special needs tenants, a few supervising school staff and parents for support, and the remainder comprised of the public at large, were agreed upon and the project moved forward.

Baskervill's Mark Larson picked up the story from there, as that firm was selected to do the Architecture, Interior Design, and Mechanical, Electrical & Plumbing engineering. VHB handled the Civil Engineering and RTB the structural. WhitingTurner was then selected as the GC. Fifteen feet of elevation change, sloping from the rear toward Broad St., presented some challenges and it was determined to have both the parking lot and building entrances in the rear off of Byrd St., with three level changes across the site, and 9400 sq.ft. of Commercial space (divisible into 6 smaller spaces) facing Broad St.

Baskervill's Jeff Taylor then continued and discussed the Mechanical and Electrical side of the

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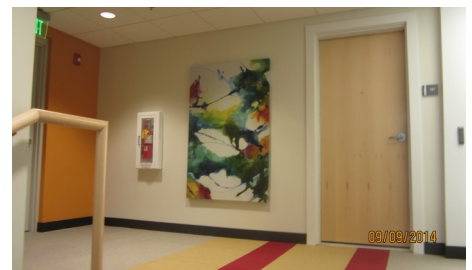
project , later providing me with a detailed report that I include in its entirety here ----

HVAC: Each area within the Residence building utilizes a ductless mini-split system for heating and cooling. This system is wall-mounted and is located in all public areas and in the living rooms / bedrooms of each apartment. Each unit is controlled by its own thermostat for increased temperature control and comfort. This system is more energy efficient than your standard heat pump system. It also comes with a reusable filter that is removable and cleanable for easy maintenance. Being a ductless system, the unit is controlled from a rooftop condensing unit by way of copper piping line sets. To ensure each apartment has fresh air and exhaust, there is a single roof top mechanical unit located over the Retail area that supplies the entire facility via duct work.

Electrical: The entire life safety controls of the Residence building is on a generator that includes the elevator, egress lighting and life safety controls. All light fixtures are LED to increase efficiency, decrease maintenance and assist with the future tenant population that has an aversion to fluorescent lighting. Each apartment comes equipped with a battery-powered LED light that turns on if the building loses power.

Access Control: The Residence building portion is entirely secured by a perimeter fence that has (3) pedestrian doors and (2) vehicular gates for entry. All entry points are controlled by card reader and key pad functions. The only entrance into the Residence building is through the vestibule / lobby and located in the vestibule is another card reader and key pad. For a third layer of security, all apartment entry doors have a card reader and a manual key override.

Home Link: The future tenant population will have the option to have the added security of the Home Link system installed. This system includes multiple camera locations, two-way communication and 24 hour monitoring service. All apartments were designed for and are currently wired for this future service.



Jeff was followed by Alethea Parker of Artcraft Management who is handling the leasing of the Residence building. She already has some tenants in the building, at monthly rents of \$925 for a one bedroom, \$1270 for a two bedroom, and \$1845 for the few three bedroom units. Pictures and floor plans can be seen on their website www.faisonresidence.net Without much further conversation she took us upstairs to see the sample units for ourselves, and we promptly ran into one of the first tenants to come into the building (a young couple with small child) who stated how pleased they were to be in the building, and how convenient it was to walk to Willow Lawn on the east and Target and their adjoining retailers on the west. Both of the units we toured were very nicely laid out and furnished, and should not be that difficult to lease out in this very convenient location.

As we concluded the tour and headed out of the building, we all seemed to be impressed by the unique philosophy behind the project and how nicely the facility had been completed. Big thanks are due to Baskervill for their sponsorship of the meeting; to their Mark Larson & Jeff Taylor for their informative presentations, along with Mike Laing of ECI, and to Alethea Parker of Artcraft Management for showing us through the sample apartment units. And another excellent meeting as planned by Programs Chair Karen Frebert goes into the Chapter's history book.

Visit our New & Improved Local Chapter Web Site

www.ifmarichmond.org

Put it in your Favorites Folder right now

Thanks to Blaes Communications

We will launch on October 14th

Some World Workplace Pictures





IFMA™ Richmond Chapter
International Facility Management Association

30th Anniversary Celebration

A Special Invitation for all of our members

October Meeting

The Old City Bar

1548 East Main Street

Richmond

**All of our Past Presidents and Charter Members
have been invited to attend**



IFMA™ Richmond Chapter

International Facility Management Association

30th ANNIVERSARY CELEBRATION
Richmond Chapter Monthly Meeting
October 14, 2014



Where:
 The Old City Bar
 1548 East Main Street
 Richmond, VA 23219

Parking: Street Parking

Time:
 6:00 - 8:00 pm Networking/Social

RSVP by:
 Thursday, October 9, 2014
 Simply e-mail Barbe Shaffer at ifmarichva@gmail.com
 or register on our website at www.ifmarichmond.org
 and pay by PAYPAL

COST:
 Members: \$20.00
 Member and Spouse: \$35.00
 Non-Members: \$50.00
 Past Presidents and Spouse:
 No Charge

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

SPONSORED BY: FERGUSON®
Nobody expects more from us than we do®

Come and celebrate with us! IFMA Richmond is 30 years old and we have a lot of history to celebrate. Many of our past president's will be at this meeting.

Nestled within the stately, 100 year old converted Railroad YMCA building, The Old City Bar is a true gem located within the historic Shockoe Bottom district. Rich, dark hard woods, marble top bars and tables, and ornate fireplace bring an immediate comfort and warmth to the space.

Thanks to our 2014 Annual Sponsors

PLATINUM



GOLD



SILVER



PLACE
STAMP
HERE



International Facility Management Association
IFMA
Richmond Chapter
P.O. Box 808
Richmond, Virginia 23218



October Meeting

Old City Bar

1548 East Main Street

Richmond, VA 23219

Tuesday, October 14th

6:00 PM

www.ifmarichmond.org