



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

April 2015 Issue



THE PRESIDENT'S MESSAGE...



"Everybody over there (Get on up); Everybody out there (Get into it); Everybody right here (Get Involved) (Get Involved) (Get Involved)... These are the lyrics from James Brown's song "Get On Up". You can visualize James Brown singing these lyrics, dancing all around and yelling out "Get Involved".

Well that is my objective for this month's newsletter to ask all of our members – GET INVOLVED. We are a membership driven organization. Our objectives for membership, both professional and associate members, are to retain our existing members and obtain new members. At the Board meetings when we would discuss membership, Barbe, would review the soon to expire members name by name and sometimes say "They have never been to a meeting". Month after month, we would hear the same thing "They have never been to a meeting". Why would a member join and never attend a meeting or become even a little bit involved? Jim Mallon, last year's president, asked members what was their value of membership in our IFMA Richmond Chapter? The answers ranged from the tours and programs, the networking, the education, the socializing and the people.

It made me curious, since I know we have a very active and enthusiastic chapter reinforced by our visit and comments from National at our 30th anniversary celebration. I asked myself the following:

What % of our members are involved?

Who are our most engaged members?

Why are those members so actively involved?

How do we, as a chapter, get others involved?

The WHAT % - We have approximately 32% of our membership attending our monthly membership meetings. We have 53% open rate of the electronic newsletter.

The WHO – there are 27% of our membership attending our monthly meetings on a consistent basis.

The WHY – this is not scientifically done, this is just me randomly asking WHY you continually participate – most of the responses are because the programs are really good; where else can you get in and see some of the buildings that we tour; very educational; the people are fun; met some good business contacts.

The HOW – most of our members, again randomly asked,

MEETINGS

April 2015 Membership Meeting

Date: Tuesday, April 14, 2015

Time: 5:30 pm

Place: Westminster Canterbury

Program: Presentation & Tour

Cost: Members \$15 Members w/ Cert. \$10

Non-Members \$35

RSVP: By Thursday April 9, 2015

Next Board Meeting:

Date: Tuesday, May 5, 2015

Time: 4:30 p.m.

Place: Markel Bldg. 4600 Cox Road

Next Membership Meeting:

Date: Tuesday, May 12, 2015

Time: 5:30 p.m.

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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

The first person I spotted on coming into the VCU Learning Center for the meeting was Art Bykonen. Hadn't seen him in several months, during which time he had lost more than a hundred pounds, and was down to a 38 waist, having had surgery to help him to that result. He looks great, and says he feels great. Well done, Art!!

Also good to see the Jefferson Hotel's Danny Workman at the meeting, and he had been as surprised as I to see his neighbors at the DoubleTree up the street close as they are in the process of changing over to a Graduate Hotel.

Think I mis-spoke last month when I wrote that Donut Shops appear to be the current craze that everyone is scrambling to open. No sooner said than WalMart opens two of their 41,000 sq. ft. Neighborhood Markets, anchoring the revitalization of Meadowbrook Shopping Center on Hopkins Rd. in North Chesterfield and on Sliding Hill Rd. in Mechanicsville, while German discount grocery chain Aldi readies their 17,000 sq. ft. store on the former Topeka's Steak House site on Parham Rd. near the Tuckahoe Library. And that's just the beginning, as Aldi (who I was surprised to learn is also the owner of Trader Joe's) is working on 6 more (Colonial Heights near Southpark Mall; Boulevard near Broad on the old Bill's Barbecue site; Forest Hill Ave. in S. Richmond; Robious & Mall Drive in Chesterfield; Hanover Village Shopping Center in Mechanicsville; and the Staples Mill Square shopping center), with WalMart having at least two additional in the planning stages (Watermark Town Center off Iron Bridge in Chesterfield & Brook Rd. in Henrico on the site of the former motel complex).

Not wanting to get left behind, Fresh Market picks up the 23,350 sq. ft. vacant Barnes & Noble space in the Commonwealth Center, near the Uptown Alley off 288 where we met in Feb. of '13. So it looks like Grocery Stores trumps Donut Shops for the hottest area right now, although the Craft Brewers may be solidly in second place, as Stone's deal with the City finally appears to get straightened out, just in time for it to leak out that another San Diego craft brewery, Ballast Point, is showing interest in joining Stone in coming to the area.

In the same niche, we've got two more alcoholic beverage makers, both in Scott's Addition, as Black Heath Meadery opens in a small space on Altamont Ave., while Buskey Cidery prepares to open in the fall on Leigh St., joining Ardent & Isley, who are already in the area, with rumors continuing that Lickinghole Creek is also looking for space in the area, since their Goochland location is so far out in the country. Haven't heard that they are going to brew there, but someone has just taken over the former Martini Kitchen and Bubble Bar space at 1911 W. Main. Talking about a venture that was about ten years ahead of

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MEMBERSHIP CORNER

By Julie Mutcher, Membership Committee Chair

Welcome to our newest members!

Trish Bradley
Sales Manager
Statewide Fire Protection LLC
Email: tbradley@statewidefire.net

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

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IFMA Richmond Chapter

Board Member Nominations - 2015-2016

President - Harvey Jones

Vice President - Kathy Taylor

Secretary - Steve Pancham

Treasurer - Bernadette Coleman

Immediate Past President - Connie Hom

Membership - Cameron Bridges & Scott Reed

Programs - Karen Frebert

Sponsorship - Brian Workman

Public Relations - Bud Vye

Website & Social Media - Paxton Whitmore

Newsletter - Ranny Robertson

Professional Development - Maureen Roskoski

Hospitality - Andrea Niedhammer

Golf Tournament - Tim Hume

Nominations may be made from the floor and the nominee must have agreed to serve prior to his/her nomination. The vote will be taken at our May meeting. The Installation of those voted into office will be at our June meeting.

Your Board would like to involve as many members as possible in the work of your Association. If your name is not listed above and you wish to serve in any capacity, please contact any Board member at your earliest convenience.

STRIVE FOR FIVE 2015 PROGRAM

We want YOU, OUR MEMBERS, to participate in our monthly meetings, our professional breakfasts, and Rebuilding Together - Richmond .

From January 2015 through June 2015, any member participating in at least (5) IFMA National and/or Richmond Chapter events, the member's name will be put into a drawing. The drawing will be held at our

Annual Meeting at Squirrelama at the Diamond on Tuesday June 9, 2015.

There will be several \$100.00 Gift Certificates and Prizes randomly drawn from the members that have participated in at least (5) events. You can be a winner in so many ways!

Come attend and participate in IFMA and STRIVE FOR FIVE!

Looking for help on a particular problem or issue?

One of our member vendors may have just the solution you're looking for. Be sure to check them out and use their services if applicable.

Go to www.IFMARichmond.org, Community, Vendor Database and click on the link supplied.

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have said "I attended just one meeting and felt very welcome and learned something new". **SO GET INVOLVED** – take advantage of your membership and attend at least one monthly membership meeting. Can you imagine if we increase our % of attendance by even 10% how valuable that would be our chapter?

We meet **EVERY SECOND TUESDAY OF EACH MONTH EVERY MONTH**. Karen Frebert, our Programs Chair, has done a fabulous job this year. In April we are at Westminster Canterbury. In May we will tour the new Gateway Plaza, just as new tenants will be moving into the latest high rise in Richmond downtown. In June we are at the Diamond for a social and baseball game. We have Rebuilding Together - Richmond **Saturday April 25**. What a wonderful opportunity to give back to our community.
So everybody out there – GET INVOLVED! See you in April.

its time, as this was the location of the Main St. Beer Co., one of whose growlers still sits in the trunk of my car.

Seems to be no end of the Development news, as the whole block diagonally across from the Ashe Center on North Boulevard (from the former Bill's Barbecue to the Shenandoah Shutters building right up against I-95) has been cleared, with the owner talking about a possible gas station, fast food restaurant or drug store on the three acre site. While on a much bigger scale, and over a longer period of time, on 120 acres at Rt. 301 & New Ashcake Rds., a group is proposing a commercial, "English Village" style, multi-use project which would include (what else) a grocery store anchored shopping center with restaurants, retail and office uses in about 200,000 sq. ft. of commercial space, and 539 residential units ---- 130 townhouses, 295 multi-family homes, and 114 single family houses.

While just off I-95 at the Lewistown exit, our friends at Creative are soon to have a 23,800 sq. ft., 24 lane shooting range for a neighbor down by Bass Pro shops, which will be called Blue Ridge Arsenal, the same as its original location in Chantilly. Like the Colonial Shooting Academy, where we met in July of '12, this outfit is planning to have a retail section, although I would think they'll have some serious competition with Green Top just down at the next exit on 95. Nothing definite recently on the massive Outlet Mall on the North side of Lewistown Rd. but the area gradually continues to fill in, so I think we'll hear something on that project before too much longer.

Back down at VCU, the \$35 million Institute for Contemporary Arts at Belvidere & Broad is still a hole in the ground, although the foundation work is well under way. Apparently the school's real estate foundation couldn't bear the thought of having a Walgreen drug store across the street on the Hess gas station site, so bought the property for \$3.15 million. It did seem dumb to have a Walgreen right across the street from the Rite Aid on the north side of Broad, so now we'll see what the school decides to do at this intersection which they have said previously would be the "Gateway to their Academic Campus".

Major upgrades underway at two area golf courses: one at Dominion in Wyndham by the new management company after they settled the long running dispute between Wilton and the members; and the other at public course Independence in Chesterfield county where the new owners have gone all out to upgrade the course, and the clubhouse, so they can offer "a country club for a day" experience at the public facility, complete with an upscale, fine dining restaurant. To help get the word around, they are also bidding to host a PGA Champions Tour event at their club. Sounds like I'll have to make a trip out there to the Founders Bridge area and see what they've done to the place.

U of R surprises a few of us in their selection of a replacement for the popular Ed Ayers as president after 8 years in the post. Taking over on July 1 will be Ronald Crutcher, a black, classical cellist, who is coming out of retirement from his previous post heading Wheaton College in Massachusetts. Sort of unusual to replace a retiring president with one who at 67, is slightly older, but Crutcher has made a great impression so far and seems to have a lot of energy.

Hard times at once proud United Airlines ("The Friendly Skies") as they attempt to cut costs by outsourcing baggage handlers, gate agents, and customer service staff at 28 airports in order to save \$2 billion in annual costs. Move will affect 64 staff at RIC whose last day will be May 17.

Costs going the other way for parents who took their kids to the Magic Kingdom for Spring Break as Disney raised the prices to \$105 per day.

IFMA Annual Golf Tournament



PENCIL US IN

This year's GOLF TOURNAMENT will be held on
Monday, September 21, 2015
Hermitage Country Club

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

**Start planning now for a sponsorship opportunity
and add this event to your budget for 2015.**

**Sponsorships are \$850 (check) or \$875 (credit card) and includes the cost of
4 players, meals, signage and company recognition.**

**Contact Tim Hume at 804-708-8927
or e-mail timh@hermitagecountryclub.com
regarding sponsorship availability.**

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And, as we go into March madness, an item that illustrates that anything can happen when they have those Conference basketball tournaments, as #10 seed Furman, the lowest seed in the Southern Conference tournament with an 8 and 22 record, reeled off three straight upsets and almost beat top seeded Wofford in the finals. Had they done so, they would have gone to the NCAA tournament with the worst record of any team in that tournament's history at 12 and 22. Alas, it was not to be, and Wofford is the one that had to face Arkansas in the NCAA.

Finally, as we see more businesses being moved into by the general public ---- Uber & Lyft into taxi rides and Airbnb into hotels ---- now comes one called Roadie, trying to take a piece of the package delivery business. If you have a package to deliver, request a driver via their website or smartphone app. Drivers respond based on where they are and where they are going, and Roadie collects a 20% cut of the driver's fee. The venture has already attracted \$10 million in seed capital, with UPS among the first investors. Big concern coming from law enforcement that this will be used by the drug cartels to move their product around for them. Let's see how well this one catches on.



SAVE THE DATE

IFMA TO SPONSOR REBUILDING TOGETHER – RICHMOND HOUSE
SATURDAY, APRIL 25, 2015

Volunteers needed for this one day “blitz” held on Saturday, April 25, 2015, serving the community of Swansboro. The house that we will be working on this year is located at 3116 Maurice Avenue.

Barbe has volunteered to be the House Captain again this year and will Chair this project. She is looking for volunteers to help on “project day”. Here is a list of some of the items we will be working on:

- Replace doorbell
- Construct new hand rails at front porch
- Gutter Repair
- Window repair
- Drywall repair
- Replace bathroom fixtures
- Replace kitchen sink faucet
- Insulation
- Construct new crawl space access door
- Yard work

If you are interested in helping out, please contact Barbe at 651-6885 or ifmarichva@gmail.com. There will be plenty of opportunities for skilled and non-skilled volunteers to help out that day. It is a great opportunity to give back to our community.

Thanks for your support!

MARCH MEETING REPORT

by Bud Vye, Retired CFM

A rainy day on the 10th, but it had stopped by our meeting time as everyone located parking all around the Harrison & Floyd area of the VCU campus. Spring break was in progress, which made it easier than normal but new time limits for the on street spaces did cause some confusion. Entering on the Floyd Ave. side rather than through the Linden Ave. entrance as we had at our previous meeting (I wouldn't have guessed that was two years ago --- April of '13 --- until I looked it up) into a deserted corridor.



There was Barbe's IFMA sign telling us to turn left and there she and Bernadette were at the entrance to the lounge area with the cylindrical small conference room at the far end. No Joey's Hot Dog truck at the curb, with a social on the sidewalk, this time. Instead, it was Sophisticated Soirees with beverage and hors d'oeuvres tables, the latter featuring some very tasty meatballs as well as my favorite, figs in a blanket, with the courtyard through the window behind them.



A lengthy Social Hour of networking before Connie took off her shoes and climbed up on an oversized ottoman with impressive agility to call the meeting to order. Some new members and first time guests to recognize, and Membership Co-Chair Cameron Bridges was called on to remind any of them who had not done so to put their business card into a bowl for a drawing. Several came forward to do so, after which the drawing was held, the prizes being gift cards. Then the Meeting's Sponsors (Baskerville, Draper Aden & Hourigan) were recognized, who

were all represented by the evening's panelists. Then she went on to recognize our annual Platinum (Dominion Service Company & ServPro of Chesterfield), Gold (Servicemaster, Valcourt Building Services & Markel), and Silver (Facility Engineering Associates) Sponsors, all of whom make it possible for the Chapter to offer the excellent meetings that we do.

After recognizing Chapter Administrator Barbe Shaffer as again being our House Captain for Rebuilding Together on April 25, and Barbe appealing for helpers (both skilled and unskilled), Connie announced two upcoming special events being offered by our Professional Development committee chaired by Maureen Roskoski ----- The How to Manage Facility Data Breakfast at Baskerville on March 18 with Breakfast provided by Trolley House and the Sustainability Facility Professional (SFP) certification course which begins on March 20 at Luck Stone. Complete details are in last months Newsletter.

Connie then called on Programs Chair Karen Frebert who ran down the schedule of future meeting topics, as we go to Westminster Canterbury in April; the Gateway Plaza building downtown in May; The Diamond with the Squirrels vs Portland in June, and just confirmed, Cort's completed and moved into new building in July (where we met back in November when it was just a vacant shell). In response to a question regarding whether it would be ready for us by then, Gene Jones chimed in and pledged it would be. Lastly, Connie made a pitch for increased attendance at Chapter events by announcing her "Strive for 5" program which will reward five event attendees with gift certificates at our June SquirrelRama meeting. With that, she jumped down from her elevated station, stating "To the Classroom for the Panel Discussion" and led the way.



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Into the very impressive large classroom with huge projection screens on its front wall with model images showing in rotation and our panelists at a table in front of it. I believe I recall from our hard hat visit that the capacity of this classroom was 400, which it might well be since our gathering of 48 hardly made a dent in filling it. Past Chapter President (and tonight's Moderator) Jim Mallon convened the session, stating that he had a list of questions on "Building Information Modeling" (BIM) that he was prepared to ask the panelists (and those in the audience were invited to be recognized if they had any) so that the panel would be responding to questions rather than making presentations.

The first question, directed to Dave Spriggs of Draper Aden, a structural engineer, who is the head of their Structural Division, was what is BIM? His reply --- you are building a MODEL, rather than a plan; a collaborative platform where information is shared.

To Jay Woodburn of Baskerville, the architect on the panel, ---- what software program is used to build this model? Answer --- Revit, the successor to AutoCAD, which is being used by the larger firms that have gotten up to speed on it.

To Jake Althizer of Hourigan, what used to be called a construction manager who now carries the title of virtual construction coordinator, --- what are the advantages of BIM? Response ---- Coordination; as ductwork, piping, structural, walls, are all shown on the same model, saving time on the construction phase of the project and resulting in fewer change orders.

Michael Henley of Hourigan, who carries the same title as Jake, and was the only one of the panelists who also helped conduct our tour two years ago, chimed in that EVERY system in the building is shown in the model, in 3-D, so that the model is holistic.

What if one of the participating firms in the project does not use Revit? Dave Spriggs replied that 5 or 6 structural engineering firms in our area are now using NAVISWORKS, which allows a non-Revit user to see, but not make changes to, the model.

To Jay Woodburn ---- why isn't everyone using it? Not easy; big investment in both hardware and software, demanding, complex tool that requires lots of staff training; IT power demand is huge and expanding, the model takes up so much memory that you can't Email it.

Others chimed in with --- But, with all the additional investment and time up front to build the model, the job goes much more smoothly and quicker in the field; contractors understand the architect's intent; details from the various specialties are shared, so that components can be anticipated and ordered in advance.

When asked whether BIM had been used on this building's project, Mike Henley replied that it had, and that it yielded a lot of successes, as well as pin pointing some problems with the process. When asked about using BIM on modifications to existing buildings, he replied that a 3-D laser scanner can pick up data from an existing building , particularly using NAVISWORKS, and that VCU has begun the process of doing so with their 276 buildings, although it will be some time before they are all on the system. That wrapped up an excellent introductory session on a topic that many of us had known very little about. The panel represented an excellent cross section of the architects, engineers, and contractors perspectives on the topic, and thanks go to them for their candor in sharing their knowledge and insights with us. Thanks also to all of our sponsors, and to Karen Frebert for putting another excellent program together and to Jim Mallon for moderating it.

My summary would be ---- sounds like Revit is not the tool for everyone, and AutoCAD will still continue to be used by Civil Engineers and others, since they have many existing files in it. But

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BIM definitely raises the bar for architectural firms, and will continue to improve and be more widely used over time, as it offers some great advantages in coordinating a construction project, particularly as more firms get familiar with using it. Beyond that, a big additional advantage it offers is that it will be a huge commercial tool as it can show an owner what the finished product will look like without them having to try to interpret many pages of traditional plans.



New Payment Processing: Sign Up Genius!

In an effort to make signing up for events more efficient and user-friendly, IFMA Richmond Chapter is utilizing Sign-Up Genius!

Below the calendar of events on the web site, you will see a yellow button labeled “Sign Up! Sign Up Genius”.

To sign up and pay for upcoming events, click the yellow button.

Once you click on the button, you will be taken to the event page for which you would like to register. There are several options or “Slots” listed. Choose the appropriate option by “checking” the orange “Sign Up” box within the selection.

Once the option has been selected, click the light blue “Submit and Sign Up” button at the bottom of the event page. You will then be taken to a page where you will be prompted to enter your first name, last name, email (entered twice).

There is an option to create an account with Sign Up Genius (this is not a requirement). You may also select to have an iCalendar reminder of the event sent to your email.

If paying by credit card or via Pay Pal, click the orange button that says, “Sign Up and Pay Now.”

You will be taken to a secure payment page (payments are processed by Pay Pal; however, **you are not required to have a Pay Pal account to pay for events**). If not paying by Pay Pal, choose the second option (Pay with a debit, or credit card, or Pay Pal credit).

Once you make your selection, you will be taken to the payment processing page. Once the payment has been processed, you will receive a confirmation email that your registration is complete.

No Shows will be billed unless you cancel your registration 24 hours prior by email to: ifmarichva@gmail.com



Richmond Chapter Monthly Meeting April 14, 2015

Please join us for an exciting presentation and tour of Westminster Canterbury. Westminster Canterbury Richmond was founded in 1971 by the Episcopal and Presbyterian churches and opened in 1975. An award-winning, fully-accredited continuing care retirement community, Westminster Canterbury is home to nearly 900 residents in independent, assisted, memory support and health-care living. The campus includes a large theater and a Child Development Center serving 130 children. Amenities also include a wellness and fitness center, a multitude of dining venues, studio arts and a woodworking shop. A wide variety of living options are available. Westminster Canterbury offers generous financial assistance to qualifying seniors through our Fellowship Program. Additional information about Westminster Canterbury Richmond is available at www.wcrichmond.org

Thanks to our 2015 Annual Sponsors

PLATINUM



GOLD



SILVER



LIVE
LIFE
WELL™

Where:

Westminster Canterbury
The Center for Creative
Living – Commons
1600 Westbrook Avenue
Richmond, VA 23227

Parking: East parking lot

Time:

5:30-6:30 pm Networking/Social
6:30-7:30 pm Meeting/Tour

Presenters:

Derek Oliver, Director Facility Services

Stacey Nannery, Director of Sales and Marketing

RSVP by:

Thursday, April 9, 2015
Simply e-mail Barbe Shaffer at ifmarichva@gmail.com
or register on our website at www.ifmarichmond.org
and click on Sign-up Genius and pay by credit card or at the door

COST:

Members: \$15
Members w/certification: \$10
Non-Members: \$35

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



PLACE
STAMP
HERE

April Meeting

Westminster Canterbury

1600 Westbrook Ave.

Tuesday, April 14th

5:30 PM

www.ifmarichmond.org