



**August 2015 Issue**

## THE PRESIDENT'S MESSAGE...



Summer time is here and in full effect. With temperatures in the high 90's daily along with high humidity and heat index levels it can be a very stressful time at work and at home. During this time of year it always seems like a thunderstorm is just around the corner just waiting for the "time to go home" bell to ring and then the **BOTTOM DROPS OUT!!** Right in time for the rush hour traffic. We all know what happens to the traffic here in Richmond once it starts to rain...need I say more.

Not only do we have to worry about afternoon storms but also this time of year is hurricane season. Hurricane season is from June through November and the odds of our area being affected by a major storm are great. So with those odds we must ask ourselves "are we prepared"? With that question, it brings a phrase to mind "Business Continuity Plan". We have all heard this term before whether it was directly or indirectly "Business Continuity Plan". The definition for "Business Continuity Plan" is as follows.

"A Business Continuity Plan (BCP) is a plan to help ensure that business processes can continue during a time of emergency or disaster. Such emergencies or disasters might include a fire or any other case where business is not able to occur under normal conditions". As Facility Managers, Property Managers, Business Owners, and employees you should have or know what your BCP is. In the event of an emergency or disaster what does your plan call for you to do? Most companies communicate their BCP annually during building evacuation drills.

It's important to communicate your plan as new employees come aboard or the company's business strategies may have changed. During the heat of the battle in responding to an emergency knowing

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## MEETINGS

### August 2015 Membership Meeting

**Date:** *Tuesday, August 11, 2015*

**Time:** *5:30 pm*

**Place:** *Gateway Plaza Building*

**Program:** *Building Tour*

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

*Non-Members \$35*

**RSVP:** *By Thursday August 6, 2015*

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### Next Board Meeting:

**Date:** *Tuesday, September 1, 2015*

**Time:** *4:30 p.m.*

**Place:** *Dominion Innsbrook Building*

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### Next Membership Meeting:

**Date:** *Tuesday, September 8, 2015*

**Time:** *5:30 p.m.*

## 2015/16 OFFICERS

### **President**

Harvey Jones, FMP  
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### **Vice President**

Kathy Taylor  
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378-2323

### **Secretary**

Stave Pancham  
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### **Treasurer**

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

### **Immediate Past President**

Connie Hom, CLP  
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## CHAPTER ADMINISTRATOR

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

## COMMITTEE CHAIRS

### **Membership**

Cameron Bridges  
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### **Programs**

Karen Frebert  
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### **Sponsorship**

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### **Public Relations**

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### **Website & Social Media**

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### **Newsletter**

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### **Professional Development**

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### **Hospitality**

Andrea Niedhammer  
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### **Golf Tournament**

Tim Hume, CFM  
[timh@hermitagecountryclub.com](mailto: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*

Some of our meeting places are in the news as insurance firm BCG announces plans to move from the Turning Basin building in Shockoe Slip into the top floor of the 307,000 sq.ft. Gateway Plaza building, where we will be meeting next month. SMBW is handling the design and Trent the construction for their 6,700 sq. ft. of space which they won't be moving into until the end of the year.

Hardywood, which has really taken off since we met there back in January of 2012 announces a \$28 million project to triple their capacity at a very pretty site out in West Creek next to Farm Bureau, where we met way back in March of '94, when it was one of the first projects out there. Loughridge will be their GC; while Kimley-Horn and Price Studios will handle the design. Construction should start in December of next year with completion in the Spring of '17. Plan is to keep the Ownby Lane location operating after West Creek is open. Lots of inducements helped to keep the project in the area as they were seriously considering locating down in the Raleigh area.

Meanwhile up at the other end of West Creek, where we've met several times as new buildings have been added to the Capital One campus, the credit card firm announces plans to lay off staff in their IT units here in addition to closing call centers in South Dakota and Oregon.

Back on Broad St. where we met at the Colonial Shooting Academy in July of '12, they announce plans to bring in instructors from the prestigious Arizona-based Gunsite Academy to offer their five day, \$1600, 250 Defensive Pistol Course on a monthly basis. Part of the deal is that this will be the only location other than in Arizona where you can take this course, so it is expected that a number of the students will be coming in from out of the area.

Defense Dept. reductions in force levels spare Ft. Lee, where we toured in May of '11, except for 127 soldiers as combat units at Ft. Benning, GA & Ft. Hood, TX take the big hits, both losing more than 3,000 soldiers.

Some activity in the State government units as the Dept. of Game and Inland Fisheries finally decides where they are going to be permanently after moving from their building on W. Broad St. Looked for a time as though they would be building a 45,000 sq. ft., \$10 million building in the Northlake development up near Creative, Harley Davidson, & Bass Pro. But they liked the interim location they were leasing in Villa Park so much that they decided to buy it for \$8.5 million and sell off the Northlake property, which they intend to do after they have sold the Broad St. location.

*(Continued on page 9)*

## MEMBERSHIP CORNER

### Welcome to our newest members!

**James Cressman**

Facility Engineering Associates PC  
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### On behalf of the Chapter Board, "Thank You" to the following for renewing/rejoining this month

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Visit our New & Improved Local Chapter Web  
**Site**

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



**IFMA**<sup>TM</sup> Richmond Chapter  
International Facility Management Association



**22nd ANNUAL RICHMOND IFMA GOLF TOURNAMENT  
Presented By ServiceMaster Clean**

**Monday, September 21, 2015  
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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

All Sponsors will be invoiced directly. Contact Tim Hume at 804-708-8927 or Fax 804-708-8945 or e-mail [timh@hermitagecountryclub.com](mailto:timh@hermitagecountryclub.com) if you have questions or concerns. All sponsorships are \$850 by check, or \$875 if paying by credit on-line, include 4 players, meals, signage and your company will be recognized throughout the tournament day.



**JOIN IN THE FUN & REGISTER EARLY!**

- ❖ Registration begins at 10:30 a.m.
- ❖ Lunch and Dinner with Fabulous Food and Dessert Bar
  - ❖ Captain's Choice Format
- ❖ Prize Holes, Including Hole-In-One, Long Drive, Closest to the Pin
- ❖ Mulligans \$5 each, \$2 per foot string & packages for foursomes



## Platinum Sponsor Spotlight



**ServiceMaster Services** is the largest locally owned and operated janitorial company serving building owners and property managers in the Richmond metropolitan area. In operation in Richmond since 1974, ServiceMaster Services provides contract cleaning services at office buildings, healthcare facilities, industrial properties, schools, churches and sports venues. We service over five million square feet and employ over 250 associates. Contact Paxton Whitmore at [pwhitmore@svmservices.net](mailto:pwhitmore@svmservices.net) or [\(804\) 285-8882](tel:8042858882) to learn more.

**Save The Date**  
for one of our **GOLF** charities

October 3rd



**Work day with Hanover  
Habitat for Humanity**

Watch for details later

*(Continued from page 1)*

what and how to continue to conduct business could alleviate property loss and damages or even save a life. Some companies BCP's have included business units such as their IT and Telecom departments to ready and support the necessary equipment for essential personnel. No matter the complexity or simplicity of your plan it should be a topic of discussion.

There are tons of BCP templates, software and referencing materials on-line to develop or add more details to your current plan. So join me in crossing our fingers and hoping that our "Business Continuity Plans" are just a topic of discussion and not a course of action during this hot and stormy summer. Stay cool and stay prepared.

"Things work out best for those who make the best of how things work out."

John Wooden

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## JULY MEETING REPORT

by Bud Vye, Retired CFM

A respectable summer time gathering of 49 showed up at CORT's now open for business location on the 14<sup>th</sup> of the month. Unlike our meeting here back on Veterans Day, they had signs up outside, electricity inside and no Porta Johns needed as their indoor plumbing was functional. Instead, the 11,600 sq. ft. showroom was packed with furniture and accessories nicely displayed which were available both for purchase and rental.



This time, Andrea Huntjens of Sophisticated Soirees was handling the refreshments instead of the Fat Dragon across the street, and her creatively presented spread featured a very tasty barbecue. After socializing and partaking of the refreshments among the groupings of furniture displays, President Harvey Jones assembled his first meeting into the seats that had been set up along the south wall of the building with the "Cookie Factory" apartments in full view through the windows.

Harvey proceeded to introduce the current officers and board members, all of whom then gave Past President Connie Hom a big display of appreciation for her just concluded year of leading the Chapter.



He then recognized our Annual Sponsors (listed on Pg. 11), the only one of whom having a representative present to tell us about them being SERVPRO in the person of our newly elected VP, Kathy Taylor. Harvey then recognized our Meeting Sponsor, Heisler Construction, and called upon John Heisler to tell us about his firm. John did so briefly, stating that they could handle just about any type of new or remodeling Commercial or medical job, as long as it was not too big or too small, citing a few examples of projects they had done.

Harvey then called upon the new members and first time attendees to stand and introduce themselves, and several did so. Next up came Program Chair Karen Frebert, who announced next month's meeting at the Gateway Plaza building and then confessed that she was having difficulty putting together a September meeting with our meeting date being the day after Labor Day. Subsequently, it appears that we will be meeting at the Midnight Craft Brewery out in the Rockville area.

Harvey then recognized and thanked our hosts for the evening from CORT, first calling on Mike Cline, their District General Manager, as well as being a Past President of our Chapter (back in 2009-10). Mike gave us the background of the business which had been in its 26,000 sq. ft. (6,000 showroom; 20,000 warehouse) location on Broad St. for 30 years as Aaron's and then CORT. In 2001, CORT was acquired by Berkshire Hathaway, as Warren Buffett viewed it as a boring, but reliable (and very profitable) business, as he added it to his collection that included Coca Cola, Geico, Heinz, Dairy Queen, Fruit of the Loom, Media General, Shaw Industries and Benjamin Moore.



As corporate management viewed the Richmond unit as needing a larger building they felt it should be in a strip mall, but gradually came around to approving this location, which is a 11,600 sq. ft. show-

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room, originally built by the Ford Motor Company back in 1947 to serve as their Southeastern regional parts distribution center. More recently, it housed the James River Limousine Co., but was vacant for several years prior to CORT signing their lease on it in July of last year. The Showroom is supported by a separate, 22,000 sq. ft. warehouse down by the airport. Since their business is 80 % residential (with a big emphasis on apartment dwellers and college students) it was realized that there were 1100 apartments within a few blocks, with 600 more coming fairly soon, with a big plus coming from the proximity to VCU and their housing boom.

Mike was followed by Chad Wilder, the manager of this location, a veteran of 18 years with CORT. He added to Mike's remarks by noting that they have 52 other warehouses to pull from across their company, should they need some specialized furniture or have an unusually large order. He also mentioned that their Community Room would be available without charge for groups to have meetings of from 16 to 24 people during the location's normal operating hours (Monday – Friday 9 to 6; Saturday 10 – 5).



Finally came Gene Jones, who added that their \$99 per month rate for Students furniture rental (12 month minimum) was proving to be very popular. A number of our attendees noted that they wished they had had such a deal available when they were in college, as opposed to rounding up and moving in and out their own furniture. Gene further noted that we all were invited to come back on Thursday, 7/23, 4:30 – 8:00 p.m. for their Open House, which sounds like their version of a Grand Opening. (It turned out to be a very nice, and well attended, affair!)

There being no further questions, the group was free to browse through the rest of the showroom, with Mike, Chad, & Gene available to answer questions. As part of the Berkshire Hathaway family, CORT has to use the products of other family members, when possible, so we saw floor coverings by Shaw and paint by Benjamin Moore throughout. Many comments could be heard to the effect of how nice the showroom looked, particularly when compared to the shell it was when we met here in November. Thanks to the CORT staff for hosting us. And to all of our sponsors, particularly to John Heisler, whose Heisler Construction was tonight's Meeting Sponsor.



# World Workplace Giveaway

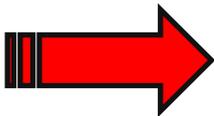


Do you want to go to World Workplace in Denver this October but don't have the funding? Our chapter is offering one opportunity for a member to go to World Workplace – ON US! We have one sponsorship that will cover full event registration and travel expenses.

The winner will be chosen at random from those who submit an application. Preference will be given to Professional Members.

The winner will each receive **Full event registration\*** plus up to \$1,500 in travel expenses. The chapter will register the winner. Winner will be responsible for making their own travel reservations.

**Important !** Applications shall be submitted to Maureen Roskoski, our Professional Development Chair, at [maureen.roskoski@feapc.com](mailto:maureen.roskoski@feapc.com)



**Applications are due by August 7, 2015 and the winners will be announced by August 11, 2015.**

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

## IFMA World Workplace, Denver, Colorado

### October 7-9, 2015

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

**World Workplace Giveaway Application 2015 must include:**

1. Name:
2. Company:
3. Membership Type (Professional or Associate):
4. Reason you want to attend World Workplace:



*(Continued from page 2)*

And, as the time for the major renovations at the State Capitol complex gets closer, the Virginia Lottery is looking for 80,000 sq. ft. to move their operations to from the Pocahontas Building at 900 E Main, as their space will be taken by the General Assembly.

Always some action at VCU, but this time around they can move right in to HDL space, as the embattled blood testing outfit is happy to shed 45,000 sq. ft. of their excess space on N. 5<sup>th</sup> St. in the Biotech Park.

Not so fortunate up at Tech, as they have a record Freshman class of more than 6,000 coming in, and delays in the construction of the 101,000 sq.ft., 547 bed Pearson Hall are forcing the school to offer \$2,000 incentives to upper class students to give up their housing to a Freshman, who they are requiring to live on campus. Sounds like a little gastric distress for the Hokie staff, as they scramble to locate some off campus housing until they get all the students placed.

A different situation, and a new name to learn, up in North Side as Veritas Classical Christian School has started carving out a campus by acquiring excess buildings from both the Baptist and Presbyterian Theological Seminaries. The K-12 private school, which started in 2000 at the Crestwood Presbyterian Church, has now acquired both Graves Hall and Virginia Hall, and is leasing both Lingle Hall and Newbury Hall with intent to purchase them. Eventually, they also intend to purchase both Kraemer Hall and Dubose Hall, which altogether will make quite a campus for the school, all assembled from existing buildings, which started 15 years ago with 25 students and now has grown to 425, each of whom pays a tuition of about \$10,500 annually.

Some demolition going on, as the Downtown YMCA tears down its 3,440 sq. ft. Day Care Center at Foushee & Main Sts., while the Fairfield Commons Mall on Nine Mile Road is coming down to make way for the 310,000 sq. ft. Eastgate Town Center that will be anchored by a WalMart. No word from the Y as to what their plans are for their property.

High fives all around out in Lexington as Washington & Lee announces that their fundraising campaign has raised more than \$542 million. Though much of it is being added to the school's endowment fund to provide scholarships, a significant amount is being devoted to bricks and mortar projects of which they have a long list, and which I think John Hoogakker was hired away from the U of R to oversee.

And, though I have to confess I haven't been a regular viewer of it, somebody must have been watching because TURN is continuing on for a third season, the filming of which will again be done in this area, beginning in the fall. As I recall, most of the indoor scenes were shot at sets in a warehouse on Carolina Ave. by RIR, and some of the exteriors at Tuckahoe Plantation. I'll have to pay a little closer attention when their season resumes.

That's not the return of the Anabel Lee, where we had a Spring Social cruise in 1988 prior to the days of the Llamaramas, as well as our Christmas Party in 2000, but a paddle wheeler called the City of Fredericksburg, now offering tours down the James from the dock at the Intermediate Terminal, some with dinner and entertainment.

July 1 DMV registration deadline for transportation network companies (TNC) like Uber & Lyft has passed and Uber cars outnumber the traditional cabs by almost 2 to 1 in our area. Lyft has not made an appearance here yet. Since they are also significantly cheaper than the cabs, it would appear that the traditionals will have to do some serious adjusting of their fares

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## 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,  
Cameron Bridges [bridgesca@cox.net](mailto:bridgesca@cox.net) or Scott Reed [sreed@prologuesystems.com](mailto:sreed@prologuesystems.com)

Guests are always welcome but member prospects will help us grow.

## IFMA Vendor Database

### 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](http://www.IFMARichmond.org), Community, Vendor Database and click on the link supplied.

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or they will be put out of business as more and more people get smart phones with the necessary app on it. I haven't yet ridden in a Uber car, but have talked to several people who have and all have been pleased with both the service and the price.

In closing, an item about JFK airport's plan to build a \$48 million terminal for animals on the site of an unused cargo terminal that has been demolished. Not as strange as it sounds when you first hear of some of the features it will include, when you realize that 70,000 animals come through that airport annually. Ranging the whole gamut from pets, zoo animals, livestock, and race horses, all requiring special facilities as they travel. The Gensler architectural firm is designing the terminal and is considering a number of features which look quite luxurious, but when you realize how valuable some of these travelers are they may be well justified. It'll be interesting to see what the finished product looks like.

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# IFMA™ Richmond Chapter

International Facility Management Association

## Richmond Chapter Monthly Meeting August 11, 2015

Please join us for an exciting presentation and tour of the new Gateway Plaza building in downtown Richmond. This elegant, state-of-the-art office building is a powerful addition to the Richmond skyline. With 520,000 square feet of Class "A" office space, this 19-story tower includes a 5-story, 509 car parking garage. McGuire Woods occupies 10 floors. Other tenants include CCA and Towne Bank, with Potbelly sandwich shop going on the 1<sup>st</sup> Floor. The tower is clad in a high-performance glass curtain-wall system with both butt-glazed facades and expressed aluminum frames. Floor-to-ceiling vision glass offers spectacular views while allowing optimal day lighting throughout the interior. Our presenters from Colliers International and Gilbane will give us a tour of a typical floor, as well as a "back house" tour of the mechanics of the building. You will not want to miss this exciting event!

### Thanks to our 2015 Annual Sponsors

#### PLATINUM



Always on the Move... from the Blue Ridge to the Coast



of Chesapeake  
of Tidewater, Plus  
of Newport News

#### GOLD



Global  
Building  
Services



#### SILVER



FACILITY  
ENGINEERING  
ASSOCIATES

#### BRONZE



Building Value



COMMERCIAL & INDUSTRIAL SERVICES



1981 FOUNDED BY  
ANDREW TOLLEY

#### Where:

Gateway Plaza – 800 E. Canal Street

**Parking:** In building parking deck (fee involved) or on the street

#### Time:

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

#### Presenters:

Jeff Compton, Senior Property Manager – Colliers International

David Lewandowski, Lead Maint. Mech – Colliers International

Tom Hogg, Business Development Manager – Gilbane

Colin Robinson, Project Executive – Gilbane

John Taylor, Project Manager - Gilbane

#### RSVP by:

Thursday, August 6, 2015  
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 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



**IFMA**™ Richmond  
Chapter

International Facility Management Association

P.O. Box 808

Richmond, Virginia 23218



PLACE  
STAMP  
HERE

# August Meeting

**Tuesday, August 11th**

**5:30 PM**

**Gateway Plaza Building**

**800 East Canal Street**

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