



October 2015 Issue

THE PRESIDENT'S MESSAGE...



Well it's official..."summer is over" with the passing of Labor Day this means kids are back in school, days are shorter, football season is here (Go Cowboys), and fall is a few weeks away. As Facility Managers, this time of year also affects the building operations for our facilities. Some of the operational adjustments you may incur are changing exterior lighting set points/time, free cooling set points for HVAC, and start ordering your stock supplies such as ice melt. If we start our preparations now and are pro-active, we may and just may get in front of those seasonal work orders/work tickets that come with this time of year.

Also this time of year means that the World of Facility Management is gearing up for the biggest stage there is to offer for Facility Managers and those who support it. That event is IFMA's "World Workplace" conference which is held in a different city across the country each year. This year the conference is in the "Mile High" city of Denver, Colorado. In years past, this event has had over 4,500 people attend from all over the world. In the recent years I have had the opportunity to attend several WWP conferences in cities like Atlanta, Phoenix, Philadelphia and New Orleans.

I would be the first to tell you that the ROI for the expenses required to attend such an event has yielded great dividends for my company. Every year the WWP Expo has displayed the latest and greatest in the fields of technology, safety, "green" cleaning products and tools, the industry has to offer under one roof. There have been several products over the years I personally saw for the first time at the Expo and implemented into a future project. If that's not enough...the week is also packed with priceless educational sessions to attend covering topics such as operation and maintenance, leadership, and all of IFMA's designation review courses.

MEETINGS

October 2015 Membership Meeting

Date: Tuesday, October 13, 2015

Time: 5:30 pm

Place: Dominion Auditorium

Program: Panel Discussion

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

Non-Members \$35

RSVP: By Thursday Oct. 8, 2015

Next Board Meeting:

Date: Tuesday, November 3, 2015

Time: 4:30 p.m.

Place: Dominion Innsbrook Building

Next Membership Meeting:

Date: Tuesday, November 10, 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

Right on the heels of our meeting at Midnight Brewery comes the news of a new one, this time in Powhatan, to be called Fine Creek Brewing. This one will be a little different, as it will be on the site of a small (20 room) country inn, just across Huguenot Trail/Rt. 711 from an existing wedding venue the same owners have been operating for some time.

Following up on an item about U of R's new official entrance off of River Rd. I reported recently, I took a drive over there and tried it out. Now looks like the school has a real entrance and a main drive into it, although you can still wend your way in off of Toano, Boatwright, and Westhampton as before. Nice job to Andrew McBride or whoever laid it out. It looks good!

Not so good, is the news of the major fire sprinkler system leak at the Modlin Center that forced the moving of most of their fall events to other venues. Maybe we ought to invite someone from U of R to our October meeting to tell us what happened, how they are handling the aftermath, and what could have prevented it.

And some rumors floating around that Hunting Hawk Golf Club (site of our Chapter's Golf Tournament back in the day) would close and be developed into a massive real estate development denied strongly by its owners. Some truth to it, however, as the property is owned by development company HHHunt, who admits that long term the land will be developed, but not in the near future. Not hard to see how some one would be thinking that way, however, with all the projects being developed along Broad St./Rt.250 and Hunting Hawk being only a stone's throw further to the west.

In discussing writer's block, and how to combat it, some time ago with reporter Ned Oliver, his response was "nothing beats writer's block better than a solid deadline!" With the World Championship Bike Races providing the solid deadline, the contractors on the Capital Trail project (which I have been working in support of for almost 20 years, and was afraid I wouldn't live to see finished) suddenly shifted into high gear about three months ago and the project is now COMPLETE. The Park Phase, which takes the Trail off of Rt. 5 so it can go under I-295 along with Four Mile Creek and then comes back down to be along Rt. 5 again, has turned out to be the prettiest part of the entire Trail. Henrico county's spur off the Park Phase up into Dorey Park is scheduled to start construction soon and when complete will be another really nice way to park your car and get onto the Trail.

The City also had shifted into high gear about two months ago, taking down the Lehigh Cement silos and installing the plastic jersey barriers along Dock St. between Shiplock Park and the Intermediate Terminal, providing the last link in the 52 mile Trail. Now its getting heavy use,

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IFMA TO PARTNER WITH HANOVER HABITAT FOR HUMANITY

SATURDAY, October 3, 2015

Please arrive at 8:20AM. We start construction at 8:30AM. Jonathan Marcus and George Robinson are our construction supervisors and they will greet you all when you arrive, have you sign a waiver (new for 2015), go through safety and then begin work for the day. We finish building at 3:30PM. The address of the construction site is 12318 Short Street, Ashland, VA 23005. It is located in a neighborhood called, Oak Knoll Estates, just off of Ashcake Road. You'll turn into the neighborhood, at the Holy Cross Lutheran Church.

We will be working rain or shine, so please dress appropriately! If there is rain in the forecast, please note that you'll receive a notification the morning of if we need to cancel. Please wear comfortable clothing, work gloves and boots/sneakers.

Please contact Barbe (ifmarichmondva@gmail.com) if you are able to work.

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, October 3 and see what a difference we can make.



22nd ANNUAL RICHMOND IFMA GOLF TOURNAMENT

Presented By ServiceMaster Clean

September 21, 2015

"A rousing success"

"A big round of applause to another great tournament at the beautiful Hermitage County Club. The course was in excellent shape and the rain held off until the end. Thanks to all of our annual sponsors, team sponsors, and those who donated. More than once out on the course I was told that this is the best tournament and the best people to be around for a golf outing. Thanks to our Chapter Board members and all who volunteer to make this a success. Last but not least a Big round of applause to our Golf Chair Tim Hume for all the hard work and making it look so easy. I think its safe to say a good time was had by all...so mark your calendar for next year and thanks for your support."

Harvey Jones
Chapter President





1st Flight – 1st Place
Team #9A – BONITZ
Jeff Newman, Jeff Gray, Ryan Larmore



1st Flight – 2nd Place
Team #5A – WW NASH
Mike Haithcock, Ryan Mohler, Kenneth Murray, Brandon Inge



2nd Flight – 1st Place
Team #10B – SERVPRO CHESTERFIELD
Mike Derricott, Lee McNutt, Zack Sailsbury, Joey Martin



2nd Flight – 2nd Place
Team #14A – WESTVIEW
Jim Grebar, Doug Glasco, Afton Johnson, Todd Peace

AUGUST MEETING REPORT

by Bud Vye, Retired CFM

A clear, hot day on the 8th as we headed west on I-64 to try to find the Midnight Brewery. Off at the Rockville/Manakin exit, north on Rt. 623, and look for the Industrial Park, said the verbal directions I had been given. If you are one of the old school types without GPS like me, 2410 Granite Ridge Rd. doesn't help you much, but there was Barbe Shaffer's IFMA yard sign on the left at the entrance to the Rockville Commerce Park, which appears to have some connection to Luck Stone, who has a quarry nearby. Then another sign for the left turn onto Granite Ridge after a short distance; and then a third as I reached my destination. Thanks, Barbe!



Into the dimly lit Tasting Room with very bright sunlight coming in from two sides, an immediate notice that my photography was going to have a real challenge, lighting wise. Kyle Byrd & Todd Swain, a duo who call themselves Big Gavel, were providing the music on the left, just inside the door, though it was difficult to see them with the afternoon's brightly setting sun coming through the window directly behind them. No problem seeing the bar, so made it over there where it was decision time among a fairly lengthy list of offerings. Check them out for yourself on their www.midnight-brewery.com website. On someone's recommendation, I settled on Rockville Red, which was served me by owner Trae Cairns' Mom, who was helping out behind the bar along with his Dad, making this brewery a true family operation. Over to the wall, where Andrea Huntjens of Sophisticated Soirees had set up a German themed offering of Knockwurst, sausage with red cabbage, and a nice combination of mixed fruit. With the Rockville Red to wash it down, it proved to be very tasty as I wended my way through the crowd to find a seat at one of the tables. Not so easy to converse and hear the music with the acoustics in the room, but a convivial time was had by all 51 of us.



Eventually President Harvey Jones got everyone's attention from his station at the end of the bar, calling upon Trae who gave us an official welcome.



Then some new members to be recognized, including Ken Rubert of Jacobs Technology who operates out of Hampton where his firm has a contract with the NASA facility at Langley. They are a large diversified international company that provides a wide variety of technical services, those pertinent to IFMA being Facility Oversight and Maintenance, which Ken would be happy to talk to any of our members about. Next recognized were our sponsors for the evening Emerald Construction with Gib DeShazo giving us a few words. Then Tim Hume giving us a short SOLD OUT message about the right around the corner Golf Tournament, followed by Karen Frebert's run down of the upcoming Programs through the end of this year, with our Emergency Preparedness Panel Discussion at Dominion Innsbrook next month; our Tour of McKesson in November, followed by our Christmas Party at Luck Stone in December. Looking ahead, Karen continued by asking for ideas for Programs and/or Tours for 2016.

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Business concluded, the announcement was made for all interested parties to enter the brewery (quite a bit warmer in there) where Trae gave a very informative briefing (while standing on a pallet with his back to the fermentation and brewing tanks, where each batch spends 2 – 3 weeks prior to being ready to taste) on the area's booming Craft Brewing situation and how he left his IT career back in 2011 to bring this one into being. Living in Short Pump, he went out one exit on I-64 and located some space in the building next to this one to start the Brewery. The present 5400 sq. ft. space then became available, so he expanded the operation and moved into it. Now he's presently turning out about 150 barrels of brew per month, with the capacity to expand the output to 400 barrels a month with the existing tanks. As Hardywood does with their Singel, Midnight has sort of gravitated to Rockville Red as their basic offering, with the capability to do a wide variety of others on a tank by tank basis.



A number of questions were brought forward and he answered them all very candidly. Upon completing a very educational introductory course in Brewing 101, it was back out to the Tasting Room and out the door to conclude another very interesting meeting. Thanks to Trae & his family for having us; and our best wishes to them as they go forward. Their product is definitely tasty and they are running a very friendly operation with a number of

their regulars sitting outside in the back as we were having our meeting.

Thanks also to Big Gavel for providing the music; to Gib DeShazo & Emerald Construction for sponsoring, and to Karen Frebert (with help from Connie Hom) for putting it all together.

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, Community, Vendor Database and click on the link supplied.

MEMBERSHIP CORNER

Cameron Bridges and Scott Reed, Membership Committee Chairs

Welcome to our newest members!

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

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STRIVE FOR FIVE

STRIVE FOR FIVE 2015- 2016

We want YOU, OUR MEMBERS, to participate in our monthly meetings, our golf tournament, World Workplace and Hanover Habitat for Humanity.

From July 2015 through December 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 HOLIDAY MEETING AT LUCK COMPANY HEADQUARTERS

TUESDAY - DECEMBER 8, 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 RICHMOND CHAPTER EVENTS

STRIVE FOR FIVE!

(Continued from page 1)

As I mentioned at our last Chapter meeting we currently have 13 Richmond Chapter members planning to attend this great event. For some, it may be the first time or repeating and it has been a tradition of the Chapter to have a Chapter dinner with all. At dinner we discuss what we have experienced and sessions we plan to attend. I think this is the unofficial record of 13 Chapter members attending. Time is running out but you can still register. With the great education sessions, and latest products it will be capped with the endless networking experience like no other. Professional and personal friendships are formed here that last a life time...but don't take my word for it. "Don't meet me there...beat me there"!

"What you get by achieving your goals is not as important as what you become by achieving your goals."

Zig Ziglar

(Continued from page 2)

in advance of the official ribbon cutting on October 2, but I can't imagine how heavy the action will be down in that area around Rocketts Landing once Stone Brewing gets their Tasting Room and Restaurant open in the Intermediate Terminal building with the Capital Trail passing right beneath it.

A few blocks away, on Nicholson St., Hourigan is REALLY moving on the Stone Brewery project. Not affected by the Bike Races, but they've apparently got a deadline of their own and appear to have been in high gear right from Day 1. Can't help but think that if we would have had Hourigan on the Cap Trail project, we might have been done a couple of years ago, as they appear to be the masters of the FAST Track.

A couple of more projects with the Bike Races for a deadline were the Hostel at 7 N. 2nd St. which is also REALLY NICE and opened just a few days ago. Big thanks to Jim Ukrop and the other donors who stepped up to help the \$2.6 million project turn the former Otis Elevator, and then Corrections, building into a 58 bed, dorm style, Hostel with rooms for as low as \$30 a night. A really nice addition to the Richmond tourism scene.

Nearby, Ted & Katie Ukrop (who also were contributors to the Hostel) got their 75 room hotel called Quirk at 201 W. Broad open just in time for the Races. Not \$30 a night here, but a good bit higher, with an upscale restaurant called Maple & Pine in-house, along with an art gallery. This too will be a nice addition to our hospitality inventory. 3North have been the architects on this one, with WM Jordan as GC, and extensive use of historic tax credits, as much of the building was the site of the former J.B. Mosby department store. I'm looking forward to checking this one out, as I get the strong impression its going to be a lot different than your typical chain hotel.

Had mentioned earlier how the Lottery was looking for space as they were being pushed out of the Pocahontas building after 21 years in order to make way for the legislators as the General Assembly Building replacement project causes lots of moves down around the Capitol. Now looks like they will be staying downtown and moving into the Main St. Centre at 600 E. Main (across the street from the Capitol Ale House) which I hadn't realized was owned by the State. I attend a few meetings in the 24th floor conference room of that building (which is State Dept. of Conservation & Recreation territory) and can state that it has one of the best views of the area out its west and south windows of any place in center city.

Sauer getting ready to start construction on their 175,000 sq. ft. Stuart's Crossing Shopping Center at Rt. 1 and Virginia Center Parkway after holding the property since 2002. Obviously a highly accessible location from I-95, I-295, and Rt. 1 but my impression was that the Virginia Center area was over-stored already and that the Mall was not doing that well. They've got a few tenants signed so far, but no big ones, so we'll see how quickly the project moves forward.

Public meetings coming up shortly where the developers who purchased the 7 acre 'bus barn' site on S. Davis from GRTC for \$9.12 million will present their plans for a mixed use project which intends to primarily use the existing buildings. Lots of historic tax credit potential on this property (which goes back 112 years to the time when it housed the horse drawn trolley cars) so it will be interesting to see what they can do with those drab buildings that are almost completely covered with murals at present.

And the MWV letters come down, as MeadWestVaco's merger with Rock-Tenn gives the company the name of West Rock. Name change is in progress all around the merged firm, but no plans yet for new signage on the headquarters building, where we met back in August of '10.

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Those of you that may have the misfortune of having to fly into LaGuardia, which consistently is rated among the worst airports in the U.S. in cleanliness, design and delays, will be pleased to learn that a multi-billion dollar project is coming together to completely tear it down and rebuild the 1964 vintage facility. Delta is committed to several billion to upgrade their two terminals, with the New York Port Authority coming up with the rest. Skanska has been selected to be the GC on the project, which will take about 10 years to complete.

Designer types among us may want to check out the current issue of INC. for their feature on the "World's Coolest Offices". Some very sexy color schemes and furniture are shown that may spark some ideas as long as your clients are not too conservative.

And Fortune reports some storm clouds forming at Uber as more of their drivers express a desire to be considered as "employees" rather than "independent contractors". That change would result in a big increase in the company's taxes and insurance costs, forcing the fares they charge to be closer to those charged by the traditional taxi cabs.



Visit our New & Improved Local Chapter Web Site

www.ifmarichmond.org

Put it in your Favorites Folder right now

Thanks to Blaes Communications

Collaborate to innovate.



IFMA's **World Workplace**

Your Facility Conference & Expo

Oct. 7-9, 2015 | **Denver, Colorado**



Experience

Facility Tours:
See FM innovation
in action

Master Classes:
Discuss an FM
issue or trend
in depth



Community

Education:
Our concerns, our
goals, our future

Networking:
Our peers, our
friends, our
community



Solutions

The Expo:
Relieve facility
hiccups &
headaches

Solution Arenas:
Tips for practical
product application



The future of
the workplace
is ours to create.

IFMA's World Workplace
is an interactive
learning, networking,
idea- and knowledge-
sharing event for
professionals who
support all aspects of
the work environment.

The conversation begins at www.worldworkplace.org



All who plan to attend are requested to contact Harvey at harvey.g.jones@dom.com
prior to the event



Richmond Chapter Monthly Meeting October 13, 2015

Business Continuity and Emergency Preparedness: What Every Facility Manager Needs To Know

Resiliency, Business Continuity, Emergency Preparedness, are all front and center in the news and Facilities are often on the front lines in a disaster affecting our organizations. Within an organization, facilities groups are often tasked with preparing or playing a key role in emergency preparedness planning. Our panelists of experts in the field of resiliency, emergency preparedness, security, and facility management will help you understand what is needed in terms of planning, common mistakes in implementation, and steps to build or enhance your business continuity plan. We will also discuss a recent disruptive event at Dominion Power and how the Facilities and IT team handled the event.

Thanks to our 2015 Annual Sponsors

PLATINUM



GOLD



SILVER



BRONZE



Where:

Dominion – Auditorium
5000 Dominion Blvd.
Glen Allen, VA 23060

Parking: Parking lot

Time:

5:30-6:30 pm Networking/Social
6:30-7:30 pm Panel Discussion

Presenters:

Moderator - Maureen Roskoski, FEA
Panelist - Michael Walton, nTelos Wireless
Panelist - Mike Derricott, Dominion
Panelist - Patricia "Patti" B. Guinan, Dominion
Panelist - Ray Ferrara, Ferguson

RSVP by:

Thursday, October 8, 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



IFMA™ Richmond Chapter

International Facility Management Association

P.O. Box 808

Richmond, Virginia 23218



PLACE
STAMP
HERE

October Meeting

Tuesday, October 13

5:30 PM

Dominion Auditorium

5000 Dominion Blvd.

www.ifmarichmond.org