



September 2015 Issue

THE PRESIDENT'S MESSAGE...



I would like to give a BIG round of applause to all for our turn out at last month's meeting at the McGuireWoods Gateway Plaza Building downtown. We had a total of 80 attendees present. With new buildings such as this we get a chance to see the latest and greatest technology has to offer. Their access control and "No touch" elevators really stood out. Whether you work in a corporate facility or provide a service to a corporate facility you're going to encounter some form of security.

In the security world the word "tailgating" is a very serious issue regarding safety. To gain access to a facility you may have a company issued ID badge, report to security and show your personnel ID, or have a company escort meet you in the lobby while you are signed in. Whatever the form of security at your location we all have to do our part. "Your chain is only as strong as the weakest link".

Reported in the news recently there were a rash of security issues with people posing as company employees "tailgating" people with access badges. The individuals were dressed in business attire (male or female) claiming to have misplaced their badge. Some corporate buildings can house a few thousand people on any given day, so it's hard to know or recognize every face. Once inside, the individual would case areas with less traffic and look for items left out in the open. We all have left items such as iPhones, iPads, laptops, and even loose dollar bills out on our desks which are quick targets for the "grab and go".

At the McGuireWoods building once inside and reported to security you were asked your destination and the security guard will enter the code on the elevator. Once inside there were no buttons to push and you had an express ride to your floor. I'm assuming the intent here is to

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MEETINGS

September 2015 Membership Meeting

Date: Tuesday, September 8, 2015

Time: 5:30 pm

Place: Midnight Brewery

Program: Social

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

Non-Members \$35

RSVP: By Thursday Sept 3, 2015

Next Board Meeting:

Date: Tuesday, October 6, 2015

Time: 4:30 p.m.

Place: Dominion Innsbrook Building

Next Membership Meeting:

Date: Tuesday, October 13, 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

Two condolences to extend this month, as Brian Workman loses his mother in law and Barbe Shaffer her sister. We share your sadness at your losses!

Nice to see Mark Friedrich bring his daughter Anna to the Gateway Plaza meeting. We've had some sons at meetings before, but this is the first time I recall someone bringing their daughter. Keep 'em coming. It's great to see the next generation come out and join us!

Also great to have the World Championship Bike Races coming our way in September, setting a deadline for a lot of projects to get finished. We had a great view out of the Gateway Plaza windows of what is happening with the Kanawha Plaza project, while those of us involved with the Virginia Capital Trail are thrilled to see the Lehigh Cement Silos come down as the Trail approaches completion, while work commences on the 17th St. Farmers' Market. Without the bike races as a deadline, I think we'd still be where we are today two years from now.

Was down in Rocketts Landing for the Dragon Boat races on 8/1 (a really fun event that hasn't gotten a lot of publicity) and saw how the completion of the Trail through there has improved the situation regarding accessibility along the shore. Another project in the area that is really moving along is the job Hourigan is doing with the Stone Brewery. Once they get that completed and get around to putting their Tasting Room and restaurant in the Intermediate Terminal that area will really be impressive, although Echo Harbor and the view shed controversy sits right in the middle of that area.

The projects keep moving at the U of R, as two of their oldest dorms, Jeter Hall & Thomas Hall, housing a total of 170 students, re-open after their year long renovations while work on their Welcome Center and Admissions offices is progressing. Haven't been over there yet to see what the new entrance to the campus looks like since it opened a couple of weeks ago.

I do go by the Libbie Mill project on Staples Mill Rd. almost daily, as Whiting – Turner keeps rolling on the various buildings of the big development, which Commonwealth Architects has a big involvement in. It's going to be a lot bigger, with a skyline of its own, as Henrico has just approved a 250 foot high building for the center of the parcel, to be flanked by the two 175 foot high buildings previously approved. After clearing that site more than a decade ago, Gumenick sat on it for a long time, but once they started developing it, they haven't looked back.

Those who remember touring Allianz's offices in the former Circuit City Deep Run I building back in March of '13 will remember that they had

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HABITAT NEEDS YOU!

IFMA TO PARTNER WITH HANOVER HABITAT FOR HUMANITY

SAVE THE DATE

SATURDAY, October 3, 2015

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, October 3 to work on one or two of their homes in the Ashland area.

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

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

Are you under 30?

Or have you recently earned a bachelor's degree or MBA?

You may qualify for a reduced IFMA membership fee!

Young Professional membership is open to new IFMA members that are under the age of 30 and new or current IFMA members that graduated from an accredited university or college within the last 12 months



IFMATM 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 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



SERVPRO® of Richmond, Chesterfield, Henrico & Tri-Cities, Plus			
SERVPRO® Chesterfield	SERVPRO® Richmond	SERVPRO® Henrico	SERVPRO® Tri-Cities
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For more than 30 years, SERVPRO® of Chesterfield, Richmond, Henrico and Tri-Cities has been the leader in fire and water damage clean-up and restoration. We’ve earned the confidence of Facility Managers, Building Managers, Property Managers, Risk Managers, Building Owners and Business Owners. We’ve restored commercial office buildings, hospital and healthcare facilities, industrial buildings, churches, sport/activity centers, K-12 school systems, colleges/universities and all types of facilities operated by the federal, state and local governments. In fact the Commonwealth of Virginia awarded a contract to SERVPRO® of Richmond, Chesterfield, Henrico and Tri-Cities to provide Fire and Water Damage Restoration Services. As a proud member of IFMA for many years we welcome the opportunity to tell you more about our company. To learn more contact Kathy Taylor at 804.378.2323 or ktaylor@servproctn.com.

And please remember to call us direct at 804.378.2323 at the first sign of an emergency.

Independently Owned & Operated

(Continued from page 1)

prevent anyone from entering an unescorted space. We have to remember that as technology changes and we install the latest bells and whistles the evil doers are doing the same. This expensive game of cat and mouse will continue to exist in my opinion.

In closing you may have the latest and greatest security system(s) but you still can’t put a price tag on good old fashion face to face, person to person communications. Our Dominion Corporate Security policy is simple and I quote *“IF YOU SEE SOMETHING...SAY SOMETHING”*. We all have had the feeling of something is just not right here...and 9 times out of 10 you are probably right. So remember my friends, head up and eyes open and *“IF YOU SEE SOMETHING...SAY SOMETHING”*. SAFETY FIRST!!

“Start by doing what’s necessary; then do what’s possible; and suddenly you are doing the impossible”

Francis of Assisi

AUGUST MEETING REPORT

by Bud Vye, Retired CFM

Two storms earlier in the day on the 11th, but dry by the time our 80 attendees pulled up the steep ramp into the Gateway Plaza's 5 level, 509 car parking garage. Into the lobby, with its river rapids themed mosaics on the walls and tee pee like sculpture commanding the center of the floor. Several days after the meeting, I got the story on this art from David Lewandowski of Colliers, which I share with you here ----



The artists were Robert Stackhouse & Carol Mickett, who felt that Richmond would not be where it is geographically if not for the rocks and rapids. The mosaic art captures this in six different pictures.

The lines in the floor are called flow lines. These lines start on the South side of the building closest to the James River. The lines continue through the lobby and out the North East corner towards our Capitol, representing Commerce and how the river and canal have supported Richmond over the years.

The art structure is called Clear Passage. This is because the building is located on top of what used to be the old Turning Basin for the canal boats. The structure is also designed to give people entering the building, a place to sit, meditate, or just rest a bit before conducting business. The sculpture has overlapping layers of tempered glass to create the feeling of being in or around water as the sun reflects off of the multiple layers of glass.

The mosaic art, which was done by the studio of Franz Mayer in Munich, Germany, ties it all together.

Without the benefit of that briefing at the time, the Security Guard addressed the elevator for us, and we were able to go only to the vacant, unfinished 9th floor (of the building's 18) where Barbe & Bernadette had the Registration Table set up. With construction level lighting strung overhead, it was helpful that the skies had cleared outside so we had lots of day lighting coming through the expansive glass walls to help light the area where we were meeting.



Andrea Huntjens and her two Sophisticated Soirees helpers had set up the beverage and two food tables along the east wall. As always, she had come up with a nice selection of hors d' oeuvres, this time featuring beef tips, deviled eggs, and her signature figs in a blanket. A nice period of Socializing in the semi darkness with bright light outside (a tough assignment for my photographic skill level) , until President Harvey Jones, assisted by Program Chair Karen Frebert, began urging the assemblage to take the seats which had been provided by CORT and for which we thanked Chad Wilder.

Following our usual agenda, the President called upon new members Stephen Dahowski of Kloke Moving, Daniel Atwood of Baker Roofing & Jim Burichin of Tremco to stand and tell us about their firm after which the first time meeting attendees were also recognized. Then all of the sponsors, as listed on pg. 13, were recognized one by one, with this evening's meeting sponsors representatives giving us a brief plug for their firms.

VOLUNTEER OPPORTUNITY

James River Association

I am the Volunteer Coordinator for the [James River Association](#), the guardian and the voice of the James River. We have [a variety of volunteer opportunities](#) that have broad and long-lasting positive impacts in communities across the state of Virginia in the James River watershed. I am contacting your group about a large and important event we will be hosting, the [Know Good Beer](#) festival September 19th on Brown's Island in Richmond, VA, for which we need 100+ volunteers. Volunteers will receive free entry to the event (\$50 value), a t-shirt, and there will be a "volunteer keg" or two and food once the event is over. Most volunteers will be pouring beers/taking drink tickets. Other jobs will be keeping kegs iced, ID checking, concessions, rovers. We try to have volunteers assigned to a specific brewery/beer a few days before the event. I'll provide links to all the beers being served so they can talk intelligently about what they are serving. It makes for a better experience for everyone. The shifts will be 11am-4:30pm and 4:00pm-9pm.

While this is not our typical volunteer activity, it is a significant marketing and exposure opportunity for JRA, particularly to spread the message of the connection between our river and our beer! [SIGN UP YOUR GROUP HERE!](#) <http://www.signupgenius.com/go/10C0E4FA4AD28A0F49-know1>

If you would be interested in this opportunity [or others](#), please contact me. [Become a RiverRat](#) and patrol the river, receive conservation training, and complete critical Action Projects. If you want to support our critical conservation work, [become a member](#) or [donate](#)!

Ben Hawkins

Volunteer Coordinator
James River Association
4833 Old Main St.
Richmond, VA 23231
www.jrava.org
[804-788-8811 ext. 204](tel:8047888811)

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.

CAREER OPPORTUNITIES

McGuire Woods - Richmond Job Opportunity Experienced Office Services Manager

The Manager of Office Services oversees the day-to-day operations of the office, provides operations support for the Charlottesville office and offsite litigation support center, and serves as the immediate back up for the Office Administrator. This position plays a critical role in the office and requires excellent communication skills, the ability to interface with senior management and effectively manage and coordinate resources on a 7x24 basis. The Office Services Manager is expected to take a hands-on approach to accomplish operating objectives, budget management and to take responsibility for the overall delivery of support services to the assigned office(s). This position will be heavily involved in the planning and execution of the Richmond office's move to new space in Summer 2015.

Qualifications:

Requires Bachelor's degree and a minimum of three years of managerial experience and/or training in a legal environment preferred; or equivalent combination of education and experience.

Must possess a valid driver's license and be insurable under the firm's automobile insurance policy.

Proficient communication skills

Technical skills to include knowledge of Microsoft Office Suite and other firm provided software as required

Ability to interact effectively with attorneys, secretaries and administrative staff

Ability to multi-task, prioritize, meet deadlines and respond to shifting priorities effectively

Knowledge of general accounting and budgeting procedures desired

This position is considered "essential personnel" and is on-call after hours, weekends, holidays, etc.

For more information, please visit www.mcquirewoods.com and click in Careers/ Staff Careers and search for the job title of Office Operations Manager and submit your resume on line.

Visit our New & Improved Local Chapter Web Site

www.ifmarichmond.org



Following that, President Harvey announced that the winner of the Chapter's Scholarship to attend the WorldPlace Conference in Denver was Todd Cosgrove, of Piedmont Facility Management, who very happily came forward to participate in a photo op.

Then Barbe Shaffer took the floor to announce that our day to work on our Hanover Habitat for Humanity house would be Saturday, October 3, and that she needed a few good workers to make it a productive day.



Business completed, it was time for our Speakers, Jeff Compton of Colliers & John Taylor of Gilbane, both of whose firms also were sponsors of the meeting. They were introduced by Karen Frebert and came up and stood together. Jeff, whose firm is providing the Real Estate Management Services for the building spoke first followed by John whose firm was the GC on the project. Both men spoke briefly, and with no amplification it was difficult for most to hear exactly what was said but I believe their main points included ----

- Chicago based Clayco is the developer and owner of the 18 story, 323,000 sq. ft. building which Architect Forum Studio (also based in Chicago) designed and GC Gilbane built to be able to attain LEED Gold certification. M&E Mechanical Contractors installed all of the core mechanical and plumbing for Clayco. FLSA Fire Safety Contractors installed the core sprinkler system and main sprinkler lines for each floor. Atlantic Constructors installed all of the mechanical, plumbing, and tenant build out sprinkler work for the McGuireWoods spaces.
- Mostly Trane equipment in the building, including all of the mechanical equipment with the exception of the two Annex 100% outdoor air units with energy recovery wheels.
- Each floor is equipped with a large Trane Intellipak Water source unit, in addition to a 58 ton HVAC unit.
- All of the VAV boxes are also from TRANE, consisting mostly of fan powered parallel boxes, with some series style boxes for training rooms and conference rooms, while the building automation is handled by a TRANE Tracer system.
- The building lighting is mostly all high efficiency LED lighting including lighting controls for all tenant floors consisting of zone control, override control, motion sensors for open office areas and motion/thermal sensors for all offices.
- The elevators are Destination series installed by Otis Elevators.

With the building containing 25,625 sq.ft. of space per floor, major tenant McGuireWoods has occupied 7 ¾ floors. Towne Bank is moving their headquarters into the building, and also will have a retail branch on the first floor, along with a Potbelly sandwich shop, and several small shops. There is still some space available, including the 9th floor we were meeting in, but the building is close to being fully occupied. For further details, they referred us to the building's website -

www.gatewayplazarichmond.com

Collaborate to innovate.



IFMA's **World Workplace**

Your Facility Conference & Expo

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



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See FM innovation in action

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Discuss an FM issue or trend in depth



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Our concerns, our goals, our future

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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





World Workplace Giveaway

**Todd Cosgrove, CFM with Piedmont Facilities Management
won the chapter giveaway!!**

Todd will be reimbursed for full event registration plus up to \$1,500 in travel expenses.

Congratulations Todd!

IFMA World Workplace, Denver, Colorado

October 7-9, 2015 World Workplace Giveaway

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

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Then, not wanting to take too many at a time into the McGuireWoods space, we began sending groups of about 20 up to the 18th floor, while the remainder resumed socializing as the refreshment tables were re-opened. Our tour guides, Cassia Jenkins & Pam Attkisson, did a nice job of ushering us around the floor, which consisted solely of meeting rooms of various sizes, ranging from several where an attorney could meet with a small group, up to the Board Room with the \$100,000 table which could seat 34 around it. On the other side of the floor, we entered the Training Room which seats 92, behind several rows of tables, facing a speaker's rostrum. As we moved around the floor we observed workmen in two of the areas completing some punch list details, and learned from our guides that Steelcase had provided all of the furniture throughout the McGuireWoods floors. As we moved around the 18th floor, we had some great views, particularly on the South side, of the work that is underway on Kanawha Plaza, plus the Federal Reserve Bank building, Riverfront Plaza, and the Manchester Bridge.



Completing the swing around the floor, we headed back down to 9, then down to the lobby for a more leisurely view of the sculpture and art, and out to the parking area, after we learned that sponsor Colliers had taken care of the parking charge for us. Thanks to them for that; to CORT for providing the chairs; to Colliers, Gilbane, Atlantic Constructors, ABM, Ferguson and Tolley Electrical for their meeting sponsorships; to Jeff Compton & John Taylor for their presentations; to Cassia Jenkins & Pam Attkisson for showing us through the McGuireWoods space, and to Program Chair Karen

Frebert for her persistence in putting this program together. And lastly, to David Lewandowski for sharing the background of the art work and his knowledge of the building's systems.

(Continued from page 2)

taken the entire building even though it had more space than they needed, leaving the 3rd floor vacant for future expansion or sub leasing. They then leased it to Minacs, an Indian Call Center firm, who has gradually been building up their operation and now plans to add 400 more staff by the end of this year, which should really pack them in, if they are all on the 3rd floor.

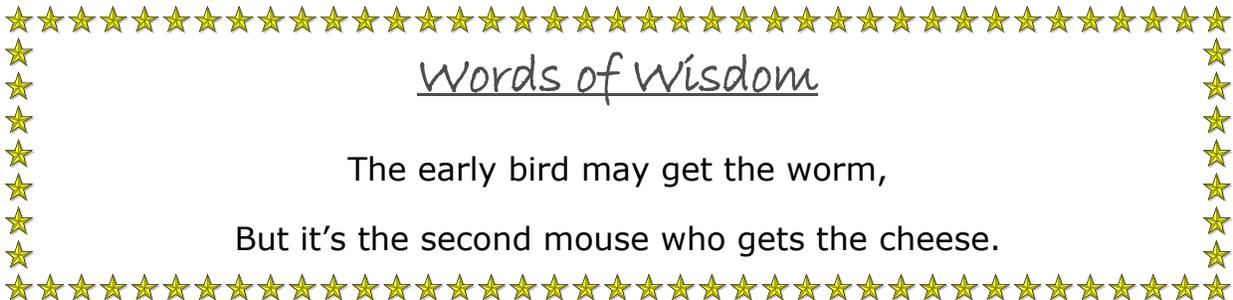
Also growing is Allegiancy, a commercial real estate asset management firm, so they have just moved from 3200 sq. ft. at 10710 Midlothian Turnpike into 7,000 sq. ft. on the top floor of Boulders III.

Looks like the current version of Yogurt and DoNut shop expansions might be Fitness Centers, as Crunch, which has a tremendous amount of equipment in the one it opened in the former Kmart at Broad & Glenside, has also opened one at 5720 Brook Rd. That's not the end of it, as the same franchisee has plans for two more, at Gleneagles Shopping Center on Ridgefield Parkway and on the ground floor of 3600 W. Broad (which I still call the Seaboard Building). I didn't think we had a shortage of those type of centers in the first place so, like the Yogurt and Do-Nut shops, I look for some closings in the next year as the market becomes over saturated. John Freeland, the franchisee who has been putting about \$2 million into each Crunch location, sounds confident it won't be any of his. Time will tell.

But there is a limit, as we see in the Restaurant industry, as Nora Taste of Lebanon closes after less than a year after it replaced the Riad Moroccan Grill in the Gold's Gym Plaza on W. Broad. And I really liked the place (as my favorite Middle Eastern restaurant), which as I've mention previously seems to be the kiss of death. I could do a complete column just on the restaurants I've liked that aren't here any more, starting with the Flying Cloud, Mad King Ludwig's, Manila Manila, and more. Guess I just don't have main stream tastes.

Although they've won their first two pre-season games, the Redskins, whose attendance at the Training Camp really dropped off in Year #3, don't seem to be heading into a good season.. Their scrimmage with the Texans, which was to be the high spot of the encampment, turned into an immediate brawl between the teams without a single play being run. As the wag who wrote in Style said "Monday's final practice was closed to the public, so there was only a slight drop in attendance". Adding to the dysfunction, the team's management keeps having to answer questions about changing their name, and they appear to be having more than their share of injuries to key players. Looks like another long season shaping up for those of you who are their fans.

And some interesting reports about Amazon and the pressure they keep on their workers. CEO Jeff Bezos says that "doesn't describe the Amazon I know". But the only person I know who works there says, "they've got the stop watch on you all the time". Let's see how this one plays out.





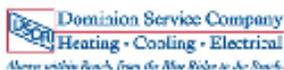
IFMATM Richmond Chapter
International Facility Management Association

Richmond Chapter Monthly Meeting September 8, 2015

Continue your Labor Day celebration with IFMA at Midnight Brewery. In addition to the great Virginia craft beers, we will have live music by the Big Gavel Band with Kyle Byrd and Todd Swain. Midnight Brewery will also be offering tours of their new brewery/tasting room that opened about a year ago. We look forward to seeing you all for a fun evening. We encourage everyone to bring a potential new member to this networking social event.

Thanks to our 2015 Annual Sponsors

PLATINUM



GOLD



SILVER



BRONZE



Where:

Midnight Brewery
2410 Granite Ridge Road
Rockville, VA 23146

Parking: Parking lot

Time:

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

Presenters:

Trae Cairns – Midnight Brewery

RSVP by:

Thursday, September 3, 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

September Meeting

Tuesday, September 8th

5:30 PM

Midnight Brewery

Rockville, VA

www.ifmarichmond.org