



**December 2015 Issue**

## THE PRESIDENT'S MESSAGE...



December is just about here and it's a very special time for our Chapter on many fronts. In December as previously advertised is our Chapter's Holiday Social event and also marks our mid-year of Chapter operations. I truly feel our Holiday Social is the bridge that connects Thanksgiving where we are thankful for all that's positive in our lives and Christmas where it's better to give than receive.

As our tradition has it, December is when our Great Chapter gives back to our favorite community charities such as "Rebuilding Together Richmond" and "Hanover Habitat for Humanity". The proceeds from our very successful golf tournament which you all were a part of allows the Chapter to reach our donation goal of \$10,000. During our Social we present each charity with a check for \$5,000 that will make the holiday season a little brighter for those who may be less fortunate than us.

I would like to directly THANK all of our Board members, Chapter members, volunteers, and sponsors for any part you may have played in this Great cause. Also in December as stated is our mid-year of operations. Please allow me to give you an overview of our objectives for the year and where we stand.

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## MEETINGS

### December 2015 Membership Meeting

**Date:** Tuesday, December 8, 2015  
**Time:** 5:30 pm  
**Place:** Luck Stone  
**Program:** Holiday Social  
**Cost:** Members \$20 Member w/ Spouse \$35  
Non-Members \$40  
**RSVP:** By Thursday Dec 3, 2015  
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### Next Board Meeting:

**Date:** Tuesday, January 5, 2016  
**Time:** 4:30 p.m.  
**Place:** Dominion Innsbrook Building  
\*\*\*\*\*

### Next Membership Meeting:

**Date:** Tuesday, January 12, 2016  
**Time:** 5:30 p.m.



## 2015/16 OFFICERS

### **President**

Harvey Jones, FMP  
[harvey.g.jones@dom.com](mailto:harvey.g.jones@dom.com)  
273-3076

### **Vice President**

Kathy Taylor  
[ktaylor@servproctn.com](mailto:ktaylor@servproctn.com)  
378-2323

### **Secretary**

Steve Pancham  
[spancham@mbpcc.com](mailto:spancham@mbpcc.com)  
330-4875

### **Treasurer**

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

### **Immediate Past President**

Connie Hom, CLP  
[connie@buckinghamgreenery.com](mailto:connie@buckinghamgreenery.com)  
434-969-4711

## CHAPTER ADMINISTRATOR

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

## COMMITTEE CHAIRS

### **Membership**

Cameron Bridges  
[bridgesca@cox.net](mailto:bridgesca@cox.net)

Scott Reed

[sreed@prologuesystems.com](mailto:sreed@prologuesystems.com)

### **Programs**

Karen Frebert

[K.frebert@creative-va.com](mailto:K.frebert@creative-va.com)

### **Sponsorship**

Brian Workman

[BWorkman@MOI.com](mailto:BWorkman@MOI.com)

### **Public Relations**

Lloyd J. (Bud) Vye, R-CFM  
[bdvye@comcast.net](mailto:bdvye@comcast.net)

### **Website & Social Media**

Paxton Whitmore  
[pwhitmore@svmservices.net](mailto:pwhitmore@svmservices.net)

### **Newsletter**

G. R. (Ranny) Robertson, R-CFM  
[grjr41@gmail.com](mailto:grjr41@gmail.com)

### **Professional Development**

Maureen Roskoski, SFP  
[maureen.roskoski@feapc.com](mailto:maureen.roskoski@feapc.com)

### **Hospitality**

Andrea Niedhammer  
[acniedhammer@magellanhealth.com](mailto:acniedhammer@magellanhealth.com)

### **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*

Noted some names from this area on the latest Credentials lists in FMJ, with Joe Koontz of County of Culpeper receiving his CFM; Jeff Sechrest of Luck Stone his SFP, and Michael Barnes of Brandywine Realty his FMP. Congratulations to all!

Projects at VCU keep rolling, as they wrap up a two year long, \$50.8 million project to expand (by 93,000 sq. ft.) and update (63,000 sq.ft. of existing space) its Cabell Library, which had Moseley involved as the Architect and W.M. Jordan as GC. Then they announce plans to float a \$15 million bond issue, the proceeds of which will be used to purchase and demolish the Sahara restaurant on Grace St.; purchase and renovate a building on N. 4<sup>th</sup> St. from Media General, and renovate five other properties (including the Brandcenter, which we toured back in November of '08).

Starwood Retail Partners, who bought the Stony Point Fashion Park last year for \$72 million, announced a \$50 million plan to upgrade the outdoor areas, adding a park and concert area, and add more retail options (whatever that means) as they respond to competition from Short Pump.

Goochland Planning Commission unanimously approves Hardywood's conceptual master plan for an amphitheater, food truck court, and gardens in addition to their 55,000 sq. ft. brewery, packaging and distribution facility and taproom, all of which will cost \$28 million. Not so fortunate at the same meeting was Hank Wilton, with his proposal to build 191 single family homes on 98 acres of land zoned for much less density on the county's comprehensive plan. All of the residents in this area are opposed to his plan, and most of them showed up at the meeting. They go at it again on 12/1, so we'll see what happens then.

Another big project that does get approved is Union Presbyterian Seminary's plan to develop 15 apartment buildings containing 301 units on 15 acres. That's scaled down from their original proposal and leaves 19 acres primarily open, which is much more palatable for the neighbors and their Ginter Park Residents Association, who have come to regard this as park land since it has been open space for over 100 years, even though owned by the Seminary.

I get an answer to the question I had when HVAC company Michael and Son purchased the 273,000 sq. ft. former A.H. Robins building along I-95 (we used to have our Board meetings there, when Ned Netherwood was Chapter President in 2010-11) and then only used 35,000 sq.ft. for their own operations. They've already got two smaller tenants in the building and have just leased 40,000 sq.ft. to Minacs, the expanding Indian outsourcing firm who had taken the 3<sup>rd</sup> floor in the Deep Run I former Circuit City HQ building (now occupied by Alli-

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anz) that was vacant when we toured there in March of '13. Minacs will have an around the clock call center there, and the building still has 87,000 sq. ft. available for lease.

With VCU and Bon Secours showing no interest in getting on board, the Virginia Children's Hospital Alliance abandoned their push for a hospital on the Boulevard site. Thinking that would clear the way for a new baseball stadium there, the Squirrels were briefly doing high fives until the City stated that that was not necessarily what they had in mind for that location. Now the team feels betrayed and appears to be left to fend for themselves without even an extension on their lease at the existing location. As Parney and his ownership would say, "That ain't right!" and I'm personally disappointed that they are being treated so shabbily after all they have been promised and contributed to the area since bringing the team here from Connecticut.

On the other hand, the City announces plans for a riverfront park on the concrete slab near the Intermediate Terminal where the Anabel Lee used to be docked. Just upstream of Rocketts Landing, with the Capital Trail running through it, and Stone Brewing's restaurant set to go into the Intermediate Terminal building, this area will really be a huge improvement over what we see now. Better get yourself a bicycle or call Uber to get there, though, since parking is already proving to be in short supply with people coming to ride on the Trail. Henrico county's construction of a spur into the Trail from Dorey Park is scheduled for construction next year, which will be a big help, and I can see the Holocaust Museum's auxiliary parking lot being converted into paid parking, which will also be helpful as this area becomes very popular. Much as we are spoiled in this area by being able to drive our cars almost everywhere and park free (or inexpensively) I can foresee the day when we might be parking at Willow Lawn and taking the just approved Pulse downtown or to the Rocketts Landing area, as parking gets more difficult and expensive.

As one who really enjoys going to the Track and betting on the ponies, I was holding out hope that the impasse between Colonial Downs ownership and the horsemen's association might somehow be settled. Ownership, however, is insistent on not wanting to run any lower level races (which are the lifeblood of the horsemen) and is talking about turning the 607 acre property into a housing development and golf course (both of which already exist close by in Kentland) so I don't see much hope.

Chapter veterans may have had their memories jogged if they noticed the naming of John Presley as the new CEO of Lumber Liquidators. That's because he was the speaker and tour guide at our March 2002 meeting. We met at the offices of SMBW and then walked over to the Turning Basin building where Presley showed us through the newly set up offices of First Market Bank which had just launched in this area in partnership with Ukrops. I recall asking him if he had Elvis anywhere in his family tree, to which he replied "Yes, distantly". Since those days, he's been with First Capital Bank and on the Lumber Liquidators Board.

Didn't realize we were short of places to buy donuts around here, but somebody must think so. Not only is Sugar Shack putting in additional shops, but now we hear that Dunkin' Donuts franchisees are going to put in FIVE new ones in the area, starting with one at 900 W. Broad (near VCU), Waterford Place in Midlothian, Eastgate Town Center in Highland Springs, plus ones in Ashland and Chester. Might be a little bit much, as we had with frozen yogurt shops.

Speaking of which, Derek Cha, the founder of Sweet Frog, has cashed out of that concept and started on a new one called Zzaam Fresh Korean Grill, offering customized Korean bowls, the

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## 2015-2016 Chapter Objectives

### **Our Purpose**

Provide education and networking opportunities for Facility Managers and allow Associate members to create new business opportunities.

For 30 Years, The Richmond Chapter of the International Facility Management Association has focused on providing continuing education in the form of monthly educational seminars and facility tours as well as Facility Management networking opportunities within the Central Virginia area.

Financial: Set and maintain Chapter's operating budget. **Budget expenses are on target.**

Membership: Increase our total membership to 190 members. **Currently we have 180.**

Sponsorship: Increase any sponsorship level (platinum, gold, silver) by 2. **New platinum sponsor added.**

Programs: Confirmation of meeting programs and locations 2 months prior to meeting. **On target.**

Professional Development: Conduct at least 1 Chapter sponsored designation review course for (CFM, SFP, FMP). **SFP courses were provided.**

We have accomplished a great deal in meeting or exceeding some of our objectives but we still have a ways to go. I am confident that we will continue to build on our success and really finish the second half strong. For more detailed Chapter objectives, see me or any Board member.

In recent years we've held our Holiday Social at Markel located in Innsbrook but this year we'll be at the very nice Luck Stone facility with lots of great food and music. Please join me for a very special evening in celebrating our success but more importantly join me in giving back to our community. Happy Holidays to all!!

***“The best and most beautiful things in the world cannot be seen or even touched – they must be felt with the heart”.***

***Helen Keller***

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first of which just opened in Carytown. Check it out, if you are out that way.

Noted that EDMC, whose family of for profit colleges includes South U. (across the street from ACAC and Whole Foods in Short Pump Town Center) has agreed to pay a \$95.5 million fine to settle claims that they used “high pressure boiler room tactics “ to recruit students. As part of the settlement they also will be paying off the student loans for some of their students.

Another State agency testing the real estate market as their lease approaches expiration. This time its the Dept. of Environmental Quality which is in the building at 629 E. Main (next door to the Capitol Ale House). They need at least 65,000 sq. ft. of office space downtown after their lease runs out in 2017 and have put out a RFP. I'd be surprised if they end up moving, and think they are just lining up some leverage in advance of the next lease negotiations.

Some odds and ends to close with as Marriott announces that it has agreed to acquire Starwood (Westin, Sheraton, W, & St. Regis) which would further expand their lead as the largest hotel company worldwide (with Hilton as #2). We'll see how the FTC handles this case.

Disney gets ready to open their huge Shanghai Resort just as China's economy is said to be slowing. They built Paris too big, with 7 hotels, (and it turned out to be one of the worst investments I ever got into). Then they over-reacted and built Hong Kong too small. Now they've gone big again in China's most populous city, so we'll see how this one does. No more Disney stock for me, so I'm just a sideline observer now.

New York's Attorney General throws the penalty flag on the Fantasy Football guys, classifying the activity as “illegal gambling”. Still seeing the FanDuel & DraftKings ads on TV around here, however, so we'll see how this one plays out.

And REI does the unthinkable and announces that they will be closing on Black Friday, urging their members, other customers, and staff to enjoy the out of doors on that date while getting their shopping done at another time. As a veteran of 24 years in retail firms, and an REI member, I'm rooting for them not to lose any sales and to make that Holiday stick.



## NOVEMBER MEETING REPORT

by Bud Vye, Retired CFM

A damp and sometimes drizzly day on the 10<sup>th</sup> didn't appear to keep anyone away as 56 showed up at the Deep Run III building on Mayland Drive for our meeting at McKesson's Medical-Surgical Headquarters. Sent up the elevator to the 4<sup>th</sup> Floor by the Security Guard where Barbe & Bernadette were staffing the check-in table at the entrance to the firm's Training Room, we found hors d'oeuvres on a table to the left with beverages on one over on the right side. Both had been provided by Sodexo, who runs the building's dining room down on the 1<sup>st</sup> floor, which is available to all of the building's tenants.



Due to the fact that we would have two sections of a tour with the same guide, President Harvey convened the group a little earlier than normal so as to get the first tour group on its way since they would have time for additional networking upon their return, while the 2<sup>nd</sup> group was touring. Sponsor recognition coming first, Harvey called out the Chapter's existing Platinum (Dominion Service Company, Servicemaster & SERVPRO), Gold (Valcourt Building Services & Markel), and Silver (FEA & Ferguson) sponsors most of whom had a rep present to be recognized. Then came a new one in Bonitz Flooring, whose Justin White introduced them to us, followed by our two sponsors for this evening's meeting, Solar Film, whose John Chewing described the various benefits their film can provide on glass surfaces; and Knoll, represented locally by MOI, whose Brian Workman stated that their contingent (Kelly Coombs & Carla Galli) was delayed in traffic and he would introduce them upon their arrival.



That being the case, Harvey called on Programs Chair Karen Frebert, who announced that we would be having our Holiday Social at Luck Stone; our January meeting at Hourigan's new offices on Franklin St.; and that we would be touring VCU's new basketball practice facilities in May. With February, March and April still not pinned down, she stated she would be receptive to suggestions for those months, should anyone have them. Without further ado, Harvey introduced our host and guide for the evening, Caroline Sheehan. A Facilities Manager in the Global Workplace Solutions group of CBRE, she has been assigned to McKesson for some time and was with them at their Landmark Rd. location.

Headquartered in San Francisco, the medical supply firm has been in Richmond since 1997, after their acquisition of General Medical, and their nearest warehouse is in Winchester. As the unit grew in size to 750 employees, they had been considering remodeling the outmoded Landmark Rd. (Parham Rd. & the RR tracks) facilities for several years. Then the acquisition of Jacksonville, FL. based PSS added more head count and pushed them into looking for larger quarters. At length, they decided upon this 348,000 sq.ft., 6 floor, building, formerly part of the Circuit City corporate headquarters complex, now owned by NAI Eagle, and signed a 10 year lease for 158,000 sq. ft. Their space includes the entire 4<sup>th</sup> floor; 75% of the 3<sup>rd</sup>; part of the 5<sup>th</sup>; with Human Resources offices and interview rooms on the 2<sup>nd</sup> (which is the entry level of the building). The Cafeteria (run by Sodexo), Fitness rooms, and two good sized meeting rooms are on the 1<sup>st</sup> floor, and are shared with the other tenants, the largest of which is Traveler's Insurance. With Interior Architects of Atlanta (where McKesson also has a major unit) as the



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

## 2016 PREPAID MEETING INVOICE

**CERTIFIED PROFESSIONAL MEMBER: \$110**  
**PROFESSIONAL OR ASSOCIATE MEMBER: \$165**

**NAME**

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**ADDRESS**

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**PHONE NUMBER**

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**E-MAIL ADDRESS**

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**Payment Options:**

**Remittance by Check:**

**IFMA RICHMOND CHAPTER**  
**ATTN: Barbe Shaffer, IFMA Chapter Administrator**  
**P.O. Box 808**  
**Richmond, VA 23218**

**Signup Genius:**

**Go to [www.ifmarichmond.org](http://www.ifmarichmond.org)**  
**Click on the SignUp Genius Button**  
**Select 2016 Pre-Paid Membership Meetings**  
**and follow directions**

**PREPAID DUES ARE NON-TRANSFERABLE**

## MEMBERSHIP CORNER

Cameron Bridges and Scott Reed, Membership Committee Chairs

### Welcome to our newest member!

Randy Faulk  
Bon Secours Memorial College of Nursing  
Building Coordinator  
[randy\\_faulk@bshsi.org](mailto:randy_faulk@bshsi.org)  
8550 Magellan Parkway  
Richmond, VA 23227

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

Rick Hughes  
Facilities Bullpen, LLC  
Principal/Project Manager  
[rickhughes@facilitiesbullpen.com](mailto:rickhughes@facilitiesbullpen.com)

Andrea Niedhammer  
Magellan Health Services  
Facilities Manager  
[ACNiedhammer@magellanhealth.com](mailto:ACNiedhammer@magellanhealth.com)

Robert Pannell  
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Sr. Manager Facilities Operations & Engineering  
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Jeff Sechrest  
Luck Stone  
Facilities and Property Manager  
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Chase Tunnell  
Vice President  
Dominion Services Company  
[atunnell@dscr.com](mailto:atunnell@dscr.com)

Brian Workman  
MOI, Inc.  
Sales Consultant  
[bworkman@moii.com](mailto:bworkman@moii.com)

## 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.

# STRIVE FOR FIVE

## STRIVE FOR FIVE 2015

**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!**

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## IFMA Vendor Database

**Looking for help on a particular problem or issue?**

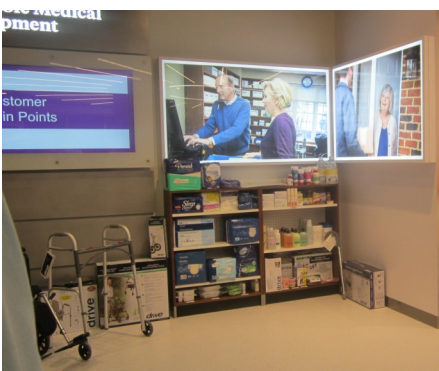
One of our member vendors may have just the solution you're looking for. Be sure to check them out and use their services if applicable.

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

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designer; Eagle Construction as GC; Knoll as the furniture provider, Shaw carpet throughout, and Vicom as the AV vendor, planning commenced early this year so that “move in” took place in two phases on August 21 (350 employees) and August 28 (450 employees). With that, the two ladies from Knoll arrived just as Caroline was about to lead the first tour with half of our group, and they told us how proud they were of this project, stating that they would be along with us on the tours and available to answer any questions we might have.

As a member of the second tour group, we continued socializing while Caroline left with the first. 25 minutes or so and they were back and it was our turn to follow her out into the 4<sup>th</sup> floor, first coming to an extensive wall tracing the company's progress from its beginnings to the present. Past that wall and into the Vision Center where sections of the room contained displays of the various categories of equipment and supplies carried by McKesson ---- Ambulatory Surgical, Long Term Care, Medical Equipment, etc.



Moving around the floor we noticed the Feature Walls made from reclaimed

pine lumber that had been salvaged from a variety of old barns in Virginia & West Virginia. Knoll work stations in white, with lime green accents. All very tidy and neat. Low cubicles with nothing showing above them. No plants permitted. Each with a name plate with the employee's picture on it. Enclosed offices with glass, see through, walls. Art in various groupings along the hallways. Lounge settings and break areas here and there, colorful and nicely furnished. Lots of conference rooms, including four TeleConference Rooms where staff can meet with staff from other locations. Water bottle filling stations which have eliminated the need to use many plastic bottles. A nice Board Room with table in a U shape.



Up to the 5<sup>th</sup> floor. Mostly IT staff up here. Some vacant work spaces for future expansion. In the Tech Bar, with a selection of head phones, mobile phones and hot spots available for purchase. Staff with problems can bring them here for IT staff assigned to help them. A Shuffleboard table for relaxation, Playstation, X-Box and a Micro Market in the Break Area; no vending machines. Back down to 4 and check out the Supplier Partners Wall outside the Training Room. On our way out Caroline showed me the Cafeteria, large meeting rooms, Fitness Center and Weight room down on the first floor, which are used by the entire building.

Thanks to her for an excellent job of hosting and guiding us. And to all our sponsors, but particularly to MOI & Knoll and Solar Film, for their contributions to another excellent meeting.

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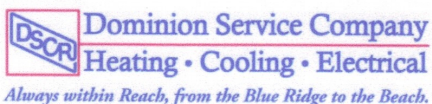


**IFMA™ Richmond Chapter**  
International Facility Management Association

**December Holiday Social  
December 8, 2015**



**Join us for our annual holiday get together,  
exclusively sponsored by our Platinum Sponsors**



**Enjoy great food and drink and pause to reflect on the fellowship we share as IFMA members.**

**Special presentation to our Charitable Recipients**

**Rebuilding Together Richmond  
&  
Hanover Habitat for Humanity**

**Thanks also to our 2015 Gold and Silver Sponsors**

**GOLD**



**SILVER**



**Where:**

**Luck Stone  
515 Stone Mill Drive  
Manakin Sabot, VA  
23103**

**Time:**

**5:30-8:00 pm**

**Entertainment:**

**The Big Gavel Band**

**Door Prizes**

**RSVP by:**

**Thursday,  
December 3, 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: \$20**

**Member and**

**Spouse: \$35**

**Non-Members: \$40**

**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

# December Meeting

**Luck Stone**

**515 Stone Mill Drive**

**Manakin Sabot, VA**

**Tuesday, December 8, 2015**

**5:30 PM**

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