



# IFMA™ Richmond Chapter

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



March 2016 Issue

## THE PRESIDENT'S MESSAGE...



Our IFMA Richmond Chapter has really gotten off to a great start for 2016. Our January meeting held at Hourigan's new office space had 70 people in attendance and February's meeting at Quirk Hotel with 66 people in attendance has set the tone for a great year. We are just getting started and have much more in store.

I don't want to steal our Program Chair's (Karen Frebert) thunder here but we have a great educational forum designed to inform all on the benefits IFMA provides in March. In April we are headed to VCU's new basketball training center and in May we will have a very special guest speaker all the way from Arizona University to let us know what Facility Management will look like in the future. Then June hits and it's our annual "SQUIRREL-A-RAMA" at the Diamond. As you can see we are committed in providing the best form of educational and facilities tours Richmond has to offer.

Allow me to revisit April again. The month of April is very special for many reasons, for one my birthday is in April, great weather starts to return, and most of all our annual charity commitment to "**Rebuilding Together Richmond**". Each year on the last Saturday in April our IFMA Richmond Chapter sponsors a house in a pre-selected neighborhood and perform much needed repairs and upgrades for those families. We have a long standing tradition each year of not only meeting the expectations but we exceed expectations. These efforts are overseen and brought together by the House Captain, our very own Chapter Administrator Barbe Shaffer. For those of us who have volunteered in the past and even at our

*Continued on page 9*

## MEETINGS

### March 2016 Membership Meeting

**Date:** *Tuesday, March 8, 2016*

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

**Place:** *Dominion Auditorium*

**Program:** *IFMA Membership Benefits*

**Cost:** *Members \$15 Member w/cert. \$10*

*Non-Members \$35*

**RSVP:** *By Thursday Mar 3, 2016*

\*\*\*\*\*

### Next Board Meeting:

**Date:** *Tuesday, April 5, 2016*

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

**Place:** *Dominion Innsbrook Building*

\*\*\*\*\*

### Next Membership Meeting:

**Date:** *Tuesday, April 12, 2016*

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

**Visit our Local Chapter Web Site**

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

## 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@MOII.com](mailto:BWorkman@MOII.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*

Chapter Founder Tom Jarrett checks in for the first time in a while. Sounds like he is now located down in Greenville, SC and is semi-retired, but still doing a little commercial real estate work. Anyone interested in reaching him can do so at 804 725 8825.

Shortly after reporting in December that John Presley (the presenter and tour guide at our meeting in March of 2002 after First Market Bank had just moved into the Turning Basin building) is the new CEO of Lumber Liquidators, I was sorry to learn that he had been diagnosed with Leukemia and is taking a leave of absence to undergo treatment. Hope he can have a good result and get back to work shortly.

Also sorry to learn that Andrea Huntjens, whose Sophisticated Soirees provides the creative refreshments at many of our meetings, lost her mom on January 29<sup>th</sup>. Know that you have the best wishes of all of us in the Chapter, Andrea, as you go forward from your loss.

Last issue of Facility Management Journal listed a pair of new FMP's from our area, in the persons of Todd Steeley from VCU & William Wright from Skookum Contract Services. Congratulations on receiving their certifications to both of them!

As time goes by, I'm running into more folks who don't remember when my alma mater, Circuit City and our CEO Rick Sharp, came up with the idea of selling used cars, and started CarMax back in '93. One of the early names in that venture was Tom Folliard, who rose to be their CEO. Now, after 10 years in that post, Tom is moving over to non-executive Chairman. He's being replaced by Bill Nash as CEO and Chief Operating Officer Cliff Wood, a couple more with long service with the relatively young company, which now is up to 165 locations nationwide. They've also signed a lease to place their first office downtown (in addition to the 1,000 + they have out at West Creek), which will be their new Digital and Technology Innovation Center with about 50 staff, in the Lady Byrd Hat Factory building by the Turning Basin that used to house Toad's Place. I think that's a stone's throw from where we held our Membership Recruitment event in September of 2010, when we took the Canal Boat Cruise and then met in the building that was then called Current.

A little more nostalgia, as two partners with no previous connection to CC, buy the brand, name domain, and trademarks and announce plans to launch a chain of retail stores, with the first opening this summer in the Dallas area followed by some in this area in the next 12 to 18 months. From the renderings they are showing, the sales floor looks something like a Radio Shack, and my fellow Circuit City alumni and I will be following their progress with interest. Wonder if they would consider giving us an "Alumni Discount"?

*(Continued on page 3)*

*(Continued from page 2)*

And more yet, as Deep Run Centre, the little strip center on Broad St. we drove by every day as we came into and out of the Circuit City headquarters complex is foreclosed on by its lender after its owner defaults on its \$7.2 million loan. Looks like Cushman & Wakefield/Thalhimer's inability to lease up the center after Thomasville Furniture moved out and left a 15,000 sq. ft. void in its anchor spot proved too much for the center's Hawaii based owner to overcome.

Nothing new to report on the Craft Brewing scene, although I did get to a new one called Original Gravity on Lakeside Avenue just below Hilliard which sells a wide variety of home brewing paraphernalia in addition to having a small bar with several of the flavors brewed in the building. No let up in the grocery store wars, as we are obviously over-stored already and now employee-owned Publix, with over 1,100 stores across the deep South, takes the Nuckols Place site in the Twin Hickory area that Ukrop's had done the site work on prior to selling out to Martin's. Looks like this will be the northern most outpost in the Publix chain, as the Lakeland, Florida based outfit expands up into the Middle Atlantic, but no fast track here as they don't plan to open until some time in 2018. No fast track on the City's projects either, as Kanawha Plaza still sits there, the Maggie Walker Memorial gets debated, although the 17<sup>th</sup> St. Farmer's Market and the Pulse BRT plans do get approved, while the work on Main St. Station does keep moving.

Hourigan, who DOES do fast track, signs on with Dominion (as GC) and brings in Chicago-based Clayco (who built the Gateway Plaza we visited in August) to build the power company a new high rise across the street from its One James River Plaza building on the site of The Richmond Plaza building, with demolition and construction starting this summer. Sounds like Houston-based Kendall/Heaton will be the architects, and Timmons the civil engineers, on the project. Also sounds like Dominion is weighing the alternatives of demolishing OJRP and rebuilding versus major upgrades to the building and all of its systems. Let's see how this one progresses.

Another outfit that doesn't slow down is Shamin Hotels, whose area properties already number in the 30's, and now announce plans for a new 138 room, 7 story Hilton Home2Suites across the street from VCU's Short Pump Medical Center office building in Towne Center West as well as a 122 room, 6 story Hampton Inn & Suites at the entrance to Cabela's and Wegman's. If that's not enough to keep him busy, Jay Shah (along with Neil Amin, one of the top men at Shamin --- putting their names together is where the company's name came from) and a partner just bought the vacant former Sun Trust branch on Broad St. as a bet on the white hot Scott's Addition revitalization. Sounds as though the 10,000 sq. ft. building is likely to end up housing another brewery or restaurant, with its 70 spaces of parking making it a very attractive location.

Not such good news, as Altria announces some cutbacks of salaried employees, including as many as 250 in this area, as part of a "productivity initiative" to save the company \$300 million annually by the end of 2017. Hope none of our Chapter members are involved in that program.

Talk about the "autonomous" (self driving) car gets more persistent, as Apple's leader of their semi-secret electric car project, code named "Titan", announces to his 600 employee team that he is leaving and Audi brings a car in to demo to the Legislators outside the General Assembly Building. Begins to be obvious as to who will be the losers in this trend, and will have a vested interest in slowing it down, as some jurisdictions wonder how they will make up for the revenue lost as fines from speeding and other traffic infractions get drastically reduced, while

*(Continued on page 7)*



# SAVE THE DATE

**IFMA TO SPONSOR REBUILDING TOGETHER – RICHMOND HOUSE**

**SATURDAY, APRIL 30, 2016**

Volunteers needed for this one day “blitz” held on Saturday, April 30, 2016, serving the Jefferson Davis Corridor. The house that we will be working on this year is located at 2309 Ruffin Road.

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

- Storm door replacement
- Porch repairs
- Install new tub surround
- Repair bathroom floor
- Repair storm window
- Painting

**If you are interested in helping out, please contact Barbe at 651-6885 or [ifmarich-va@gmail.com](mailto:ifmarich-va@gmail.com) or go to our website and sign up on the Sign-up Genius.** There will be plenty of opportunities for skilled and non-skilled volunteers to help out that day. It is a great opportunity to give back to our community.

Thanks for your support!

## FEBRUARY MEETING REPORT

by Bud Vye, Retired CFM

A brisk, cold night, as the long range forecast of snow failed to materialize, on the 9th as a curious turnout of 66 found a place to park and came into Quirk to find a big crowd in the lobby area. I found a spot on Broad St. about three blocks to the west and entered the first door I came to, which turned out to be the Gallery where an exhibit by Bill Fisher called "Catholic Boy" was on display. A little further into the building through the crowd where there was a small gift shop on the right. Turning left into the hotel where a good sized group was socializing, but none of them looked familiar. Asking one of the staff where the IFMA meeting was, I was directed "down the stairs". Following directions, sure enough there were Barbe & Bernadette at the Registration Table and Hospitality Chair Andrea Niedhammer handing me two beverage tickets. I could see where to redeem them at a table out in the hallway, but since I had arrived at about 5:50, looking for any evidence of hors d'oeuvres around the packed room proved fruitless so if there had been any provided by the hotel, they were gone by now.



Not much in the way of sound dampening in that room, so it was very noisy and the rest of the Social Hour passed quickly by, before Harvey with some difficulty got the attention of the group. Kelly Combs of Knoll who commented that she was on time tonight, (after having been tied up in traffic and late to our November meeting at McKesson, which Knoll also sponsored) and Bruce Cann of Stovall ([www.whstovall.com](http://www.whstovall.com)), whose metal work is widely found throughout the hotel, each gave short pitches in their roles as sponsors of this meeting. Following that Harvey ran down a listing of all of our Annual Sponsors (and recognized their representatives who were present) as you will note listed on Pg.11 of this issue.



Programs Chair Karen Frebert gave a quick rundown on upcoming meetings with FEA's Jim Whitaker being with us next month at Dominion's Auditorium in their Innsbrook building to do a review of all of IFMA's Programs & Services. April will take us to VCU's new Basketball Practice facility; May to a special program at Luck Stone, where they are sponsoring a visit by Dr. Dean Kashiwagi, all the way from Arizona, who will tell us what Facility Management will be like in the future; and June back to the Diamond, for a picnic, installation of our officers for the new year, and the Squirrels' game with the Binghamton Mets.



Preliminaries concluded, Ed Pillsbury of 3North, the architects on this project, and Christian Kiniry, of Bank Street Street Advisors, the developer, proceeded to brief us on the hotel. Constructed in 1916, the Italian Renaissance building once housed the luxury department store J.B. Mosby & Co. After closing in the late 40's, it saw a number of uses (and I believe Dean Williams had offices in it at one point) as the downtown retail scene all moved to

the suburbs and the area became blighted. Ted & Katie Ukrop, along with his parents, Jim & Bobbie, purchased the building for \$2.3 million in 1997. Katie opened an Art Gallery nearby as the neighborhood gradually came back to life as a thriving arts district.



(Continued on page 8)

## MEMBERSHIP CORNER

Cameron Bridges and Scott Reed, Membership Committee Chairs

### Welcome to our newest members!

John Bates  
BrownGreer PLC  
[jbatesric@gmail.com](mailto:jbatesric@gmail.com)

Mary Greblunas  
Utility Management Services, Inc.  
[mgreblunas@utilmanagement.com](mailto:mgreblunas@utilmanagement.com)

Oliver Knott  
Honeywell International  
[oliver.knott@honeywell.com](mailto:oliver.knott@honeywell.com)

Kevin Fachetti, CFM, FMP  
CBRE  
[kevin.fachetti@cbre.com](mailto:kevin.fachetti@cbre.com)

Nikolai Hanov  
Total MGT  
[nikolai.hanov@gmail.com](mailto:nikolai.hanov@gmail.com)

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

Jim Bowman  
Unique Building Maintenance, Inc.  
[jim@ubmus.com](mailto:jim@ubmus.com)

Karen Frebert  
Creative  
[kfrebert@creative-va.com](mailto:kfrebert@creative-va.com)

Jim Mallon, CFM  
Dominion  
[jim.mallon@dom.com](mailto:jim.mallon@dom.com)

Lloyd Brucher  
Johnson Controls, Inc.  
[lloyd.a.brucher@jci.com](mailto:lloyd.a.brucher@jci.com)

Don Hostvedt  
Odell  
[hostvedtd@odell.com](mailto:hostvedtd@odell.com)

Terry Myatt, CFM  
CBRE  
[terry.myatt@cbre.com](mailto:terry.myatt@cbre.com)

Jeannie Davis  
UNOS  
[jeannie.davis@unos.org](mailto:jeannie.davis@unos.org)

Cassandra Jones, CFM  
Altria Client Services  
[cassandra.e.jones@altria.com](mailto:cassandra.e.jones@altria.com)

Karen Noel, CID, IIDA, LEED ID+C  
Wells Fargo  
[karen.c.noel@wellsfargo.com](mailto:karen.c.noel@wellsfargo.com)

Sharon Kincaid  
JLL  
[sharon.kincaid@capitolone.com](mailto:sharon.kincaid@capitolone.com)

\* New and renewing members listed since previous publication. Current as of the time of writing.

## 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.

the Auto Insurance industry (and the media that runs their interminable ads) wonders what will happen when the auto accidents (and insurance premiums) are also drastically reduced. I might not live long enough to see this happen, but a lot of you will, and it will be a real transformation.

And, in closing, with Valentine's Day just passed, not sure how many of you saw plastic surgeon Joe Niamtu's ads for gift cards to give to your valentine ----

“Skip the candy and flowers.

A gift card from Dr. Niamtu can be used for anything from BOTOX & facial fillers to more advanced facial rejuvenation procedures.”

It's been a few decades since I was dating, but I don't ever recall having a valentine that I wanted to send a gift card to for them to use to get a face lift with. Times really have changed!

\*\*\*\*\*

*Words of Wisdom*

Life is like juggling pitchforks:  
Everyone knows when you mess up.

# 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.

(Continued from page 5)

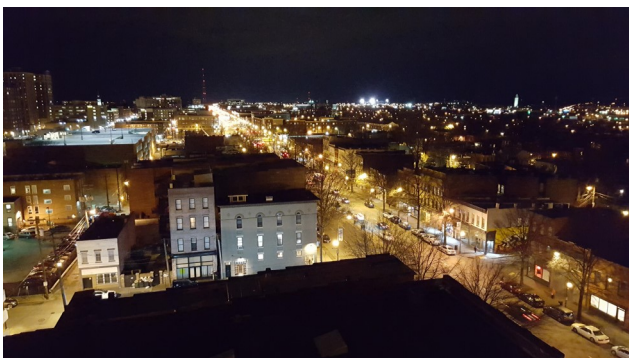
Seeing the need for a hip, boutique hotel in the area, the couple gradually developed plans for one with the help of 3North Architects and Destination Hotels, a Colorado based hotel management company, who now runs it for them. Insisting on retaining as much of the existing building as possible (and using Historic Tax Credits by doing so) resulted in the preservation of the store's elaborate vaulted ceiling and ornamental ironwork staircase. Poesis, a Connecticut Interior Design firm, picked up that theme and suggested that the building's century old wood beams be reused to make the bed frames for the 75 guest rooms (five of which are up on the penthouse).



The owners acquired the 3 story building next door so as to move Katie's Quirk Art Gallery adjacent to the hotel to anchor the art inspired interiors. She wanted her favorite color, Benjamin Moore "Love and Happiness" (a soft pink) to be used throughout the hotel. But husband Ted resisted and "Gray Owl" was added to the color scheme and also used throughout. No two rooms were to be configured or decorated alike, and all were to have local art displayed on the walls.

Since the floors of the two buildings were of maple and pine, that became the name of the restaurant that took up much of the ground floor, and very little carpeting is seen throughout. W.M. Jordan, well known to our Chapter, was selected as the GC, with M & E installing a 3 pipe Variable Refrigerant Flow (VRF) HVAC system from LG. Stovall with their metal panels, Solar Film of Virginia, ProLogue and Baker Roofing also played prominent roles as the project progressed with the objective of being open in time for the UCI World Bicycling Championships back in September, a deadline which they made with little to spare. A well known chef, David Dunlap, was brought in to run the restaurant, which has so far received generally good reviews.

Following Ed's, and then Christian's, briefings we broke into two groups for tours. With the limitations of a fully booked hotel (except up on the penthouse level), a relatively small elevator, and two big groups, we followed our two guides up to the fifth floor, where we visited one of the vacant penthouse rooms on our way outside onto the roof. A spectacular view looking west on Broad St. from there, with the steps on our left going up to the next level where the yet unfinished roof top bar will be open by the time the weather gets nice. Not sure how access to it is going to work, but I'm going to do my best to get up there and check it out once it opens as it should be REALLY NICE! Stopped to look off the roof to the east on my way down (also a nice view, but not as nice as looking west, which should have a great view of the VCU Gateway building, if it ever gets built). Then a quick look around the small lobby,



(Continued on page 9)



(Continued from page 1)

Holiday Social you can see how much this means to Barbe who may be shedding a tear or two when describing this event.

You may recall me announcing this at our last meeting that this year it's on **April 30<sup>th</sup> (rain, or shine)** and to see Barbe for volunteer opportunities. There are no special skills or talents needed just a big heart and open hands ready to work is all. We also donate each year half of the proceeds from our very successful golf tournament as well to the cause. As a new member this is a great way to get involved and see how our Chapter gives back to our communities. This event, amongst others, is also being tracked by our Immediate Past President Connie Hom as part of the Chapter's "Strive for 5 Initiative" program where if you have attended 5 or more events/meetings you could win a \$100 gift card.

In closing, please join us and mark your calendars to keep our great tradition alive!

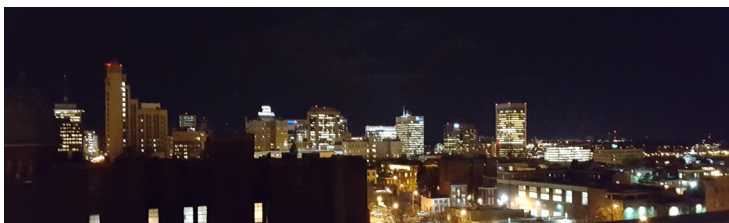
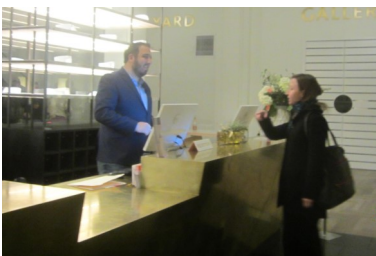
***"If you have a positive attitude and constantly strive to give your best effort, eventually you will overcome your immediate problems and find you are ready for greater challenges."***

***Pat Riley***

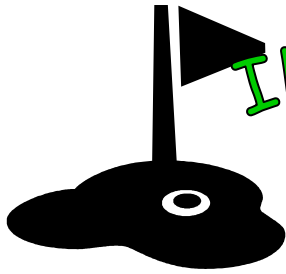
(Continued from page 8)

with its two pieces of bicycle sculpture, on my way out, to finish a very nice meeting and exposure to Quirk, a really unique addition to the downtown Richmond scene.

Thanks to Ed Pillsbury and Christian Kiniry for their informative presentations and tour guiding; to Knoll, Stovall, & Dallan Construction for their sponsorship of the meeting, and to Karen Frebert for setting up another good one.



# Save the Date



## IFMA Annual Golf Tournament



This year's **GOLF TOURNAMENT** will be held on  
**Monday, September 19, 2015**  
**Hermitage Country Club**

Contact **Tim Hume** at **804-708-8927**  
or e-mail [timh@hermitagecountryclub.com](mailto:timh@hermitagecountryclub.com)  
regarding sponsorship availability.

**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 at the time of application or membership reclassification/renewal.

When you renew your membership, please make sure that you select Young Professional membership. Verification of age and/or graduation may be required. Young Professional Membership is limited to two years.



## Richmond Chapter Monthly Meeting March 8, 2016

### What's In It For Me? Diving Into IFMA Membership Benefits

In addition to our chapter's entertaining and educational events, what does membership in IFMA bring you? There are a lot of resources that come with membership including the newly launched Knowledge Library which provides members access to all IFMA content like never before. In addition to endless networking opportunities, the Online Community enables you to communicate with IFMA members worldwide. Also, IFMA's new Knowledge Library contains a wealth of digital content reviewed by FM professionals to help supplement your learning and growth. You can find everything from articles, benchmarking documents, case studies, how-to guides, research reports and more. The Immediate Past Chair of IFMA, James P. Whittaker, P.E., CFM, CEFP, FRICS, President and CEO of Facility Engineering Associates, P.C. will show you how to use the new Knowledge Library, discuss other resources, such as the IFMA Councils, and other ways to connect and learn from your peers in the industry.

### Thank you to our 2016 Annual Sponsors

#### PLATINUM



#### GOLD



#### SILVER



#### Where:

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

#### Parking: Parking Lot

#### Time:

5:30-6:30 pm: Networking/Social  
6:30-7:30 pm: Presentation

#### Presenters:

James P. Whittaker, P.E., CFM, CEFP, FRICS, President and CEO of Facility Engineering Associates, P.C.

#### RSVP by:

Thursday, March 3, 2016  
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

# March Meeting

**Dominion Auditorium**

**5000 Dominion Blvd.**

**Tuesday, March 8, 2016**

**5:30 PM**

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