



October 2016 Issue

THE PRESIDENT'S MESSAGE...



Greetings All,

Say goodbye to summer. It's official we have just changed seasons. Fall unceremoniously arrived here in Richmond, Virginia on September 22nd at 10:21AM. At that moment, known as the September Equinox the sun crossed an imaginary line in the sky above the earth's equator. And on that day the hours of daylight and darkness were equal. During the next 30 days we will have lost another two hours of daylight. Get ready. Before you know it we will be up and out before the sun and walking out of our offices in the dark. But with the shorter days of autumn the temperatures cool and the leaves turn. Take the road less travelled and enjoy a scenic drive through the spectacular foliage. Harvest some delicious apples, visit a pumpkin patch, and make plans for some of the not to be missed festivals that appear on the fall calendar each year. Savor the season ahead and the cool, crisp days of fun with your family and friends.

Speaking of fall and fun mark your calendars now! The IFMA Richmond Annual Golf Tournament postponed due to nasty weather has been rescheduled to Monday, October 24th at Hermitage Country Club. Thank you Tim Hume our Golf Chair and FM at Hermitage Country Club for spending the weekend before the tournament monitoring the weather and ultimately making the call to cancel. It takes a lot of effort and coordination to put together and host a golf tournament and the same can be said about cancelling one! Tim took care of every detail and more - including the very charitable decision to donate 144 boxed lunches which he delivered to the Central Virginia FoodBank – FeedMore on Monday. Tim definitely made a good call on both the lunch donation and the weather. Thunder, lightning and very heavy rain descended over RVA Sunday night and continued throughout the day on Monday. Should you see Tim at our next chapter meeting or hopefully at the tournament on October 24th please join me and give him a Big Thank You!

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MEETINGS

October 2016 Membership Meeting

Date: Tuesday, October 11, 2016
Time: 5:30 pm
Place: Chamber RVA
Program: Tour
Cost: Members \$15 Member w/cert. \$10
Non-Members \$35
RSVP: By Thursday October 6, 2016

Next Board Meeting:

Date: Tuesday, November 1, 2016
Time: 4:30 p.m.
Place: Magellan Health, 11013 W Broad
5th Floor

Next Membership Meeting:

Date: Tuesday, November 8, 2016
Time: 5:30 p.m.

Visit our Local Chapter Web Site

www.ifmarichmond.org

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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

Got a big surprise recently with a picture of Andrea Huntjens and husband Frits prominently featured on the front page of the TimesDispatch's Dining section. Hadn't heard that they had moved to Petersburg and opened a boutique grocery store called Petersburg Provisions on Bank St. in the Old Towne area. We all had the opportunity to enjoy her culinary creativity as her Sophisticated Soirees catering firm provided the refreshments at a number of our Chapter meetings over the past several years, while we got a sampling of Frits' award winning talent when we met at Westminster Canterbury in April of last year where he was the executive chef. Petersburg is a bit out of the way of my normal itinerary, but I'll have to find a reason to get down there to see them and check the place out as it sounds like it would be worth the trip.

Also have to get down to see what Kanawha Plaza looks like as it sounds like they've finally got the project completed, just in time to also see the big Dominion demolition project underway right across the street.

Towne Bank moves into their headquarters in the Gateway Plaza building. Anyone who was there when we met in that unfinished space on the seventh floor in August of last year, with Andrea providing the refreshments, will recall what a great view they have of the Plaza from up there.

Quirk, where we met in February, just held a party celebrating their first birthday up on their Rooftop Bar & Terrace. Attended by several hundred, all of whom were expected to wear something pink (which is the hotel's signature color), it sounds like they had quite a bash on an evening featuring a beautiful harvest moon.

And I haven't yet seen what the little triangle at Brook Rd. and Broad St. looks like with the much discussed oak tree removed in preparation for the Maggie Walker memorial. In response to requests from souvenir seekers, the City has announced the location of the east end landfill where the remains of the tree are now located, in case you want to pick up a souvenir (or some firewood).

Saddened to see the obituary of John McIlwee, who died on 9/13 at the age of 89. John (then at United Virginia Bank, which later was acquired by SunTrust) was one of the very early members who helped founder Tom Jarrett get the Chapter started in the early 80's. Although he didn't continue to stay active in the Chapter, John was a solid and well liked guy who checked in with us from time to time over the years.

Tom, himself, has recently checked in from Greenville, SC where he is now living in retirement and doing some part time property management and getting involved in the IFMA Chapter down there.

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Not nearly as much of an old-timer, but was pleased to run into John Hoogaaker at a Bluemont Concert in Ashland. Sounds like he's now back in the area from Lexington, as the Capital Program at Washington & Lee that he was working on is pretty well wrapped up and he is now working part time at Glave & Holmes Architects.

Noted that the Quality Inn hotel at 3200 W. Broad was just sold to the Better Housing Coalition who intends to turn it into a mixed income, mixed use property. Old timers will remember that as the site of our very first Chapter meeting back in June of 1983 when it was known as the Holiday Inn MidTown and the program featured Intergraph demonstrating their new Graphic Computer system. Later on, I recall attending a meeting there where they were proposing to have the first of Colonial Downs' off track betting parlors. Most of the opposing speakers conjured up visions of it becoming a hangout for Mafia style gangsters and other unsavory characters, so the idea was dropped and the betting parlor ended up further out on Broad in what had been the Williamsburg based seafood restaurant, and now is being re-used as a Lidl grocery store. As those who ever went in there found out, it was more like a Senior Citizens club than a hangout for gangsters.

A few negatives to report as UPS announces plans to lay off 160 workers over the next year from its UPS Freight unit on Semmes Ave. as they "streamline support positions", Markel lays off 40 IT staff as they move to outsource that function, and the Martin Agency lays off 29 as a result of their losing the Walmart account. And electronics distribution firm Arrow Electronics decides to close their facility on Lakeridge Parkway near Creative to consolidate that function at other facilities, with the 72 employees being offered positions at other, distant, locations of the Denver-based outfit. And golf retailer Golfsmith closes most of their Virginia stores (including the one in Short Pump Town Center) as they reorganize in bankruptcy.

While out in my neighborhood, the Fox & Hound sports bar, which had just been converted from a Bailey's Pub & Grille (both brands are owned by the same outfit), abruptly closes as the parent company files for Chapter 11; the Quaker Steak restaurant (which had abruptly closed not long ago) is taken over by Enterprise rental cars across the street; and the long overlooked 9.2 acre vacant parcel on Staples Mill at Hermitage Rd. is taken by Lidl as the German grocery chain continues to accumulate sites for their invasion of Virginia and the U.S. They now have at least six locations in this area (including the former Colonial Downs site on West Broad and the former Bill Talley Ford dealership on Laburnum) and they haven't yet opened one in this country. If they are planning to open all of them at the same time, that will truly be a Grand Opening to remember!

Also moving forward is the construction of the VCU Institute of Contemporary Art building at Broad and Belvidere while the school's real estate foundation adds to its collection of nearby properties by picking up the Evergreen restaurant on West Grace St., and demolition begins on the Gladding Residence Centers I & II at 711 W. Main to make way for a 12 story, 360,000 sq.ft. replacement to be built by W.M. Jordan. When completed in '18 that complex will house 1,524 students so that all of the school's freshmen will be housed in the Monroe Park area.

Shamin Hotels, which already has 33 hotels operating in this area, plus another 14 elsewhere in the state, announces plans to put a Residence Inn on a plot next to their Doubletree by Hilton in Midlothian. While down at Stony Point, Virginia Urology (who has virtually all of the urologists in the area, practicing in nine locations, under their umbrella) signs a \$29 million, build to suit lease with Highwoods to develop an additional 87,000 sq. ft., 3 story building which will serve as their HQ and also house some medical services.

SEPTEMBER MEETING REPORT

by Bud Vye, Retired CFM

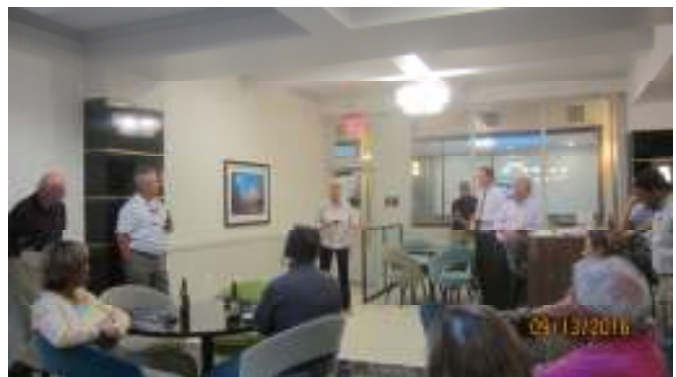
A long tie up announced on I-95 southbound on the afternoon of the 13th, so I came in on Broad St. instead. Found a parking spot right on Broad a couple of blocks to the west of 219, and while walking in spotted Terry Burns getting out of her car even closer. Hadn't seen her for several years and on entering the building with her, realized that she had worked here for Central Fidelity Bank in the 90's and was coming to the meeting for a homecoming visit. Fun to reminisce with her as we walked down the block long, interior concourse in the Annex adjacent to the main 24 story tower (used to be known as the Broad-Grace Arcade with a number of small retail shops) as she rattled off the names of the IFMA members she had worked with in this building --- Don Tate (Chapter President in '96), Claude Harrison, and Terry Eacho. I recalled that we had held our Holiday Parties here in the public banking hall with its beautiful coffered ceiling 30 feet above in '94 and '96. At length, we come to Barbe & Bernadette at the registration table with our group socializing in what is now called The Clubhouse through a window behind them.



Entering the room, we find the socializing in full swing, with food and drink in the far right rear corner as provided by the Groovin' Gourmets division of Trolley House. At length, President Kathy Taylor calls the assemblage to order, recognizing our sponsors as listed on page 11, particularly MOI, Aceray, and Commonwealth Architects, the sponsors of this meeting. Next she called out the new members including John Gordon (with his son Julian) a fellow Best Products alum from back in the 80's, now the President of Pristine Services, a Commercial Janitorial Services firm, as well as first time attendees. Next came Programs Chair Allen Hurt who ran down the rest of the year's programs with October at the Chamber of Commerce's (now known as Chamber RVA) new offices, November at Stone Brewing, and December's Holiday Party back at Luck Stone. Then we heard from Golf Tournament Chair Tim Hume reporting that all was in readiness for our event next Monday (little did he know then that the event would get washed out on next Monday, only to get re-scheduled for Oct. 24).



Chapter business concluded, Allen Hurt then introduced Cindy King, our hostess for the evening, who carries the title of Asset Manager for Douglas Development Corporation, the building's owner. She welcomed us and gave us a brief presentation about the project. Since I had received a general background sheet in advance that went beyond what was contained in her presentation, I present it here in its entirety:



DECO at CNB Apartments Offer Unique Living Spaces, Blending Historic Art Deco with Modern Flair

Bringing new life to one of Richmond's most iconic buildings, Douglas Development Corporation

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23rd ANNUAL RICHMOND IFMA GOLF TOURNAMENT

Exclusively sponsored by our Platinum Sponsors



Rain Reschedule Date

Monday, October 24th, 2016
Registration & Lunch at 10:30, 12:00 Shotgun Start
Hermitage Country Club

Be glad you weren't here on the 19th, deluge. In celebration of avoiding the flood we are rescheduling the Tournament for Monday October 24th. Please make sure we have your payment as we have Sponsors unpaid to date. Contact me please if you need another invoice. Look forward to seeing you there.

SPONSORSHIP OPPORTUNITIES AVAILABLE

Contact Tim Hume at 804-708-8927 or Fax 804-708-8945 or e-mail timh@hermitagecountryclub.com regarding sponsorship availability. All sponsorships are \$850 by check, or \$875 if paying by credit, 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 Desert 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

MEMBERSHIP CORNER

Cameron Bridges and Steve Dahowski, Membership Committee Co-Chairs

Welcome to our newest members!

Ben Bruni
Commonwealth Commercial Partners
bbruni@commonwealthcommercial.com

Julian Gordon
Pristine Services, Inc
julian@pristineservicesinc.com

Brian Friend
ergoGenesis
bfriend@ergogenesis.com

John Keegan
Evolve Architecture
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John Gordon
Pristine Services, Inc
john@pristineservicesinc.com

Glen Riley
Sanitronics Facility Services
glen.riley@sanitronics.com

Due to continuing technical issues with IFMA's website, we are unable to list the renewing members. The Chapter Board "Thanks" all those members who have renewed their membership.



Work Day

Please arrive at 8:20AM. We start construction at 8:30AM. George Robinson and Joanna Gerbino are our construction supervisors and they will greet you all when you arrive, have you sign a waiver (new for 2016), go through safety and then begin work for the day. We finish building at 3:30PM.

The address of the construction site is **312 S. Taylor Street, Ashland, VA 23005.**

Parking: There is a parking lot across the street from the house – we recommend parking there. Please do not park on the street.

We typically work rain or shine, so please dress appropriately! If there is severe weather in the forecast, please note that you'll receive a call the morning of only if we need to cancel. Please wear layers of comfortable clothing, work gloves and boots/sneakers. Don't forget to bring a lunch, snack and water!

Your group will likely be doing interior work such as painting, installing floor/light fixtures. There may be outdoor work such as building the porch.

Please contact our Administrator, Barbe Shaffer to reserve your spot. Ten volunteers are needed.

ifmarichmondva@gmail.com

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Tranlin, the Chinese paper company that was the highly touted economic development project that Chesterfield county announced a couple of years ago, has been beset by delays, but now announces that construction will begin on their 850 acre plant site off of Willis Rd. next year. Said to be much more environmentally friendly than traditional paper mills, this one will use farm waste, such as cornstalks, instead of trees, will not use bleach on their paper plates and other products so will put less pollution into the James River, and a by-product of their paper making process will be used to make a nutrient-rich fertilizer that will be sold to American farmers. With all this, the company is changing their name to Vastly, evidently to get a fresh start and put all the delays behind them. On their way to 2,000 employees by 2020, they now have 18 working on site.

Got to have some news from the craft brewing sector, and I'll start with Legend, the Godfather of the movement (since other pioneers Richbrau and Main St. dropped out too soon to ride the wave the others are enjoying) where we held so many of our New Member socials back in the late 90's and early 2000's. Treading cautiously compared to most of the newcomers, and not wanting to move their location that is generally considered to have the greatest view of the Richmond sky line from their deck, Legend's owner plans to raise the ceiling on its existing brewery to accommodate larger and taller 90 & 120 barrel tanks, replacing the existing 30 barrel tanks (as we see at most of the other brewers) in addition to expanding the kitchen, adding additional seating, and upgrading their offices. Unlike what Hardywood and Stone have done, this plan doesn't create a lot of new jobs, so doesn't qualify them for the sizeable grants the others got, so they are considering moving to an entirely new site, while really wanting to stay where they are, which is what I personally hope they do.

After expanding their Airpark Road location and installing their own canning line earlier this year, Center of the Universe (where we met back in November of '13) has opened up a smaller, additional location that actually IS in Ashland, right on S. Railroad Ave. Called Origin Beer Lab, it will do 30 barrel batches of new varieties and experimental runs, only available in their 50 seat taproom. Sounds like a nice addition to downtown Ashland, right on the RR tracks.

And Kindred Spirit opens on West Creek Parkway in West Creek, joining Midnight (where we met last September) and Lickinghole Creek to make three breweries now operating in Goochland, and giving them a head start on Hardywood's big expansion which is under construction about a mile away.

And a little more talk, but no action, on Stone's plans for the restaurant in the old Intermediate Terminal building. Now they are talking about maybe a hotel along with it, as Stone has done with their Escondido location. Maybe we can hear more details at our November meeting which is going to be at the brewery. Hope I live long enough to see it, since that area is REALLY going to be something special when that development and the park on the Sugar Pad get finished, with the Capital Trail coming right through.

I hope you were able to join us for our September membership meeting. We had a great meeting which was held at the iconic building known as the Central National Bank. Built in 1920 the former bank building has been transformed by Douglas Development into one of downtown Richmond's swankiest luxury studio and apartment residence. Listed on the National Register of Historic Places, the building has been revived as Deco at CNB and once again it's striking silhouette is a part of the RVA skyline. Whether you visited the bank as a customer or with your grandparents, all Richmond natives are familiar with the prestigious look of the building and I for one am glad to see it come back to life.

Our next meeting will be held at Chamber RVA. Formally known as the Richmond Chamber of Commerce; Chamber RVA strives to build a thriving community in the Richmond region by supporting members, providing a strong business voice and helping to develop leaders and entrepreneurs. I hope you can join us Tuesday, October 11th at Chamber RVA for a little networking followed by an informative meeting. I know many of you are looking forward to the November meeting at Stone Brewing. Sign up early and bring a prospective member. Finally, we will close out 2016 with our annual Holiday Party in December. Jeff Sechrest our Chapter Vice President has graciously agreed to hold the event at Luck Stone again this year and we look forward to hosting our members and guests for a great evening. Thanks Jeff!

As many members know we have added the Central Virginia FoodBank – FeedMore to our list of charities. We will be touring the facility sometime in the months to come and it is an operation to see - something you don't want to miss. The Central Virginia FoodBank provides nearly 51,000 meals every day to those who struggle with hunger. There are so many opportunities for each of us and the chapter as a whole to make a difference in the lives of the hungry. Did you know it takes more than 250 volunteers each day to run FeedMore? Between contributions, food drives and volunteer efforts we can all really make a difference for so many right here at home. Stay tuned for more information on our latest initiative with the FeedMore and what you can do to help IFMA RVA help the hungry.

Coming soon look for some well overdue upgrades and improvements to the chapter website. The Board has made the website a priority. It is our goal to use the website to provide current and valuable information to our members as a tool to attract new members.

Thank you all for your support. I look forward to seeing you at our next chapter meeting on Tuesday, October 11th and again on Monday, October 24th at the golf tournament!

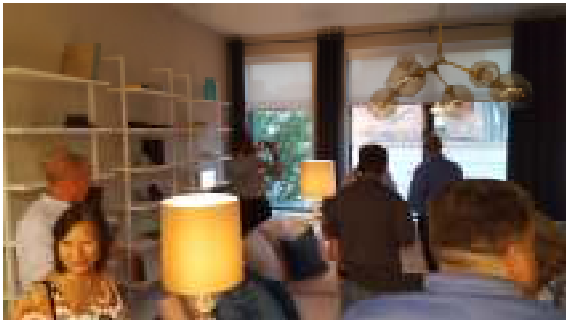
Kathy

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has turned the former Central National Bank into 200 unique 21st Century apartments, known as DECO at CNB. This adaptive reuse project is a perfect marriage between the exceptional Art Deco design of the late 1920's and the clean, crisp contemporary style of today. DECO at CNB, located at 219 East Broad Street, brings a new vitality into the area bordering the financial district and Jackson Ward in downtown Richmond, VA.

Once one of the tallest buildings in the South, the structure encompasses a main 24 story tower. Adjacent to the tower, the four story annex originally housed a series of retail shops on street level known as the Broad-Grace Arcade. This annex was restored on the exterior with a steel clad facade accented with bronze finishes to match 1929 storefronts. Existing steel-framed exterior windows were also refurbished to capture the original Art Deco style.

The most significant interior space is the existing public banking hall on the first floor facing Broad Street. Refurbished to its former glory, the hall features a richly ornamented coffered, vaulted ceiling with patterned terrazzo floors and decorative bronze features. This soaring three story hall with large picture windows will remain a featured space dedicated for future commercial use. The main lobby is striking, filled with glass panels, marble floors and Art Deco lights, which were restored to match the lighting of the period using historic prototypes. Other areas on the first floor facing Third and Grace Streets will be used for amenities, other commercial uses and residential use.



On the upper floors, prospective tenants can choose from a diverse, historic-contemporary blend of studio, one, and two bedroom apartments. Unique modern finishes are found throughout the interiors for each unit, public and retail spaces. The units themselves provide an interesting flow of spaces for contemporary living. Quartz countertops, stainless steel backsplashes and two toned kitchen cabinets with see-through glass doors create a fun and modern flair in the kitchens.

Amenities for DECO at CNB are located in the annex, including a clubhouse, lounge, fitness center, yoga studio, business center, community rooms and outdoor entertainment areas. Douglas Development Corporation specializes in the acquisition and redevelopment of historical properties and provides real estate development services across the United States. Founded in 1985, it is based in Washington DC and has a Richmond office.

And then some additional information, in response to some questions I asked her ---

- “Deco at CNB” website-www.decoapartments.com
- Douglas Development purchased this building in 2005 for \$3.5 million
- Construction started in August of 2013 and Construction costs were \$38 million with Federal

(Continued on page 10)

and State Tax Credits totaling \$13 Million

- One of the most significant interior spaces is the existing public-banking hall on the first floor facing Broad Street. This was refurbished to return to its former glory. The bank hall features a richly-ornamented coffered, vaulted ceiling with patterned terrazzo floor and decorative bronze features.- The annex originally housed a series of retail shops on street level known as the Broad- Grace Arcade- Douglas Development re-finished the exterior of the annex to match the 1929 storefronts.
- 200 residential units consisting of 25 Studios, 17- 2 bedroom, 158- One bedroom priced from \$926-\$2298
- Amenities include Fitness Center, Business Center, Lounge, Yoga Studio, Game Room with pool tables, shuffle board, foosball, and Play Station 4 gaming system, Storage Units, Bike Storage, Clubroom, Conference and meeting rooms. On site leasing and management offices. Large pets welcome
- Apartment features- Quartz countertops, stainless steel backsplashes and range hoods, two toned kitchen cabinets, Luxury vinyl flooring, with a washer and dryer and Amazing City views
- Parking available for all residents at City of Richmond parking deck at 201 E Grace Street

Then Project Architect Patrick Thompson of Commonwealth Architects was briefly recognized before we left on a tour guided by Brian Clay of Drucker and Falk, the Property Manager of the building.

He spoke of major challenges which included:

- Designing the building systems around the requirements for DHR/NPS since this was a Historic Investment Tax Credit Project.
- Interior flooring – DHR/NPS would only approve vinyl or carpet.
- Egress – Tower only had one stair that went from the first floor to the roof and we weren't allowed to build an exterior stair tower. They had to construct 2 communicating stairs from the 20th floor down to the first floor to meet the City's requirements of having two means of egress.

Most of us then went up in several elevator loads to the model apartment, and then all the way up to the penthouse which is up two flights of stairs beyond the top floor the elevator serves. Along the way, Brian presented us with the following facts from the standpoint of the Property Manager, while Project Interior Designer Cynthia Boles of Commonwealth Architects was along to answer questions on the design features we observed -----

Deco at CNB was originally built in 1929 as the Central National Bank and was designed by architect John Ebersson. It was the tallest building in Richmond from 1929 until the early 1970's. We had our first move in at the end of April and are now 50% full. Cynthia pointed out that the soft seating in the clubhouse where we had met had been from Aceray, and that the carpet we had seen along the tour was from Interface and Mohawk, with wall coverings from Wolf Gordon and Versa.

Back down from the Penthouse finished the tour and wrapped up another excellent meeting and we thanked Brian Clay and Cynthia Boles for conducting it; Cindy King for her presentation, and Patrick Thompson for providing all the construction details, with particular gratitude to Allen Hurt for a nice job in setting it all up, with assistance from Brian Workman.



**Richmond Chapter Monthly Meeting
Chamber RVA
Tuesday, October 11, 2016**



Please Join Us This Month To Tour Chamber RVA

Completed in January 2016, Chamber RVA's 9,500 square foot office renovation represents the third major component in their year of change that also brought a new name and logo. The open Staff break room features a kegerator with local beers on tap. To accommodate, tables spill out into the common area to double as an entertaining space. Chamber RVA is located on the 17th floor of the Sun Trust building at 919 East Main Street.

SPONSORS

PLATINUM



GOLD



SILVER



BRONZE



Where: Chamber RVA

919 EAST MAIN STREET,
RICHMOND, VA 23224

**Parking: Parking Garage or
Across the Street**

Time:

5:30 pm: Networking/Social Hour
6:30 pm: Tour
7:30 pm: Q&A

RSVP by:

Thursday, Oct 6, 2016
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



PLACE
STAMP
HERE

October Meeting

Chamber RVA

919 EAST MAIN STREET RICHMOND, VA

Tuesday, October 11, 2016

5:30 PM

www.ifmarichmond.org