



**February 2017 Issue**

## THE PRESIDENT'S MESSAGE...



Greetings IFMA Members,

Today's facility manager must focus on much more than maintenance, vendor selection, scheduling, contract negotiations, inventory, project management and the ever growing list of responsibilities required in the day to day operation of a facility. In 2017 facility managers and their teams must keep up with new standards, codes, emerging trends and technologies. And as record numbers of baby boomers retire facility managers need strategies to recruit, hire and train the people who will join their teams.

IFMA Richmond is committed to provide our members with the resources to strengthen their knowledge, skills and the value of facility managers to an organization. The chapter will continue to offer learning opportunities through seminars, facility tours, classes and access to a network of your peers also facing the many challenges of managing the operations of commercial properties. Our first meeting of 2017 was no exception. January's membership meeting as always; began with some time to catch-up with fellow members, some networking and enjoying beverages and delicious hor d'oeuvres. The "Learn at Luck" meeting was designed to be an interactive educational session on LEDs or light-emitting diode lighting. Your board members discussed several potential topics for the session but agreed LED Lighting would be a good topic of interest to the membership.

Jim Colantoni from Lunera joined us and spoke to the group about the many benefits of LED Lighting. Jim covered the numerous LED options available today and how LEDs can reduce operational costs at a facility and en-

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### MEETINGS

#### February 2017 Membership Meeting

**Date:** *Tuesday, February 14, 2017*

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

**Place:** *Hilton Richmond Downtown*

**Program:** *Building Tour*

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

*Non-Members \$35*

**RSVP:** *By Thursday February 9, 2017*

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#### Next Board Meeting:

**Date:** *Tuesday, March 7, 2017*

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

**Place:** *Magellan Health, 11013 W Broad  
5th Floor*

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#### Next Membership Meeting:

**Date:** *Tuesday, March 14, 2017*

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

**Visit our Local Chapter Web Site**

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

## 2016/17 OFFICERS

### **President**

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

### **Vice President**

Jeff Sechrest  
[jsechrest@luckcompanies.com](mailto:jsechrest@luckcompanies.com)  
380-8999

### **Secretary**

Steve Pancham  
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330-4875

### **Treasurer**

Justin White  
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339-2232

### **Immediate Past President**

Harvey Jones, FMP  
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## CHAPTER ADMINISTRATOR

Barbe Shaffer, CDT, SDA/C  
[ifmarichmondva@gmail.com](mailto:ifmarichmondva@gmail.com)  
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## COMMITTEE CHAIRS

### **Membership**

Cameron Bridges, FMP  
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Steve Dahowski  
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### **Professional Development**

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### **Hospitality**

Andrea Niedhammer  
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### **Golf Tournament**

Tim Hume, CFM  
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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*

Several big items on the Real Estate beat this month led by the purchase of the James Center's three building complex currently containing 330,000 sq. ft. of vacant space out of 986,000, total by Bill Goodwin's Riverstone Properties for \$108 million. Looks like a good deal, as the asking price back in September was \$150 million. The new owners state that "the property has been neglected for quite some time" and that they will be focused on a major updating of the buildings along with maintaining and growing its tenant base, which took a big hit when McGuireWoods, one of its anchor tenants, left for the Gateway Plaza building, where we toured their new digs back in August of '15.

Hearing that the property is now called "distressed" and in need of major updating, takes me back to the early days of the Chapter, (when I was Program Chair) and we met in the brand new Bull & Bear Club in October of '85 and were shown through the building by the Faison people who were managing it. Then we came back again the next March for another dinner at the Bull & Bear followed by a tour of CSX's two floors of corporate headquarters arranged by Chapter member Steve Johnson and then a presentation by Harrell Boitnott in their board room on the latest in Audio Visual equipment. Now, as the market for center city class A office space is picking up, we'll see who leasing and management agent Colliers is able to fill the building with, and perhaps we can go back for another visit, 30 years after our last one.

Another updating looks like it may be forthcoming, as Altria's subsidiary, U.S. Smokeless Tobacco, donates the 288,000 sq.ft. former Philip Morris "stemmery" building on Maury St. (not far off the Lee Bridge on the south side, with the tall smokestack with Philip Morris on it) to the Richmond Public Schools. Might be worth a visit at some point to see what use the school district is going to make of it.

And if you've been wondering what's going to be built on the just cleared corners at Dominion Blvd. & Broad in Innsbrook (it's a small strip center with a Starbucks, Noodles & Co., Blaze Pizza, and American Family Care) and at Staples Mill & Janway, where the Sunoco gas station was, will now be storage units.

And, they are just getting underway on WVS's next phase of their Rocketts Landing development, straddling the Richmond – Henrico line, which will include a 156 unit apartment building, 12 town homes and a parking lot. Last time I checked, former Chapter Board member Rod Shortell (during his days at the Martin Agency) was the leasing agent down there.

A bit of a setback for the plan of VCU and the Squirrels to build a new stadium on the ABC warehouse property on Hermitage Rd. as the legislature refuses to give the ABC the money they claim is needed to

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expand their facility. Or maybe not, as it may strengthen the ABC's case for an entire new warehouse, leaving the existing one for other uses. In any case, the Squirrels keep talking optimistically and continue to upgrade their existing Diamond by constructing, and announcing, their "Bistro at the Bullpen", a 27' X 27' deck that can accommodate groups of up to 75 for food and drink, right next to their seats in section 201. Maybe we can have our Spring Social there, which this year will be on June 13 with Toronto's New Hampshire farm team providing the opposition.

No brewery news this month, but a self service wine bar called "Richmond Wine Station" is getting ready to open in a wing of the "Gather" co-working building at 2929 W. Broad, near Three Notch'd Brewing, which is what is going into the former SunTrust bank branch. Customers will buy a card and then can walk around the shop where 16 dispensers offering 64 wines, plus 8 beer taps, set up as in a frozen yogurt shop, can be sampled and then a bottle or case can be purchased to take home, if the customer likes it. As our panelists predicted it would when we met at CORT's unfinished showroom back in November of '14, Scott's Addition has really become a hot location to be in, and every time you check something new is popping up.

Some transportation items to mention, as Chesterfield's \$54 million plan to widen Rt. 10 from 4 lanes to 8 between I-95 & I-295 requires the addition of Right of Way from 84 property owners and is generating some serious heat from the local residents. When we met at Northrop Grumman in Meadowville Technology Industrial Park back in October of '07 and Faith McClintic of Chesterfield Economic Development told us they were working on some very big tenants for that area, I had no idea that would turn out to be Amazon's huge distribution center, whose employees now cause, and experience major gridlock on Rt. 10 at shift change times, particularly during the pre-Christmas period.

Also some heat being generated over the direction of the State's Economic Development agency with both Greg Wingfield, the CEO of the Greater Richmond Partnership for 21 years before he retired in '15, and the Republican state legislators taking shots at the McAuliffe administration and the Va. Economic Development Partnership over some awards to targeted industries that didn't work out very well. Greg, who spoke to the Chapter several times over the years as part of our Economic Update programs, is a highly respected voice in the Economic Development area, and I expect that his criticisms will carry some weight.

And just as work gets underway on Broad St. on the Pulse Bus Rapid Transit line that is scheduled to be in operation in October, GRTC and the City announce a plan for re-designing the bus system. The plan will feature 5 new high frequency routes that will offer service with a 15 minute headway and some new links between the neighborhood routes and both the high frequency routes and the Pulse stops.

Noted that the Farmer's Market Restaurant & Bar is getting ready to open at 9 E. Old St. in the historic City Market section of Peterburg's Old town district. Frits Huntjens, who was the chef in charge of our refreshments when we met at Westminster Canterbury in April of '15, and whose wife Andrea's Sophisticated Soirees did the refreshments at a number of our meetings for several years, both will be involved in this venture, so it should be a nice place to check out if you are ever down that way.

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## 2017 PREPAID MEETING INVOICE

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

**NAME** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_  
\_\_\_\_\_  
**PHONE NUMBER** \_\_\_\_\_  
**E-MAIL ADDRESS** \_\_\_\_\_

**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 2017 Pre-Paid Membership Meetings  
and follow directions

**PREPAID DUES ARE NON-TRANSFERABLE**

# Introducing IFMA's Facility Management Professional (FMP®) Credential Program Courses with the IFMA Richmond Chapter

We are pleased to announce that the IFMA Richmond Chapter will now be offering the IFMA FMP Credential Program courses for facility professionals in the Central Virginia area.

IFMA's Facility Management Professional (FMP) designation is the must-have credential for FM professionals and industry suppliers looking to increase their depth-of-knowledge in the core FM topics deemed critical by employers. Those who earn the FMP credential will improve their knowledge, enhance their skills, and gain immediate credibility with employers, clients and peers.



This series of four courses combines the leadership of experienced instructors with the IFMA FMP Credential reading materials, interactive online study tools, and online FMP final assessments. Our courses will help you gain the knowledge, test your ability to apply that knowledge at your workplace, and earn the FMP credential. Our classes encourage you to interact with your peers and the instructor, and also provide structure to keep you on track to meet your goals.

The series will take place over three months from April 28, 2017 to July 15, 2017.

Courses include:

- Operations and Maintenance – April 28-29
- Project Management – May 19-20
- Finance and Business – June 9-10
- Leadership and Strategy - July 14-15

Costs:

Full Series (4 courses) - \$1,995.00, chapter members, \$2,195.00 non-members  
Single Course - \$650 each course, chapter members, \$850, non-members

**For more information or to register, please contact Maureen Roskoski at 703-667-1018 or at [maureen.roskoski@feapc.com](mailto:maureen.roskoski@feapc.com). Visit [www.ifmacredentials.org/fmp/fmp-credential](http://www.ifmacredentials.org/fmp/fmp-credential) or visit [www.ifmarichmond.org](http://www.ifmarichmond.org). Registration links will be up soon.**

## JANUARY MEETING REPORT

by Bud Vye, Retired CFM

A good turnout of 38 made it out to Luck Stone's headquarters on the 10<sup>th</sup> for the second month in succession for our program on LED Lighting. Groovin' Gourmets once again handled the refreshments nicely during the networking period. Eventually, Chapter VP Jeff Sechrest, our host from Luck Stone for the evening, spread the word for all to move over to the classroom area and take a seat. After they did, Jeff called on Programs Chair Allen Hurt who introduced Grainger's Dale Barnett, who greeted us and proceeded to introduce Jim Colantoni of lighting manufacturer Lunera, our speaker for the evening.

**LUCKSTONE**

With a big collection of sample lamps and light fixtures on the first row of tables in front of him, Jim proceeded to brief us on the dramatic changes that have been taking place in the lighting field, stopping numerous times to take and discuss questions. Past Chapter President Jim Mallon, with his Dominion Power background, and Jeremy Harvey of Luck Stone who has had some first hand experience with LED fixtures at his facilities, both contributed some meaningful insights at several points in Colantoni's presentation.



Light Emitting Diode lighting is quickly gaining extensive usage, as it operates on any voltage, yields twice the output for the same wattage, improvements in design are being introduced constantly (with the next generation Organic LED's (OLED's) already being worked on which will eventually make these obsolete), and costs are coming down dramatically. 4 foot lamps are roughly costing \$7 each, with their fixture ballast costing \$20, but there will be no maintenance cost over the life of the lamp, since the equivalent fluorescent would have to be replaced four times before the LED would. As Jim Mallon interjected, an incandescent lamp will last 1,000 hours; a compact fluorescent 10,000 hours; and the LED 50,000 hours, which generally translates to 5 years.

There are no problems with disposal as the LED's contain no mercury and their fixture components are more than 95% recyclable. Unlike fluorescent lamps, LED's do not emit ultraviolet light, and they contribute no radiated heat to the surrounding area. Typical energy savings of 35 - 80% can be realized over the life of the fixture, which contributes to LEED points under section EA1.1, and they will function with motion sensors to save energy while contributing to LEED points under section EA1.2



As each of Lunera's extensive line of lamps was discussed, Colantoni passed samples around so we could handle and see them up close, from the smaller lamps all the way up to the 90 watt lamp which would replace the High Pressure Sodium lamps used in a warehouse or gymnasium. The entire line being shown, Jim wrapped up by mentioning that all of Lunera's business involves retrofits, with Macy's being their first customer. It sounds like their business is good, and that they might be as high as #3 in the LED lamp industry, trailing only Philips & GE.

An excellent and informative presentation, that kept everyone's attention throughout, with many

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of us thinking how we could use a particular lamp in our facility or home, as Jim went along. Thanks to him for doing a fine job, and for lugging his large collection of samples with him, which added a lot to the presentation. Thanks also to Jim Mallon and Jeremy Harvey for their contributions to it; to Allen Hurt for putting the program together, with the help of Grainger's Dale Barnett; and to Jeff Sechrest and Luck Companies for hosting us for another of the Chapter's excellent educational sessions.



## 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 Steve Dahowski [sdahowski@kloke.com](mailto:sdahowski@kloke.com)

## MEMBERSHIP CORNER

Cameron Bridges and Steve Dahowski, Membership Committee Co-Chairs

### Welcome to our newest member!

Brandon Berry  
ColonialWebb  
brandon.berry@colonialwebb.com

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

Connie Hom  
Buckingham Greenery  
connie@buckinghamgreenery.com

Maureen Roskoski, SFP  
Facility Engineering Associates  
maureen.roskoski@feapc.com

Scott Reed  
Prologue Systems  
sreed@prologuesystems.com

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

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And we get the word that Feld Entertainment, who has been running the Ringling Brothers – Barnum & Bailey Circus since 1967, will be closing it down for good in May, ending a run of 146 years dating back to when Ulysses Grant was President and Phineas T. Barnum was famous for his “There’s a sucker born every minute” motto. They took so much heat from the animal rights folks (who had paid a former circus employee at least \$190,000 to testify that the circus had mistreated the elephants and then were ordered by the judge to pay the circus a settlement of \$25.2 million in '14 over their false accusations) and from several towns where the circus was booked that they removed the elephants from the show last year and sent all 40 of them to the Center for Elephant Conservation in Florida. Without the elephants, attendance fell way off, so now all the other animals will be sent to zoos and the “Greatest Show on Earth” will be history. You may want to join me in seeing one of their final performances here at the Coliseum from March 23 to 26.

I'll close with an item in the “It's an ill wind that blows no one some good “ category, as we learn that the record number of opioid overdose deaths (which as a general rule do not damage the organs in the drug user's body) has resulted in a record number of organ transplants in 2016 according to UNOS. Not counting on the drug epidemic to continue forever, UNOS continues to urge everyone to make plans to donate their organs in the event of their untimely demise, as there still is a great need for organ transplant.

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hance the look of the space. The greater efficiency and lower energy costs of LED lighting will keep a space more than adequately lit and allows you the control to significantly improve the look of your space over traditional lighting. LED lighting enriches an occupants experience and can create a more enjoyable work environment for employees. I want to thank Alan Hurt for planning and coordinating the program. And we all thank Jeff Sechrest for his generous offer to host IFMA Richmond once again at Luck Stone. Although I could not be there for the meeting I have heard from several members that they enjoyed the meeting and found it to be beneficial. I am sorry I missed it but unfortunately the flu knocked on my door and paid me a miserable visit.

Speaking of the flu if you haven't started off 2017 with a couple of days feeling under the weather, odds are someone in your family, circle of friends or a coworker has come down with it. Virginia is one of eight states where flu activity has been deemed as "widespread" by the Centers for Disease Control. Flu season usually takes off strong in January and typically peaks sometime in February or early March. So try your best to stay well, Remember to wash your hands frequently, use hand sanitizer, eat well and stay well rested. You may avoid that miserable visit this year. But if all that fails and you do end up getting sick STAY HOME! You will be helping yourself get well and you will be helping others to avoid getting sick too.

Under the leadership of our past President Harvey Jones, we are looking to identify members with an interest to serve on the 2017–2018 board and chapter committees. If you are interested in serving on the board, taking an active role in the chapter or would like more information about these roles please contact Harvey, myself or another board member.

I look forward to seeing everyone again at our February membership meeting at the Hilton Richmond Downtown. The Hilton Richmond is housed in the former Miller & Rhoads department store, an iconic building with over 100 years of history. Please plan on joining your fellow members for a social and quick chapter meeting followed by a presentation and tour of the hotel.

In closing I would like to thank you for supporting our local chapter of IFMA. It is only with your support we are able to keep IFMA Richmond a strong and relevant association.

Kathy

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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.



*We appreciate  
your continued  
support!!*

December 16, 2016

International Facility Management Association (IFMA)  
Attn: Connie Hom  
P.O. Box 808  
Richmond, VA 23218

To International Facility Management Association (IFMA):

"Being able to work on our own home and be a part of the building process was unbelievable. You're more proud of something you work hard for, rather than something that has been given to you." said Katie and Joe Searson, Hanover Habitat for Humanity's 59<sup>th</sup> homeowners.

The Searson's dream of a safe, decent and affordable home was realized earlier this year. Thanks to you our next homeowners will have the same dream come true. Your gift of \$5,000.00 received on 12/16/2016 builds so much more than homes—you are helping a hardworking and deserving Hanover family to build better lives, for themselves and their children.

Hanover Habitat for Humanity offers a "hand up" not a "hand out" to our homeowners. Affordable and responsible homeownership builds brighter futures, stronger families and a stronger Hanover community. We would not be able to build these homes, or provide these opportunities, without people like you who believe in our mission.

I cordially invite you to stop by our office, attend our next groundbreaking or home dedication, or arrange a tour or volunteer opportunity at our current worksite to see first-hand the difference you have made.

Again, thank you for your thoughtful investment in our mission!

In faith and partnership,

A handwritten signature in blue ink that reads "Linda Tiller".

Linda Tiller  
Executive Director



**Richmond Chapter Monthly Meeting  
Hilton Richmond Downtown  
Tuesday, February 14, 2017**



**Please Join Us This Month at Hilton Richmond Downtown**

The IFMA Chapter will tour the Hilton. Many of us know this building as the former Miller & Rhodes. Come and see how they have transitioned from retail space to The Hilton Garden Inn to now the *Hilton*. Riste Hall (FM) will be speaking on many upgrades and ways they combined residential living with Hilton guest stays.

**Sponsors**

**PLATINUM**



**GOLD**



**SILVER**



**BRONZE**



**Where: Hilton  
Richmond Downtown**

501 East Broad St,  
Richmond, VA 23219

**Parking:** Parking Lot In Front  
(Hourly Paid or Valet)

**Time:**  
5:30 pm: Networking/Social Hour  
6:30 pm: Speaker  
7:30 Q&A

**RSVP by:**  
Thursday, February 9, 2017  
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

# February Meeting

***Hilton Richmond—Downtown***

***501 East Broad Street***

**Tuesday, February 14, 2017**

**5:30 PM**

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