



March 2017 Issue

THE PRESIDENT'S MESSAGE...



Happy March!

Thank you to everyone who attended our February meeting at the Hilton Richmond Downtown. It was good to see so many members and guests turnout for the Valentine's Day meeting.

At last month's meeting we announced a great opportunity for our members to support one of our charity partners FeedMore. As you know we donated \$5,000 from our annual golf tournament proceeds to Central Virginia FoodBank's FeedMore Program. Thanks to Harvey Jones we all have another opportunity to support this great cause with our time and talents!

Everyone knows that volunteering is meant to improve and support our community by giving our time and energy to nonprofit agencies that provide much needed services. With such busy lives, it can be hard to find the time to volunteer. But volunteering offers vital help to people in need. And worthwhile causes like FeedMore and others not only provide much needed help in the community, but can really benefit us as volunteers.

Volunteering and helping others not only supports community programs and non-profits it can make you feel great! Added benefits include reducing stress levels, combating depression, and giving many people a real sense of purpose. While it's true that the more you volunteer, the more benefits you'll experience, volunteering doesn't have to involve a long-term commitment or take a huge amount of time out of your busy day. Giving in even simple ways can help those in need and improve your health and happi-

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MEETINGS

March 2017 Membership Meeting

Date: Tuesday, March 14, 2017

Time: 5:30 pm

Place: RIR—Torque Room

Program: Tour

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

Non-Members \$35

RSVP: By Thursday March 9, 2017

Next Board Meeting:

Date: Tuesday, April 4, 2017

Time: 4:30 p.m.

Place: Magellan Health, 11013 W Broad
5th Floor

Next Membership Meeting:

Date: Tuesday, April 11, 2017

Time: 5:30 p.m.

Visit our Local Chapter Web Site

www.ifmarichmond.org

2016/17 OFFICERS

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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

Really good to see Karen Frebert, our ex-Program Chair, who had just left Creative and then signed on with Hourigan, back at a meeting after being missing in action for a time. Now that you're back, Karen, looking forward to seeing you on a regular basis!

Can't say that about Bob Borchers, who never seems to miss a meeting despite having to make the trip down from Charlottesville. I don't keep track of attendance, but he's got about as good a record as anyone, and that's including the pre-paid contingent of which he is one. Keep it going, Bob, and it's always great to get your reports about the UVA teams, altho the hoopsters are really going through some unexpected hard times right now.

Also good to get the reports from Corine Harvey about her grandson, Chris Lykes, who is having a good Senior year on the basketball court up at Gonzaga HS in the DC area. A pint sized guard, who apparently can really shoot, he's accepted a scholarship to Miami U (of Florida) so I'm looking forward to being able to watch him on TV next season as he moves up to ACC competition under the tutelage of Jim Larranaga down at the U.

Some new titles with the top management at Hourigan, as Executive VP Todd Donaldson, who spoke to us when we met at their new downtown offices last January, will now be the President, while founder Mark Hourigan remains as CEO.

And Dominion Resources announces plans to change their name to Dominion Energy. Sort of seems like a "so what" item to me, but it's a bigger deal to the sign and printing companies, who love it when their customers keep changing their names and logos.

Markel makes another acquisition. This time it's Texas based surety bond company, SureTec Financial, which has offices in California & Georgia in addition to its home state. Looks like some trips to check out those facilities may be in store for Jane Waring & Elizabeth McKinney, who we haven't been seeing much of lately, anyway.

Some Chapter memories stirred as I see Legend Brewing (the site of a number of September Membership Socials back in the early years of this century) installing a patio on the 7th St. side to go along with their deck which has always had the best view of the Richmond skyline across the river from the other side of the building. And the West-Mark Office Park (where we had our Holiday Social back in '95 in the #1 building when it was Capital One's ops center) changes owners for \$45 million and will be named SunTrust Center, as that building will house that bank's ops center, while the #2 building will continue to house Magellan Health Services (where Andrea Neidhammer has been hosting our Board Meetings) and other tenants. While the 46

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acre, 5 buildings with more than 700,000 sq.ft., Bank of America Villa Park complex (one of which was the site of the ADA Compliance workshop that Bill Miles hosted us at back in the early '90's) also changes hands for \$38 million.

And much ado being made of Owens & Minor's plans to occupy 90,000 sq.ft. on four floors of Riverfront Plaza's East Tower, with the move-in beginning next fall. The healthcare logistics company is receiving significant economic development and jobs training grants which undoubtedly played a big part in their decision to keep these 500 jobs here rather than moving them to other cities that were bidding to have them. The company states that the staff moving in will not be coming from their Mechanicsville unit, but 200 will be transferring from elsewhere in the country, while 300 will be newly hired.

Grocery Store War keeps skirmishing along as most of the Martin's now are closed with none yet close to re-opening under the Publix banner, and a new location of the latter taking shape out in Twin Hickory. Latest entrant in the market, Lidl, kicks it into high gear as their store at Staples Mill & Hermitage starts taking shape and they hold a press conference to announce that they've advanced their timetable and expect to have the first wave of their stores in this area open this summer, as the vanguard of as many as 100 along the East Coast of the U.S.

While nearby, the long vacant Safeway (yes, we used to have a few of them around here, also) in the Staples Mill Shopping Center (that Ukrops had bought to prevent another grocery from being too near their Dumbarton Store) is finally getting occupied as O'Reilly Auto Parts is moving a short distance from their existing location in the nearby strip center, in order to get some additional space. And WalMart looking for other categories to become the 800 lb. Gorilla in as they are testing their version of a Convenience Store down in San Antonio.

Yet another big Real Estate transaction (but not as big as it first appears, since J.C. Penney, Sears, & the former Macy's are not part of it) as the troubled Virginia Center Commons Mall changes hands for the bargain basement price of \$9 million (for 577,000 sq.ft.) . While right out front on Brook Rd., what else but a new craft brewery, this one called Intermission Beer Company, since it's owners are grads of VCU's theater program. That's going to have to be a destination brewery, since right now it's all by it's lonesome in between Original Gravity in Lakeside near Lewis Ginter Botanical Gardens (now there's a good place to put a brewery) and Center of the Universe at the north end of the Hanover Air Park. We're really making good progress toward my earlier prediction of having a craft brewery on every street corner in the area. But I've given up on my original objective (as has Governor McAuliffe) of hitting all of them at least once. I've given it a try, but I do have other things to do.

As the short winter seems to be coming to a close, all manner of construction projects moving forward, with VCU's Markel Center at the Institute for Contemporary Art (looks like it will be known as the ICA, and will have another Chapter connection as it will contain the Luck gallery) and the Pulse with all it's Broad St. traffic barrels being the most obvious. While the new AAA offices seem to be moved into and in operation at Broad & Glenside on the site that was Famous Dave's Barbeque. And the Tesla showroom, despite being fought every step of the way by the Auto Dealer's Assn.,

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seems to doggedly be making progress toward opening in the former Bassett Furniture building near Broad & Gaskins. A little further off the beaten track, is the \$2 billion Chinese paper mill off of the Willis Rd. exit of I-95 near the James River. We first heard about this project 3 yrs. ago when it was called Tranlin. Now they've named it Vastly, and it sounds like the project is finally getting moving.

While Reynolds Development has moved methodically forward to build out that 90 acre property called Reynolds Crossing that they kept after Altria took over the rest of the former Reynolds Metals property, as they told us they would do when we met there in Jan. of '09. Now, they announce that their "final" parcel is ready to move forward --- a two story, 49,000 sq.ft. medical office building that will house Virginia Eye Institute on the first floor and Dermatology Assocs. of VA on the 2nd. Wendell Evolve are the architects; Taylor & Parrish the GC; with RKK Engineering doing the civil work.

With all this construction activity here, the Port of Virginia which includes our Port (now served by more and larger barges bringing containers up the James from Norfolk) also had a big year, with the 2nd biggest year over year increase in containers handled in the country, behind only the Port of L.A.

And I'll close with some news from the national scene, as Apple's new headquarters 175 acre campus in Cupertino, CA, called Apple Park, readies to open in April, with the move in of more than 12,000 staff scheduled to take more than 6 months. The 2.8 million sq. ft. main building is oval shaped and from a distance looks like a big football stadium, clad in the world's largest panels of curved glass. A thousand seat futuristic auditorium on a nearby hill memorializes Steve Jobs, while the main building contains a 100,000 sq. ft. fitness center for the employees, a visitors center, an Apple Store, and cafe open to the public. Sustainably designed all the way, with 100% renewable energy including 17 megawatts of rooftop solar (one of the largest on-site installations in the world), and natural ventilation, projected to require no heating or AC for nine months of the year. The parklands offer two miles of walking and running paths for the employees, with the oval's interior grounds containing an orchard, meadow and pond. Sounds like a sight to behold for a facility person, raising the bar for everyone else planning a new building.

Another big destination project in the works, as Guinness announces plans to build a U.S. version of their Open Gate Brewery in Baltimore county, taking "Beer Tourism" above and beyond the facility you must have visited if you've ever been to Dublin.

And Amazon goes forward with their plans to take on FedEx & UPS as a 3rd major Cargo Airline & Delivery Service as they sign a lease for 919 acres (to build a tarmac area big enough to park more than 100 planes) at the airport across the Ohio River from Cincinnati in Kentucky. Only 40 Boeing 767's (16 presently operating) in their fleet right now, but more on the way as fast as Boeing can build them, as Jeff Bezos charges ahead with Amazon's program to put the nation's bricks & mortar retailers out of business. So far, he's making pretty good progress.

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. Visit www.ifmacredentials.org/fmp/fmp-credential or visit www.ifmarichmond.org. Registration links will be up soon.

FEBRUARY MEETING REPORT

by Bud Vye, Retired CFM

A seasonally cool and dry evening on the 14th as a sparse turnout of 35 (could Valentine's Day have something to do with that?) found their way to 5th & Broad for our meeting at the Hilton. Plenty of parking at the lot across 5th Street, as long as you didn't mind the \$9 charge. Coming in the Hotel and turning right to head down to where I could hear the conversation from our social hour underway, I entered one of the meeting rooms where our hosts at the Hilton had graciously provided us with a nice selection of hors d'oeuvres set up along one wall with liquid refreshments at a bar in the far corner.



Filling my small plate and getting a glass of wine, I headed for one of the circular tables where I could set my refreshments down and do some circulating since there seemed to be a number of new faces present, with a few regulars sprinkled in here and there. All too soon, President Kathy Taylor got the group convened rather easily, first recognizing the Hilton's hospitality in providing our refreshments at no charge and then first time attendees and guests. She then called upon Past President Harvey Jones who announced that the Chapter's first event at FeedMore (our new charitable partner) would be on Monday, March 13 where we would be doing some warehouse work at their Distribution Center between 1 & 4 p.m., so should plan to wear appropriate shoes and clothing. Details will be elsewhere in this issue and on the website.



Program Chair Allen Hurt then announced our upcoming meetings, with March being at RIR, April at Luck Stone for a refresher course on CPR & using Automatic External Defibrillators, May not yet pinned down, and June back to the Diamond for our Spring social at the ballpark with Parney and the Squirrels. Following that, Allen called over Riste (rhymes with Misty) Hall, Hilton's Director of Engineering, who he introduced and presented with one of our speaker's gifts. Riste proceeded to brief us on the building which had formerly housed the Miller & Rhodes Department Store, and which had changed considerably since we met here in May of '09 shortly after it opened as a Hilton Garden Inn and condos, and Bob Mills & Ken Pope of Commonwealth Architects described the adaptive re-use project before showing us through. Now, in addition to 250 hotel rooms, 22 condos still remain, but early on management decided to switch over from selling condos to renting apartments, so now there are 140 of the latter. Additionally, the ground floor space at the 6th & Broad corner is now occupied by the La Grotta restaurant, recently moved up here from Shockoe Slip.



Also fairly recently, the Hotel upgraded from a Hilton Garden Inn (moderately priced and aimed at the business traveler, with microwaves and do it yourself cooking capability) to a more luxurious Full Service Hilton, with prices now up near \$400 per night, more meeting space, expanded Executive Lounge, pent houses, and higher end furnishings, floor & wall coverings, while still retaining the very nice swimming pool and fitness center.

Presentation concluded, Riste then took us in one group through the first floor facilities --- Meeting areas (with extensive photos and memorabilia from Miller & Rhodes days), Executive Lounge, pool, fitness area and courtyard (all very nice and available to hotel guests as well as

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to condo and apartment dwellers). Then up the elevator to the 4th floor to inspect a typical (very luxurious) hotel room. In response to a question regarding their occupancy rate, Riste replied that they are currently running at about 6500 rooms rented per month, which if you do the math for a 30 day month averages out to about 217 rooms per night (out of 250) or 87%, which would seem to be pretty good.

Tour concluded and questions answered (his biggest challenge is making sure they have enough hot water for 271 showers all to be taken at the same time in the morning. Not surprisingly, for \$400 a night, the guests do expect to be able to take HOT showers) it was back down to the first floor, for Thanks to Riste for his presentation and for showing us through; to Hilton for hosting us and providing our food; & to Allen Hurt (with help from Colonial Webb) for putting another good program together. Hope you had a nice Valentine's Day, if you weren't with us, and definitely plan to be with us next month both at FeedMore and RIR!



Hilton Hotel Richmond, VA



MEMBERSHIP CORNER

Cameron Bridges and Steve Dahowski, Membership Committee Co-Chairs

Welcome to our newest members!

Jason Anderson
Arborscapes
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Nick Maiolo, PMP
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Melando Brown
CBRE
mbrown6573@gmail.com

David Rainer
Dominion
david.c.rainer@dom.com

Jerry Dew
C&W – TESCO, Inc.
jdj@cwtesco.com

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

Karen Frebert
Hourigan Construction
kfrebert@houriganconstruction.com

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



ness.

With that in mind please consider joining our chapter support of the Central Virginia Food Bank - Feedmore. We need IFMA members to volunteer on Monday, March 13th from 1- 4. We will be working in the Distribution Warehouse. Volunteers will sort, pack and stock donated products for the Food Pantry. You will be working with other community volunteers, staff, agency members and your fellow IFMA members! I've volunteered at the Distribution Warehouse and it's fun especially when you are volunteering as a part of your own group. If you can join us please do and remember you will be working inside a warehouse so jeans, tee shirt and sneakers will be the best attire. If it happens to be a cold day be sure to pack a sweater or sweat-shirt. FeedMore is a great cause and they need volunteers. So please try to join us and help IFMA Richmond help FeedMore distribute 51,000 meals – and that's 51,000 meals each day!

We are very excited to offer our membership IFMA's Facility Management (FMP) Credential Program courses this year. The FMP designation is a knowledge-based credential for facility management professionals and industry suppliers looking to increase their depth-of-knowledge in the core FM topics deemed critical by employers. By earning the FMP credential, you will improve your knowledge, enhance your skills, and gain immediate credibility with employers, clients and peers. If you or someone in your organization is interested in earning the FMP designation you can find the registration information in our newsletter and on our website. Classes begin in April so please don't delay.

I look forward to seeing you all at our next Chapter meeting on Tuesday, March 14th at the Richmond International Raceway. Be sure to register early and join us for the social and tour.

Thank you for your continued support. Kathy

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.



DIRECTIONS TO GATE 4

FROM THE NORTH

Travel I-95 to Exit 82, take Chamberlayne Avenue (301), turn left at third traffic light onto Azalea Avenue, follow signs (2.5 miles). OR Travel I-95 to Exit 43 onto I-295 South. Follow I-295 to Exit 38-B – Meadowbridge Road. Travel Meadowbridge Road approximately five miles to Laburnum Avenue. Turn left on Laburnum Avenue and enter through Gate 4.

FROM THE SOUTH

Travel I-95 to Exit 82 (DO NOT TAKE FAIRGROUND EXIT 76-A), at end of exit ramp turn right on Chamberlayne Avenue (301), at a second traffic light turn left onto Azalea Avenue turn right on Richmond Henrico Turnpike to Laburnum Avenue. Turn left on Laburnum Avenue and enter through Gate 4.

FROM THE WEST

Travel I-64 east to Exit 186, turn left at end of exit ramp onto Laburnum Avenue, follow Laburnum about 2 miles to Richmond Raceway Complex, enter through Gate 4 off Laburnum Avenue.

FROM THE EAST

Travel I-64 west to Exit 195, turn right at end of exit ramp onto Laburnum Avenue, about five miles to Richmond Raceway Complex, enter through gate 4.



IFMATM Richmond Chapter

International Facility Management Association

Richmond Chapter Monthly Meeting
Richmond International Raceway
Tuesday, March 14, 2017



Please Join Us This Month at R.I.R

The IFMA Chapter will tour the Richmond International Raceway "Torque Club". Come see some of the many concepts that make this a one of a kind club.

- Indoor, air-conditioned lounge.
- Outdoor, reserved stadium seating with arm rests, and cup holders.
- VIP parking with dedicated exit.
- Designated grandstand ticket gate entrance.
- Private elevator and restroom access.
- Pre-Race Pit Pass and Official Souvenir Event Program
- 60 Flat Screen TV's

Thanks to our Sponsors

PLATINUM



GOLD



SILVER



Where: R.I.R

600 E. Laburnum Avenue
 Richmond, VA 23222

Parking: NOTE: Gate 4.
 See Directions on Page 10

Time:

5:30 pm: Networking/Social

6:30 pm: Speaker

7:30 pm: Q&A

RSVP by:

Thursday, March 9, 2017

Simply e-mail Barbe Shaffer at

ifmarichva@gmail.com

or register on our website at

www.ifmarichmond.org

and click on Sign-up Genius
 and pay by credit card or at the
 door

COST:

Members: \$15

Members w/certification:

\$10

Non-Members: \$35

Registrations are required. An
 additional \$5 will be charged at
 registration if you have not
 registered prior to the event.
 Credit card payments accepted
 at the door.

Be sure to include your guests
 name and company

No Shows will be billed



IFMA™ Richmond Chapter

International Facility Management Association

P.O. Box 808

Richmond, Virginia 23218



PLACE
STAMP
HERE

March Meeting

***RIR Racetrack– Torque Club
600 East Laburnum Ave –Gate 4***

Tuesday, March 14, 2017

5:30 PM

www.ifmarichmond.org