



IFMA™ Richmond Chapter

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



September 2017 Issue

THE PRESIDENT'S MESSAGE...



Wow! August has flown by! Labor Day is almost upon us. I hope everyone has fun plans for the long weekend.

It's hard to believe that fall is knocking on our door.....where did the summer go?

I wanted to thank everyone that came out to the Main Street Station and the City Bar meeting. Both of these locations and the surrounding neighborhood seems to be one of the fastest growing areas within the River District- with its apartments, restaurants, live music and Farmers' Market and other attractions. This is one of Richmond's oldest areas and it's great to see this area coming back to life.

I hope everyone can make it out to "Learning at Luck" for Emergency Preparedness. We will be having an interactive workshop with teams that will answer questions as we go through an incident. We will be discussing emergency preparedness, business continuity, and disaster recovery.

Don't forget our 24th Annual IFMA - Richmond Golf Tournament September 18th at Hermitage County Club!

I think everyone knows Leadership is hard. Especially when done well. And yet, it's one of the most significant opportunities to make a difference in the lives of ourselves and others. When you view leadership as a choice, not a title, as a way of living at work and at home, the opportunity and responsibility to move people, to help them be and do. We can all become the best versions of ourselves. Every day I am inspired by the customers, contractors, vendors and people I work with.

MEETINGS

September 2017 Membership Meeting

Date: Tuesday, September 12, 2017

Time: 5:30 pm

Place: Luck Stone

Program: Planning for the Next Emergency

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

Non-Members \$35

RSVP: By Thursday Sept. 7, 2017

Next Board Meeting:

Date: October 3, 2017

Time: 4:30 p.m.

Place: Magellan Health, 11013 W Broad
5th Floor

Next Membership Meeting:

Date: Tuesday, October 10, 2017

Time: 5:30 p.m.

Visit our Local Chapter Web Site

www.ifmarichmond.org

2017/18 OFFICERS

President

Jeff Sechrest
jsechrest@luckcompanies.com
380-8999

Vice President

Adam Larsen
ALarsen@security101.com
419-5934

Secretary

Steve Pancham
spancham@mbpcc.com
330-4875

Treasurer

Justin White
justinwhite@bonitz.com
339-2232

Immediate Past President

Kathy Taylor
ktaylor@servproctn.com
378-2323

CHAPTER ADMINISTRATOR

Barbe Shaffer, CDT
ifmarichmondva@gmail.com
651-6885

COMMITTEE CHAIRS

Membership

Steve Dahowski
stephen.dahowski@colemanallied.com

Programs

Allen Hurt
randall.hurt@comfortsystemsusa.com

Sponsorship

Brian Workman
BWorkman@MOIL.com

Social Media

Brandon Berry
brandon.berry@colonialwebb.com

Public Relations

Lloyd J. (Bud) Vye, R-CFM
bdvye@comcast.net

Newsletter

G. R. (Ranny) Robertson, R-CFM
grjr41@gmail.com

Hospitality

Andrea Niedhammer
acniedhammer@magellanhealth.com

Professional Development

Maureen Roskoski, CFM, SFP
maureen.roskoski@feapc.com

Golf Tournament

Tim Hume, CFM
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

Not a totally quiet month, as you might think August would be, so I do have some news to report. As Dominion's new tower continues to rise at 111 S. 6th St., in response to the contest among its employees to name it, 600 Canal Place is selected as the winner. That means that the existing tower across the street to the east, known for years as One James River Plaza (OJRP to the employees) will now be called 700 Canal Place. (We'll see how long that takes to gain full usage). While they were at it, Dominion announced that when 600 Canal Place is completed and moved into in early '19, their three building complex on Grayland Ave., abutting the Cary St. Station development on the site of the old GRTC car barn, will become excess and probably disposed of.

Sounds like a landmark we've all driven by many times on I-95 near The Diamond is going to be phased out over the next several months, as the PET Dairy plant is being closed by owner Dean Foods as a cost-saving move as their milk sales continue to decline. We'll continue to see PET milk in the stores in this market, but it will come from plants in High Point and Winston-Salem, NC and 75 jobs up here will be eliminated. Area old timers will recall that this plant was opened in 1965 by Richfood, which later merged with Supervalu, who then sold it to Dean in 2008. Wonder if someone will be able to make a brewery out of it, since that seems to be where the action is nowadays?

Speaking of which, Vasen opens their big operation, with a 20 barrel brewing system, in 17,000 sq. ft. of the 87,000 sq. ft. former Handcraft building in the west end of Scott's Addition. While our oldest craft brewery still running, Legend, the site of a number of our Membership Recruitment meetings a decade or two ago, opens their second location. Down in Portsmouth, its said to have a pretty view of Norfolk and the Navy Yard across the Elizabeth River, rivaling the view from their deck up here, which is one of the best in the area.

Some action up in Creative's neighborhood south of Ashland, as the Blue Ridge Arsenal shooting range near the Bass Pro store closes for a brief time over a dispute with their landlord, only to have the landlord take over and continue to operate the location and honor the memberships. While Amazon leases 320,000 sq. ft. of spec warehouse space down at the east end of the building Creative is in, which they will use as a Sortation Center scheduled to begin operation on September 1. Hope Bob DeLille and the gang are ready for a big increase in truck traffic in the area.

Another dispute, this time with a familiar Chapter name involved, as Commonwealth Architects sues developer C.A. Harrison for \$152,000 claiming they haven't been fully paid for the plans they did for his redevelopment of the former Ramada Inn along I-95 in Petersburg. We'll see how that one comes out.

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You are cordially invited to join us for this important event.

Legislator Meet & Greet with AGCVA

Join us for an evening with your state legislators to discuss the issues surrounding the construction industry.

Thursday, September 21, 2017

5:30 PM - Social

**6 to 7 PM - Introductions & Open Forum Discussion
(Social to continue after the Discussion)**

Virginia War Memorial

621 S. Belvidere Street, Richmond VA

Cocktails & Heavy Hors D'oeuvres

Parking arrangements will be made at the event.

**If you have any questions please contact Kurt Friday,
AGCVA Regional Director at kurt@agcva.org**

AUGUST MEETING REPORT

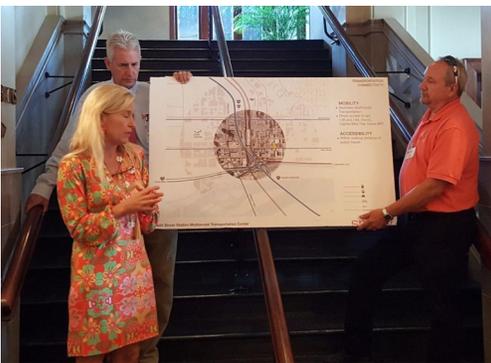
by Bud Vye, Retired CFM

A nice, seasonal evening on the 8th as 54 of us found our way to Main St. Station. Up the steps and in the front door where we saw Barbe & Andrea checking people in and then sending them next door to the Old City Bar which is where we were having the Social Hour. As we had learned back in October of '14 when we met there to celebrate the Chapter's 30th Anniversary, it's a very nice historic venue originally built to be the Railroad YMCA during the heyday of rail travel. As on that occasion, they did a very nice job of handling the refreshments, but unlike that meeting (which was in October) the majority of our attendees were out on the deck doing their networking under very pleasant conditions. Both those on the deck and those indoors looking out the windows to the east could see the fencing around the Farmer's Market site as the work was getting underway to turn that area into a park, which we would learn later would tie into the Station as part of the plan for overall improvement of the area. Until that project is finished, we could see how the fencing on the east side of the Market site is really making it difficult for customers to get into the bars and restaurants in that block. Hopefully, they'll be able to make it through the construction period without sustaining too much in the way of losses of business.



At length, it was time to return to the Station, where we had last met in February of 2004 and been shown through by Dave Welton. At that time, the Station had recently reopened after having been closed since the '70's, upon the completion of a \$48.2 million restoration which added parking, spruced up the lobby, waiting rooms and boarding area of the train platform on the east side of the building so the four trains per day could be properly accommodated, two in each direction between the northeast and Hampton Roads). That was the first phase of a 40 year, \$92 million project originally envisioned by a grant funded when the ISTEA program was begun back in the early '90's.

This time, we had a very brief business meeting primarily featuring an announcement by Tim Hume noting that he still had a few foursomes available for the Chapter's Golf Tournament on September 18th, eliciting an immediate response from Lisa Hall of ABM that her firm would take one of them. We then were greeted by Jeannie Welliver, the Project Development Manager for the City's Economic & Community Development group and Sherri Tinsley of her staff. Stepping up a couple of steps leading to the 2nd floor and with two volunteers holding a large placard for her, she presented an overview of the entire project, the current phase of which restored the areas further back in the historic train shed, which had not been addressed in the earlier phases of the project. With no amplification, and a cavernous building, it was very difficult to hear what she said, and this held true as our group followed her on a tour further back into the train shed and upstairs.



Some impressions that I was left with as we went through the train shed --- it is a huge space, with the woodwork of the roof overhead beautifully restored, which I believe she said involved a million dollars of the project's cost. It is obviously now capable of accommodating a much larger schedule of trains, but we still have only the two trains per day in each direction as was the case when we were here in '04. Although they talk of handling more trains once the main line to Florida is routed through here, significant track relocation, at a huge cost, is necessary to accomplish this. Since the Federal Rail authorities have as one of their criteria that there will be only one main Richmond sta-



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tion, and that it must be in the city's central business district, it would appear that Main St. is the only location fitting that description. This assumption was disputed by the findings of the Dr. Trani – John Watkins committee that was studying the situation when they recommended that the station be up on Boulevard near where the Greyhound bus station currently is. Considering that location to be in Richmond's central business district is quite a stretch, however, no matter how much activity we see in Scott's Addition, so it would appear that Main St. will be the main station in Richmond unless they change the criteria. It will be a lengthy process to get the funding and have the lines relocated, however, so it will be years until we see the Florida trains stopping here.

In the mean time, the station now has the capacity to accommodate the full schedule of 32 trains per day, as well as the parking and other nearby connectivity features to serve as the city's "Grand Terminal" and multi-modal transportation hub. The City's bike share program is shortly to have its bikes delivered to the building, with the western end of the Virginia Capital Trail only a few blocks away and Lumpkins Jail commemorative features and the adjacent park on the Farmer's market site will all be incorporated into the Station's overall mission as a Welcome Center. Additionally, the 47,000 sq. ft. upstairs will be a great event space to hold very large banquets (I can think of only the Convention Center that could accommodate events as large) and we were subsequently sent some footage of The Richmond Heart Ball, one such event that has already been held there with a number of events already booked for the future.

As we toured, we learned that SMBW were the lead architects on the project, with assistance from outside firms Beyer Blinder Bell, Hany Hassan, & Jim Sheppard on the historical aspect; Taylor and Parrish was the GC; HCYu designed the ice storage AC system which will make ice at night and use it to cool the facility during the day; Timmons is designing a storm water collection system which will collect the water rained on the huge roof and distribute it to locations that can use it; Silman handled the Structural work; LAM partners the specialty lighting; and Jaffe Holden the acoustical & AV.

Thanks to the folks at the Old City Bar for a nice job with hosting our social hour and providing the refreshments, and to Jeannie Welliver & Sherri Tinsley for showing us through the train shed and describing the latest phase of the long running \$92 million project aimed at updating this iconic Richmond landmark and preparing it to eventually be Richmond's major train station.



MEMBERSHIP CORNER

Steve Dahowski, Membership Committee Chair

Welcome to our newest members!

Jim Kelly
Mechums River Security
jim@mechumsriversecurity.com

Melissa Trudnak
E-ARC.com
Melissakay227@yahoo.com

Nadia O'Dea
CoStar Group
nodea@costar.com

Barbara West
McGuire Woods
bwest@mcguirewoods.com

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

Jim Bundick
Solar Gard
jim@sgrva.com

Jeremy Harvey
Luck Stone
jharvey@luckcompanies.com

Steve Dahowski
Coleman Allied
stephen.dahowski@colemanallied.com

Kevin Humphreys
C&W Services
kevin.humphreys@cwservices.com

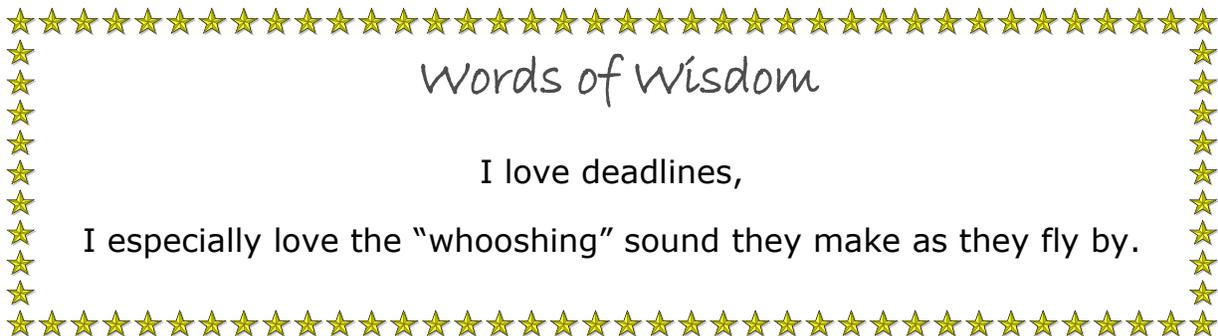
Gib DeShazo
Emerald Construction
gdeshazo@emeraldconstruction.com

David Lawson
Capital One
david.lawson@capitalone.com

Julian Gordon
Pristine Services, Inc.
julian@pristineservicesinc.com

Michael Walton
UVA Inn at Darden
mwwalton0218@gmail.com

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



Bring a Prospective Member to a Meeting

Remember — 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,

Steve Dahowski stephen.dahowski@colemanallied.com

Guests are always welcome but member prospects will help us grow.

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.



IFMA's **World Workplace** Your Facility Conference & Expo

Oct. 18-20, 2017 | Houston, Texas, USA
George R. Brown Convention Center

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and Scott Kelly



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Quite a bit more at stake as VITA and Northrop Grumman go back and forth at a new low point in their 13 year relationship. The state is claiming that Northrop Grumman has locked them out of their data center way out in Lebanon so the state's contractor can't replace a failed part in the mainframe computer that acts as their back up system for a long list of departments. Looks like hard ball is being played, with some legal exaggerations being freely thrown around. At least I hope so, since if the worst case happens here, a lot of us will be affected with the number of state agencies whose computer systems are involved and without back up right now.

Mostly hush hush, but a few leaks slipping out about something called Project Echo out in White Oak Technology Park, where we met at QTS back in Feb. of '12. This sounds like a big one, as applications are filed by Henrico's Director of Economic Development for two buildings totaling 974,000 sq.ft. Mysteriously, the application states "The development is master planned for five buildings on two parcels totaling approximately 302 acres." This has probably been true for years, but why is he mentioning it now?

We'll keep our eye out for further developments on that one, as we (and Parney & the Squirrels) will for the ABC's Warehouse & Headquarters project. Their Request for Proposals in June resulted in 15 responses by their 8/11 deadline. Now we await some details, which may take awhile since we've got some Committees of the Legislature involved.

Now we know that the economy is booming as we see proposals to build speculative warehouse space here and there. Here comes one from a California outfit, who buys 62 acres near the Bells Rd. exit of I-95 from Philip Morris for \$3.98 million, apparently with the intent to build about one million sq. ft. of warehouse on it that will be marketed and leased by CBRE.

I always seem to be able to count on some news from the regulars, as VCU's Health System Board approves another project on their master site plan. This one is a \$348 million, eight story, adult outpatient facility and parking deck between 10th & 11th along East Leigh St. This project will replace the current Treatment Center for Children, which will be moving up to the Brook Rd. campus near the old Children's Hospital. The deck, with 1200 spaces, should make some progress toward helping the tight parking situation down around the MCV campus.

And don't forget Shamin Hotels, who this month announces a seven story, 135 room, Home2 Suites by Hilton across the lot from their big Hilton Short Pump. Construction will start after the first of the year. They are also developing a 126 room, six story Hampton Inn & Suites a little further west, just across Broad St. from the GreenGate development. They are building them so fast I've lost count of their hotels in the area, but its somewhere in the 30's.

I didn't hear Jeannie Welliver mention it at our meeting at Main St. Station, but construction was set to begin on 8/1 on the long planned transformation of the 17th St. Farmer's Market into an open air pedestrian plaza and venue for those many Festivals they hold down there. We should soon see the market sheds coming down to be replaced by trees, seating and a fountain, although they are leaving the structure closest to Main St. for the time being so the three remaining vendors can continue to operate. Once construction on the rest of the plaza is completed, they will be relocated to new spots on the plaza.

I repeated some "Fake News" last month when I noted that Jorge Mas was the new owner of the Florida Marlins. As you may have noted from the Sports pages, former Yankee shortstop Derek Jeter's group was awarded the franchise after all the bids were tallied. A very popular choice, many are hoping he will be able to rejuvenate the franchise which has become one of the major league's most lack luster operations, with one of its least liked owners, even in a new stadium.

GOLF TOURNAMENT

Tim Hume Committee Chair

IFMA Annual Golf Tournament



It's time to renew our Chapter Commitment to
Serving our Community.

Tim Hume is contacting all 2016 Sponsors to determine the number of Sponsors coming back in 2017 to support our Richmond Chapter 24th Annual Charity Golf Tournament. Please respond to Tim so we can determine the level of participation for this 2017 year. Last year we broke another record for raising money for Hanover Habitat for Humanity and FeedMore with a sold out tournament in October.

This year's Tournament will be on
Monday, September 18, 2017

Contact Tim at timh@hermitagecountryclub.com

Visit our Local Chapter Web Site

www.ifmarichmond.org

Put it in your Favorites Folder right now



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

Richmond Chapter Monthly Meeting
"Learning at Luck"
Tuesday, September 12, 2017

Where: Luck Stone 515 Stone Mill Dr.
Parking: Front Lot/Side Lot

Are You Ready? Planning for the Next Emergency

Most facilities groups are familiar with emergency preparedness and many probably have some documentation on site as far as what to do in case of an emergency. It's not a matter of "if disaster strikes", but rather "when disaster strikes." Are you **READY** to respond in an emergency or a major disruption to your business? Come to this interactive mini table top workshop and find out how ready your organization would be in a disruptive incident. Participants in this workshop will be placed in teams and answer questions as we walk through an incident using a modified table top exercise concept. We will introduce emergency preparedness, business continuity, and disaster recovery concepts through an emergency scenario exercise. This will be an interactive workshop that will touch on actions to take from beginning to end of an incident. For more information, check out the "Special Events" page on our website at www.ifmarichmond.org.

Time: 5:30 pm: Networking/Social Hour
6:00 pm: Speaker
7:30 Q&A

Speakers: Maureen Roskoski, Senior Professional, Facility Engineering Associates
Kathy Taylor, SERVPRO® Richmond, Chesterfield, Henrico & Tri-Cities
Bill Mackay, Gochland Fire Chief

RSVP by: Thursday, September 7, 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 are accepted at the door. No Shows will be billed.



PLATINUM



GOLD



SILVER





IFMA™ Richmond Chapter

International Facility Management Association

P.O. Box 808

Richmond, Virginia 23218



PLACE
STAMP
HERE

September Meeting

Tuesday, September 12, 2017

5:30 PM

Luck Stone

515 Stone Mill Drive

www.ifmarichmond.org