



# IFMA™ Richmond Chapter

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



**May 18 Issue**

## THE PRESIDENT'S MESSAGE...



What a crazy spring we are having, snow one minute, then 80 degrees the next but that's Richmond for you!

Before you know it we will all be planning our family vacations and summer outings with friends and family.

What a great turn out last month for the presentation on "Active As-sailant" that Trident Shield put on. I know we all think it will never happen to us but it is good to know what to do and what not to do if and when you find yourself in a situation like that.

I hate to say but practicing an active shooter drill seems like it is becoming the "norm" along with our fire, earth quake and tornado drills. I know I will be working on putting together a drill/exercise for us to use here at Luck.

This month we will be visiting SunTrust Business Center on west Broad Street. Please join us and check out this new renovated building, WestMark One.

Due to security reasons you must PRE-REGISTER.

## MEETINGS

### May 2018 Membership Meeting

**Date:** *Tuesday, May 8, 2018*

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

**Place:** *SunTrust Business Center*

**Program:** *Tour*

**Cost:** *Members \$15 Member with Cert. \$10*

*Non-Members \$35*

**RSVP:** *By Thursday May 3, 2018*

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### Next Board Meeting:

**Date:** *June 5, 2018*

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

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

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### Next Membership Meeting:

**Date:** *Tuesday, June 12, 2018*

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

**Visit our Local Chapter Web Site**  
**[www.ifmarichmond.org](http://www.ifmarichmond.org)**

## 2017/18 OFFICERS

### **President**

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

### **Vice President**

Adam Larsen  
[Adam.Larsen@allegion.com](mailto:Adam.Larsen@allegion.com)  
624-0356

### **Secretary**

Steve Pancham  
[spancham@mbpce.com](mailto:spancham@mbpce.com)  
330-4875

### **Treasurer**

Connie Hom  
[connie@buckinghamgreenery.com](mailto:connie@buckinghamgreenery.com)  
402-2405

### **Immediate Past President**

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

## CHAPTER ADMINISTRATOR

Barbe Shaffer, CDT  
[ifmarichmondva@gmail.com](mailto:ifmarichmondva@gmail.com)  
651-6885

## COMMITTEE CHAIRS

### **Membership**

Steve Dahowski  
[stephen.dahowski@colemanallied.com](mailto:stephen.dahowski@colemanallied.com)

### **Programs**

Allen Hurt  
[randall.hurt@comfortsystemsusa.com](mailto:randall.hurt@comfortsystemsusa.com)

### **Sponsorship**

Brian Workman  
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### **Social Media**

Brandon Berry  
[brandon.berry@colonialwebb.com](mailto:brandon.berry@colonialwebb.com)

### **Public Relations**

Lloyd J. (Bud) Vye, R-CFM  
[bdvye@comcast.net](mailto:bdvye@comcast.net)

### **Newsletter**

G. R. (Ranny) Robertson, R-CFM  
[grjr41@gmail.com](mailto:grjr41@gmail.com)

### **Hospitality**

Andrea Niedhammer  
[acniedhammer@magellanhealth.com](mailto:acniedhammer@magellanhealth.com)

### **Professional Development**

Maureen Roskoski, CFM, SFP  
[maureen.roskoski@feapc.com](mailto:maureen.roskoski@feapc.com)

### **Golf Tournament**

Tim Hume, CFM  
[twohumes@yahoo.com](mailto:twohumes@yahoo.com)



## **AROUND THE CHAPTER**

*by Bud Vye, Retired CFM*

A big honor bestowed upon Past Chapter President Connie Hom, as she was named the 2018 winner of the Master Entrepreneur of the Year Award by the Metropolitan Business League on March 2 at the John Marshall Hotel, recognizing the work she has done over the years at Buckingham Greenery, the firm she founded back in 1982. For the past 35 years her firm has brightened the interiors of some of Richmond's and Central Virginia's most prominent commercial and hospital spaces, small business offices, universities, and mall court-yards. As one of the Chapter's longest standing members and leaders, we are all proud to see Connie recognized with this prestigious award which she is highly deserving of.

Also pleased to see Rob MacIver, another long ago Chapter member, now apparently up here from Virginia Beach with his Envirowash firm, in attendance at the 4/10 meeting as was KSA's Lorri Finn and Mark Friedrich, now the owner of Pedal Power Bicycles. Good to see all of them again, which I hope will be a regular occurrence.

Annual GRACRE awards just announced. No real blockbuster projects this year, but Project of the Year award went to the HandCraft building in Scott's Addition, which appears to now be fully occupied by a number of tenants, the foremost of which is Vasen Brewing. GRACRE's Transaction of the Year went to Owens & Minor for their leasing of 90,000 sq. ft. in the Riverfront Plaza East Tower.

While over in the Craft Brewing sector there is big news as Hardywood's West Creek outpost opens with some fanfare, as some of us wait to see if some of the clientele from the Ownby location, where we met back in January of '12, will be moving out there, thereby easing the parking situation, which has driven some of us around the bend to the now expanded Castleburg.

Another fast growing trend continues as the Graduate Hotel ( which used to be the Doubletree), on Franklin a couple of blocks west of the Jefferson, opens their rooftop bar. Sixteen stories up, this is the highest one yet, adding to the list which includes the Quirk, Kabana, & Hofheimer.

Some long running projects approaching completion, including VCU's ICA, the \$64.9 million Pulse, which announces it's \$6.4 million sponsorship (over the next 15 years) by VCU Health & Bon Secours, along with the Monroe Park renovations. As Monroe Park approaches completion the City announces that an upgrade to Jackson Ward's Abner Clay Park will be next. And as Monroe Park wraps up, we see the Franklin St. bike lane construction getting underway from there down to Capitol Square, where we see the dedication of the MANTLE, a monument to the state's Indian tribes. And right up the hill from there, Gilbane is going full blast

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on the demolition of the General Assembly Building.

Meanwhile, down south in Chesterfield, John Tyler CC's renovation program continues, with our old buddy Sidney Buford in charge. Next phase is a \$24 million renovation and expansion of the Student Center, including a workforce development program lab, conference room and additional classrooms. A little further down I-95, the hush hush project off of the Willis Rd. exit turns out to be PEPSI, with a 220,000 sq. ft. bottling & distribution facility on that 177 acre site. While over on the west side of the interstate, the county's Economic Development unit has a firestorm of citizen opposition on their hands with their Megasite project.

Back up to the north, we note that Randolph-Macon is purchasing the 100 acre Coventry Farm (southwest of Ashland on Ashcake Rd.) which they have been leasing as the home of their equestrian program. Sounds like under their ownership they will continue to board horses and offer riding lessons, as the previous owner has done.

The Watkins family is selling off another large piece of their 800 acre property near Rts. 288 & 60, across from West Chester Commons. Looks like lots more development yet to come out in that area.

Still in the planning stages, we see Eagle development, headed by Ricky Core who was our speaker when we met at West Broad Village back in Oct. of '12, scaling down the plan for their Readers Branch Development (on the west side of 288, just north of West Creek). 303 homes, instead of 308, and significantly increasing their proffers, so now they get the approval of Goochland county. When built, their homes will be from 2,200 to 2,900 sq. ft. and will sell from the low \$400,000 's.

While St. Christopher's has a 450 seat auditorium, as part of a \$14 million performing arts center, in the works along with \$17 million of other improvements.

And the long overdue horse barn for the Richmond Police Dept.'s four horse unit gets Planning Commission approval for a site near Gillies Creek, not far from Stone Brewing, as some opponents question why the City needs a mounted unit at all.

With all the progress being reported, we did have some sad items to note, as the Hanover Herald Progress weekly newspaper announces their closing after a run of 137 years; while the Extra Billy's west Broad St. location, near Willow Lawn, is closing after a considerably shorter run although their Midlothian location remains open. Wells Fargo is closing another branch as its lease comes up for renewal, making three in a year as they drop the branches acquired in previous mergers that are very close to other branches. In this category is the one at Staples Mill & Bethlehem (which I patronize occasionally) that has one of the most difficult and convoluted auto traffic patterns to get in and out of I have ever experienced. Now that I've got it pretty well figured out, naturally it's going to be closed.

And in closing, the Construction industry mourns the loss of another of it's icons, as "Bobby" Lawson, the founder of W.M. Jordan, dies at 91.

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# PROFESSIONAL DEVELOPMENT

By Maureen Roskoski, SFP, LEED AP O+M



## *CFM Review Workshop*



### **Location**

 Facility Engineering Associates, PC  
12701 Fair Lakes Circle, Suite 101  
Fairfax VA



### **Time**

 May 11th 2018, 8:30 am - 5:00 pm



### **Cost**

\$100/CCIFMA Member, \$250/IFMA Member, \$400/Non-Member



### **Details**

 Pursuing IFMA's Certified Facility Manager (CFM) Certification? Have you been getting ready but need a boost to get you ready for the exam? Join the Capital Chapter for a CFM Exam Prep Workshop. Review the overall methodology of the CFM Exam and practice applying FM knowledge and critical thinking skills in a competency-based exam through practice exam questions.



Note that Participants are expected to have the necessary knowledge of the 11 competencies tested on the CFM Exam. This workshop is focused on exam strategies and does not include knowledge-based instruction explicitly covering the competencies.



### **Contact:**



Maureen Roskoski for additional information: [maureen.roskoski@feapc.com](mailto:maureen.roskoski@feapc.com)



### **Registration Link:**



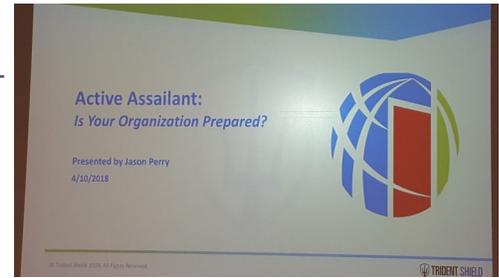
<http://www.cvent.com/events/cfm-review-workshop/event-summary-3aaaf5dcc9c140dfa96889334128b0d6.aspx>



## APRIL MEETING REPORT

by Bud Vye, Retired CFM

A pretty day on the 10<sup>th</sup>, as 54 (including the unusually large number of 21 guests, obviously aware of the still recent Parkland, FL incident) found their way to the Luck Stone HQ for our meeting. Excellent refreshments as usual, provided by Mike Calkins' Groovin' Gourmets as the large number of new (and recently missing in action) attendees made for a longer than usual Networking period. At length, President Jeff Sechrest (our host for the evening as we were in his home building) got the group to move to the other end of the room where tables and chairs had been set up class room style under a lower level of lighting.



Recognition of new members and first time attendees preceded the announcement of the slate of 2018-19 officers (listed on Page 7) who were called out by Nominating Committee Chair Kathy Taylor and recognized where they were seated, without having to form a line up front.



Following this business, Program Chair Allen Hurt proceeded to introduce our speaker for the evening, Jason Perry, the CEO of Trident Shield whose first slide on the screen titled our forthcoming presentation as "ACTIVE ASSAILANT: Is your Organization Prepared?" He began by giving us his background, starting with a difficult childhood in the Boston area; 16 years in the military, with service as a Navy Seal in Iraq, Kosovo, Colombia & Indonesia; upon return to civilian life, a tour with the Boston Police Dept. as a Swat team officer ; and now the founder and CEO

of Charlottesville based Trident Shield [www.tridentshield.net](http://www.tridentshield.net) which specializes in Executive Protection, Corporate Security and Training.

He launched into the presentation by stating that many of the incidents in recent years have been committed by a disgruntled student or employee or someone that is involved in a love triangle at the workplace. Analysis after these events has often shown that there had been clues that the person was likely to do something drastic, but it had not been reported. Or if it had, not followed up on. Therefore, have a reporting mechanism involving filing a report when something unusual is spotted, and then follow it up and observe the person's future actions.

Beyond that, you are not really prepared unless you have an Emergency Operations Plan (EOP) that the occupants of your building are familiar with. This will spell out what to do should you then encounter an Active Assailant. The elements of such a plan involve being prepared (and having rehearsed) for what to do should an active assailant be reported in the building. Since they are armed, and the potential victims are usually not, the actions to be taken are ----

**ESCAPE**, by getting out of the building through a window or door, if possible, and running away to safety

**BARRICADE**, having noted in advance a good place with a solid, inward opening door, with no glass windows, and what furniture or other items could be used to block the door from opening

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## MEMBERSHIP CORNER

Steve Dahowski, Membership Committee Chair

### Welcome to our newest members!

Abigail Quinn  
Security 101  
aquinn@security101.com

Keith Workman  
UEP, Inc.

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

Harvey Jones  
Dominion Resources  
harvey.g.jones@dom.com

Terry Myatt  
CBRE  
terry.myatt@cbre.com

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

## NOMINATING COMMITTEE REPORT

Kathy Taylor, Past President

# Proposed Slate of Officers & Directors 2018/2019

## Officers

President- Adam Larsen

Secretary- Steve Pancham

Vice Pres.—Blake Bishop

OR Michael Calkins

Treasurer—Rob White

## Directors/Committee Chairs

Membership -Chris Worley

Newsletter—Ranny Robertson, RCFM

and Allen Hurt

Hospitality— Stacey Brooks

Programs—Mike Gray

Professional Development—Maureen  
Roskoski, CFM,SFP

Sponsorship—Brian Workman

Golf Tournament—Tim Hume, CFM

Social Media—Brandon Berry

Public Relations—Bud Vye, RCFM

Voting on the nominations below will be conducted at our May Meeting with installation at our June meeting.

Additional nominations may be made from the floor, however the nominee must be present and agree to serve if elected.

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**HIDE**, with as much protection as possible from bullets coming through a door or window then, since you don't want to be shot down as a defenseless victim, prepare to

**ATTACK & FIGHT**, setting up an AMBUSH if you and others are in the path of where the assailant might be coming.

On a table in front of the podium, Jason had a collection of impromptu items that you might have available that would help you and your group to be a more substantial adversary for the assailant. Among his collection was a set of brass knuckles, a pen-shaped piece of metal that could inflict some damage, and some other items that might be of use in a desperate fight. Some discussion and slides on the screen was devoted to ambush tactics showing how to jump the assailant, first attempting to

**CONTROL** the WEAPON, then the Assailant's ARMS; then their LEGS.

Some time was then spent on how to disable both a pistol and an automatic rifle, which are operable until the first shot has been fired, but can be disabled after that by jamming the release of the spent shell casing by getting your hands over the port where the shells are ejected. Noting that that area of the weapon could be very hot, depending on how many shots had recently been fired, Jason suggested using a handkerchief, or some kind of cloth, in your hands to avoid getting them burned. He again stressed that the weapon's first shot, before the casing is ejected, is still lethal but the jamming and disabling can be very effectively done preventing any shots after that. May sound dangerous, but when taking no action probably will result in you and others getting shot in cold blood, something has to be done to stop the assailant.

Some excellent tips most of us have never given thought to previously, and hopefully will never have to use. I think they will certainly be remembered and helpful if any of us ever encounter such a situation. Thanks, Jason, for a very interesting and timely presentation! To President Jeff & Luck Stone for hosting us. And to Programs Chair Allen Hurt for putting it together.





**Richmond Chapter Monthly Meeting  
Tuesday, May 8, 2018**



**SunTrust Business Center**  
11011 West Broad Street  
Henrico, Va 23233  
Parking: Parking Lot

**IFMA Members and Guests! Please join us in May for a meeting at SunTrust Business Center. YOU MUST PRE-REGISTER Due to Security!** Come Check out the newly renovated building. SunTrust considered many real estate options in the area before deciding to remain in Henrico County, choosing the WestMark complex for its strategic location (the property's highly visible location on I-64 marks it as the gateway to Henrico business) and easy access to interstates, which will allow its large workforce to commute from all over the region. The move and related renovations to the property has transformed WestMark One into a 212,000-square-foot business center!



**TIME:** 5:30 pm: Networking/Social Hour  
6:30 pm: Speaker/Tour

**RSVP by: Thursday, May 3, 2018** 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 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

# May Meeting

**SunTrust Business Center**

11011 West Broad St.

**Tuesday May 8, 2018**

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