



# IFMA™ Richmond Chapter

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

November 2018 Issue



## THE PRESIDENT'S MESSAGE...



IFMA Richmond – there were several chapter members that attended the 2018 World Workplace event in Charlotte, NC this month. The chapter provides a trip for the President each year, so I was able to take advantage of the opportunity to attend and spend a few days being immersed in the Facility Management world. I'll take this month's newsletter message to share some of the highlights from the trip.

Kyle Petty was the first keynote speaker, and talked about his family's history in NASCAR, as well as the camp he started called Victory Junction. This camp was founded in honor of Adam Petty, Kyle's late son that passed away during a practice race back in the 2000's. The camp provides a safe environment for kids struggling with certain medical conditions, check out their website for further info.

There were several topics of interest throughout the conference:

- Sustainable energy solutions
- Software tools for efficient building operations
- Security awareness
- New construction handoff from Construction PM to Facility Management team

Just to highlight a few takeaways heard in the sessions and at the expo:

Solar and wind are the fastest growing power categories  
Lithium ion battery prices are falling due to the expansion of electric vehicles

Too many building owners try to boil the ocean by saying they want everything, instead of narrowing it down to a specific list of requirements

Homeland Security starts with *hometown security*  
Connect  
Plan  
Train  
Report

If you would like to talk further about topics from World Workplace, come see me at the next meeting and we'll chat!

**Visit our Local Chapter Web Site**

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

## MEETINGS

### November 2018 Membership Meeting

**Date:** Tuesday, November 13, 2018  
**Time:** 5:30 pm  
**Place:** Institute for Contemporary Art  
**Program:** Self Guided Tour  
**Cost:** Members \$15 Member with Cert. \$10  
Non-Members \$35

**RSVP:** By Thursday November 8, 2018

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### Next Board Meeting:

**Date:** Tuesday, December 4, 2018  
**Time:** 4:30 pm  
**Place:** Magellan Health, 11013 W Broad  
5th Floor

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### Next Membership Meeting:

**Date:** Tuesday, December 11, 2018  
**Time:** 5:30 p.m.

## 2018/19 OFFICERS

### **President**

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### **Treasurer**

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### **Immediate Past President**

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## CHAPTER ADMINISTRATOR

### Barbe Shaffer, CDT

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## COMMITTEE CHAIRS

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### **Professional Development**

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### **Golf Tournament**

Tim Hume, CFM

[timh542@gmail.com](mailto:timh542@gmail.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*

Still a few electric scooters seen here and there on City sidewalks as City Council pushes back to 11/20 their decision on how the City will treat them. Despite the fact that the City is continuing to impound them as they find them, Bird continues to put a few new ones out there now and then, while competitor Lime continues to wait for the ordinance to be approved.

After Hurricane Michael blew down the Dominion tent the day before the Folk Festival, we had nice weather (albeit cooler) for all three days, as the only ones with Chapter connections I spotted were Past President Rick Hughes (from 2000-01) who's been missing in action for some time, but says he's alive and well and very busy with work, and Mark Friedrich who's keeping busy, and "paying the bills" at his Pedal Power bike shop. Both of them were enjoying Blues Boss Kenny Wayne when I spotted them, but they didn't hang around to hear Lulo Reinhardt, the great nephew of gypsy guitarist Django Reinhardt, who was the top act of the entire festival for me.

Two major projects completed in the VCU area, as they hold a ribbon cutting for the \$96 million, 12 story, 365,000 sq.ft. Gladding Residence Center on Main St. which will hold 1500 freshmen. While across the street, the fences come down and the 7 acre Monroe Park's \$7 million renovation project with re-worked sidewalks and fountain and conversion of the Checkers House into a police post for both VCU and City Police plus coffee shop, is open for usage, several months late due to unusually wet weather.

While another much delayed project, the redevelopment of the Westhampton School site, appears to have been approved and sounds like it will go forward as a \$53 million mixed use project. Going back more than 6 years as part of the Redskins Training Camp deal, Bon Secours announces that Thalhimer Realty Partners will now proceed to demolish one of the two school buildings on the site, while preserving the older, 1917 vintage, one. The project will include 129 apartment units, with some retail and office beneath, along Patterson Ave., with a three level, 320 space, parking deck behind, and a 55,000 sq. ft. Bon Secours medical office building behind the old school building, facing Libbie Avenue.

In the Sports Section I note that the Sports Writers' pre-season selections in Atlantic 10 men's basketball have a couple of last year's bottom feeders, St. Louis & St. Joseph's, picked to finish at the top, with VCU dropping from #4 to #7, and U of R from 8<sup>th</sup> to 10<sup>th</sup>. We'll see how the standings come out when they actually play the games.

While up at UVa, they kick off a mindboggling \$180 million athletic facility improvement campaign with football coach Bronco Mendenhall, in just his third season at the school, announcing that he is personally contrib-

*(Continued on page 3)*

*(Continued from page 2)*

uting \$500,000 to get the campaign started. No details yet on what facilities will be included, so I'll look forward to hearing how they plan to spend all that money.

And disappointment to learn that Kenya's Kip Keino, who us old timers remember as the top distance runner in the world some years ago, is being prosecuted in his country for misappropriation of funds from their Olympic Committee, of which he has been a high official.

QTS, where we met back in Feb. of 2012 after they took over the former White Oak Semiconductor, then Qimonda, 1.3 million sq. ft. building, announces that Telxius (a Spanish firm that just completed the installation of an undersea telecommunications cable from Bilbao, Spain to Virginia Beach) will be joining the 100 tenants already in the huge building to install a "connectivity hub" for trans-atlantic communication with Europe. With the huge Facebook installation taking shape nearby which will bring the Technology Park up to five structures with a combined 2.4 million sq. ft., it would appear that they might be a big customer of that "Hub".

Not far west of there, the Airport Commission awards a \$28.5 million contract to Maryland based W. M. Schlosser to expand Concourse A at RIC by 6 gates to bring the Concourse up to 14 gates, as B concourse presently has, in order to keep pace with the increasing passenger traffic they are experiencing. Schlosser underbid Kenbridge (the only other bidder on the project) by about \$3.1 million for the job which is being funded by the \$4.50 facility charge it collects from every passenger's ticket who flies from there.

Further west yet, we see Topgolf (sounds like a much, much fancier version of Bogey's Sports Park, where we met last November) preparing the site for their \$25 million golf entertainment complex at 2308 Westwood, on what Henrico county calls the "Westwood Area". (I think of the Sears Outlet & Distribution Center on Tomlynn when I place this site) and wonder how much demand there is for this type facility with Topgolf's competitor, Drive Shack building a similar complex just over the line from Short Pump in Goochland county. Looks like whichever one gets open first could be a candidate for Program Chair Mike Gray to schedule a meeting at so we can see what the attraction is.

No mystery about what the attraction is at WAWA, as the privately held suburban Philly based convenience store/hogie shop continues to saturate our market. Took them a while to plan, clear, and prepare the former Bill's Barbecue site by The Diamond, but once they did, they really moved on the construction and it looks like a Grand Opening is in store for any day now with their Ashland store not far behind and their next location, at Parham & Three Chopt, is being cleared.

Haven't seen a grand opening, but already doing business is Bar Solita, across Broad St. from Theater Rep, replacing Graffiatto in the old Popkin's Furniture Building. Haven't checked it out yet, but under the same ownership as two other good restaurants in the arts district (Tarrant's & Max's) it should be good.

Not open yet, but still in the planning stages with opening to coincide with Lumber Liquidators headquarters moving from Toano into the former Southern Season store next spring in Libbie Mill, is a restaurant called Crafted. Across the street from Walter Bundy's award winning Shagbark, this will be the third eatery owned by the owner who already has two successful ones in Mechanicsville (Marty's Grill in Rutland & Riverbound on Creighton Park-

*(Continued on page 7)*

## OCTOBER MEETING REPORT

by Bud Vye, Retired CFM

A beautiful day on the 9<sup>th</sup>, notwithstanding the fact that Hurricane Michael was heading our way from the unusual direction of the Southwest. A lighter than normal turnout of 32 drove through the construction on Forest Hill Avenue at the entrance to Willow Oaks and noted some more work in progress on the drive into the club's parking lot. Always comforting to see Barbe's IFMA yard signs



confirming which entrance we were to come in as we entered and checked in with Barbe & Hospitality Chair Stacey Brooks in the recently refurbished ballroom. The club's food service department had set up a first class presentation of hors d'oeuvres in the middle of the room with liquid refreshments (for which we had each been issued one ticket) available at the counter over at the wall.



After a suitable period of networking and socializing during which we all took a glance out the window at the pretty scene across the golf course down toward the river, President Adam Larsen passed the word to move into the next room and take a seat at one of the tables. Mostly regulars in this assemblage, but there were a couple of new attendees, in the persons of Nathan Kott & Jay Calabro, who were called upon to introduce themselves. Following that, Programs Chair Mike Gray called up and introduced our three panelists who had recently returned from World Workplace in Charlotte --- Chapter President Adam Larsen; Chapter VP and our host for the evening Blake Bishop; and two times Past Chapter President and veteran World Workplace attendee Jim Mallon.



First comments were about Keynote Speaker Kyle Petty, son of Richard, and the youngest driver of the well known Petty family of NASCAR fame. He apparently gave quite an inspirational talk on "Life, Family, Community and the Race Track". Also making an impression was plenary session speaker Bob Kolasky, who headed the list of Operations, Project Management & Strategy sessions with his "Securing Soft Targets and Crowded Spaces Against Evolving Threats", a timely program on the "Active Shooter" theme that stressed the need to develop cooperation between federal and local law enforcement. Topics on Sexual Harassment & the "Me Too" movement also made an impression on the panelists, while Jim Mallon recalled a session which covered in detail a lengthy list of items to be covered when the contractor & architect turn over a newly constructed building to the owner, a situation he will soon be involved with with Dominion's new downtown high rise. After the panel responded to the last question from the audience, Professional Development Chair Maureen Roskoski reported on the SFP course she taught in conjunction with World Workplace, which was attended by a total of ten, two of which were there in person, with 8 participating remotely, a situation she thought worked out very well.

In addition to our three panelists and Maureen, the Chapter had ten other attendees at World Workplace, including Darlene Martin & Bert Lunsford of Altria, Clarence Elliott & Sherry White of UNOS, John Birkholz of AERC Recycling, Dan Feldman of AECOM, Scott Reed of UVa, Andrea Niedhammer of Magellan, Brian Friend of Bodybilt, and Andrea Sarate of Knoll. Unfortunately, none of

(Continued on page 8)



## 2019 PREPAID MEETING INVOICE

**CERTIFIED PROFESSIONAL MEMBER: \$125  
PROFESSIONAL OR ASSOCIATE MEMBER: \$200**

**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 2019 Pre-Paid Membership Meetings  
and follow directions

**PREPAID DUES ARE NON-TRANSFERABLE**

# **IMPORTANT ANNOUNCEMENT**



**IFMA Annual Golf Tournament**

**HAS BEEN**

**Rescheduled for November 5th**

## **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.

Go to [www.IFMARichmond.org](http://www.IFMARichmond.org), Community, Vendor Database and click on the link supplied.

## MEMBERSHIP CORNER

Barbe Shaffer, Chapter Administrator

### Welcome to our newest members!

Brett Cochrane  
brett.cochrane6@gmail.com

Steve Weeks  
Amsted Rail  
jsteveweeks@gmail.com

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

Art Bykonen  
Spacesaver Storage Solutions  
art@spacesavers.com

Gene Jones  
MDE Space Management Solutions  
gjones@moderndoor.com

Ashley Hawks  
Johnson Controls, Inc.  
ashley.hawks@jci.com

Michael Marcialis  
CBRE  
mjm831@gmail.com

Randy Campbell  
University of VA  
randy@virginia.edu

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

(Continued from page 3)

way).

Also moving next spring will be construction equipment rental firm Rental Works, from West Broad St. to much larger space being designed by Baskervill on Commerce Rd. near Legend Brewing.

Over in the Retail sector, we see a casualty of our local grocery wars as the former Martin's on Brook Rd. that was not picked up by Publix, but did become a Big Apple, closed after less than six months of operation proving how difficult it is for a smaller independent to compete with the “Big Boys”.

And in the over-crowded Mattress segment, Mattress Firm, who I didn't realize was #1 in that category with 3400 outlets, files for bankruptcy and announces plans to close at least 700 of them, citing on-line competition, particularly that coming from Amazon. And Target appears to be stepping into the void left by the departure of Toys R Us as they embark on a big expansion of their toy offerings in time for this Holiday season.

While Dunkin' Donuts joins the rebranding parade and announces plans to drop the Donuts from their name and call themselves simply Dunkin' (with the apostrophe) starting with the new year.

And from headquarters after World Workplace comes word that IFMA now stands at 23,504 members in 108 countries with 32% of them outside of the U.S., as the most recent chapters formed have been in the U.K., China, & India.

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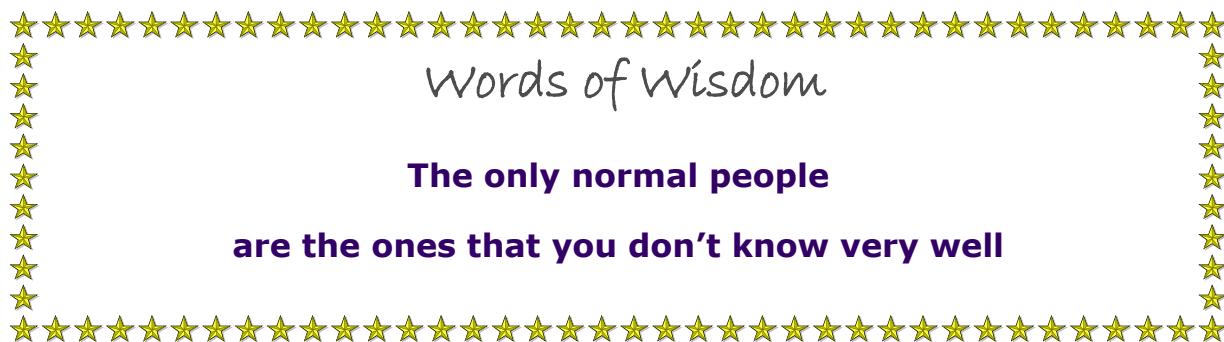
this contingent was able to be present at this meeting to share their impressions of the conference, but it was good that the Chapter was represented by this large a group. Next year WWP will be in Phoenix, so we'll see how strong our representation will be at a more distant location.

Wrapping up that part of the program, Blake Bishop introduced Mike Street of the host club who served as guide for the majority of our group who remained as we followed him on a tour of the \$2.5 million renovation project we had first heard about when we met here back in March. Designed by Glave & Holmes and executed by GC Leipertz Construction, the appearance of the rooms where we met, plus the two dining rooms we went through while members were having dinner were significantly improved, the exterior patio was expanded, and the Pro Shop was probably the area of the club most drastically upgraded, with a new roof, interior lighting, and generally very dramatically improved appearance. Thanks to Blake Bishop for hosting us at Willow Oaks and to Mike Street for showing us through the upgraded areas. Thanks also to Adam Larsen & Jim Mallon for joining Blake in sharing their impressions of World Workplace, and to Mike Gray for putting the program together. Now its on to our Golf Tournament at Hermitage (hopefully with nice weather) on 11/5, followed closely by our meeting at the ICA on 11/13.



#### An added note:

With our golf tournament having been postponed until after the Oct. 19-21 dates of the Dominion Energy Charity Classic senior pro tournament, it was decided to auction off the door prize of a basket containing several items plus four tickets to the pro tournament that Dominion had contributed to our tournament. Accordingly, Adam Larsen conducted the auction at our meeting, which was won by Gib DeShazo, with the proceeds being added to that of our tournament, compliments of Dominion Energy.





## **Richmond Chapter Monthly Meeting**

Institute for Contemporary Art – VCU  
601 W. Broad Street, Richmond, VA 23220  
Parking: Street parking or nearby metered lots

**TIME:** 5:30 pm: Networking/Social Hour  
6:30 pm: Program  
6:45 pm: Self-Guided Tour / Galleries open to guests



You are invited to join us at VCU's Institute for Contemporary Art, which opened in April, 2018. ICAS is a new, non-collecting contemporary art institution designed by Steven Holl Architects. Located at the intersection of Richmond's historic Belvidere and Broad Streets, the ICA anchors one of the City's busiest junctures. The new building provides a striking new gateway for Richmond, with dual entrances opening to the City's art district on one side and VCU's Monroe Park campus on the other.

RSVP by: Thursday, November 8, 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



BRONZE





PLACE  
STAMP  
HERE

# November Meeting

**Institute for Contemporary Art—VCU**

**601 West Broad Street**

**Tuesday November 13, 2018**

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