



# IFMA™ Richmond Chapter

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



March 2019 Issue

## THE PRESIDENT'S MESSAGE...



IFMA Richmond,

I'm going to take an opportunity to share some life or death information with you all, in relation to fire safety. Did you know that a closed door can mean the difference between life and death in a house fire? Since you're most likely reading this on a computer or mobile device, you should be able to click the link below to watch a video that speaks on this topic better than I ever could.

Close Before You Doze video: <https://www.youtube.com/watch?v=bSP03BE74WA>

We had a great meeting in February touring the new VCU Siegel Center Chiller Plant! It was a great turn out and we certainly appreciated VCU's hospitality and allowing us to take a look behind the scenes at the Siegel Center. I would like to say great job to Ashley Hawks our new Programs Chair for a very successful first meeting under her belt!

For our March meeting we will be at Draper Aden's new office located at 1030 Wilmer Ave Suite 100. The event is scheduled for Tuesday 3/12 at 5:30pm. If you know of any facility professionals that might be interested in IFMA, please invite them out! Also, please be sure to take advantage of the Prepaid option for the monthly meetings in 2019. Certified Professional Members pay \$125 for all 2019 meetings, and Noncertified Professional and Associate Members pay \$200 for all 2019 meetings. There are also annual and monthly sponsorships available (which we NEED more of) so contact Brian Workman if you're interested. Check out the website for further details!

Adam

## MEETINGS

### March 2019 Membership Meeting

**Date:** Tuesday, March 12, 2019

**Time:** 5:30 pm

**Place:** Draper Aden

**Program:** Building Tour

**Cost:** Certified Members \$15

Member \$25 Non-Members \$50

**RSVP:** By Thursday March 7, 2019

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### Next Board Meeting:

**Date:** April 2, 2019

**Time:** 4:30 pm

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

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### Next Membership Meeting:

**Date:** Tuesday, April 9, 2019

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

Visit our Local Chapter Web Site

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

## 2018/19 OFFICERS

### **President**

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## CHAPTER ADMINISTRATOR

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## COMMITTEE CHAIRS

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### **Professional Development**

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### **Golf Tournament**

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## **AROUND THE CHAPTER**

*by Bud Vye, Retired CFM*

I've personally been heavily involved at the Legislature for the past two months in advocating for the passage of a ban on drivers using a handheld cellphone while operating their vehicle. Last year, we got similar legislation through both houses, only to run into last minute opposition from the Black Caucus fearing selective enforcement on black motorists. A well meaning amendment aimed at solving that concern stranded the bill without final approval allowing the session to be adjourned without the amended bill being approved.

After that disappointment, we had two identical bills this session (one in the House and one in the Senate), both with Republican patrons, which cleared their respective houses by big majorities. Now as we approach adjournment, it appears that we may be running into a similar dead end (not caused by the Black Caucus, who is now supportive of the bill) caused by a single Republican Senator who has engineered a procedural road block that threatens to strand this session's bills in a conference committee designed to work out their minor differences but without the time to do so. For the second session in a row, we fear seeing a final result of "Left in Committee" for bills that have passed both houses as time runs out. Hopefully, we can pull off a last day miracle and avoid it.

More machinations going on at the City government level, as the City of Richmond lets their contract with SMG to manage the Coliseum run out at the end of 2018 without any fanfare or announcement, "until a decision has been made about the fate of the building". Jack Berry, the president of Richmond Tourism, who hosted us at our Oct. of '17 meeting at the Convention Center, requested that the city reopen it for events that were being left without venues, but his request was denied, so he has been working to get those events into alternate venues, such as his Convention Center and the Richmond Raceway (where we met in March of '17).

Kim Scheeler of Chamber RVA, who hosted our meeting at their offices in October of '16, and appeared on several of our panels where the Economic situation in the region was updated, has announced that he will be retiring at the end of 2019. He's done an excellent job in the Chamber's Executive Director's post for about a decade since coming up here from Tampa, and will be difficult to replace.

And Connecticut, the plexiglas sculpture of the Indian Chief by Paul DePasquale who has been peering down from the corner of Odell's Lucky Strike building where we met in May of '13 ever since he was moved there from The Diamond after the Richmond Braves went South, has been taken down for cleaning and touching up by the sculptor. Paul's comments that "he is looking at possible different locations for the Chief while he has him down from the Odell building" got my attention since

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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

## MEMBERSHIP CORNER

Barbe Shaffer, Chapter Administrator

### Welcome to our newest members!

Trish Bradley  
Richmond Security  
tbradley@richmondsecurity.com

Obediah Stith  
Amsted Rail  
ostith@amstedrail.com

Michael Lucia  
Honeywell  
michael.lucia@honeywell.com

Alexander Coan  
atcoan@gmail.com

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

Steven Atkins  
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James Mallon  
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Gary Nowak  
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\*New and renewing members listed since previous publication. Current as of the time of writing.

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the Chief and I go back to 1983 when I had responsibility for his well being while he was peering over the corner of the Best Products Bethesda, MD store. I have gotten used to looking up at him when I check out the bench that my bike club honored me with at Shiplock Park along the Cap to Cap Trail and hope he ends up nearby so I can continue to see him now and then. I'll be sure to let everyone know when I find out what Paul has in mind for the Chief's next location, and be sure and let me know if any of you have a suggestion for a good location on a highly visible building corner in the area so I can pass it on to him.

The ICA, where we met back in November, has just changed their exhibits, so if you haven't been back since our meeting, it sounds like it's time for us to do so,

The bids for the replacement of the Richmond Police Dept.'s Mounted Unit building come in with the low bidder at \$2.5 million, while the budget was \$1.4 million, causing the City's Procurement Dept. to cancel the project, for now. The problem is said to be with the new site, which is apparently flood prone, down near Gillies Creek and the Stone Brewery, not with the design of the building being too expensive, so perhaps they can come up with a better location. A tough assignment, since it has to be in the city.

And our first major bank merger in awhile, as BB&T agrees to buy SunTrust for \$28.2 billion. We might be seeing another round of branch closures, as their leases expire, if some of them are considered too close to one another by management. This one won't involve me personally, as the situation at Wells Fargo has, where they've been methodically closing the three closest branches to me, one by one, with Broad & Glenside being the latest to close, in the next few days.

## FEBRUARY MEETING REPORT

by Bud Vye, Retired CFM



A gloomy, wet afternoon on the 12<sup>th</sup> certainly led to more than the usual number of no shows that evening. Despite the steady rain at meeting time, we did have a decent turnout of 52, including a number of guests, who found their way to the Long & Foster room in the Basketball Development Center building (across Marshall St. from the back side of the Siegel Center) for our meeting. Some of us had heard the “Siegel Center” part of the directions and entered the main arena where we witnessed the impressive sight of the empty facility with every one of the 7600 seats having a gold T Shirt draped over it's back in preparation for the next night's “Gold Out” game vs. the U of R.

The group who was just finishing their work of setting out those shirts was kind enough to direct us across the arena to go “down the stairs in the north-west corner; outside, and across the street” in the rain where our meeting was taking place in the Long & Foster room in the basketball practice facility which we had toured back in April of 2016, shortly after it had opened. After checking in and entering the packed room, we found places to stow our wet umbrellas and rain gear and help ourselves to a large plate full of hors d'oeuvres featuring some tasty fried chicken and meat balls as provided by the VCU food service group. After that, it didn't take long to spot, and check in with, Tim Lampe, VCU's Associate Director of Athletics for Facilities, who had been our host and tour guide at our 2016 meeting, and long ago, when we first toured the Siegel Center, right after it was completed in '99.



After a lengthy session of networking, President Adam got the group to settle down and convened the meeting, recognizing FAST SIGNS & Johnson Controls as our sponsors for this evening's meeting and calling upon a representative of each to tell us about their firm, which was handled by Rob White & Lloyd Brucher. Following that, Adam then called on the sizeable contingent of first time attendees to introduce themselves. Then we heard new Programs Chair Ashley Hawks announce that March's meeting will be at Draper Aden's new offices, following which she introduced Matt Magruder, VCU's Interim Director of Construction, who proceeded to tell us about the Siegel Center's new Modular Chiller system.



When the Chapter first toured it in April of 1999, shortly after it's completion, and Chapter past president Hal Downing (in 1992) of KOP Architects told us about the facility (as he had been the project manager on it), little mention was made of its air conditioning system. Now we learn that it was an ice storage system, which had gotten a lot of press when it was pioneered by mechanical engineer H. C. Yu in the mid-80's and was being used in a number of installations in this area, with its primary selling point being it's energy savings. Having one of the first such installations in this area in 1987 at Best Products corporate headquarters, we had learned that they were tricky to operate and had a limited number of hours of cooling they could provide during warm weather. Apparently this problem was noticed when VCU began expanding the usage of the \$31 million facility beyond men's and women's basketball, to include high school graduation ceremonies (as many as four in one day), concerts, indoor tennis exhibitions, and a long list of other events.

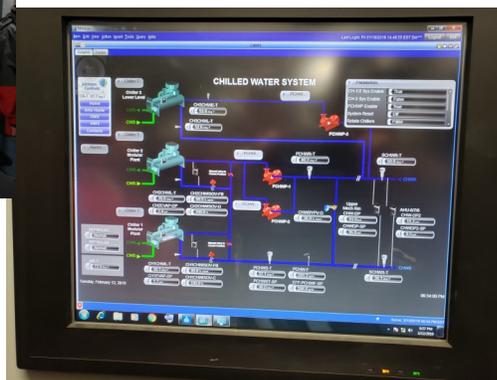
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Tim Lampe was involved with the facility through all of this and soon learned that he had to contract for costly supplemental cooling to keep up with the load when such events were scheduled, particularly during warmer weather. Finally, it was decided to permanently solve this problem by installing two 500 ton York chillers to replace the ice storage system, a project which cost approximately \$3 million, with the contract being awarded in Feb. of '18, the chillers installation completed in Sept. and fully operational in October, with Johnson Controls' Lloyd Brucher and Ashley Hawks' involvement , and Matt Magruder as project manager. The "Modular" in the title of the project indicates that the equipment was factory built and then brought in and installed. So far, everyone involved seems pleased with the results, with the bonus that the removal of the old system has freed up enough space that VCU baseball will be able to install a batting cage for in-door practice that they have long wanted, particularly during cold and rainy weather as we have had so much of this year.

After a brief technical explanation of the new system by Matt Magruder, he invited us to don our rain gear and umbrellas, cross Marshall St. in the rain, and join him to see what the new chillers looked look in person, prior to heading back to our cars. Most of us did so, packing tightly into the area housing the chillers.

Thanks to Tim Lampe for having us at his facility yet again; to Matt Magruder for his presentation; to Ashley Hawks for setting the meeting up; and to Lloyd Brucher of Johnson Controls & Rob White of FASTSIGNS for their sponsorship.





**Membership Meeting – March 12, 2019**

**Where:**

**Draper Aden Office Building**  
1030 Wilmer Avenue, #100  
Richmond, VA 23227

Please join us at Draper Aden to visit their new Richmond office and see the recently renovated space they are now calling home. Draper Aden, a prominent full service consulting engineering firm, was previously located in Villa Park off Parham road for the last 20 years but had to move this year due to outgrowing their space. If you've ever worked with Draper Aden you'll know that the services they provide require having a special office space to call home. Their geophysicists and technicians require special lab and testing environments, while their civil, structural, and utility engineers require a vast, yet collaborative, functional workspace. Previously a multi-segmented office space designed for a trucking company, come see how Draper Aden transformed their new space, which was vastly outdated, into a modern industrial space that accomdates the needs for their particular specialities. Following a word from our event sponsor Quinn Evans Architects, who designed the project, we will hear from our other event sponsor John Paul DiMarco with Capstone, who was the General Contractor for the project. Finally, Jeff Lighthiser, CEO/President of Draper Aden, will tell us about his facility and take us on a tour of the unique space. You do not want to miss this event—we look forward to seeing you there! Ample parking is available directly surrounding the office building.

**Time:** 5:30-6:15 pm: Networking, Drinks + Appetizers  
6:15-6:30 pm: Chapter Business  
6:30-7:30pm: Guest Speaker(s) & Tour: John Paul DiMarco with Capstone  
Jeff Lighthiser with Draper Aden

**RSVP by:** Thursday, March 7, 2019

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:**  
Certified Members: \$15  
Members: \$25  
Non-Members: \$50

Registrations are required. An additional \$5 will be charged at registration if you have not registered prior to the event. **No Shows will be billed**  
Credit card payments accepted at the door.

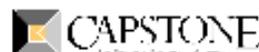
**Thanks also to our Annual Sponsors**



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BRONZE



**Don't Forget**  
**Mark your Calendar Now**

**March  
Meeting**

**Draper Aden**

**New Home Building Tour**

**1030 Wilmer Avenue Suite #100**

**Tuesday March 12, 2019**

**Details on Page 6**

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

**Here is your Registration Link:**

**Sign Me Up — Click Below or Copy and Paste in your Browser**

**<https://www.signupgenius.com/go/20F0C4DADA72AAAFE3-march4>**