



IFMA™ Richmond Chapter

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



April 2019 Issue

THE PRESIDENT'S MESSAGE...



We all have goals for ourselves, both professionally and personally. The goals might fall in line with our company's, and they may or may not be written down, tracked, and achieved. I found the below steps very helpful for staying accountable to goals (from Entrepreneur.com article by Deep Patel):

- Be brutally honest with yourself
- Create micro-goals
- Overcome self-sabotage
- Celebrate each little win

- Commit to a schedule
- Get an accountability partner
- Know your why
- Review how you're doing

The article does a great job detailing each one of these, and you can read it at <https://www.entrepreneur.com/article/328070>

We had a great meeting in March at Draper Aden's new office space! It was a great turn out with several guests that will hopefully become members. I must say I was impressed by how many interesting things Draper Aden does, including drone mapping, subsurface utility locating, and ground penetrating radar screens.

For our April meeting we will be at Trolley House's new office located at 8501 Sanford Drive in Richmond. The event is scheduled for Tuesday 4/9 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!

MEETINGS

April 2019 Membership Meeting

Date: Tuesday, April 9, 2019

Time: 5:30 pm

Place: Trolley House

Program: Building Tour

Cost: Certified Members \$15

Member \$25 Non-Members \$50

RSVP: By Thursday April 4, 2019

Next Board Meeting:

Date: May 7, 2019

Time: 4:30 pm

Place: Magellan Health, 11013 W Broad
5th Floor

Next Membership Meeting:

Date: Tuesday, May 14, 2019

Time: 5:30 p.m.

Visit our Local Chapter Web Site
www.ifmarichmond.org

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AROUND THE CHAPTER

by Bud Vye, Retired CFM

Biggest story this month would appear to be the chaos that is developing in the Recycling field, where China has abruptly stopped accepting material after being the primary market for a number of years, particularly for plastic, where it is reported to have been the destination for about 95% of that recyclable commodity. The Chinese claim that the sources increasing failure to send them clean material has damaged their equipment, and that it has nothing to do with the current trade negotiations. We haven't seen an effect yet in our ability to find an outlet for our plastic material, but it sounds as though it may not be long before we do. Since its been just over nine years since we had our presentation and tour down at ACE Recycling in Chesterfield county, it may be time for us to get updated on the current situation. I've always felt that that meeting was one of the more interesting ones we've had in the entire history of the Chapter. Now, with California having banned the use of plastic straws, and Hawaii strongly considering taking the same action, and even going further (in response to the huge amount of plastic swirling around the Pacific north of the island state) it may be time for us to pay closer attention to the problem.

Haven't seen Markel's Corrine Harvey at a meeting in a while, but have been following the exploits of her grandson, Chris Lykes, as he plays basketball for Miami U in the ACC. He's had an excellent sophomore season personally, improving his points per game average from around 9 to 16, but the team, after losing some of its top players to the NBA draft, had a disappointing year, finishing 11th in the 14 team league.

Always some expansion going on at VCU, and they just cut the ribbon marking the completion of their 8 story, 154,000 sq. ft. College of Health Professions building at 900 E. Leigh, which they will open this summer and have in full swing for the fall semester. When fully moved into, the building will house nine academic programs now scattered in 13 sites around town, including physical and occupational therapy, anesthesia, health administration and a new one in sonography. Whiting-Turner was the GC and EYP the architect on the \$87.3 million project for which construction took almost two years.

Meanwhile, another major project continues in the same E. Leigh St. neighborhood as the 16 story, 603,000 sq. ft. adult outpatient facility moves ahead toward a summer of 2020 completion date. If you think parking is tough down around MCV now, it looks like you ain't seen nothing yet.

While all this major stuff is going on downtown, the VCU Health System has filed plans to build one of their satellite emergency rooms out to the east on a 7 acre parcel near the New Kent exit off of I-64, with none other than Draper Aden listed as the Project Engineer along with Norfolk's PF&A Design as the Architect. If you are down in that area, you can place where the building will be, behind the Dollar General and the Waffle House, right on Rt. 60.

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!

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

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

(Continued from page 2)

Speaking of New Kent, I'm pleased to see the progress being reported toward the reopening of Colonial Downs in August. As they always could, they can count on me to be there a couple of days a week during the short meeting they are going to have this year, plus at least one visit at 6 a. m. to the backstretch area where I really enjoy watching them train the horses in the starting gates and on the track. I then get a kick out of following that by having breakfast with the jockeys and exercise riders in the stable area's little kitchen, which totally makes up for the fact that I'm not generally an early morning person.

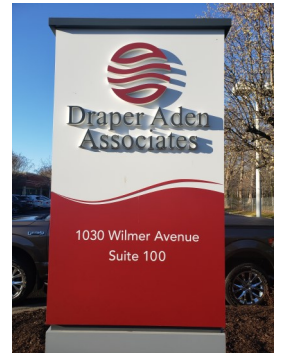
Back in closer to town, Henrico County is still having trouble figuring out what they are going to do with their Belmont Golf Course and Recreation Center on Hilliard Rd. The original location of Hermitage Country Club and acquired from them by the county back in the mid-70's when the club moved out to Manakin-Sabot, the facility has been losing money in recent years. This has led to extensive debate with the golfing faction having a lot of suggestions, including the outsourcing of its management, while the developers have been salivating over the possibility of making its 124 acre property into another residential community, a la Wyndham. Now the county's Supervisors realize that they have never gone through the master planning process on this property; have tabled all the previous suggestions; and are re-starting the planning process by scheduling Community Meetings to be held at the facility on 4/16, 4/30, and 5/6, so let's see what they come up with this time around.

As 3/21 turned out to be a monsoon-like weather day, Bob DeLille picked an excellent day to move the starting time for his annual March Madness extravaganza at Creative back to 4 p.m. Despite the weather, he had an excellent turnout, as always including an excellent representation

MARCH MEETING REPORT

by Bud Vye, Retired CFM

Not the easiest place to find if you've never been there previously and you are using a map, as its right where I-95, Rts. 1 & 301 converge and Wilmer has a short segment that goes off to the west of Brook Rd./Rt. 1 just below the Brook Run Shopping Center that does not continue to the east across I-95. If you are using some other type of guidance, hopefully it brings you to the east on Dumbarton/Azalea to a left on Chamberlayne/Rt. 1 to get around the Brookhill/Azalea Shopping Center where a left at the first light puts you on Wilmer where an immediate right turn takes you into the business park where Draper Aden has taken over 43,858 sq.ft. of the 78,630 sq. ft. U Shaped business park formerly occupied by SunTrust for their Operations Center and ATM repair facility.



The 56 attendees (29 members & 27 guests) who showed up, apparently didn't need all those directions, but they might be helpful to those who didn't attend and try to find the place at a later time. Those of us who did attend found some very nice hors d'oeuvres and liquid refreshments set up by Groovin' Gourmets just inside Draper Aden's entry area with space for networking right there in what appears to be the lunch room space for the building. That proved to be a nice area for our group to assemble, since an adjacent meeting room just off it was a bit too small to seat our group. After a nice Social Period, president Adam called the group to order, had the first timers introduce themselves (among which was Stephanie Rivers, Mike Cline's successor at Cort, now that he has retired and is in the process of moving down to Georgia, as I reported last month).

Following that, Jeff Lighthiser, the President & CEO of Draper Aden and our host for the evening, was introduced and gave us a presentation starting with the history of the firm and following with a sampling of the types of projects the various departments of his Engineering, Surveying, & Environmental Services firm are presently working on or have recently completed. Among these projects were examples of Advanced Locating & Mapping, including Aerial Mapping and sub-surface Utility Engineering, Surveying, Underground Transmission & Distribution Engineering; Site Development Engineering; Utility Engineering; Environmental Services; Geotechnical Engineering; and Structural Engineering.



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With that as a lead-in to the current project we were visiting, he noted that what primarily motivated the firm to relocate from their offices over by St. Joseph's Villa was the fact that their parking situation had gotten to the point where it was insufficient and something had to be done. So this building was located; an architect (Quinn Evans, formerly BCWH) was selected and developed the plans, which were implemented by Capstone Construction, with Dunlap & Partners handling the Mechanical & Electrical, over a time line of about 5 months, at a cost of approximately \$1.9 million.

Closing with some "Lessons Learned" from the office move, he started with "You can't please everyone" which drew some nods of assent from those in the audience. Then came the cultural adjustments which came from moving from many walled offices to an open office layout (with furniture provided by JMJ) that they were not used to. The change from fluorescent to LED lighting also resulted in such an increased light level that dimmers had to be retrofitted throughout the facility. With that, he asked us to form two groups to tour the offices, and we went outside to cut across the exterior area to re-enter the building near the far end of the Draper Aden



(Continued from page 4)

space to view the portion of the building that remains vacant and has not been renovated and work our way back up the interior to where we had started.

Before long, Jeff was asked "Why are so many areas left without ceiling tiles in them?" to which he replied "That's the look the architect wanted and we have grown to really like it." When we came to the area of the department that did the mapping, we stopped and had a number of questions about the firm's latest helicopter drone which was stored there. It had been manufactured in Greece and can carry the unique LiDAR scanning equipment which has greatly increased the firm's aerial capabilities.



Thus ended a very interesting and informative meeting. Thanks to Jeff Lighthiser and Draper Aden for hosting us, to Jeff for his presentation and tour leadership (along with Lee White, who led the 2nd group). And to Capstone Construction and Quinn Evans Architects for their sponsorship.

(Continued from page 3)

of IFMA types. Included among this group were some I hadn't seen in ages ---- Sandy Bricker, still repping a number of lines; John Murphy, still with CBRE who was looking for his namesake who is with CarMax; and Ruth DeBoer with Commonwealth Architects, who has been working on a project at the Carillon to catch up with a lengthy list of deferred maintenance items.

Some I hadn't seen for some time ---- Markel's Elizabeth McKinney who's now spending a lot of time in the Big Apple, as they are putting in some offices up there. She had her daughter Ava with her who is swimming in the NOVA program. Also in the not seen for a while category were Brent Farmer & Bruce Tyler of Baskervill who are already planning the firm's move from Shockoe Bottom up to the James Center even though it's still a ways in the distance.

While among those I have seen more recently were Gib DeShazo; Sam Jennings, still working on the VCU Engineering School's new building; Jim Mallon and his wife Susan, new chapter member Stephanie Rivers of CORT who has replaced Mike Cline and is working to try to rent some furniture to the planners and contractors who are setting up their temporary offices and getting mobilized to do the additional segment of the Chesapeake Bay Bridge Tunnel; and lastly, Chapter Secretary Mike Calkins of Trolley House, who I introduced to our host Bob DeLille, in a good mood since his event had gone smoothly on top of the fact that his Michigan State alma mater had won one of the early games after being nip and tuck with Bradley until the final three minutes of it. A little later, Murray State dashed the hopes of a number of bracketeers who might have had visions of collecting Warren Buffet's million dollars as they blew out the much higher seeded Marquette team, and thus concluded another excellent March Madness, with big thanks to Bob DeLille for again hosting it.

And, for those who might be interested, I note that this year the Chesapeake Chapter (Baltimore area) is sponsoring a one day CFM Preparation workshop up in Timonium on June 6. Please see page 7 for complete details.

CAREER OPPORTUNITIES



CFM: The Premier Certification for Experienced FM Professionals

The Certified Facility Manager (CFM) credential sets the industry standard for ensuring the knowledge and competence of practicing facility managers.

IFMA's certification process is designed to assess competency in the field through work experience, education and the ability to successfully complete a comprehensive exam that covers the 11 core competencies that make up the facility management body of knowledge.

Since the program began in 1992, more than 3,100 facility managers from 32 countries have achieved this prestigious recognition.

CFM Exam Prep Workshop

This 1-day workshop is designed to assist facility professionals seeking certification with preparation for the competency-based examination.

This workshop focuses on the tools that can help lead to success on the exam, techniques to properly perceive challenging situations, and strategies to assist in maintaining the right perspective. Sample test questions with answer reviews are conducted at the beginning and end of the session.

Date: Thursday, June 6, 2019 Time: 8:00 am - 5:00 pm

Location: Mercy Ridge Retirement Community , 2525 Pot Spring Rd, Timonium, MD 21093

Registration Closes May 30, 2019

Cost: IFMA Chesapeake Members \$100.00

IFMA (non-Chesapeake Chapter) Members \$250.00

Non- IFMA Members \$400.00

Course Workbook is included, as well as continental breakfast and lunch. Please note: The workshop fee does not include the CFM exam fee, nor does it register you for the exam.

To review CFM eligibility requirements and get more information:

<http://www.ifma.org/professional-development/credentials/certified-facility-manager-cfm>

To register: <https://ifmachesapeakemdassoc.wliinc18.com/events/CFM-Exam-Prep-Workshop-8AM-5PM-94/details>



Membership Meeting – April 9, 2019

Where:

Trolley House/Groovin' Gourmets
8501 Sanford Drive
Richmond, VA 23228

Please join us at Trolley House's and Groovin' Gourmets' new & renovated space. Groovin' Gourmets relocated to join with their parent company, Trolley House Refreshments in January. Come check out their state-of-the art warehouse and one of the finest commercial kitchens in Richmond. We will hear from this month's sponsors: Tolley Electric, Stone's Office Equipment, and Integrity Landscaping VA, as well as from Michael Calkins with Groovin' Gourmets and take a tour of the space. Parking is available onsite.

Time: 5:30-6:15 pm: Networking
6:15-6:45 pm: Chapter Business
6:45-7:30pm: Speaker: Michael Calkins

RSVP by: Thursday, April 4, 2019

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:

Certified Members: \$15
Members: \$20
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



GOLD



BRONZE



Don't Forget
Mark your Calendar Now

April
Meeting

Trolley House

Building Tour

8501 Sanford Drive

Tuesday April 9, 2019

Details on Page 7

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-april3>

