



IFMA™ Richmond Chapter

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



November 2019 Issue

THE PRESIDENT'S MESSAGE...



This week I got to see a few of the folks from the Richmond Chapter who attended World Work Place 2019 in Phoenix, Arizona. "It's a dry heat" they said. Well just because it's dry doesn't mean that it's pleasant. The weather was in the 90's here while back in RVA, I understand, it was cool and overcast with some much needed rain to keep us from turning into a desert!

As a standard for WWP, the days were packed with plenty of activities revolving around the world of FM. The trade floor is always a great opportunity to view new products and innovations, make new connections with vendors and see how others solve problems that you may be experiencing in your facilities. Education is also another large piece of the event. There are classes ranging from safety and security, to current trends in office space planning, to budgeting, to how to be a better manager and everything, FM related, in-between. The most enjoyable part of the event for me is all of the people, the other FM's you meet from all over the country and even across the globe. People who have the same challenges, headaches, successes and lessons learned that you get to experience from first-hand accounts of the events. It is a wonderful networking opportunity to make connections with people who do what you do and having those resources has been invaluable to me in my career. If you are ever able to attend this event, I would strongly encourage you to do so.

Speaking of attending the event, for those of you who do not know, the RVA Chapter sends one lucky member to WWP every year with almost all expenses paid! This year, Jim Mallon drew the lucky card and got a nice trip out to the "Valley of the Sun" and the opportunity to attend an excellent FM event.

Blake Bishop

MEETINGS

November 2019 Membership Meeting

Date: Tuesday, November 12, 2019
Time: 5:00 pm
Place: The Locks Tower
Program: Tour & Networking
Cost: Certified Member \$15 Member \$25
Non-Members \$50
RSVP: By Thursday Nov. 7, 2019



Next Board Meeting:

Date: Tuesday, December 3, 2019
Time: 4:30 pm
Place: Fast Signs—2361 Greystone Ct,
Rockville, VA 23146



Next Membership Meeting:

Date: Tuesday, December 10, 2019
Time: 5:30 p.m.

Visit our Local Chapter Web Site

www.ifmarva.org

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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

OCTOBER MEETING REPORT ETC.

by Bud Vye, Retired CFM



After about a month of hot, oppressive weather a cold front came through to cool us off on the 8th. A combination of cool and clammy weather combined with Yom Kippur resulted in a smaller turnout than normal of 37 as we turned back the calendar about 20 years to the days when we regularly held a Member Recruitment Social at Legend Brewing at this time of year.



Despite the coolish weather, most of our group stayed outside under the overhang, partaking of



Legend's award winning Brown Ale during the extensive social period until the brewery's Dave Gott, their VP/ Operations, invited those who wished to follow him downstairs for a tour of the brewing area.



During that period, I had a chat with Bob Borchers, who recently had had his aortic valve replaced as I had done back in May of 2003. We compared notes, as he had received a valve made of pig tissue, while mine, 16 years previously, had been made of cow tissue, at which time my surgeon told me that they were expected to last between 12 and 20 years and if they wore out, he would give me another one. Since mine is starting to leak some after 16 years, I have been experiencing some shortness of breath, so am starting to wonder if I'm going to experience a replacement valve at the age of 86.

During this period, Bob and I were joined by new member Jonathan Bahr with SWA Architects and Jim Mallon, who informed us that he is now fully retired from Dominion and has just started a new job as Project Manager with Raymond who provides Engineering, Architecture, Consulting & Testing Services. With all of that, he was soon to be on his way to Phoenix where he would be attending World Workplace, having won the Chapter's Scholarship for this year and we will look forward to reading his report and learning how the Conference went.

Other Chapter members on the move include President Blake Bishop

Winner of the World Workplace Giveaway

Jim Mallon

Read his report on page 6

CAREER OPPORTUNITIES

SPOTSYLVANIA COUNTY

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<https://www.ifmarichmond.org/wp-content/uploads/2019/10/Spotsylvania-County-Job-Posting-Div-Dir-Facilities-Management.pdf>

MEMBERSHIP CORNER

Barbe Shaffer, Chapter Administrator

Welcome to our newest members!

Dan Baldecchi
JRC Mechanical
dbaldecchi@jrcmechanical.com

Carl Czolba
BAE Systems
carl.czolba@baesystems.com

Kathy Snyder
CBRE
kathy.snyder@cbre.com

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

Brian Dudley
UNOS
brian.dudley@unos.org

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

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



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.

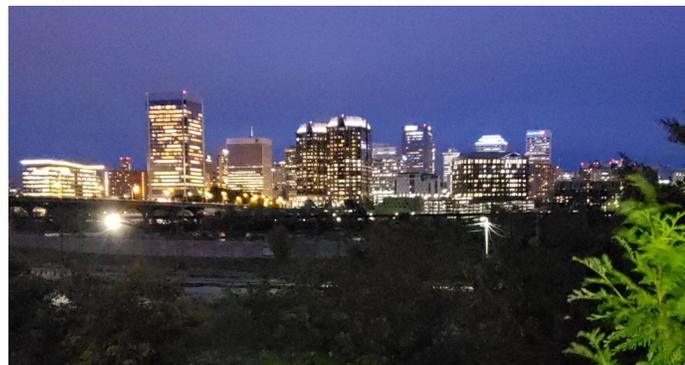
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whose new job with Dominion began on the first of the month, as a District Facility Supervisor with his office up in Fredericksburg.

Also changing jobs is Hospitality Chair Stacey Brooks, who is leaving her post at Magellan on the first of November to start with the Ohio based Dollries Group, where she will be a CRE Workplace Coordinator with her first assignment reported to be on a lengthy remodeling project right here in the area at Anthem. Not thrilled to see her leave Magellan is Andrea Niedhammer, but it sounds like Stacey will be able to continue as a Chapter member and with her Hospitality duties.

Was able to catch two days at the Folk Festival, with Saturday seeming to have the biggest turnout I can ever remember seeing in it's 15 years. The first time I've ever heard of people turning around and going home since the Shuttle's parking area at City Stadium was full. The most popular act this year seemed to be Austin based Dale Watson, the honky tonk singer who sounds like the second coming of Johnny Cash, with a little bit of Merle Haggard sprinkled in. Only ran into one Chapter member among the Saturday throng in the person of Greg Campbell.

Was joined by Kathy Taylor a few days later at a late season Innsbrook concert with Trombone Shorty and his band. If you want to see the definition of a high energy performance, featuring real virtuosity on both the trombone and trumpet, you should catch this group the next time they come to town. They have pretty well supplanted the Neville Brothers as the top band from New Orleans and are making quite a name for themselves. The only problem with their recent appearance at Innsbrook was that a cold front had just roared through and after the rain stopped in time for the concert the temperature dropped to the mid-50's, which most of us in the crowd had not yet gotten acclimated to for an outdoor concert.



IFMA's World Workplace 2019
Phoenix, Arizona Convention Center
Observations of a Richmond IFMA Chapter Attendee
By Jim Mallon

Thanks to the Richmond chapter for selecting my name out of the hat and paying for my expenses to this years World Workplace (WWP) as I would not have been able to attend otherwise. The reasons I put on the form that went into the hat were to: 1) attend classes, 2) roam the Expo floor meeting contractors, suppliers and vendors looking for products that I could use in my job (I started with Raymond August 26 in building envelope consulting and building design), and 3) network to discuss project and business issues with like minded attendees. I accomplished all these and more and will share some of the highlights with you.

Due to work load I couldn't arrive until early Wednesday afternoon and therefore missed the Opening Keynote presentation by Robyn Benincasa who spoke on how to build world class teams. Maureen Roskoski was able to hear Robyn speak and would be happy to tell you about her remarks if you ask her sooner than later. On the first leg of my trip to WWP I sat on the plane next to Michelle Scott, a former chapter member who continues working for Royal Coffee. She was on a one day trip to San Francisco to meet with an important client and otherwise would have attended WWP and worked Royal's booth.

After I arrived in Phoenix I went to the Phoenix Convention Center (PCC) and registered first thing and then went to the Phoenix Sheraton to check in to my room. I should have done this the other way around but the hotel was only a couple of blocks down 3rd Street so it did me some good to get that exercise. After I registered, I turned around and immediately saw Ken Coll a former chapter and Board member. Ken is doing well and works for JLL in Seattle though he travels a fair amount including back to the east coast. He and his wife now have a teenager for those who remember when their child was born in Richmond and Ken said to tell everyone hello. I went back to WWP and proceeded to make the rounds of the Expo floor. For those that haven't had the opportunity to go, there are design firms, contractors, furniture vendors, coffee and clean water vendors, equipment vendors and more. There are numerous software firms that, some of which are marketing a product to assist owners with asset management which would help them keep track of all their buildings and more specifically their roofs, asphalt pavement, mechanical equipment and so on. The most informative booth I attended was the GE booth where a man and woman were sharing information on a clear silicone sealant to waterproof exterior walls. Now that I'm in the building envelope business you could understand why they were able to garner my attention.

Late in the afternoon I headed back to my room to freshen up for the chapter dinner together. President Blake Bishop planned for us all to meet at the Phoenix Hard Rock Café and we did meet there. Besides Blake and myself, Bert and Darlene Lunsford, Maureen Roskoski, Brian Dudley, Clarence Elliott and Stacey Brooks were there. While our beverages and food took a little longer than we would have preferred, it gave us some time to talk with one another. I spoke with Blake on his new job at Dominion Energy where I just retired after 36 years. Blake is enjoying his work

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already and sees that he won't be bored to say the least. After dinner some of our group went to one of the after hours parties, and I started with them but when told it was an hour wait to get in, used this as an excuse to head back to my hotel since I had gotten up at 3 AM eastern time and was ready to call it a day.

On Thursday morning Maureen and I sat together and watched and listened as the IFMA Foundation presented scholarships to about 30 college students that are in or are going into the FM field. It was another reminder of the growing count of colleges and universities that offer FM as a major or minor and the importance facility managers play in the workplace. After that I visited the Expo floor again, going to booths I had missed the first day, then at lunch (also held on the Expo floor) I met Mrs. Ingrid Wong from China. Ingrid is the General Manager for all of China for IFMA and as of today they have five chapters. As you might imagine that number will grow in the years to come. She explained that with all the high rise buildings alone that China has, there is a need for an organization like IFMA to help them. She also told me that there is not only an annual WWP in the United States, but there is one in Europe, Asia and China each year. China is so large geographically, they can host their own and have it well attended without affecting the other WWPs. While walking around checking out the booths, I learned that World Workplace 2020 is in Chicago.

Thursday I attended three classes which began at 1:45 PM with the most interesting being "The Heart of Every Contract to Writing Scopes of Work". Phyllis Meng was the speaker and she has been a member of IFMA since it was founded and a speaker at WWP for many years. That class didn't have an empty seat and among many other tidbits, Phyllis told the listeners to write scopes that can be understood and to not use overly long words and sentences. If the contractor can't understand what you are asking for it will show up in their bids and work. Thursday night I attended the CORT party at The Duce and they had a live band, drinks, food and plenty of opportunities for networking. Inside the entrance of The Duce, the Phoenix chapter provided a dancing woman who was twirling batons with lighted, fiery ends. I'm not sure if she was a chapter member or not, but she sure was good at her job.

On Friday I attended classes again beginning at 8 AM with my favorite class being one that could have sounded boring to others, "**The Truth About Parking Structure Maintenance: How to Protect Your Investment**". I might have thought it was boring except for one project I was assigned to at my retirement from Dominion Energy, which was the design and construction of a 350 parking structure at their Cove Point location. The speaker pointed out that the concrete structure, whether concrete cast-in-place, precast or steel framed starts deteriorating the day it is built. Routine weather, deicing salts and normal degradation of caulks and sealers leads to issues that need to be inspected and maintained to get the expected 30-year life expectancy. Surprisingly only New York requires parking decks to be inspected and that was recently passed into law.

Having a 2:15 PM flight out of Phoenix, I left after class and made it safely home around midnight. Thanks again to the chapter for paying my way and I can recommend attending WWP to others who haven't had a chance to go.



The Locks Tower Tour & Networking – November 12, 2019

Where: **The Locks Tower (5pm)**
 311 S 11th Street
 Richmond, VA 23219

Casa del Barco (6pm)
 320 S 12th St
 Richmond, VA 23219



Please join us for a facility tour of the new Locks Tower being constructed by KBS at East Byrd and S 10th Streets. The 12-story, 354,846-square-foot apartment building is one of the first residential high-rise projects in Richmond to utilize a total precast concrete structural system. Please plan to wear close-toed shoes and to bring a hard hat along in case they are needed. Some additional hard hats will be provided for those who do not own one. Following the tour of the Tower we will walk one block south to Casa del Barco for drinks and food for our networking hour. Come join us and be some of the first to check out this one-of-a-kind construction project. Parking can be found along the streets or one block over next to Casa del Barco in the Pipeline Overlook parking lot (lot is along the James River in between S 12th Street & Virginia Street).

Time: **5:00-7:00pm**
RSVP by: **Thursday, November 7, 2019**

RSVP to Barbe Shaffer at ifmarichva@gmail.com or register on our website at www.ifmarva.com and click on Sign-up Genius and pay by credit card or at the door

Cost*:	* Registrations are required. An additional \$5 will be charged at check-in if you have not registered prior to the event
Certified Members†: \$15	* Credit card payments accepted at the door
Members: \$25	† Certified members hold the IFMA designations CFM, FMP or SFP
Non-Members: \$50	

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Don't Forget

Mark your Calendar Now

November Meeting

THE LOCKS TOWER

311 S 11th Street
Richmond, VA 23219

5 PM

Tuesday November 12, 2019

Details on Page 8

www.ifmarva.com

Here is your Registration Link:

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in your Browser**



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