



IFMA™ Richmond Chapter

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



December 2019 Issue



THE PRESIDENT'S MESSAGE...



It's that time of the year again. Time changes, company holiday parties are held, people in general are kinder to one another. Friends and family will gather together to share a meal with those they might not see all year. It's a time that warms the heart and soul. It reminds us of all the people and experiences we take for granted and should be appreciative for all year long. We should also remember those, this holiday season, who are less fortunate than ourselves either due to financial hardship or the loss of a loved one. This season can be especially difficult for those folks when they reflect on the year.

As we wind down 2019, I am reminded of all of success we have had as a chapter this year. A golf tournament that didn't get rained out, new and entertaining meeting venues, and great new and exciting social platform and webpage that should be live by the end of 2019. We have an outstanding group of hard-working individuals on the board that make this chapter possible. We also have a great group of members that come out and support the cause. Thank you to all of you who support, participation and help move along IFMA RVA's cause throughout the year!

Speaking of company holiday parties IFMA has our annual Christmas party at the Corporate HQ of Luck Stone again this year. A special thank you to Jeff Sechrest, Facility Manager, of Luck Stone for hosting this event again this year. I encourage all of you to come out and have a great time. Bring your significant other, friend, or colleague to a great event. We have a special live entertainer, Matt Waller, who I am told will put on one heck of a show! Great food, fun, and my personal favorite, adult libations will all be provided at the event. We will also have two door prizes for \$100 Visa gift cards! So come on out and have a great evening with us at Luck Stone!

-Blake

MEETINGS

December 2019 Membership Meeting

Date: Tuesday, December 10, 2019

Time: 5:00 pm

Place: Luck Stone

Program: Christmas Social

Cost: Member \$35 Member & Guest \$50
Non-Members \$50 Non-Member & Guest \$70

RSVP: By Thursday Dec. 5, 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, January 14, 2020

Time: 5:30 p.m.

Visit our Local Chapter Web Site

www.ifmarva.org

2019/20 OFFICERS

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AROUND THE CHAPTER

by Bud Vye, Retired CFM

Two well-known area names phasing out as the last remaining Sears (the one in Chesterfield Towne Center) announces a going out of business sale that will start on 12/2, and a closing in February (along with 50 other Sears locations and 45 Kmart stores in Virginia).

Another iconic area name plans to continue to operate but is looking for a new venue as the Field Day of the Past announces that its show in September of 2020 will be its last in that location along Rt. 623 in Goochland as the site has just become too valuable with the constant westward march of development in that corridor. Seems they just can't make a go of it with a one week a year event as the taxes on their prime real estate have continued to escalate. Anyone got a good location to recommend for them to consider moving to? How about up near Kings Dominion, where the State Fair moved to? Or would the State Fair consider the Field Day as competitive to them? Let's see where the Field Day ends up.

Some of you know that I have been involved with Bicycle & Pedestrian Advocacy for a number of years. In that arena, although we've long preached that bike and pedestrian safety is not a partisan issue, a number of legislators have come to consider it as a Democrat issue and some of the Republican opponents who have opposed us as we've worked for "Stop for Pedestrians in a Crosswalk" in the past have gotten a rise out of me by stating that "they don't want to give the pedestrians that much power over the motorists" to which I've replied, "How much power can a pedestrian have versus a 4000 lb. vehicle anyway?"

In any case, look for another attempt to get Stop, rather than Yield, for Pedestrians passed this session now that the D's have gained the majority, and pedestrian fatalities continue to rise, along with a ban on hand held cell phone usage by drivers that got passed in both houses last session only to get scuttled on a procedural move at the very last minute by the R's.

Also got a chuckle out of seeing the election results from up in Loudoun county where Juli Briskman won a seat on the Board of Supervisors, ousting her Republican opponent, in the district where Trump's golf club in Sterling is located. Turns out that she was the cyclist who got some attention two years ago by giving the President's motorcade the finger (for which she got fired from her job at a government contracting firm) as he was leaving his golf club. She claims that publicity from that incident had nothing to do with her election victory, but I wonder about that.

And local basketball fans appear to be in for a big season as defending national champ UVA, VCU (celebrating the 20th year of their move into the Siegel Center), and U of R all are undefeated in the early going. The Spiders appear to be the most improved of the three teams, as they look very competitive after last season's rebuilding year when some of their boosters took up a collection to pay for a bill board on I-95 with a "Fire Mooney" message on it, despite the fact that the coach had another year remaining on his contract. Let's see how things look a couple of months from now.

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

NOVEMBER MEETING REPORT

by Bud Vye, Retired CFM

A seasonally chilly, but dry, day on the 12th, as a light turnout of 31 found their way to 311 S. 11th St. for our meeting at The Locks Tower. Not all were there at our unusually early starting time of 5 p.m. so President Blake Bishop called the meeting to order with about 20 present, the remainder gradually arriving and joining us over the next half hour. After checking in with Barbe at the street level entrance, the attendees moved down a short flight of stairs and gathered in the unfinished area which will be the lobby of the 12 story, 355,000 sq. ft. luxury apartment building containing 237 units, 9 of which are penthouses.



After welcoming us, Blake introduced Nate Goodenow of Walter Parks Architects, the architects on the project, which has been developed by WVS, the same DC area based partnership behind the Rocketts Landing development whose Jason Vickers-Smith hosted us when we met down there in July of '09. Nate told us that the building will have a pool with a clubhouse on the 11th floor; and offers one- and two-bedroom floorplans as well as the nine penthouses. The units have gourmet kitchens, spa-inspired bathrooms, wood floors, in-unit washers and dryers, unobstructed city views, private balconies, sky lounge, state-of-the-art fitness center, private courtyard, bike storage and a pet washing station. He put the development cost for the project at \$58 million, to be financed with a loan from the Virginia Housing Development Authority. The one-bedrooms, ranging from 570 to 720 square feet, will rent from \$1,100 to \$1,600 per month. Two-bedrooms, from 930 to 1,200 square feet, from \$1,700 to \$2,200; and the penthouses from \$2,500 to 4,000.



With that for starters, he introduced Matt Bloomer, representing KONE (pronounced cone-a) the firm based in Helsinki, Finland whose elevators have been installed in the building. After he gave us a short pitch on how state of the art, and smooth starting and stopping they are due to their advanced magnet systems, the group began breaking up and getting into the elevator where we moved up to the 6th floor reassembling in one of the unfinished apartments. Although not finished yet, construction was far enough along that hard hats were not necessary and those attendees that had followed instructions and brought them were carrying them, rather than wearing them. With dim light in the unfinished apartment and most of us having difficulty hearing, Matt Armentrout, the construction super from GC KBS, told us about the construction aspect of the project, which was notable for being one of the first residential high rise projects in the area to utilize a total precast concrete structural system containing insulation. Since it was built in very close quarters on a 1.2 acre portion of the old Reynolds Metals complex where aluminum Reynolds Wrap was manufactured, the project also presented a number of challenges in demolishing and clearing the site as well as in the construction.

Concluding his presentation and Q & A, Matt directed us to re-trace our steps back to the elevator for the trip down to the ground level and then into the adjoining garage where he would show us the short cut down to Casa del Barco where we would have the Social portion of our meeting. Thankfully, the evening was a dry one, as the short cut was a lengthy metal stair case that took us down a couple of levels in the dark and then into Casa del Barco via a side entrance. Although the name of the

(Continued on page 5)

MEMBERSHIP CORNER

Barbe Shaffer, Chapter Administrator

Welcome to our newest members!

Sherry Grady
Westminster Canterbury Richmond
sgrady@wcrichmond.org

Alisha Smith
American Electric Power
aagray@aep.com

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

Bob Borchers
PRA Health Services
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Rod Hemphill
Redless SCS Inc.
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Hunter Matthews
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Andrea Niedhammer
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Jeffrey Simon
City of Richmond, DPW FM Division
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Walter Swartley
Lincoln Harris
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Brian Workman
MOI
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*New and renewing members listed since previous publication. Current as of the time of writing.



Continued from page 3

restaurant means “Boathouse” in Spanish, many in the group had not been here previously and did not realize the connection between this location and the ones in Woodlake, Rocketts Landing, Short Pump, and the recently acquired one in Hopewell. Be that as it may, this location has a Mexican theme throughout so that our hors d'oeuvres were set up in the form of a Taco bar under very dim lighting like we had just come from on the 6th floor of The Locks far above. Everyone seemed to enjoy both the tacos and the liquid refreshments so our social hour went very nicely, after which we got directions on how to go out the front door of the restaurant and use the sidewalk to get to our cars without having to go back up the staircase we had come down on.



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Contact

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To see our menu visit
www.parterrerva.com

Follow us on Instagram!

 [@parterre_rva](https://www.instagram.com/parterre_rva)

As reported previously, the restaurant in the Linden Row Hotel has been taken over by Chapter Secretary Michael Calkins' Trolley House firm. Now after being closed for remodeling, it is being reopened and we should check it out.



IFMA™ Richmond Chapter
International Facility Management Association

**Join us for our annual holiday get together
exclusively sponsored by our Platinum Sponsors**

PLATINUM



HOLIDAY PARTY – December 10, 2019

Where: Luck Stone
Stone Mill Drive
Manakin Sabot, VA 23103

Entertainment: Matt Waller

Bring your spouse, significant other, and friends to join us for our annual holiday party exclusively sponsored by our Platinum Sponsors. We will be gathering at Luck Stone with very special entertainment by Matt Waller, signature cocktail, wine and beer, outstanding food and a carving station provided by Groovin' Gourmets, (2) \$100 gift card raffles, and door prizes.

Time: 5:00-8:00pm
RSVP by: Thursday, December 5, 2019

RSVP to Barbe Shaffer at ifmarichva@email.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
Members: \$35	* Credit card payments accepted at the door
Members + Guest: \$50	
Non-Members: \$50	
Non-Members + Guest: \$70	

Thanks also to our 2019 Gold and Silver Sponsors



Don't Forget

Mark your Calendar Now

December Meeting

LUCK STONE

Holiday

Stone Mill Drive
Manakin-Sabot

5:00 PM

Social

Tuesday December 10, 2019

Details on Page 7

www.ifmarva.com

Here is your Registration Link:

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



<https://www.signupgenius.com/go/20F0C4DADA72AAAFE3-december5>