

April 2020 Issue

## THE PRESIDENT'S MESSAGE...



IFMA Richmond,

WOW! What a difference a few weeks can make. We are in the middle of global pandemic. Unprecedented times for all of us. As we navigate this difficult time, I encourage all of you to stay positive. If you watch 10 minutes of the news between the virus to the stock market all the reports are bleak. Without a clear path to recovery we are being told to distance ourselves from others to avoid spreading the virus. Not to go to any large gatherings or visit our favorite watering hole. As a wise old man is quoted as saying "this too shall pass". I would remind you all that we will find an immunization to this and life will return to normal. Please help thy neighbor when you can and keep washing your hands and navigate social interactions with care.

With that being said, based on the Governor's and President's messages about social distancing, and maintaining less than groups of 10 people, **we have decided to cancel our April monthly membership meeting.** We are working to put together a May meeting with the understanding that meeting could also be canceled if the current environment does not change.

Stay tuned for additional information on upcoming meetings. Also, you can follow us on Linked In and Twitter @ifmarva for the most updated info on events and chapter news.

Thank you!

-Blake

### MEETINGS

#### April 2020 Membership Meeting

**Date:**

**Time:**

**Place:**

**Program:**

**Cost:**

**RSVP:**

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#### Next Board Meeting:

**Date:** Tuesday, May 5, 2020

**Time:** 4:30 pm

**Place:** Fast Signs—2361 Greystone Ct,  
Rockville, VA 23146

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#### Next Membership Meeting:

**Date:** Tuesday, May 12, 2020

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

**Visit our Local Chapter Web Site**

**[www.ifmarva.com](http://www.ifmarva.com)**



## MARCH MEETING REPORT

by Ashley Hawks Medlin



Our March 2020 membership meeting was a first since 2003 for the Richmond chapter: a lunch meeting. Thirty Six IFMA members and colleagues met at the Heilman Dining Hall on University of Richmond's campus on a spring-like day and feasted like well-fed college students. Most of the students were home on spring break, while a few remained, including a few students who needed to stay in the United States since their home countries were battling COVID-19. We had our pick of the entire cafeteria and enjoyed an hour of good food and networking before McKinley Wood, Facilities Manager for the University of Richmond, joined us to lead us on our tour across campus to the steam plant.



On our way, we stopped in the "Forum", a patio/walking space between the Westhampton Lake, Heilman Dining Hall, Cannon Memorial Chapel, Gottwald Center for the Sciences, and Tyler Haynes Commons.



Mr. Wood told us some very interesting facts about the school and the campus, including a little piece of history: that the University used to, in fact, be located near downtown Richmond, and what is now near the Jefferson Hotel and the heart of VCU. The school moved to its current location next to the Country Club of Virginia in the early 1900's.

Our next stop on the tour was the campus steam plant where maintenance faculty are currently undergoing a massive overhaul of one of the old coal-fed steam boilers. The boilers were installed in the 1950s to replace a hot water distribution system that was the campus primary heating system. The new steam boilers were to distribute medium pressure steam throughout the campus via a tunnel network to either steam appliances or steam to water converter appliances. The original primary fuel for the boilers, particularly the one we are removing, was coal which was direct delivered via train to the plant. The rails for the cargo car are still installed but under dirt, grass, and asphalt. The team at the steam plant would spend most of their days shoveling coal and stoking the system to get the steam pressure up to design. The secondary fuel was #6 diesel oil which was not used as much as coal because of the disparity in price.



In the early 2000s the steam plant converted all boilers to natural gas as a result of student activism and concern over emissions from the coal

fired boilers. Even though a baghouse (think big filter) was installed to curb a lot of the pollution, the University decided to comply and used the event as a teaching point on the importance of citizen participation and activism. The current lineup of 4 boilers consist of two tri-fuel capable boilers at approximately 600 hp each and 2 bi-fuel boilers of approximately 650 hp each. The



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burners on the boilers have a turndown ratio of 4:1. The #3 boiler, which is being replaced due to internal fracturing of the combustion chamber, is being replaced with a lower, 400 hp, boiler with a turn down ratio of around 10:1 and will see duty primarily in the summer months as the demand for steam (once all Steam Absorption Chillers are replaced with York Centrifugal and student departure) has reduced over the years. The mechanics at the steam plant are charged with removal of the existing #3 boiler with their organic in-house labor and the install of the replacement system may fall to them as well with the addition of a factory supported startup.

The tour of the plant was absolutely astonishing to see, and the Richmond chapter of IFMA is extremely grateful to the University for allowing our group an inside look of the retrofit.

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# Save the Date

## IFMA 2020 Golf Tournament



**Monday**

**September 21st 2020**

## MEMBERSHIP CORNER

Steve Weeks, Social Media Chair

### Welcome to our newest members!

Sherwood Cosby  
CBRE  
sherwoodcosby@comcast.net

Harold Hamner  
Atlantic Constructors INC  
hal.hamner@acibuilds.com

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

Mary Harris  
PermitZIP  
mharris@permitzip.com

Jerry Harrison  
Apple Moving  
jharrison@applemoving.com

William Manson  
DMA FLOORS. INC  
bmanson@dmafloors.com

Kevin Fachetti CFM,FMP, CPM, CDCMP  
CBRE  
kevin.fachetti@cbre.com

Sara Cowherd CID  
FM Solutions, LLC  
sarac@fmsolutions-us.com

Robert Pannell FMP  
Altria Client Services  
robert.f.pannell@altria.com

**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.

*From one of our valued sponsors during this crisis*



**GROOVIN'  
GOURMETS**

## FAMILY MEALS

PRICES INCLUDE TAX

FOR ORDERS CALL  
804-868-8900

### PICKUP / DELIVERY

Pickup/delivery days are  
Tuesdays and Fridays, 12p-4p.  
8501 Sanford Dr  
Richmond, VA 23228  
(Delivery starts at \$12)

### DEADLINES

All orders must be placed,  
acknowledged, and paid for by  
12:00 pm the business day  
prior to pickup/delivery.

### PAYMENT

All orders must be paid in full  
with a credit card when they  
are placed.

### ASK ABOUT DESSERTS & SOUPS!

### MEAL OPTIONS - \$59 (SERVE 4-6)

Pulled pork BBQ  
Chicken Fajitas  
Meatloaf  
Cheese Lasagna  
Veggie Lasagna

### ADD-ONS (SERVE 4-6)

Grilled asparagus - \$17  
Vegetable medley - \$17  
Smoked gouda mac & cheese - \$17  
Petite rolls - \$9

### BEVERAGES

Beer - \$12 / 6-pack  
Wine - \$12 / bottle  
Iced tea - \$5/\$9 half-gallon/full  
Lemonade - \$5/\$9 half-gallon/full



**Don't Forget**

**Mark your Calendar Now**

**April  
Meeting**

**CANCELLED**

**Coronavirus Concerns**

**[www.ifmarva.com](http://www.ifmarva.com)**