



## **THE NEW PRESIDENT'S MESSAGE...**

Dear IFMA RVA Members,

As we move into August, I want to take a moment to reflect on our incredible tour of Wegmans Distribution Facility. I was very impressed with their commitment to sustainability. All of their forklifts run off of Hydrogen fuel and their only byproduct is water. We toured well over 1 million square feet of warehouse space to include

their ambient space, a 50-degree room for potatoes, watermelons and avocados, the banana ripening room, the 39-degree room, massive freezer, and a subzero freezer for ice cream which even felt miserably cold on such a hot day. We had well over 50 people in attendance for this amazing 2-hour tour. Thank you to all our members who attended the tour and the fun social afterwards at Kreggers. It was an incredible event.

August will be an incredibly busy month for our chapter! Our next meeting will be held Friday August 8th at Colonial Downs Racetrack in unison with the Hampton Roads Chapter. At Colonial downs, we will get behind the scenes look at this premier horse racing venue to include the stables and paddock to the grandstands and track. Once complete, we will even be able to watch a race. This is sure to be another incredible tour and fun evening with friends.

On August 20th we will hold our first chapter volunteer day since 2019. It will be from 9:00am to noon at the Richmond ToolBank. Make sure to sign up soon as spaces are limited. We are pleased to bring back volunteer days to support our community and those in need.

On August 21st, we will hold our 1st lunch and learn meeting at 12:00pm on August 21st at Genworth. Sydney Covey the Senior Manager, Energy and Sustainability from Structr Advisors will be our speaker and will lead an incredible lunch and learn on Sustainable Buildings and Human Wellness.

Registration is open for our annual golf tournament which be held at Lakeside Park Club on September 29th. We expect a sell out this year so make sure to register soon. As always, this will be an incredible tournament and fun for all.

Thank you to our incredible board for all their hard work! We are all looking forward to seeing you at these great events in August!

Michael

## AUGUST MEMBERSHIP MEETING

**WHEN:** August 8<sup>th</sup>, 3:00pm

**LOCATION:**

**10515 Colonial Downs Pkwy  
New Kent, VA 23124**



**Join Us for a Tour of COLONIAL DOWNS RACETRACK**

**Experience the Thrill of Colonial Downs – Behind the Scenes!**

Join us for an exclusive facility tour of Colonial Downs Racetrack, where tradition meets high-speed excitement. Get a unique, behind-the-scenes look at Virginia's premier horse racing venue—from the stables and paddock to the grandstands and track. Learn about the rich history of thoroughbred racing, meet the dedicated professionals who make race day happen, and see firsthand what makes Colonial Downs a standout in the racing world. Perfect for fans, newcomers, and anyone curious about the sport of kings!

**Important Reminders:**

We will send out supplemental info with meeting location as we will start the tour in the Virginia Racing Commissions building at 10700 Horsemans Rd, New Kent 23124, and then drive to the main entrance afterward for the second part of the tour.

\*If you plan to enter the gaming part of the building, please be sure to bring your photo ID.

**Time:** 3:00pm - until

**RSVP by:** Wednesday, August 6th. Registrations are recommended, may pay at the door.

RSVP at [ifmarva.com](http://ifmarva.com) through the events tab or on the main page

**Cost\*:**

**Certified Members: \$20**

**Members: \$30**

**Non-Members: \$60**

**\*Registrations**

**are encouraged prior to event.**

**\*Credit card payments accepted at the door**

Questions? Contact [ifmarichva@gmail.com](mailto:ifmarichva@gmail.com)

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## IFMA RVA Chapter Lunch & Learn

Featuring **Sydney Covey**  
**Energy & Sustainability**

Seating is limited so  
register early!

**11:30am - 1:30pm**  
**August 21st**

Genworth - 11011 W Broad Street  
Boxed Lunches by Trolley House



Sydney Covey is the Senior Manager, Energy and Sustainability at STRUCTR Advisors. Here is her bio:

Currently at STRUCTR Advisors, Sydney's passion for environmental stewardship benefits her clients throughout every stage of a building's development and lifecycle, resulting in a steadfast champion to usher forth sustainable building and human wellness. Her breadth of experience includes involvement in the Brock Environmental Center, a LEED platinum and Living Building Challenge-certified facility. With her certification experience in LEED, LBC, WELL, Green Globes, EarthCraft and Parksmart, Sydney has helped to certify over 4 million square feet of sustainable building space across Virginia.

Sydney is the Vice President of the Board for the Chesapeake Bay Governor's School for Marine and Environmental Sciences Education Foundation. Sydney serves on the Board of Directors for the Virginia PACE Authority. Sydney has also been a guest lecturer at 9 different Virginia high education institutions including Old Dominion University, Virginia Tech, and the College of William and Mary. Sydney was named to the 2022 GreenBiz 30 Under 30 list. Most recently, Sydney was named to the CoVa Biz Magazine NextGen 2024 List and the Virginia Business 100 People to Meet in 2025 List.





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Zach Parker -- Membership

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## RENEWING MEMBERS

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[plamborn@techpainting.com.com](mailto:plamborn@techpainting.com.com)

#### Immediate Past President

Brian Dudley, SFP, FMP  
[Brian.Dudley@Genworth.com](mailto:Brian.Dudley@Genworth.com)

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Adam Larsen  
[Adam.Larsen@allegion.com](mailto:Adam.Larsen@allegion.com)

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##### Education

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##### Golf Tournament

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[cbishop@svmservices.net](mailto:cbishop@svmservices.net)

##### Founding Member Advisor

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[grrjr41@gmail.com](mailto:grrjr41@gmail.com)



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## JULY MEETING RECAP

**WHEN:** July 8th - 5:30pm  
**LOCATION:** Wegmans  
**9300 Sliding Hill Rd**  
**Ashland, VA 23005**

Our July visit was to the massive Wegmans regional distribution facility in Ashland. During our visit, we learned how Wegmans receives and distributes food through various departments, with insight into docking times and logistics for each area. Our hosts described how the facility uses a state of the art CO2



cascade system housed in 42 rooftop penthouses to efficiently recycle air to maintain the unique temperature requirements of each section, ensuring optimal conditions for different types of products. Given the extreme summer temperatures we enjoyed a long tour of the cavernous refrigerated area, and the bravest of us even ventured into the -20 degree freezer area!

We also learned about Wegmans commitment to sustainability and how that has influenced their operations. Following a commitment directly from the Wegman family to achieve a net carbon zero fleet, the facility is equipped with hydrogen powered forklifts and hydrogen stations through the warehouse complex, as well as electric and CNG trucks moving goods throughout the property.

They also described the role of employee cross-training across multiple roles and care for employee well being that has secured Wegmans as a fixture on Fortune's "100 Best Companies to Work For" list for an impressive 28 consecutive years.

Thanks so much to Kevin Bamford and the entire Wegmans team for their time to plan and host such an excellent and thorough tour. This is truly one of the most impressive facilities we've seen.

After the tour we enjoyed food, drinks and networking at Kreggers,

Thanks again to all of our generous sponsors and the Bronze Sponsors for the July tour: Tech Painting and Froehling & Robertson!

### Thank you to our 2025 Annual Chapter Sponsors!









## **Job Title and Company**

Jessica Butterworth  
Managing Director of Asset Services  
Range Commercial Partners, Inc.



## **How did you first become interested in Facility Management?**

By a twist of fate, a friend mentioned that CBRE was hiring just as I was exploring new career opportunities—and that is how I was introduced to commercial property management. From that initial moment, I was hooked. I've since gained invaluable experience and can't imagine pursuing any other career path. Throughout my journey, I've had the opportunity to manage a diverse portfolio of properties, including office spaces, medical facilities, large estates, and government-leased buildings. I've also had the privilege of working alongside exceptional engineering and maintenance teams, collaborating to ensure client satisfaction, optimize staffing, coordinate training, and implement technology solutions that support operations in the field.



## **What's one major challenge you've faced while working in FM and how did you overcome it?**

A common challenge we face in this industry is staying informed - not only about new building technologies, but also about aging systems still in operation. Managing a portfolio of properties that span different eras means understanding a variety of mechanical, lighting, and plumbing systems. Throughout my career, I have been fortunate enough to work with knowledgeable colleagues and vendors who have helped me understand these systems. Their assistance has allowed me to better support clients and guide them in making well-informed decisions for their assets.

## **What has been the most rewarding aspect of your job?**

It's hard to choose just one aspect, because I find so much of what I do truly rewarding. There's a deep sense of satisfaction in solving building issues for tenants and clients or navigating complex financials to stay on—or even under—budget. But what I find most fulfilling is building strong, cohesive teams. There's something incredibly powerful about bringing together individuals with complementary strengths and seeing them collaborate to tackle challenges. Watching those teams grow, support one another, and succeed together is, without a doubt, the most rewarding part of my role.

**Are there any upcoming trends in FM that you are particularly interested in and why?**

AI, is at the top of mind for many right now. How can this technology be used safely, responsibly, and effectively to support field operations and enhance our roles? While there is much more to learn, it can add value through tools like predictive maintenance, smart building automation, and optimized work order prioritization.

**What advice would you give to someone new to FM or looking to get into the field?**

Go for it! And when you do, sign up for every bit of training, mentorships, and hands-on experience you can get. Learn everything—from how different buildings function, to how the occupants within them operate, to the wide range of mechanical systems and day-to-day building operations. This role can be challenging at times. There will be moments when systems fail, or when nothing seems to run quite right—but don't let that discourage you. Those tough days are part of what makes the wins so rewarding. It's a career that's not only dynamic and complex, but incredibly rewarding for those who stick with it.

**From your perspective, what are the benefits of belonging to a professional community like IFMA?**

IFMA has expanded my education of building operations - largely through the opportunity to tour such a variety of facilities. Also, IFMA has allowed me to build connections with other managers and trusted vendors. Knowing the people in your network, not just by name, but face to face makes a difference when support or service is needed.



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## 2025 BRONZE SPONSORSHIP FORM (MEMBERSHIP MEETING/CHAPTER EVENT SPONSORSHIP)

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- Logo in Chapter newsletter (if received before deadline)
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- No cost entry for one member to attend every meeting this year
- Golf tournament foursome sponsorship
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### **GOLD:**

- All Silver benefits above plus the following
- Two guests for all sponsored meetings
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### **PLATINUM:**

- All Silver/Gold benefits above plus the following
- Two Annual IFMA memberships including dues
- Six meeting sponsorships in the months of your choosing

**SILVER: \$2,300 GOLD: \$2,800 PLATINUM: \$3,400**

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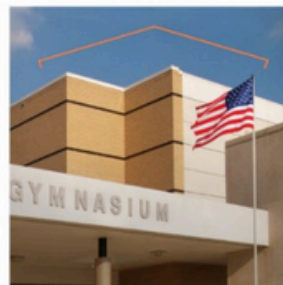
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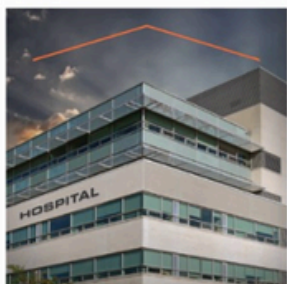
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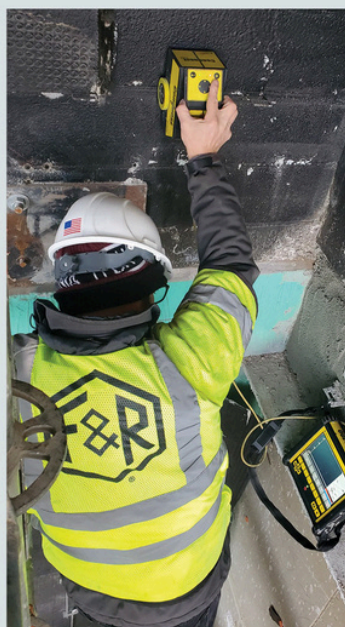
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## CONTACT US



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Director of Environmental Services



804.591.2767



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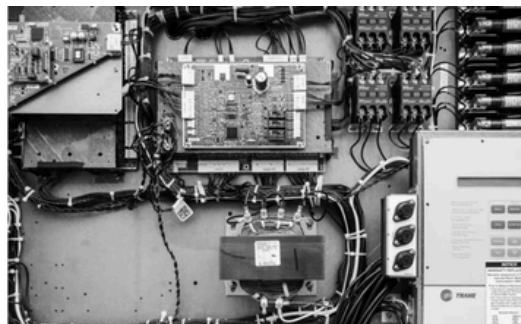
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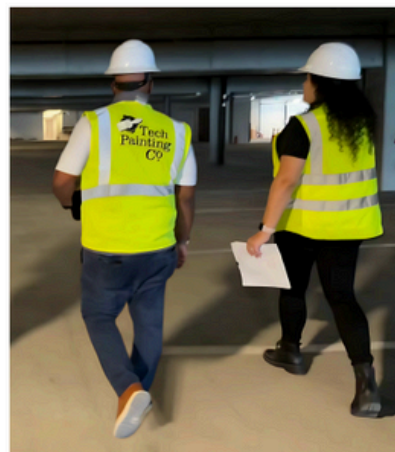
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 Josh Hodges  (804) 512-3385  
 [josh@specifiedtile.com](mailto:josh@specifiedtile.com)



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# ACI SERVICE

Uniquely Qualified for Your Business

ACI's factory trained technicians are uniquely qualified to keep all of your HVAC and plumbing equipment in top operating condition. **Backed by 60+ years of experience, our experts can customize your preventative maintenance plan to help lower costs and decrease downtime.**

## In addition to providing 24/7 service, ACI Service can help you with:

- ▶ **Scheduled Quarterly Visits** to your site ensure continued efficiency. During these visits, we can perform the following and more:  
**Change filters | Change Belts | Clean Coils | Motor Optimization**
- ▶ **Comprehensive Maintenance Plans** for all maintainable moving components including labor, materials and overtime. Some covered components include:  
**Compressors | Motors | Contactors | Relays | Bearings | Sheaves | Pulleys**
- ▶ **Preventative Maintenance Plans** includes materials and labor cost for repairing worn or failed components. Examples of the equipment this can cover are:  
**Boilers | Chillers | Air Handlers | Exhaust Fans | Bearings | Split Systems**  
**Large or Small roof-top units | Backflows | VFD's | Water Fountains**

To learn more, or if you have questions about ACI services, contact us today!

[service@acibuilds.com](mailto:service@acibuilds.com)

804.233.7676

[www.acibuilds.com](http://www.acibuilds.com)



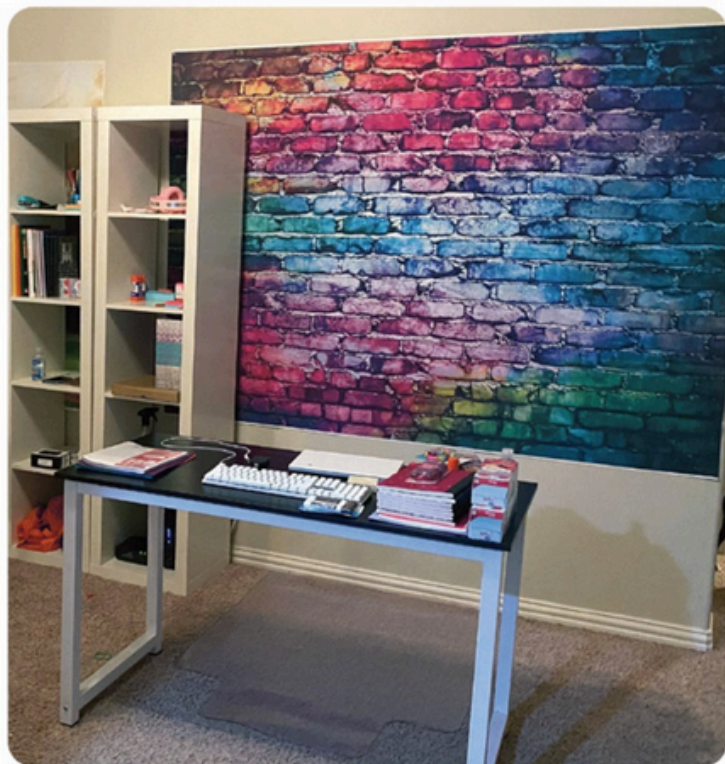
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james.bailey@schindler.com

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**TROLLEY HOUSE  
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Superior Food, Service,  
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**GOURMET GANG**

Gourmet Gang, a distinguished deli and drop-off catering service in coastal Virginia, boasts 27 years of culinary expertise. With seven conveniently located delis, they offer the community a wide range of fresh, flavorful meals crafted with care. Whether it's a quick bite or a drop-off catered gathering, Gourmet Gang consistently delivers quality and service that exceeds expectations across the region.

**Pantry Service**

Office and hotel pantry service. Fast turnaround, order by the case, over 1000 snacks, meals, ice cream, beverages, and more.



**Vending Service**

We provide a wide variety of beverage and snack options, including both local and national products.

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