



## THE PRESIDENT'S MESSAGE...

Dear IFMA RVA Members,

August has been an incredibly busy month for our chapter! On Friday August 8th we held our monthly chapter meeting at Colonial Downs Racetrack. The event was well attended, and I know that everyone enjoyed touring the grounds and watching some exciting horse races with fellow members and friends.

On August 20th we held our first chapter volunteer day since 2019 at the Richmond ToolBank. Their mission is to serve community-based non-profit organizations by providing tools, equipment, and expertise to empower their most ambitious construction and landscaping goals. They rely heavily on volunteers to complete their mission. Thank you to Karen Clifton for setting up this amazing volunteer day and to all of the volunteers who showed up and gave it 100%. Our next volunteer day is already scheduled for November 13<sup>th</sup> at the Salvation Army Angel Tree. This will be a great opportunity to help many children's (and their parents') Christmas wishes come true.

On August 21<sup>st</sup>, Sydney Covey, a Senior Manager of Energy and Sustainability from Structr Advisors, led our first in person lunch and learn. She focused on Sustainable Buildings and Human Wellness along with how to build a healthier workforce and increase workplace productivity - something that all companies want. A big thank you to Matthew Durden for putting on this great event and hosting it at Genworth. I am happy to announce we are already planning another lunch and learn for October. Details and registration will be available soon.

September will also be a busy month for our Chapter with 11 of our chapter members registered to attend World Workplace. I am looking forward to attending this year and learning new ideas and practices to manage, improve, and transform our facilities. Our annual Bud Vye Memorial Golf Tournament is scheduled for September 29<sup>th</sup> at Lakeside Park Club and is always one of the best golf tournaments of the year! We still have a few spots available so make sure to register your team before time runs out!

We are looking forward to seeing everyone soon!

Michael



# 2025 Golf Tournament

Monday, September 29

Lakeside Park Club

8:30am registration, 10:00am start



***Sponsorship  
and other  
opportunities  
still available!***

For more  
details or to  
register,  
go to

**ifmarva.com**

## ***SIGN UP TODAY!***

Sign up your foursome for \$950 which includes 4 players, 2 mulligans per player, 5 drinks, lunch and dinner, signage and your company will be recognized throughout the tournament day.

## SPECIAL INVITATION FOR IFMA MEMBERS



## Facilities and Operations Vendor Fair

The Federal Reserve Bank of Richmond  
October 15 | 11:30 a.m. - 4:00 p.m.

### Event Highlights:

- The event will allow prospective suppliers to engage and network with Bank leaders and other suppliers
- Insights from senior Richmond Fed Procurement, Facilities, and Operations leaders
- Roundtable discussions with Bank procurement and business line leaders

### Who Should Attend?

This event is intended only for suppliers that provide products and services for facilities, operations, and construction. Prospective suppliers representing the following products and services should attend: General Contractors, Architecture, MEP (Mechanical, Electrical, and Plumbing Engineering) and Structural Engineering, Fire Alarm, Life Safety, Fire Sprinkler Services, Mechanical Contracting Services, Building Maintenance Services, Janitorial Services, and (Windows, Glass, Glazing and Film).

Suppliers that provide products or services the Bank procures, deliver innovative and effective solutions and offer a clearly differentiated value proposition. Please bring decision-makers and individuals who can speak to your business capabilities beyond a "sales-pitch".

If you provide services outside the scope of this event, please email [David LeFebvre](#) to be included on the invite list for future events.

**Only two** members of each organization should register for the event.





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# **JOIN US FOR VOLUNTEER DAY AT SALVATION ARMY**

Help Fulfill Christmas Wishes for Children



**Save the date!**  
**November 13**  
**9am - 12pm**



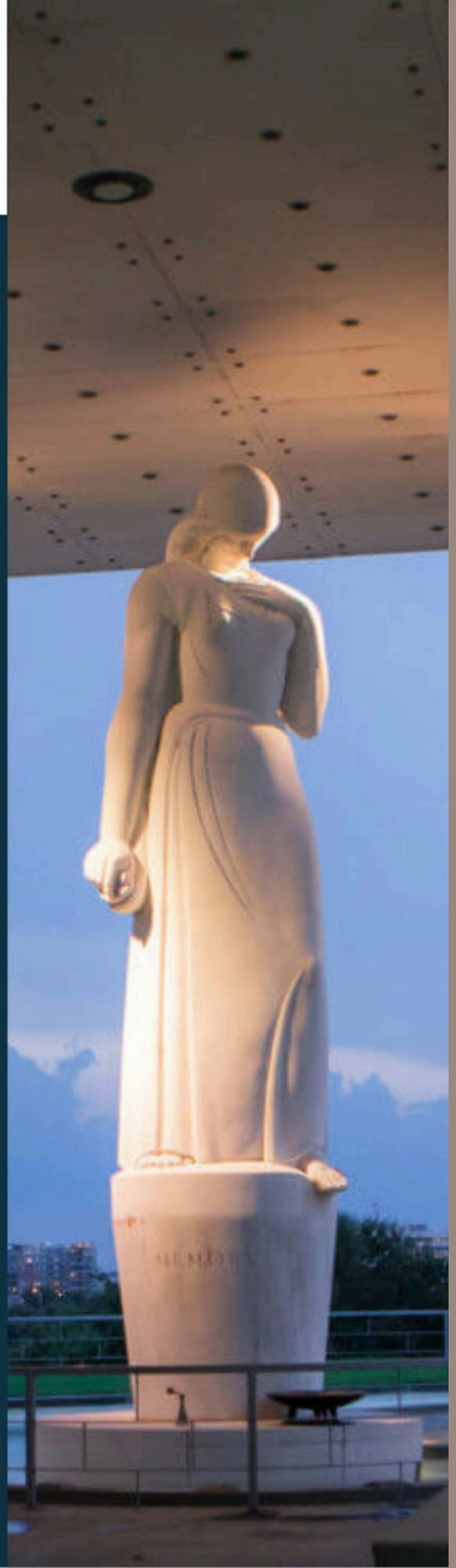


**IFMA**<sup>®</sup> Richmond  
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# Holiday Party Save the Date!

Virginia War Memorial  
621 S. Belvidere St.  
Richmond, VA 23220

December 9th  
5:30pm - 7:30pm





## 2025 PREPAID MEETING INVOICE

***Pay now for every IFMA RVA meeting this year!***

CERTIFIED (CFM, SFP, FMP) PROFESSIONAL MEMBER:  
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Treasurer P.O. Box 808  
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# MEMBERSHIP CORNER

Zach Parker -- Membership

## NEW MEMBERS

Austin Doherty  
Richmond Flying Squirrels  
[austin.doherty@squirrelsbaseball.com](mailto:austin.doherty@squirrelsbaseball.com)

Emma Smith  
Virginia Polytechnic Institute and  
State University  
[emma05@vt.edu](mailto:emma05@vt.edu)

## RENEWING MEMBERS

Hanna Essick  
The Budd Group  
[hessick@buddgroup.com](mailto:hessick@buddgroup.com)

Custis Glenn  
Draper Aden Associates  
[gcustis@daa.com](mailto:gcustis@daa.com)

Lacy Anthony  
BEA systems  
[anthony.lacy@baesystems.com](mailto:anthony.lacy@baesystems.com)

Rick Hughes  
Image Business Interiors  
[rick@ibiva.com](mailto:rick@ibiva.com)



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[ZParker@FandR.com](mailto:ZParker@FandR.com)

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and  
Twila Tyler  
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##### Hospitality

Karen Clifton  
[kclifton@servproctn.com](mailto:kclifton@servproctn.com)

##### Education

Matt Durden  
[matthew.durden@genworth.com](mailto:matthew.durden@genworth.com)

##### Golf Tournament

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

##### Founding Member Advisor

Ranny Robertson, CFM, Retired  
[grrjr41@gmail.com](mailto:grrjr41@gmail.com)



## AUGUST MEETING RECAP

**WHEN: Tuesday August 8th**

**TIME: 3:00pm - til**

**LOCATION:**

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

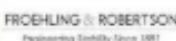


Our August event was an incredible tour of the complex operations of Colonial Downs, a world-class horse racing venue in New Kent County, VA. The sheer scale of the facility presents unique challenges for their management team with constant and specialized maintenance of the 1.25-mile dirt track and the massive 7/8-mile turf track. The volume of water necessary to maintain the turf track in prime condition is a significant consideration, necessitating sophisticated irrigation systems and diligent monitoring. Beyond the racing surface, the expansive grandstand, stables, and gaming areas demand meticulous attention to daily upkeep and seasonal preparations.

We first toured the Virginia Racing Commission's building on the backstretch, learning about the 14 stable buildings they have that host over 700 horses on site. We then toured the facility on the front stretch including where the owners sit during race day. This includes a suite that can hold up to 60 people and a restaurant on the top level. Our tour also highlighted the extensive infrastructure that supports large-scale events, which often host thousands of guests (Fun fact: The Arlington Million stakes was being run the next day on the turf course with a \$1 million dollar purse!). The facility's management shared insights into the power distribution, HVAC, and fire suppression systems designed to ensure guest comfort and safety. We also learned about the strategic waste management programs and the logistical planning required to manage crowd flow and parking efficiently. These behind-the-scenes systems are a testament to the complex, coordinated effort of the entire facilities team.

We all enjoyed food and beverages and watched several races together to round out the day.

**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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**If you'd like the opportunity to showcase your company during an event by becoming a meeting Bronze Sponsor, please reach out to:**

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

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- Logo on Chapter website relative to meeting announcement
- Logo in Chapter newsletter (if received before deadline)
- Logo on meeting notice (if received before deadline)
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- Two paid registrations to attend the meeting
- Marketing material displayed at meeting
- Opportunity to speak for 2 minutes at meeting

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## **IFMA ANNUAL SPONSORSHIP FORM**

### **SILVER:**

- One Annual IFMA membership including dues
- No cost entry for one member to attend every meeting this year
- Golf tournament foursome sponsorship
- One meeting sponsorship in a month of your choosing
- One guest participant at the meeting you sponsor
- Logo on Chapter website, Chapter newsletter, Meeting notices

### **GOLD:**

- All Silver benefits above plus the following
- Two guests for all sponsored meetings
- Three meeting sponsorships in the months of your choosing

### **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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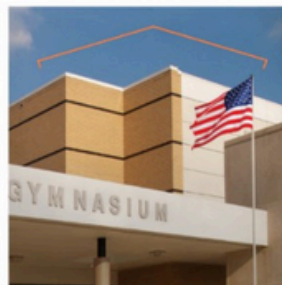
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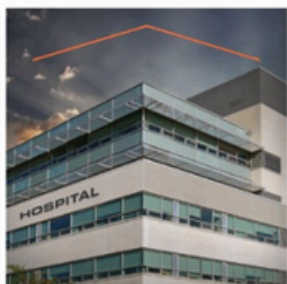
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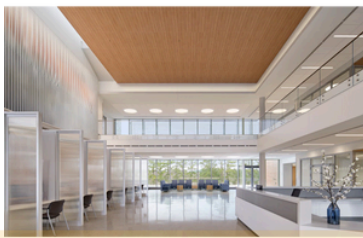
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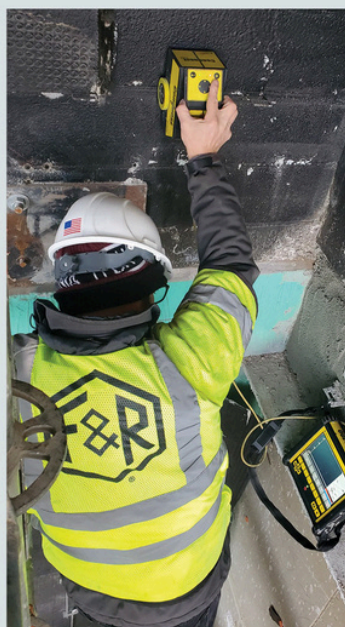
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Zachary C. Parker, PMP  
Director of Environmental Services



804.591.2767



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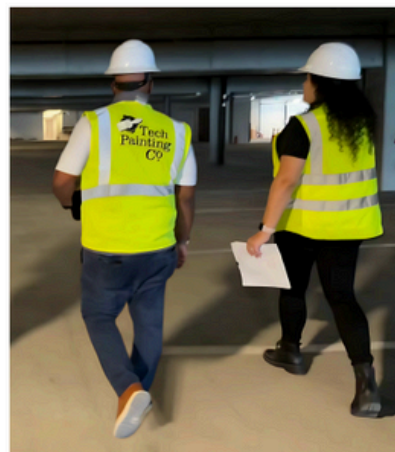
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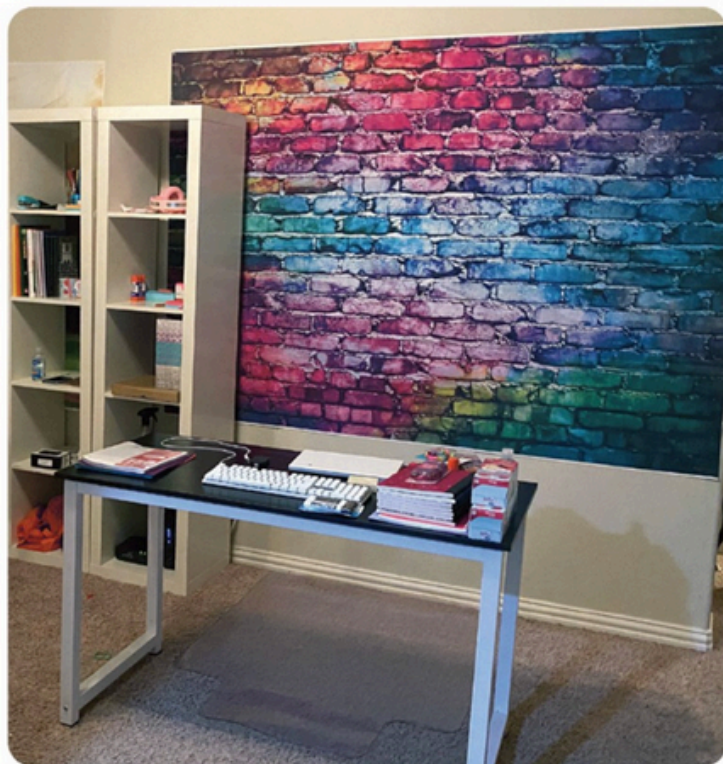
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General Manager

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james.bailey@schindler.com

**Richmond & Roanoke, VA**

**Sabrina Qreitem**

Service Sales Representative

804-258-0532

sabrina.qreitem@schindler.com

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**We Elevate**

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Trolley Hospitality Companies was founded with a vision to deliver quality food service options for all occasions. Our family of brands, distinct yet complimentary, aim to provide exceptional culinary experiences combined with customized solutions and personal service. From award-winning catering to corporate solutions, we are your source for all food and beverage needs.



**TROLLEY HOUSE  
REFRESHMENTS**

**Complete Workplace Food  
& Beverage Provider**



**Micro Markets**

Give employees the breakroom options they've always wanted. A micro market can boost employee productivity and satisfaction.



**TROLLEY EATS**

**Corporate Dining  
Services  
With An Emphasis On  
Superior Food, Service,  
And Long-Term  
Commercial Value**



**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 each, 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.

**Coffee & Water**

Offering popular coffee brands, supplies, touchless, single-serve, espresso, high-volume, and specialty coffee brewers. New touchless flavored water machines, bottled water, water filtration, and more.



**Expert Catering is  
More Than Good Food**

Specializing in corporate events, private events, and weddings, Groovin' Gourmets promises exceptional service from the moment you pick up the phone. You can expect a polished, professional experience from our arrival at your event through to breakdown and cleanup. Our diverse menus are designed to satisfy even the most discriminating palates.



**Cafe**

Enjoy a premium coffee shop experience with a diverse selection of items. Whether for breakfast or a light snack, our menu accommodates to everyone within your organization.

**Dining**

Experience complete food service management systems designed for corporate dining. Our adaptable solutions cater to the unique needs of your business.



Trolley Hospitality Companies  
8501 Sanford Drive  
Richmond, VA 23228

[Trolleyhouseva.com](http://Trolleyhouseva.com)



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## REPAIR

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## MODERNIZATION

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