IFMA® Richmond Chapter

International Facility Management Association

# Member Newsletter

**November 2026**



## Welcome to IFMA RVA!

IFMA® Richmond Chapter
International Facility Management Association

# President's Message

Dear IFMA RVA Members,

Our October tour of Reservoir Distillery offered attendees a fascinating behind-the-scenes look at a facility in Scott's Addition and the operations that keep it running. We learned about the distilling and aging processes, the company's history, and enjoyed time together in the tasting room. It was also a wonderful opportunity to connect and strengthen relationships within our facilities management community.



Fun facts: 1) There are three types of grains used in the distillery's products – wheat, corn, and rye. 2) The flavor is unique as the process takes in what comes from the environment around the distillery.

There was even an appearance by the Cat in the Hat and the Great Pumpkin! Thank you to everyone who joined us, our sponsor Novanex, Inc., and special thanks to Reservoir's Mary Allison, Head Distiller, for walking us through the process.

Looking ahead, I hope you will join us in November for our Emergency Preparedness Lunch and Learn. Being prepared for the unexpected is an essential responsibility for facility professionals, and this program will offer timely insights and practical information to help us better protect our properties and responding to incidents.

Just think, the connections you make at an IFMA event today, could help you in the future when you need it most!

I look forward to seeing you in November!

Thank you for being part of the IFMA community! – Raina Nitsch

IFMA® Richmond Chapter
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# *Thank You*
# VETERANS



## HAPPY VETERANS DAY
### FROM IFMA RICHMOND

Today and every day, we honor the brave men and women who have served our country. Your dedication, sacrifice, and courage have helped protect the freedoms we cherish and the communities we call home.

## WE SALUTE YOUR SERVICE.

**THANK YOU**
for your unwavering commitment to our nation.

**WE APPRECIATE**
the leadership, discipline, and teamwork you bring to everything you do.

**WE HONOR**
the sacrifices you've made to keep our communities safe and strong.

**WE SUPPORT**
veterans as they continue to build strong futures in facility management and beyond.

**WE REMEMBER**
those who have served and those who are no longer with us.

Your service inspires us. Your strength guides us.

**Happy Veterans Day from all of us at IFMA Richmond.**

CONNECT / LEARN / ADVANCE

IFMA® Richmond Chapter
International Facility Management Association

# November Membership Meeting

**Tuesday, November 17th**

**5:30pm - 7:30pm**

**Hoffman & Hoffman**
**2117 Westwood Ave**
**Richmond, VA 23230**

Join us for a tour of the newly renovated Hoffman & Hoffman facility at 2117 Westwood Avenue in Richmond, VA.

Serving the Richmond area since the 1990s, Hoffman & Hoffman has built a strong reputation for delivering dependable commercial HVAC solutions and exceptional customer service.

This major office renovation includes an expanded warehouse for commercial equipment, a fully stocked parts store, and a dedicated testing and startup room for HVAC commissioning and servicing.



**SIGN UP TODAY UNDER THE EVENTS TAB AT** **IFMARICHMOND.ORG**

If you'd like the opportunity to showcase your company during an event by becoming a meeting Bronze Sponsor, please reach out to: Brian Workman, bworkman@moii.com

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# Reservoir Distillery Recap

IFMA Richmond members toured Reservoir Distillery, learned about the distillation process, sampled spirits, and enjoyed great networking with fellow members. Check out the highlights below!
















FACILITY OPERATIONS • SEASONAL READINESS

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# Exterior Illumination

*A facility manager's guide to safer, more efficient properties*




**As daylight hours decrease, exterior lighting becomes more than a convenience—it becomes an important part of facility performance.** Parking lots, walkways, entrances, loading docks, and building perimeters must remain safe and functional after dark. A thoughtful lighting strategy can improve visibility, support security, reduce energy use, and create a more welcoming experience for employees, tenants, and visitors.

## 1. Prioritize safety and visibility

The first job of exterior illumination is to help people see where they are going and recognize hazards in time to respond. Uneven pavement, curbs, potholes, steps, ramps, and changes in elevation can be difficult to detect in poorly lit areas. Focus on consistent coverage—not simply installing the brightest fixtures.

**Give particular attention to:** parking areas and pedestrian crossings; sidewalks and paths between parking and entrances; stairs, ramps, and changes in grade; building entrances and exits; and loading docks or service yards where people and vehicles work together.

Large differences between bright and dark areas can make it harder for the eye to adjust. Look for uniform illumination and avoid glare that obscures people, vehicles, or surface conditions.

## 2. Improve security without overlighting

Well-planned lighting can improve visibility for employees, security personnel, and surveillance cameras. Entrances, access-control points, building perimeters, storage areas, and service corridors may deserve special attention. Don't overdo it though - excessive brightness can create glare, deep shadows, or washed-out camera images.



**Think in layers.** Combine general area lighting with focused illumination at entrances, pedestrian routes, and other higher-priority locations. Use motion-activated lighting where it makes sense, and confirm that fixtures do not shine directly into camera lenses or neighboring windows.

A nighttime walk-through is one of the simplest ways to identify dark corners, shadowed doorways, and poorly lit transitions.

DESIGN FOR PERFORMANCE

# Choose light that works harder

The right fixture, color, and control strategy can improve the experience of a property while reducing waste.

## 3. Evaluate energy efficiency and operating costs

Exterior lighting can be a significant source of electricity use, particularly at properties with large parking lots, multiple buildings, or long operating hours. LED technology generally uses less energy than many older lighting technologies, offers long service life, and works well with modern controls. Actual savings depend on existing equipment, operating hours, fixture selection, and installation quality.

When comparing upgrade options, look beyond the purchase price. Consider energy consumption, expected service life, replacement parts, lift or labor costs, maintenance frequency, and disposal requirements. This total-cost-of-ownership view gives a more realistic picture of the investment.

| UPGRADE CONSIDERATION | WHAT TO REVIEW |
|---|---|
| Energy use | Input watts, operating hours, and utility rates |
| Maintenance | Rated life, warranty, access equipment, and replacement labor |
| Lighting performance | Light distribution, glare, color rendering, and uniformity |
| Controls | Photocells, time schedules, occupancy sensors, and overrides |

**Controls that reduce waste**
**Photocells can switch lighting based on ambient daylight. Time schedules can align operation with facility hours. Occupancy or motion sensors can add light when activity is detected in selected areas. Choose controls that are reliable, easy to maintain, and appropriate for how the space is used.**

## 4. Understand color temperature and light quality

Color temperature, measured in kelvin (K), describes whether light appears warm or cool. It affects the character of a space, but it is only one part of good lighting design. Color rendering, glare, fixture optics, and the surface being illuminated also matter.

| WARM WHITE | NEUTRAL WHITE | COOL WHITE |
|---|---|---|
| 2700–3000K | 3500–4000K | 5000K+ |
| Welcoming, softer appearance; often suited to entrances, hospitality, and architectural features. | Balanced appearance; often practical for general commercial areas and walkways. | Crisp, cooler appearance; use selectively where the application and visual comfort support it. |

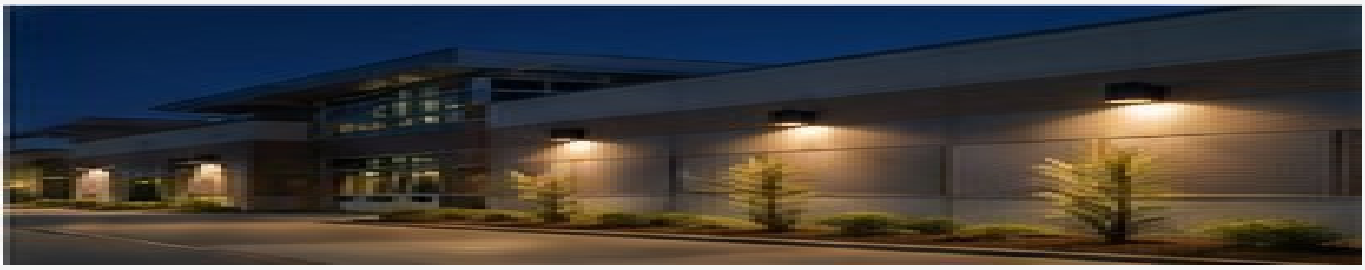
Fixture selection should be based on the task, surrounding conditions, and a lighting plan—not color temperature alone.

## 5. Reduce light pollution and respect the surroundings

Light trespass, glare, and skyglow can affect neighboring properties, wildlife, and the night environment. Use shielded fixtures that direct light where it is needed, avoid unnecessary brightness, and consider warmer color temperatures in environmentally sensitive settings. Review local ordinances and applicable dark-sky guidance when planning changes.

MAINTAIN, MEASURE, IMPROVE

# Make lighting part of the maintenance plan



## 6. Establish a routine inspection program

Even a well-designed system needs attention.Burned-out lamps, dirty lenses, damaged fixtures, water intrusion, failed photocells, and vegetation growth can gradually reduce performance. Include exterior lighting in the preventative maintenance program and inspect it after dark so the team can see what occupants actually experience.

A simple lighting inventory can record fixture location, type, installation date, control method, maintenance history, and recurring issues. This helps identify patterns, plan replacements, and build more reliable capital budgets.

## 7. Develop a long-term lighting strategy

Treat lighting as an operational asset rather than a series of emergency repairs. Start by identifying dark areas, recurring failures, high energy use, and locations where property use has changed. Prioritize improvements by safety, security, operational importance, energy opportunity, and expected lifecycle cost.

For complex sites, a qualified lighting professional can perform a photometric analysis to model light levels, uniformity, and distribution. Before making changes, verify applicable building codes, local ordinances, accessibility requirements, workplace safety standards, and site-specific requirements.

## EXTERIOR LIGHTING: NIGHTTIME WALK-THROUGH CHECKLIST

| | |
|---|---|
| ■ Fixtures are working; no outages or flickering | ■ Lenses and fixture covers are clean and intact |
| ■ Parking areas and pedestrian routes are evenly lit | ■ Poles, mounts, wiring, and housings show no damage |
| ■ Entrances, stairs, ramps, and exits are visible | ■ Photocells, timers, and sensors operate correctly |
| ■ Dark corners and blind spots are identified | ■ Glare and light trespass are minimized |
| ■ Landscaping does not block or redirect light | ■ Repairs and recurring issues are documented |

**THE RIGHT LIGHT.**
**THE RIGHT IMPACT.**

**A well-lit property is not necessarily the brightest property. It is one where the right amount of light is provided in the right places, at the right times. As the seasons change, schedule a nighttime walk-through, document what you find, and turn those observations into a practical maintenance and improvement plan.**

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# Membership Corner

## New Members

**Robert Swiger**
D&D Mechanical, Inc
rswiger@ddmech.com

**Darren Gerlach**
darrengerlach@gmail.com

**Steve Pierce**
Baker Roofing Company
spierce@bakerroofing.com

**Wayne Chenault**
MG Moving Services
wchenault@mgmoving.com

## Renewing Members

**Zachary Parker**
Froehling and Robertson
Zparker@fandr.com

**Joel Skrdla**
Genworth Financial
jaskrdla@gmail.com

Congratulations to our new and renewing members — we're glad to have you on the team.



**Zach Parker**
Membership Chair

IFMA® Richmond Chapter
International Facility Management Association

# 2026-2027 Board of Directors

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raina.nitsch@kinsaleins.com

**Vice President**
Jessica Butterworth
jbutterworth@rangecommercial.com

**Secretary**
Kevin Cohrs
kevin.cohrs@fastsigns.com

**Treasurer**
Paul Lamborn
plamborn@techpainting.com

**Immediate Past President**
Michael Caulkins
michael.calkins@trolleyhouseva.com

## CHAPTER ADMINISTRATION

**Administrator**
Adam Larsen
Adam.Larsen@allegion.com

## COMMITTEE CHAIRS

**Membership**
Zach Parker
ZParker@FandR.com

**Programs**
Daniel Furth
dfurth@odmva.com
and
Twila Tyler
ttyler@creative-va.com

**Sponsorship**
Brian Workman
BWorkman@MOll.com

**Communications**
Ben Conaway
ben.conaway@americanpest.net

**Hospitality**
Cory Barns
cory@edswp.com

**Education**
Robert Harrison
harrison@sentralservices.com

**Golf Tournament**
Zachary Booth
zachary.booth@genworth.com

**Founding Member Advisor**
Ranny Robertson, CFM, Retired
grrjr41@gmail.com



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**Brian Workman at**
**bworkman@moii.com**

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# 2026 BRONZE SPONSORSHIP FORM

## (MEMBERSHIP MEETING/CHAPTER EVENT SPONSORSHIP)

**For $400, the Sponsor Company will receive the following:**

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

****** Please complete and return with company logo in a jpg file ******

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contact: _____ for month/event: _____

email: _____ phone: _____

Guest 1: _____ Guest 2: _____

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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**

**Company Name:** _____

**Contact Name:** _____

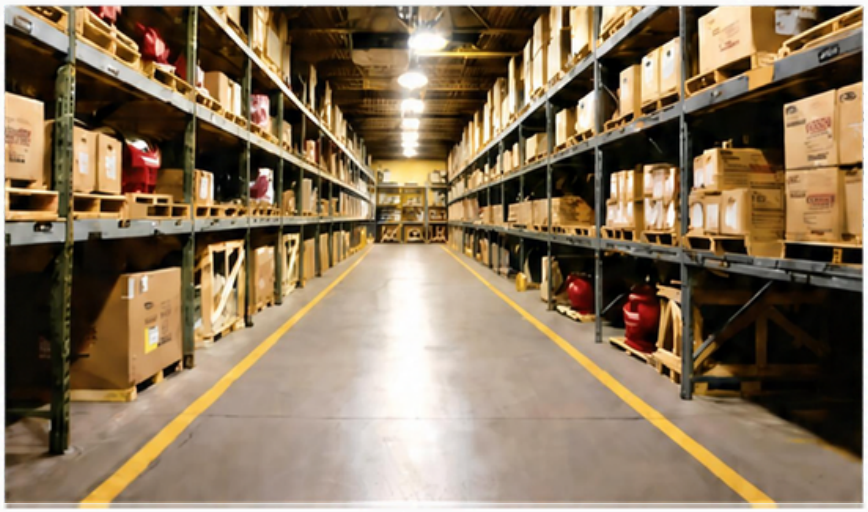
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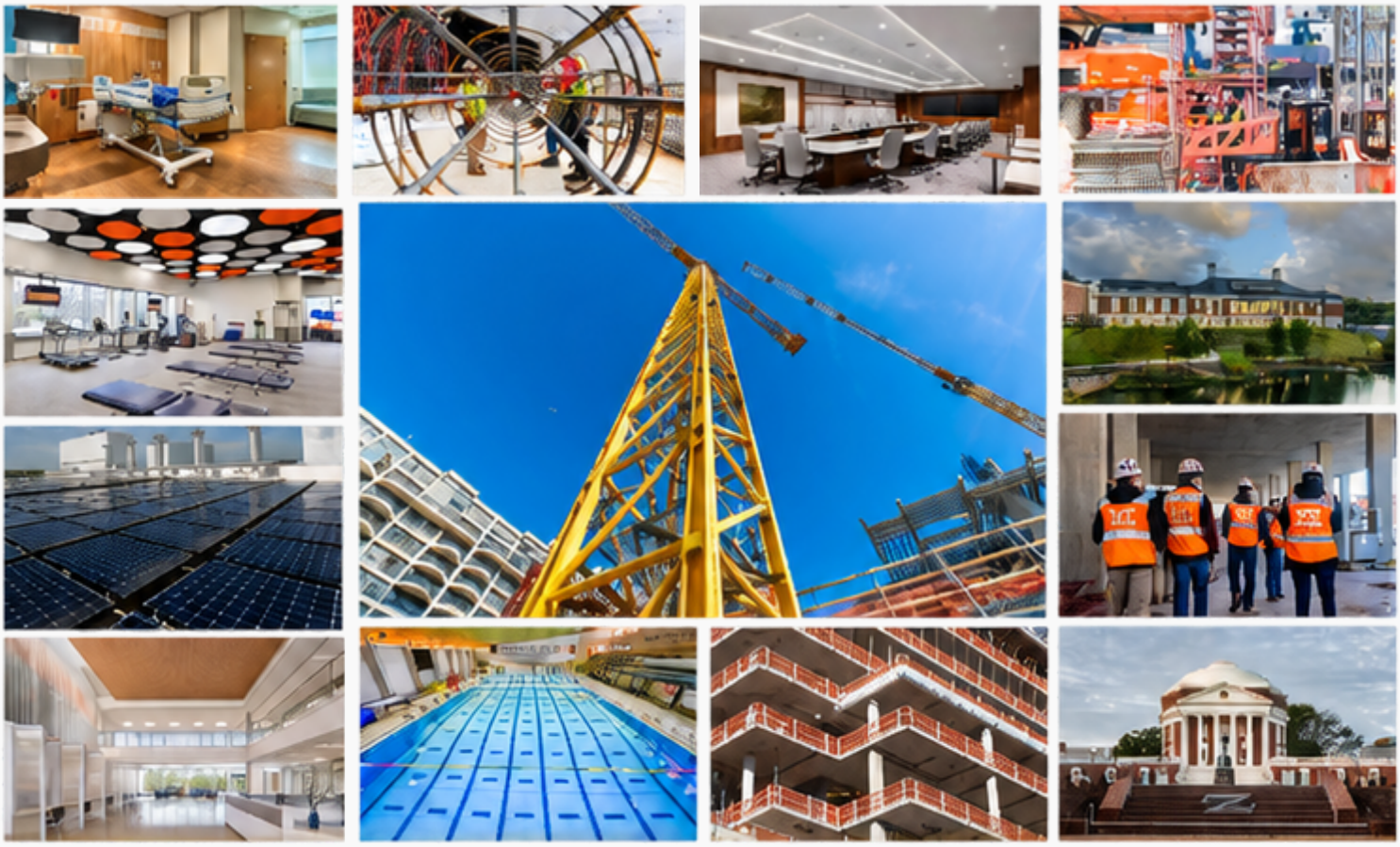
Let's Get in Touch.

info@rangecommercial.com
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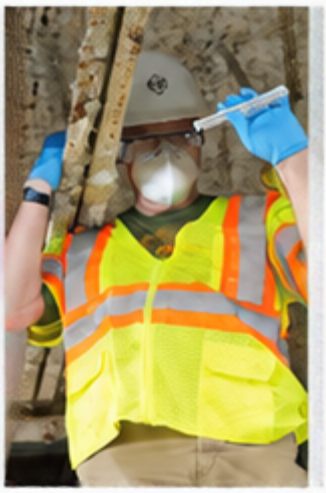
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## CONTACT US

Zachary C. Parker, PMP
Director of Environmental Services

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Connect with Brian Workman
Project Director in Richmond
bworkman@moil.com
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## CAPITAL PLANNING

Our capital planning offers you dedicated representatives who will provide you with the best recommendations for extending your elevator's lifespan. All consulting is customized for your building to see that your modernization fits your budget.

Contact the Richmond branch office at 1 804-355-9792

MOVE BEYOND