



# IFMA News

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

March 2014 Issue

## THE PRESIDENT'S MESSAGE...

Celebrating Our 29th Year



### Rebuilding Together Richmond

Spring is in the air! Or at least hopefully not the snow storms we had in February. My wife Susan is a school teacher and even she is beginning to wonder how late in the summer they will have to go to school to make up for all those lost days.

Next month is Rebuilding Together Richmond's one day blitz of a neighborhood where many groups and organizations come together to renovate or at least repair many homes in a particular neighborhood in downtown Richmond. The recipients of all this hard work and goodwill are screened based on need, and typically due to age, lack of funds or lack of knowledge in home repair, they get many defective aspects of their homes fixed up. This year the event will be held on Saturday April 26<sup>th</sup>. Our chapter has participated since 1997, when the program was known as Christmas in April".

Barbe Shaffer is our Chapter Administrator and in addition she leads us each year in selecting a house for our volunteers to work on. With the size donation our chapter makes each year we are allowed to have a house captain whose role Barbe generously fills. Barbe really gets into this event and with her capable administrative and organizational skills has everything lined up with personnel, tools, materials and most times a lunch. Her able assistant Mike Maroney also helps select the best house for our chapter and then additionally Mike brings his truck and trailer that contains seemingly every tool made.

We routinely perform yard work and have plenty of volunteers for this activity, and boy do the grounds look great when we are done. Also we may do some minor electrical work such as light fixture and switch replacement or plumbing work such as faucet replacement or minor pipe repair. Carpentry is always one of the tasks we perform, from porch deck board replacement to replacing a window. Gutters and downspouts have often been on the list too. Let's not forget the painting and I recall a couple of years ago we repainted a kitchen yellow and I mean the walls, ceiling and door/window/base trim as well! That home owner liked yellow.

As most of you know our chapter supports this charity each year with a \$5000 cash gift along with Hanover Habitat for Humanity, and I am pleased that in addition to a cash gift we put our money where our mouths are and show up for the work day too. The work activities are not terribly physically demanding, and we all have lots of fun talking with one an-

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## MEETING

### March 2014 Meeting

**Date:** *Tuesday, March 11, 2014*  
**Time:** *5:30 pm*  
**Place:** *U of R Robins Center*  
**Program:** *Tour*  
**Cost:** *Members \$10 Non-Members \$25*  
**RSVP:** *By Thursday March 6, 2014*  
\*\*\*\*\*

### Next Board Meeting:

**Date:** *April 1, 2014*  
**Time:** *4:30 p.m.*  
**Place:** *Markel Bldg. 4600 Cox Road*  
\*\*\*\*\*

### Next Membership Meeting:

**Date:** *April 8, 2014*  
**Time:** *5:30 p.m.*

## 2013/14 OFFICERS

### President

Jim Mallon, CFM  
[Jim.Mallon@dom.com](mailto:Jim.Mallon@dom.com)  
771-3090

### Vice President

Connie Hom, CLP  
[connie@buckinghamgreenery.com](mailto:connie@buckinghamgreenery.com)  
434-969-4711

### Secretary

Harvey Jones, FMP  
[harvey.g.jones@dom.com](mailto:harvey.g.jones@dom.com)  
273-3076

### Treasurer

Bernadette Coleman, CFM  
[bernadette.coleman@bdnreit.com](mailto:bernadette.coleman@bdnreit.com)  
521-1831

### Immediate Past President

Tom Wood  
[twood@svmservices.net](mailto:twood@svmservices.net)  
285-8882

## CHAPTER ADMINISTRATOR

Barbe Shaffer, CDT, SDA/C  
[ifmarichva@gmail.com](mailto:ifmarichva@gmail.com)  
651-6885

## COMMITTEE CHAIRS

### Membership

Julie Mutcher  
[jmutcher830@gmail.com](mailto:jmutcher830@gmail.com)

### Programs

Karen Frebert  
[k.frebert@creative-va.com](mailto:k.frebert@creative-va.com)  
  
Paxton Whitmore  
[pwhitmore@svmservices.net](mailto:pwhitmore@svmservices.net)

### Sponsorship

Elizabeth McKinney  
[emckinney@markelcorp.com](mailto:emckinney@markelcorp.com)

### Public Relations

Lloyd J. (Bud) Vye, R-CFM  
[bdvye@comcast.net](mailto:bdvye@comcast.net)

### Website & Social Media

Paxton Whitmore  
[pwhitmore@svmservices.net](mailto:pwhitmore@svmservices.net)

### Newsletter

Ranny Robertson, PE, R-CFM  
[rrjr41@gmail.com](mailto:rrjr41@gmail.com)

### Professional Development

Maureen Roskoski, SFP  
[maureen.roskoski@feapc.com](mailto:maureen.roskoski@feapc.com)

### Hospitality

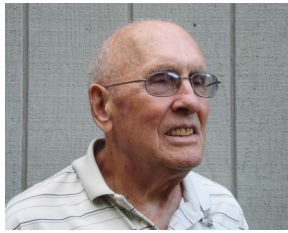
Jane Waring, FMP  
[jwaring@markelcorp.com](mailto:jwaring@markelcorp.com)

### Golf Tournament

Tim Hume, CFM  
[timh@hermitagecountryclub.com](mailto:timh@hermitagecountryclub.com)

IFMA Richmond Chapter News  
is a publication of the Richmond Chapter of the  
International Facility Management Association.  
This newsletter is designed to provide a channel  
of communication to members and prospective members.

IFMA, PO Box 808, Richmond, VA 23218



## AROUND THE CHAPTER

by Bud Vye, Retired CFM

Good news to hear that Membership Chair **Julie Mutcher** is back off of the unemployed rolls, as she has signed on with Baltimore-based **Next Day Blinds**. Sounds like her territory will be up north of here, in the Fredericksburg area.

Not so good to see **Brian Workman** with his arm in a sling down at the Med School meeting. Says he's had surgery for rotator cuff, and he's not even a tennis player. He is, however, hoping to be able to take a pain free golf swing by the time the weather gets better.

Saw an item on the expansion plans for **Patient First**, so I can see that we won't be seeing much of **Dean Andrews** for the next year, either. He's been putting in six new locations in 2013, all in PA, and has 8 in the works for this year (Chantilly, VA, Rockville, MD, four more in PA, and 2 across the river in New Jersey. The urgent care chain is now up to 50 locations open, and in growth mode, but no more planned for this area.

Some places in the news where we have met in the past, as Henrico county can't figure out a good use for the former **Best Products HQ** at Parham & I-95, so they make the decision to put it back on the market. Not sure we've got anybody still around beside Ranny and me who attended the Chapter's very first facility tour that I hosted in that building back in Feb. of '84, although we should have a few who attended when we went back in January of '01, when Bank of America was in the building. I sure hope someone can find a use for the building, since it would be painful for me to see it demolished, but I wouldn't be surprised to see someone propose it, as it sits on a 93 acre site in a prime location. County paid only \$6.2 million for it back in 12/11, so it would be a steal for someone who can figure out how to use it.

And they unveil the **Altria** sign on the marquee at the Landmark Theater at the halfway point of their \$60 million remodeling program. You'll recall that Altria received naming rights in return for their major contribution to the project. Still to come in the project is a second marquee on the Main St. side which also will have the Altria name on it. **Dominion Resources** contributed \$2 million, so the stage will be known as the Dominion Stage. All the while, productions are still being staged while the remodeling project goes on, with completion scheduled for October. A few may remember that we had a luncheon meeting there back in Feb. of '96, as they had just done a remodeling project after changing the name from the Mosque to the Landmark. Looks like another one for the Program Chairs to put on the future list after this project is complete.

And right across the street at **Monroe Park**, a much studied rehab of the park with VCU in partnership with the City looks like it is finally getting close to starting, if they can ever reach agreement on the composition of the Board of the non-profit Conservancy that will be leasing it from the City for 30 years at \$1 a year. The proposal of a third each from the City, VCU, and Public sounds reasonable, but is still getting a lot of opposition.

Down at **RIC**, where we have met three times (in May of '94, where we

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## MEMBERSHIP CORNER

By Julie Mutchler, Membership Committee Chair

### Welcome to our newest members !

**Richard T. Hulcher**

Owner  
Hodgman's Inc.  
4565 Carolina Ave.  
Richmond, VA 23222  
Email: [dhulcher@hodgmansinc.com](mailto:dhulcher@hodgmansinc.com)

**Charles W. McIntyre**

Facilities Manager  
Willow Oaks Country Club  
6228 Forest Hill Ave.  
Richmond, VA 23225  
Email: [wmcintyre@willowoaksc.org](mailto:wmcintyre@willowoaksc.org)

**Carl J. Smith**

Vice President  
Glasdon, Inc.  
5200 D Anthony Rd  
Sandston, VA 23150  
Email: [carl.smith@glasdon.com](mailto:carl.smith@glasdon.com)

**Michael Stephens**

Director Business Development  
Infralogix  
1315 Jamestown Road  
Williamsburg, VA 23185  
Email: [michaelstephens@infralogix.com](mailto:michaelstephens@infralogix.com)

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

**Kenneth W. Caviness**

Building Operations  
VCUHS  
7511 Lantern Ridge Ct  
Richmond, VA 23832  
Email: [kcaviness@mcvh-vcu.edu](mailto:kcaviness@mcvh-vcu.edu)

**Anthony C. Corcoran**

Altria Client Services  
6601 West Broad St  
Richmond, VA 23230  
Email: [anthony.c.corcoran@altria.com](mailto:anthony.c.corcoran@altria.com)

**Glenn W. Custis, PE**

Draper Aden Associates  
8090 Villa Park Dr  
Richmond, VA 23228  
Email: [gcustis@daa.com](mailto:gcustis@daa.com)

**Lauren Foate**

Account Executive  
ServPro of Hanover  
306 H Ashcake Rd  
Ashland, VA 23005  
Email: [lfoate@servprohanover.com](mailto:lfoate@servprohanover.com)

**Christopher M. Good**

Associate  
KSA Interiors  
700 N Fourth St  
Glen Allen, VA 23059  
Email: [cgood@ksainteriors.com](mailto:cgood@ksainteriors.com)

**Connie J. Hom, CLP**

President  
Buckingham Greenery, Inc.  
P O Box 140  
Buckingham, VA 23921-0140  
Email: [connie@buckinghamgreenery.com](mailto:connie@buckinghamgreenery.com)

**Catherine D. Lee, CFM**

Facilities Services Coordinator  
University of Virginia – Housing Division  
2466 Winthrop Drive  
Charlottesville, VA 22911  
Email: [cl2ag@virginia.edu](mailto:cl2ag@virginia.edu)

**Glenn Lewis, FMP**

Maintenance Superintendent  
City of Richmond  
1400 Brander St  
Richmond, VA 23224  
Email: [glenn.lewis@richmondgov.com](mailto:glenn.lewis@richmondgov.com)

**Russell J. Narkie, FMP**

Structural Maintenance Manager  
City of Charlottesville  
2 Chisholm Lane  
Palmyra, VA 22963  
Email: [narkie@charlottesville.org](mailto:narkie@charlottesville.org)

**Keith Rigsby, FMP**

Dir. Of Property Operations  
Quality Technology Services  
2040 Babbling Brooke Ln  
Mechanicsville, VA 23111  
Email: [kripsby03@gmail.com](mailto:kripsby03@gmail.com)

**Michelle Scott**

Account Executive  
Millicare by EBC Carpet Services  
814 Greenbrier Circle  
Chesapeake, VA 23320  
Email: [michelles@ebcusa.com](mailto:michelles@ebcusa.com)

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were able to be in the old Control Tower and look over the shoulder of the controller on duty as he landed a flight; July of '01, & August of '04, where Jon Mathiasen & then Troy Bell updated us on their improvement programs and led us on tours) they are getting ready to go out for bids on another \$60 million in projects. Included in this phase are an upgrade of the former National Guard taxiway, and a new road connecting Williamsburg and Beulah Rds.

While down at Fort Lee, (where many of us are still here who remember our bus trip down there in May of '11) phase 2 of the \$80 million expansion project we saw in progress is now underway. This phase includes a 300 person "half barracks" adding on to one we observed on that trip, plus a 600 person barracks, and some new buildings for the Quartermaster Brigade, replacing their present 1960's vintage cluster of buildings.

**Markel/Eagle**, who hosted our meeting at West Broad Village in October of '12 gets Henrico Planning Commission approval for their **GreenGate** project on the 75 acre Nuckols Farm property, which will continue the development out Broad St. almost to the Goochland county line. 300 single family homes, 75 of which will be detached, with the rest townhouses, plus up to 224,000 sq. ft. of commercial on the west side of the parcel.

While on a parcel just to the east of this one, closer to the Dominion auto dealerships, a project called **West Broad Marketplace** is announced with outdoor superstore **Cabela's** as its anchor. Nearest thing to a serious competitor is probably Bass Pro Shops, but they are all the way over on the far north side, so aren't really going head to head with them.

Back in the city, a long list of projects in various stages, starting with the huge **Reynolds South** project, which will give the folks out on the deck at Legend something to follow over the next several years. While over at **Reynolds North**, another apartment building with 174 units above and around the Casa Del Barco restaurant, as the development along the Canal moves steadily forward. And planning grinds slowly along for the City Stadium site, where they seem to have to do study after study, not unlike at the Shockoe Baseball Stadium and the Diamond/Ashe Center site along the Boulevard. Then on top of all that, the State budget plan includes \$300 million for a new **General Assembly Building** with a new State office building across the street at 9th & Broad, which will take about 5 years to complete in phases.

After three years of operation, the **M Bistro** restaurant down in Rocketts Landing closed on Feb. 1, as did **Popkin's Tavern**, on West Broad across the street from the November Theater, on Feb. 15. Popkin, in the former furniture store by the same name, is being taken over by Top Chef Mike Isabella, who plans to open a **Graffiato** up scale Italian restaurant, like the one he has in DC, some time this spring. With Tarrant's and a number of other restaurants in that area, I think the Chef is going to find he's got plenty of competition in a neighborhood where there isn't that much parking (as those of us who are theater goers at the Rep are well aware).

Over on the Retail side, discount grocery chain **Aldi**, based in Germany, is putting a store on the former Topeka's Steakhouse site on Parham Rd. along with one in Colonial Heights near Southpark Mall. Add this to the huge new Kroger on Staples Mill that backs up to Hermitage HS, and the new luxury grocery, Southern Season, further down Staples Mill on the Libbie Mill site and we are certainly not going to be short of grocery stores, either. Also, the **Ukrops Kitchen & Bakery** signs on the Martin's stores will be coming down soon as the four years that the deal stated they were to remain up is now over. And **Radio Shack**, who is closing 500 of their 4,300 stores and drastically remodeling the rest, has one of the most interesting ads during the Super Bowl, poking fun at the dated appearance of their stores and using Hulk Hogan, Erik Estrada, and other 80's era throwback characters to depict their customers.

103 more layoffs at the Bank of America residential mortgage unit at Villa Park, as mortgage originations continue to drop off due to rising interest rates on the mortgages and high levels of student loan debt that are said to be combining to make renters, rather than home buyers, out of a lot of the younger set.

## Computer-Aided Facilities Management (CAFM)

The National Institute of Building Sciences  
by James R. Watson and Russ Watson, MACTEC E&C  
Updated by the Facilities O&M Committee 10-04-2013

*The National Institute of Building Sciences is a non-profit, non-governmental organization that successfully brings together representatives of government, the professions, industry, labor and consumer interests, and regulatory agencies to focus on the identification and resolution of problems and potential problems that hamper the construction of safe, affordable structures for housing, commerce and industry throughout the United States.*

### Introduction

Computer-Aided Facilities Management (CAFM) includes the creation and utilization of Information Technology (IT)-based systems in the built environment. A typical CAFM system is defined as a combination of Computer-Aided Design (CAD) and/or relational database software with specific abilities for Facilities Management (FM).

The purpose of a CAFM system includes:

- To help the facility's manager ensure the organization's assets are fully utilized at the lowest possible cost, while providing benefit to every phase of a building's lifecycle, and
- To support operational and strategic facility management, i.e. all of the activities associated with administrative, technical, and infrastructural FM tasks when the facility or building is operational, as well as the strategic processes for facilities planning and management<sup>1</sup>.

CAFM systems consist of a variety of technologies and information sources that may include object-oriented database systems, CAD systems, Building Information Models (BIM), and interfaces to other systems such as a Computerized Maintenance Management System (CMMS). Today most CAFM systems are web-based and provide a host of features including facilities related scheduling and analysis capabilities. Data may be collected from a variety of sources through technology interfaces or human transfer processes. Data may be stored, retrieved, and analyzed from a single data-store.

### Description

CAFM evolved in the late 1980's leveraging the personal computer (PC) to automate the collection and maintenance of FM information. Widespread usage of Information Technology (IT) systems in almost all disciplines eventually penetrated the construction and FM industry as well. After the development of Internet-based database systems, usage of high-end tools in FM practices increased in that sector. CAFM systems provided the facility manager with the tools to track, plan, manage, and report on facilities information.

CAFM systems combine and analyze complex data to improve FM practices throughout a variety of industries including government, healthcare, educational, commercial, and industrial environments. The

CAFM system gives decision makers the ability to automate many of the data-intensive facility management functions and typically results in continuous cost savings and improved utilization of assets throughout their entire lifecycle.

Although there is no ideal model suitable for all situations, to meet the specific demands of the facility manager, a well-developed CAFM system will often include a variety of functions and features. CAFM systems typically provide and maintain information on floor plans, property descriptions, space utilization, energy consumption, equipment locations, and other critical infrastructure data that pertains to the sector it is serving.

### Features of Integrated CAFM Systems and Capabilities

Integrated CAFM systems are equipped with intelligent interfaces, advanced automated FM functionalities, and links between various external analysis packages. The following features are common to most CAFM systems:

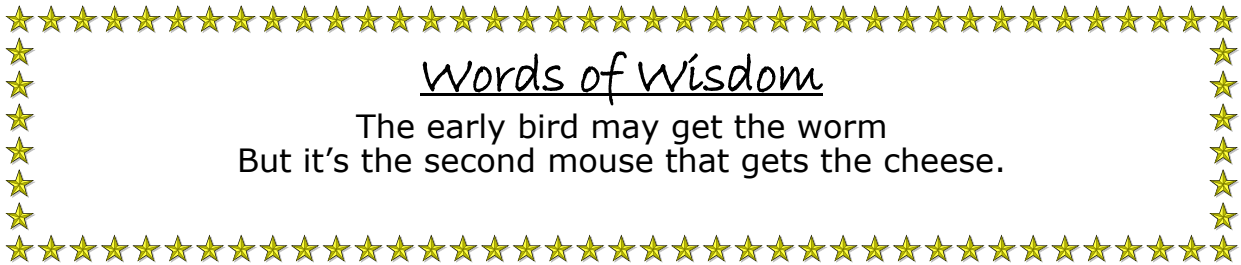
*Interactive Database:* Since the data is crucial in FM practice, CAFM systems are based on fully developed relational databases that are designed around the functional requirements of the Facility or Space Manager.

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And we've got another movie being shot in the area. Actually a TV series called "Turn", set in Long Island during the Revolutionary War, and based on the book "Washington's Spies" by Alexander Rose. About a farmer who goes behind enemy lines to get info for Washington's army, its got some sets built in a warehouse on Carolina Ave. down near RIR, and has shot a number of scenes at Scotchtown and Tuckahoe Plantation. Its set to premiere April 6 on AMC.

In closing, just learned that new Fed Chair Janet Yellen has a husband named George Akerlof, a noted Nobel Prize winning economist in his own right. I didn't realize we were getting two for the price of one, when she was confirmed.



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other, meeting new people, and at the end of the day truly helping someone that otherwise wouldn't be getting their house repaired for low cost and by cheerful volunteers. I hope you will see Barbe and sign up this year and continue to make our chapter proud. Rebuilding Together's website is [www.rebuildingtogetherrichmond.org](http://www.rebuildingtogetherrichmond.org) if you care to browse it.

For those of you who were able to brave the weather and downtown traffic to attend our February membership meeting, the VCU McGlothlin Medical Education Building was quite a thing to see. The classrooms were designed to be more collaborative and according to our tour guide the instructors are having a little difficulty in changing their teaching methods from the way things used to be done (more face to face and recitation of the lessons). Stonewall Jackson (yes the general) would be rolling in his grave. For those history buffs among you, before he became a famous civil war general, he was an instructor at the Virginia Military Institute. The story goes that he was a boring teacher and would recite his lesson.....period. If a cadet asked him a question he apparently had difficulty answering them and would start his recitation all over.

Anyway, back to the present. The finishes and furniture were well done and pleasing to the eye. In the case of the work tables in the first meeting room we went to, the tables were not round or square, but rounded to a straight end. This made the most use of the surface with little wasted table space. It shouldn't amaze me but it does that furniture manufacturers are constantly striving to improve their products for their clients to make them as useful as possible. My overall impression of the spaces we saw is that they are very nice spaces and useful for their intended purposes. If doctors and nurses get improved classroom instruction from this, I'm all for it. For a detailed report on the February meeting, please see Bud Vye's article in this newsletter.

See you in March at UR's renovated Robins Center basketball arena. And by all means put the Town Hall Meeting on your calendar for March 26th. This will be an excellent opportunity to speak with the incoming Chair of the International Facility Management Association without going to Houston. Details are on the next page.

# IFMA Richmond Town Hall Event:

## The Voice of IFMA Members



**IFMA**<sup>TM</sup>

International Facility Management Association

**When:** Wednesday, March 26, 2014

**Time:** 7:30 – 8:00 AM - Registration / Breakfast  
Light breakfast fare will be provided  
compliments of Trolley House Refreshments

8:00 – 9:30 AM - Breakfast Meeting

**Where:** Creative – 11798 N. Lakeridge Parkway, Ashland, VA 23005

**Cost:** FREE

**RSVP:** By Thursday, March 20, 2014  
Simply e-mail Barbe Shaffer at [ifmarichva@gmail.com](mailto:ifmarichva@gmail.com)  
or register on our website at [www.ifmarichmond.org](http://www.ifmarichmond.org)



**CREATIVE**  
workplace interiors & technology

**Lend your voice and share your thoughts on the value of IFMA membership and what IFMA can do for you!** The **FIRST VICE CHAIR** of IFMA, James P. Whittaker, P.E., CFM, CEFP, FRICS, President and CEO of Facility Engineering Associates, P.C. will host this town hall event to hear from our chapter on what strategic areas we would like IFMA to focus on and what is important to us for IFMA to provide. This is an unprecedented event to have your voice heard and to hear from the incoming Chair of IFMA.



Here are some questions to spur your thinking prior to this event. You can bring your answers and speak at the event. If you would prefer, you can email your thoughts to Maureen Roskoski, IFMA Richmond Chapter Professional Development Chair, at [maureen.roskoski@feapc.com](mailto:maureen.roskoski@feapc.com) to facilitate discussion on your behalf:



What do you find is the greatest value of your membership?

How can IFMA improve in relation to our members?

What strategic areas would you like to see IFMA leaders focus on to enhance value?

What are the critical issues that we can provide resources to help you with your career?

What are the most important elements to you- Education, Networking Opportunities, connecting at events, research resources, public policy, FM Advocacy, innovation sharing, or others?

What is the single most important thing we can do to elevate and magnify the importance of the FM profession?



## SAVE THE DATE

**IFMA TO SPONSOR REBUILDING TOGETHER – RICHMOND HOUSE  
SATURDAY, APRIL 26, 2014**

Volunteers needed for this one day “blitz” held on Saturday, April 26, 2014, serving the community of Church Hill. The house that we will be working on this year is located at 1234 North 37<sup>th</sup> Street.

Barbe has volunteered to be the House Captain again this year and will Chair this project. She is looking for volunteers to help on “project day”. Here is a list of some of the items we will be working on:

- Install front railing and grab bars at storm/screen door
- New front door
- Repairs to shed
- Repairs to front and rear soffit
- Repair brick on side door
- Repair railings on side porch
- Repair toilet flange in bathroom/repair leaking tub fixtures/install new exhaust vent fan
- Repair flooring at water heater in kitchen
- Yard work

**If you are interested in helping out, please contact Barbe at 651-6885 or [ifmarich-va@gmail.com](mailto:ifmarich-va@gmail.com).** There will be plenty of opportunities for skilled and non-skilled volunteers to help out that day. It is a great opportunity to give back to our community.

Thanks for your support!

## IFMA Vendor Database

### Looking for help on a particular problem or issue?

One of our member vendors may have just the solution you’re looking for. Be sure to check them out and use their services if applicable.

Go to [www.IFMARichmond.org](http://www.IFMARichmond.org), Community, Vendor Database and click on the link supplied.



## FEBRUARY MEETING REPORT

by Bud Vye, Retired CFM

A cold, brisk night on the 11<sup>th</sup> and no one appeared to have any trouble finding a place to park or where the building was located, so we had a turnout of 52 at **VCU's McGlothlin Medical Education Center**. They're the same couple that made a huge contribution to the new wing at the Art Museum, so now they have their name on two major buildings in the area.

Checking in, and then up to the 3<sup>rd</sup> floor to an area that was designed to accommodate functions such as ours. Andrea Huntjens and her **Sophisticated Soirees** had a nice selection of hors d'oeuvres and beverages set up. No figs in a blanket this time, but her barbecue was featured in addition to some spicy, black bean hummus, which had several of us asking what it was. At length, it was time to convene, so we moved into an adjacent room where we settled in around a long table as President Jim Mallon began the meeting in his usual fashion by recognizing and welcoming new members **Allen Hurt** of Colonial Mechanical and **Michael Stephens** of Infralogix as well as the first time attendees. Committee Reports were brief, highlighted by **Karen Frebert** announcing that we would be meeting at the U of R's recently remodeled Robins Center next month. She then went on to recognize **JMJ's John Massad** for stepping up to be one of the meeting's sponsors, thereby picking up the hefty rental fee we were being charged.

After those formalities, Jim introduced our host for the evening, **Keith Hayes**, who carries the title of Senior Director for Strategic Design and Project Management, working out of the VCU School of Medicine's Office of the Dean. Keith welcomed us and pointed out a couple of features that were present in the room we were meeting in ----- a louvered glass climate wall including a system of blinds on the windows, from Commonwealth Blinds, some of which were vertical and some horizontal, that automatically controlled the light coming in from the outside; and the ceiling diffusers for the AC system that operated without VAV boxes which made them virtually silent as the air moved through them.



He went on to state that the 200,000 sq. ft., 12 story building was on the site of the A.D. Williams Building, which had been demolished at a cost of \$25 million to make way for this \$100 million building which connected to the adjacent Main Hospital, Sanger Hall, and West Hospital buildings via a system of bridges and tunnels. Planning for the building had been completed in June of 2010, by the **Pei Cobb Freed/Ballinger A/E team**. Construction began in September of the same year, with **Gilbane as GC**. Completion was accomplished in January of 2013, followed by move-in in March. The project is designed to increase the Medical School's enrollment from 750 to 1,000, with a 250 seat tiered auditorium, a number of classrooms, administrative offices, medical simulation & computational research labs and an electron microscope suite as its features.



Following Keith's briefing, Jim introduced KSA Interiors' **Lorri Finn and Sara Lasseter**, whose firm had handled the Interior Design side of the project. They kept it brief, stating that they would present, and answer questions as we moved along on the tour. We proceeded to do that, heading for the elevators to get ourselves to the 6<sup>th</sup> Floor classroom, which we were told was typical of those on 5, 7 & 8. Settling in around Steelcase Mediascape tables that seated 6 (three on each side with two television monitors at the front, a six pack of connectors for laptops recessed in a well at the center, and a mike through which they could be

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heard by the entire room, all the while being visible to people at the other tables via overhead cameras.

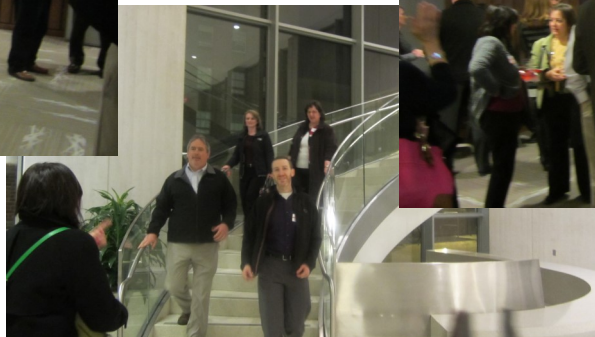


After we were all seated, with one student who thought he had found a quiet place to study over at a table by himself looking on with interest, Keith set about explaining how they had set out with the objective of setting up a Collaborative Learning Environment. They visited such set ups at MIT and Duke and then tried them out when they laid out the Pharmacy School. (On the other side of the Main Hospital, where we met back in November of '06). Testing the concept on Pharmacy, they set out to do it even better on this project, which they feel they have done. With the room being so heavy on AudioVideo features, it was only fitting that Keith called upon **JK Stringer**, the Director of

Educational Technology for the School of Medicine to brief us on how it all worked. Big TV screens on the front walls, 2 smaller ones and a mike at each table, with the cameras overhead, make it possible for this classroom and another one to see, and communicate, back and forth as they study the same topic. After pointing out that the wall coverings were like white boards that could be written on and erased, both Keith & JK took questions, including what type of seats were we sitting on? (Different World by Humanscale was answered by the KSA contingent) Which led to a discussion of how KSA had held a number of focus groups, where they brought in samples asking students to test them and select what type of seating they would prefer. This method, and the variety of departments in the building, yielded a list of Furniture manufacturers almost a full page in length, whose products were used in the building, most of whom I was familiar with, a few not so much. When we left the classroom and headed for the Administrative offices, Lorri & Sara handling most of the presenting and question answering. There we saw some pretty art, systems furniture by Steelcase, treatment on the glass partitions and walls that provided privacy and was very stylish, with floor coverings by Interface, Tandus, & Shaw. Very nicely finished and furnished throughout.



A final gathering in the waiting area outside the Dean's offices wrapped things up and we headed down to the entry area, passing a lot of original art (some with a medical theme) along the way. Before we went out into the cold, some of us came down the spiral staircase from the 2<sup>nd</sup> floor, and most of us checked out the art in the lounge/waiting area as well as on the fascia overhead, concluding a very interesting meeting. Thanks to **Keith Hayes** for hosting us, to **JK Stringer, Lorri Finn, & Sara Lasseter** for their question answering, and to **Karen Frebert & Paxton Whitmore** for setting it up, & to **KSA and Creative** for sponsoring the meeting.



(Continued from page 5)

**Interactive Graphics:** CAFM systems facilitate an interactive graphics module for basic drafting and modification of facility layouts, plans and other visual documents. A majority of CAFM systems on the market integrate industry standard CAD engines into the CAFM system to utilize common CAD file formats. Implementation of building information modeling (BIM) into the CAFM environment is beginning to provide far more robust information from the point of commissioning onward. Using open standards based BIM and tools such as Construction Operations Building information exchange (COBie) allows for interoperability of various mobile tools so that the user can have the information available when needed often saving multiple trips and significant research time. Additionally, the graphics data may be maintained in a format compatible with Geographic Information System (GIS) standards that will allow CAFM information to be accurately shared across multiple platforms, including spatial environments.

**Data Management Tools:** CAFM systems reuse existing data and are able to recognize and/or convert external data into useful information. These tools usually provide a robust user interface to enable a user-friendly environment for data input, editing, and analysis.

### **Challenges and Obstacles**

Facility managers typically face a variety of constraints and challenges. Those most often encountered today include the following:

- Shrinking maintenance budgets
- Resource constraints
- Political priorities
- Unfunded mandates
- Distributed data and data disparities

#### **Organizational stovepipes**

The challenge for facility managers is to overcome these obstacles by utilizing the resources available and convincing leadership that efficiencies and cost savings can be achieved with investments in technology, such as a well-planned CAFM system. Mature CAFM systems are important to enable facility managers to become effective decision makers and provide effective management of facility information.

### **Benefits**

CAFM system benefits include the following:

**Strategic Planning:** Tasks include analyses of property and space to provide capital planning of new or re-model assets to improve the mission of the organization. CAFM will aid in determining space requirements, equipment locations, construction costs, environmental constraints, encroachments, and other critical planning functions.

**Space Inventory and Management:** CAFM can define and standardize space attributes and data elements as well as the physical asset inventories of the organization including analysis of space dimensions and utilization, hazardous material locations, evacuation routes, fire equipment locations, and buildings attributes such as:

- Age
- Cost data
- Life expectancy
- Construction data
- Contract and Warranty data
- Building managers
- Telephone numbers

#### **Technology drops**

**Operations:** Tasks include tracking energy consumption, utilities monitoring, lighting management, janitorial, and grounds maintenance responsibilities and costs.

(Continued on page 13)

# Facility Fusion



## Recharge your career in 2014: Attend Facility Fusion

You've heard of World Work Place, but have you heard or even been to IFMA's Facility Fusion? Fusion is a smaller scale version of World Work Place that brings you not only access to many FM-related services and products, but opportunities for continued education and networking with other FM's from around the world. This year's event will be held right in our back yard at the Gaylord National Resort & Convention Center. We hope to see many of you in attendance.

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Saving Energy and Money One Watt at a Time](#)

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[Implementing the Federal Buildings Personnel Training Act](#)

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Conference website: <http://facilityfusion.ifma.org/dc/>

## CAREER RESOURCES

By Carla Strothers-Durr

For the listing of jobs in our area and nationally,  
please refer to [www.ifmarichmond.org/professional-development/career-resources.aspx](http://www.ifmarichmond.org/professional-development/career-resources.aspx)

**Visit our Local Chapter Web Site  
[www.ifmarichmond.org](http://www.ifmarichmond.org)**

**Put it in your Favorites Folder right now**

*(Continued from page 11)*

*Maintenance and Repairs:* Tasks include monitoring routine repairs and preventive maintenance operations. Safety conditions, such as a lock-out/tag-out program can also be managed.

*Assessments:* This function typically includes building condition inspections, condition reporting, security vulnerability, and risk assessments. Often these have an interface for a GIS to achieve the benefits of a spatial reporting environment as well as CAFM.

*Space Forecasting:* Includes the ability to determine current space utilization and to project future space requirements based on customer or mission requirements. This task typically includes the ability to manage the requirements for people, space, utilities, technology access, as well as the cost and move planning features.

Benefits of CAFM usage in FM tasks can be organized into quality of life, cost reduction, cost avoidance, and information improvement. Typical benefits include the following:

- More efficient space utilization to achieve cost savings and potential reduction in asset inventories.
- Reduced moving and relocation activities resulting in greatly reduced relocation costs.
- Continuous improvement in FM efficiencies.
- Improved project planning leading to reductions in architectural and engineering, construction, and building maintenance costs.
- Fast and accurate reporting on critical facilities information.
- Existing processes will become more efficient and streamlined, using standardized data that is shared across the enterprise.
- CAFM will give facilities managers the tools necessary to become more proactive instead of reactive to facilities' requirements and enable better decision making.
- Improve safety and environmental planning capabilities, reducing risk from accident and regulatory compliance violations.
- Disaster planning capabilities are significantly improved to reduce the potential for human injury or death in a disaster as well as to improve those planning capabilities required for operational recovery.

Data standardization across the organization and the elimination of redundant information held by multiple organizations in various degrees of quality and accuracy.

To learn more about CAFM implementation, contact Kim Schoenadel, [kschoenadel@ksainteriors.com](mailto:kschoenadel@ksainteriors.com)

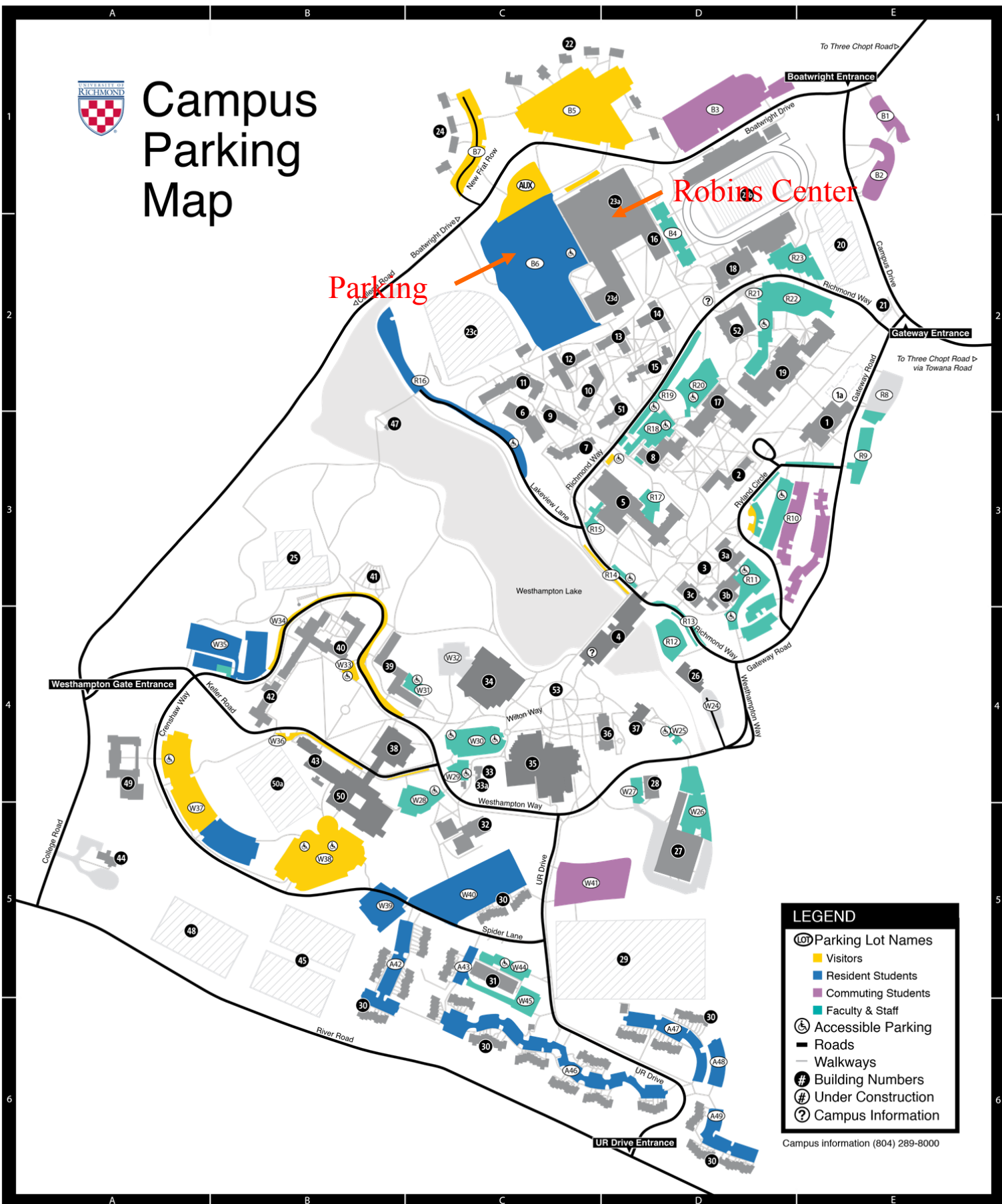
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# Campus Parking Map

Parking

Robins Center



**LEGEND**

- Parking Lot Names
- Visitors
- Resident Students
- Commuting Students
- Faculty & Staff
- Accessible Parking
- Roads
- Walkways
- Building Numbers
- Under Construction
- Campus Information

Campus information (804) 289-8000



The Richmond Chapter of the International Facility Management Association

## Richmond Chapter Monthly Meeting March 11, 2014

Join us for this great opportunity to view this wonderful venue! University of Richmond's Robin's Center renovation was completed in October of 2013. The University has spent \$11 million in renovating the gymnasium. One of main additions is the four 32-by-15-foot video screens. Others renovations include, new state-of-the-art LED lighting, center-hung LED ribbon board and LED baseline tables, refurbished seats and additional premium seating closer to the court, additional, renovated restrooms on the concourse level, refinished, repainted basketball court, four major hospitality spaces in the four corners of the bowl and two new elevators.

### Thanks to our 2014 Annual Sponsors

#### PLATINUM



#### GOLD



#### SILVER



#### Bronze



#### Where:

University of Richmond –  
Robins Center

23A Boatwright Drive  
Richmond, VA 23173

Go left once inside the building to access the elevator. The Terraces are built on the 3<sup>rd</sup> floor level. Turn right and follow the corridor to the entrance to the Spider Club Terrace.

Parking: See Map

#### Time:

5:30-6:30 pm Networking/Social  
- Spider Club Terrace  
6:30-7:30 pm Meeting/Tour

#### Presenters:

Chuck Rogers & Andrew McBride  
– University of Richmond

John Massad & Andrew Lang –  
JMJ Corporation

Zach Isbell & Mike Van Sickle –  
Barton Malow

#### RSVP by:

Tuesday, March 4, 2014  
Simply e-mail Barbe Shaffer at  
[ifmarichva@gmail.com](mailto:ifmarichva@gmail.com)  
or register on our website at  
[www.ifmarichmond.org](http://www.ifmarichmond.org)  
and pay by PAYPAL

#### COST:

Members: \$10  
Non-Members: \$25  
Registrations are required. An additional \$5 will be charged at registration if you have not registered prior to the event.

Credit card payments accepted at the door.

Be sure to include your guests name and company  
No Shows will be billed

# March Meeting

University of Richmond – Robins Center

**Tuesday, March 11th**

**5:30 PM**

# Town Hall Meeting

**Wednesday, March 26th**

**7:30 AM**

See page 7

[www.ifmarichmond.org](http://www.ifmarichmond.org)