

I-95 Business Parks Management's GCC Quarterly Update

I-95 Business Parks Management - 703/690-7234

Special Interest Articles:

- Heat Waves, Earthquakes, Hurricanes....
- Temporary Guests
- Tenant Spotlight: TML
- Fall Window Cleaning
- Fall HVAC Maintenance Notes

Questions?

703-690-7234

www.i95businessparks.com

Heat Waves and Earthquakes and Hurricanes and Floods...OH MY! (expect Locusts soon)

The Summer of 2011 has certainly become memorable in the Northern Virginia Area! About 18 months ago, after three record blizzards and very little thawing in between, our lament was "Where's Global Warming when you really need it?" Now we're lamenting that lament.

First, we had all time record heat and drought in July. Then we had the 5.8 magnitude Earthquake on August 23rd in Louisa County, VA that was felt up and down the east coast.

One of our friends was on the roof of the Patriot Center, (which has no parapets or guardrails), performing an inspection when the quake hit. When asked if he was frightened by the experience, his reply could be classified as inappropriate for a family or professional newsletter.

The following weekend, on August 27th, we were visited by Hurricane Irene – whose high winds and heavy rainfall, caused some power outages and some flooding.

A few weeks later, Tropical Storm Lee rolls through the area dumping 12-15 inches of rain on us in less than 24 hours. Word has it that an event with this much rain would normally be expected to occur once in every 500 years. If that is the case, northern Virginia came through it relatively unscathed.

We are proud to say that all of our buildings at both business parks have made it through all of this crazy weather beautifully! A few leaks were reported during the Tropical Storm with the driving rain and there were a few cosmetic damages to some of the interior and exterior walls of one or two of our buildings – but nothing that directly impacts the structure of the buildings.

As for the roof leaks, the earthquake rocked the building systems enough that roof flashing around the perimeter of the buildings and the HVAC equipment was pulled loose in places.

In addition, we have learned over the years that after a summer where we have had an extreme heat wave, enough expansion and contraction of the roof systems occurs that leaks are likely to be a problem with the extreme rain events that follow.

Another contributing factor is that we often will have a lot of HVAC service technicians up on the roof working on the equipment during a heat wave.

If the air temperature is 105 degrees on the lawn, it is well over 130 on the roof, so they can sometimes be careless with parts, screws and metal scraps as they work quickly to get equipment serviced or repaired. Richard lectures them severely, but we also thank them for not calling in sick when the weather is miserable.

Temporary Guests

*Avoid the crowd.
Do your own thinking
independently. Be the
chess player, not the
chess piece.
~Ralph Charell*

*Jumping at several small
opportunities may get us
there more quickly than
waiting for one big one to
come along.
~Hugh Allen*

Toys For Tots

Toys for Tots will be setting up their collection center at Prince William Commons, once again this year.

They will set up shop at 3310 Noble Pond Way, Suite 106, Woodbridge, VA 22193 from October 1, 2011 through January 2012.

If you would like to donate toys or donate your time, please contact Staff Sergeant Oscar Villegas on 571-285-5687.

For more information on Toys For Tots – please go to their website:

<http://quantico-va.toysfortots.org/local-coordinator-sites/lco-sites/default.asp>

Salvation Army

Salvation Army will also be coming back to Prince William Commons for the season.

They will be located at 14000 Crown Court, Suite

105, Woodbridge, VA 22193 from November 1, 2011 through January 2012.

For more information regarding donations or to volunteer, please contact Major Hilda Chadwick on 703-580-8991.

For more information on the Salvation Army – please go to their website:

http://www.salvationarmyusa.org/usn/www_usn_2.nsf/vw-local/Home#

Tenant Spotlight: TML

TML has been “Connecting People with Technology” since 1985.

As recently seen on [News Channel 4](#)...TML's revenues are at historical highs, since January of 2010 our revenues are up 16%.

Why? How?

TML offers technology products and software solutions that are helping our customers better manage and significantly reduce their organization's document management and output costs.

Our unique - 360 approach to evaluating workflow makes us a valued partner to our customers and our technology solutions provide innovative ways to better manage and control operating expenses.

TML provides office technology solutions from Xerox, Konica-Minolta (bizhubs), Panasonic, HP and others. We provide turn-key solutions including installation, training, technical support with a four (4) hour on-site response time and remote support via our Customer Care Center.

TML provides free analysis to our customers and prospective customers that allow us to determine if we can assist your organization in better managing and/or reducing your document output, storage, distributions costs – call us today @ 703.330.1010 to arrange for your free document and workflow analysis.

Fall Window Cleaning

The average pencil is seven inches long, with just a half-inch eraser - in case you thought optimism was dead.
~Robert Brault

The activist is not the man who says the river is dirty. The activist is the man who cleans up the river.
~Ross Perot

We have scheduled Kevco to come out in October to clean the exterior windows of all of our buildings.

Here is the schedule for Gunston Commerce Center:

Monday, October 17th

- 10510 Furnace Road
- 10720 Richmond Highway

Monday/Tuesday, October 17th – 18th

- 10400 Furnace Road
- 10430 Furnace Road
- 10440 Furnace Road

Tuesday, October 18th

- 10501 Furnace Road
- 10505 Furnace Road

If you have any questions or concerns regarding the schedule, please contact the Property Manager, Linda Slye, on 703-690-7234 or via email: lslye@i95bpm.com

Fall HVAC Maintenance Notes

As we enter into Fall, the weather starts to cool down and it's time to switch our HVAC systems from cooling to heating.

The first few times the heat comes on, there could be a slight burning smell coming from the vents. This is just dust burning off the heat exchanger in the units and should go away after the unit runs for a little while. If the smell does not go away or gets worse, the unit should be checked by an HVAC services contractor.

Management would like to remind Tenants that all HVAC units should be serviced quarterly to keep the unit running as efficiently as possible.

This also keeps warranties intact if there is a problem with a warranted item.

Each Tenant is required to have its units under a maintenance contract, although, some Tenants have opted to have Management handle its maintenance for a fee.

For those that have a contract with Management, the quarterly service has been scheduled to begin the first week of October.