



Executive Director's Report for the  
Fort Monroe Authority Board of Trustees Meeting  
Bay Breeze Conference Center  
April 16, 2015

## **Operations Report**

### Postern Gate Bridge Repair

Earley Marine was the successful bidder to repair the concrete failure identified during the biennial inspection of the Postern Gate bridge. A pre-construction meeting was held on March 16<sup>th</sup>. Repair work commenced on March 17<sup>th</sup> when temperatures reached the 50 degree minimum required for the epoxy curing. Earley removed the spalled concrete and sandblasted away any rust found on the reinforcing bars. The rebar and edges of the existing concrete were coated with epoxy to aid in the binding of the concrete patch to the original structure. A special concrete mixture was used for the patch. After allowing for the curing period recommended by the epoxy manufacturer, the Postern Gate Bridge was reopened on March 25<sup>th</sup>. The repair work cost was paid using FY15 VDOT maintenance funds.

### FY15 VDOT Maintenance Project Update

Pembroke Construction has been awarded the contract for the majority of FY15 VDOT maintenance projects. The Scope of Work for the Pembroke contract includes:

- Installation of fifty-five ADA compliant sidewalks ramps along Fenwick, Ingalls, Patch and Bernard Roads,
- Replacement of twenty-eight existing light signals at the Main Entrance and three vehicular entrances to the fortress with new energy-efficient LED light heads that comply with MUTCD standards,
- Replacement of four existing pedestrian signal heads at the North Gate and East Gate entrances to comply with MUTCD standards, and
- Design and installation of a flume/spillway on Mellen Street at the property entrance to reduce ponding during rain events.

The Pembroke contract also includes unit price costs for repairing concrete sidewalks, patching potholes in asphalt and concrete pavement, and sealing cracks in asphalt pavement. These contingent activities will be pursued based on the remaining VDOT funds once the above-referenced items are completed. All work will be completed by June 30<sup>th</sup>.

### Maintenance Reserve Project Update

The Fort Monroe Authority continues to work with the Department of General Services (DGS), Ballou Justice Upton Architects, and Clark Nexsen Engineers on the design work and construction for the maintenance-reserve funded capital projects.

Work is substantially complete on the fire hydrant replacement project (CIP # 3-009). Punch-list items remain to be completed.

Work is coming to a conclusion on the large, multi-specialty project that includes elevated tankless water heaters (CIP # 8-001), elevated electrical systems improvements (CIP # 8-002), and improved sump pumps (CIP # 8-003) in 28 basements near the marina, together with structural repointing of mortar and roof repairs on buildings 100 (CIP # 8-009) and 83 (CIP # 8-006). The mortaring repointing on Building 83 has been completed. During the renovation of Building 83 for the Authority's office, additional roof issues were discovered. These repairs will be completed in the April/May timeframe. The mortar and roof repairs on Building 100 are substantially complete. During work on the roof repairs at Building 100, a water intrusion issue was identified on the 3 stair towers in the rear of the building. A change order has been issued to address this water intrusion issue. Work on the basement improvements is substantially complete. Overall the project is approximately 95% complete. A number of punch list items will remain once the work is substantially complete.

Construction continues on the MRF sewer pipe and manhole repair project (CIP # 4-001) that includes the repair of sanitary sewer pipes and manhole structures at 16 separate sites across the property. Work on this project is approximately 90% complete.

Work continues on the pump station upgrade project (CIP # 4-005). The utility subcontractor has completed work on the isolation valves and bypass connections to be installed on five of the pump stations. The contractor has mounted the antenna on the water tank to assist with the communication from the remote monitoring (SCADA) stations that have been installed on nine of the pump stations and the control/communication station at the Veolia office in Building 57. The contractor has been approved to install five of the ten antennas. The remaining five antennas will require consultation with the Department of Historic Resources due to impacts to historic fabric and/or impact to viewsheds. The scope of work on this project is approximately 85% complete.

Clark Nexsen continues to work on the design for the replacement of pump station 180 (CIP # 4-002) incorporating the comments received from the Hampton Roads Sanitation District (HRSD) engineering and field staffs. The project will include SCADA monitoring equipment on the main force discharge station on the property. The engineers have issued a new preliminary engineering report (PER) based on feedback from the FMA, Veolia, and HRSD. The revised PER has been reviewed and comments have been provided to Clark Nexsen. While the design work is being completed with maintenance reserve funds, the construction of the new station is expected to be constructed using a portion of the \$22.5 million VBPA bond program. The design work is approximately 35% complete.

The FMA is continuing to discuss projects with DGS to utilize the balance of the \$6.5 million in Maintenance Reserve funding provided by the state budget in FY12, FY13, and FY14.

#### VBPA \$22.5 Million Bond Program

FMA is still working with DGS and DPB to contract with a project management firm to provide a Project Manager to work at Fort Monroe to manage projects funded by the VBPA allocation. Once the contract Project Manager is embedded at Fort Monroe, the Authority will begin procuring the architectural and engineering services for the design of the capital projects in the CIP plan approved by the Board of Trustees at the December meeting.

### Building 83 Office Renovations

Work continues on the renovation of Building 83 as the new headquarters for the Authority. The demolition is 95% complete and the contractor has installed the majority of the new partitions. The mechanical contractors have completed over 80% of their scope including the installation of two new air handling units and the associated duct work in the attic and basement. Several issues were identified during the demolition that have altered the scope of work and/or required consultation with the Department of Historic Resources. The two most notable are: (1) the decision to expose the back of the original post office wall that required additional demolition, additional design work, and a consultation with DHR based on the revised floorplan; and (2) the discovery of an extensive amount of termite damage on the second floor that required the removal and replacement of underlayment and subflooring in three offices on the west side of the building. The original completion date for the project was May 5<sup>th</sup>. Due to the delays related to the unexpected conditions and product order lead times, the contractor has revised its target completion date to mid-June. Based on the revised completion date, the Authority is planning to relocate to Building 83 over the weekend of June 27-28.

## **Real Estate Activity Report**

### Commercial Division

By way of a reminder, the commercial portfolio is broken down into six categories as follows:

- Category 1 - Immediately available for lease with market standard tenant improvements.
- Category 2 - Viable leasing candidates but require capital improvements over and above market standard tenant improvements.
- Category 3 - Viable leasing candidates but require significant capital improvements.
- Category 4 - Residential adaptive reuse candidates.
- Category 5 - Infrastructure buildings that are not revenue producing assets.
- Category 6 - Buildings reserved for identified future uses and/or internal use

We continue to experience measured success leasing Category 1 assets as evidenced by the execution of two additional leases since the last Board of Trustees meeting. Leasing efforts remain focused on these buildings as they provide an immediate revenue stream to the FMA and require no capital outlay, with the exception of market standard tenant improvement packages.

Additional resources have been leveled towards Category 2 buildings in an effort to increase our available inventory. That work continues and is set out in more detail below.

### Significant Projects

**Building 171:** After considerable effort and expense, the elevator repairs have been completed and will be operational in time for the grand opening of the YMCA, which we expect to occur in May of this year.

**Building 134:** Building 134 is part of the TRADOC complex and houses the central heating and cooling plant for the entire complex. The plant has significant deficiencies including numerous pipe failures, improper pipe support structures; rusted and inoperable isolation valves and functional obsolescence. The cost to modernize the entire system is approximately \$1.1 million, however; we are reluctant to replace the system until a proper reuse plan for that section of the property is adopted. Consequently, we have initiated repairs to the current system in an effort to keep it functioning until a reuse plan is implemented. The repairs to the HVAC plant are currently in progress and the estimated cost to complete the repairs is approximately \$150,000.

**Building 37:** Building 37 is 10,235 square feet in size and is part of the TRADOC complex. Early this year a heating coil ruptured resulting in the catastrophic release of steam and hot water into the building. The heat from the steam was so intense that it liquefied most of the paint on the ground level, which unfortunately was lead based. As the paint cooled it returned to a solid state, coming to rest on the floor and furniture on the ground floor. Following the standard operating procedures of our Lead, Asbestos and Mold Program ("LAMP"), we conducted sampling for possible hazardous building materials and designed clean up protocols accordingly. All of the furniture on the ground level is a total loss, but our rapid response to the incident mitigated damage to the building structure and limited furniture damage to the ground level.

**Building 8:** Building 8 is a small building located inside the stone fortress that served as the original laundry facility for the post. At some point in its history, a wood shed was constructed to the rear of the building and that shed addition was in a severe state of disrepair. It had become an attractive nuisance for children and teenagers and, due to the dilapidated condition, it was impossible to secure the building from unauthorized entrance. Several FMA staff members donated their time on a Saturday and demolished the shed thereby removing the dangerous and unsightly condition at no cost to the taxpayers of Virginia.

**Building 100:** This represents the first of the Category 2 assets that is undergoing improvements in an effort to increase our marketable portfolio. The current layout of the building, along with its limited bathroom count and configuration, makes leasing the building challenging at best. We have engaged an architect to prepare construction drawings that would improve the bathroom layout and increase leasable office space for future tenants. The construction drawings have been completed and submitted to BCOM for a courtesy review on January 13, 2015.

**Building 80:** The conversion of Building 80 to multi-family housing is progressing, albeit slower than planned. The construction drawings were submitted to the Bureau of Capital Outlay Management ("BCOM") for plan approval on October 2, 2014 and comments were received on November 6, 2014. Revisions to the construction drawings were made and submitted to BCOM on January 28, 2015. After several clarifications of the plans and relevant code interpretation, we received a verbal approval of the plans from BCOM and applied for a building permit on March 31, 2015. The issuance of the building permit is still pending and the delays in permit issuance will result in a delay of project completion, which is now estimated to be near the end of the third quarter 2015.

**Building 83:** Construction work began on January 6, 2015 with an estimated completion date of May 5, 2015. The project has encountered several unexpected discoveries, which have caused the construction to fall behind schedule. Substantial completion is expected to occur in mid-June. Building 83 will serve as the new office for FMA staff and is designed to accommodate some public activities.

**Virginia STEAM Academy:** The FMA met again with representatives from the STEAM Academy to discuss their new corporate structure, a change necessitated by the regulations governing various tax credits that the STEAM Academy intends to pursue. A final lease draft has been prepared and delivered to the STEAM Academy and it is currently under review. The STEAM Academy is in a holding pattern as they evaluate funding options. At this time, the FMA does not have a formal agreement with the STEAM Academy regarding specific buildings at Fort Monroe.

### Commercial Financial Summary

As of February 28, 2015, there was a net operating deficit of (\$179,758) for the month. This represents an unfavorable budget variance of (\$31,533). Revenue from commercial leasing activity totaled \$527,602 for the year, representing a 96% increase from the same time period in FY14. Net operating income was (\$1,736,145), which represents an unfavorable variance of (\$349,794). While the commercial division continues to operate at a deficit, we are experiencing ever increasing rental revenue from commercial leasing and we expect that trend to continue.

### Residential Division

The winter months are considered the "off season" for residential leasing and Fort Monroe is no exception. While we are coming off of the incredible achievement of reaching 100% occupancy late last year, our occupancy rate currently sits at 98% with 160 units leased. Residential leasing is more volatile than commercial leasing as residential leases are characterized by shorter lease terms and more tenant turn-over so this decrease in occupancy was neither unexpected nor alarming.

The work on the "down" units continues with repairs in progress on four units (61A, 61B, 167A & 167B). Unit 61A is now available for delivery and we project that the necessary work to bring the other three units back on-line will be completed by the end of April 2015, pending review and approval by the Department of Historic Resources. Once completed, we will be left with eight down units that require a more detailed feasibility analysis before repairs are commenced. The cost associated with repairing these units is substantial, generally in excess of \$100,000 per unit, and it is unlikely that the FMA will be able to allocate additional funds in FY15 towards those repairs.

### Residential Financial Summary

As of March 31, 2015, the residential division reported \$1,850,347 in net rental revenue year to date, which represents a 5% increase from FY14. Year-to-date net operating income was \$552,600, which represents a 39% increase from FY14. Latent in these figures is the fact that, during the same time period, the FMA decreased internal operating expenses and rental concessions by 13% and 47%, respectively. The increase in year-over-year net operating income is due, in large part, to favorable leasing velocity driven by a strong residential leasing market. Demand for rental housing remains strong and we continue to enjoy upward rent pressure. Our central location in Hampton Roads and our unique mix of history and unparalleled scenery makes Fort Monroe a very desirable place to live.

### **Special Events Report**

The 2015 Calendar of Events is now complete. It includes the traditional Fort Monroe events such as the weekly Music by the Bay Concert Series and Fourth at the Fort, as well as the newly established events, Fort Monroe Ghost Walk and Mistletoe Homes Tour. In addition, some events produced by private, public, and non-profit agencies are returning in 2015.

The Music by the Bay Concerts will take place on Thursday evenings in June, July, and August. The summer concert season will kick off on Friday, June 5 with the very special "Welcome Back TRADOC" concert at Continental Park. As part of the Fourth at the Fort celebration on Saturday, July 4, another special concert will take place featuring the US Navy's Fleet Forces Band, Four Star Edition. An end-of-the-season finale concert by the Virginia Symphony Orchestra is once again being considered, providing sponsorship funding is secured.

The Fort Monroe Ghost Walk will have more stories to tell on Friday and Saturday, October 23 and 24. On Saturday, December 12, the Mistletoe Homes Tour will feature four historic homes decorated for the holidays and open house locations at other special points of interest.

For the second year, the Bodacious Boardwalk Bazaar will take place at Fort Monroe on May 1, 2, and 3. In addition to the 200 vendors, music and exhibits, a wine-tasting festival and beer garden have been added to the program. This event generates revenue for the Fort Monroe Authority and the Fort Monroe Foundation.

The National Park Service and the Fort Monroe Authority have expanded the Commemoration of the Contraband Decision to include two weekends of living history programming on May 16 and 23, a concert on May 22, and a ceremony on May 24.

The 90<sup>th</sup> Hampton Cup Regatta will return on Saturday and Sunday, August 8 and 9. They will use the same basic footprint along Mill Creek as they have in the past.

In addition to the aforementioned events, there are already 15 weddings booked at Continental Park and 40 picnics booked at Shelter 5 throughout the 2015 season. Due to the high demand for holding private events at Fort Monroe, additional rental sites are being developed for picnics, weddings, family reunions, and other similar activities.

## **Casemate Museum Update**

### Visitation & Tours

Museum visitation during February, 2015 was 1,162, down 39% from last February.

Visitation during March 2015 was 527, down 9% from last March. The severe and snowy winter weather contributed to the decline in attendance.

Tours of note during February and March included eighth graders from Cornerstone Christian School in Vancouver, WA, who began a 10-day east coast tour at Fort Monroe. Additionally, a Joint-Forces military group scheduled a guided tour.

### Outreach

The Casemate Museum participated in the Battle of Hampton Roads weekend event at the Mariners' Museum in Newport News, Virginia. The event included firing demonstrations, historical displays, lectures, and children's activities. Casemate Museum staff, Ranger Aaron Firth of the Fort Monroe National Monument, and Museum volunteers utilized visuals and primary source documents to highlight the historical connections between the Battle of Hampton Roads and Fort Monroe. Personnel encouraged visitation to the Fort and Museum. Approximately 1,200 people attended the event.

The Casemate Museum Historian presented *The Construction of Fort Monroe: An Archival Investigation* at the Hampton History Museum Lunch in Time speaker series on March 18, 2015. The lecture focused on the engineering of Fort Monroe and the irony that enslaved laborers constructed Freedom's Fortress. Archival records recently reviewed at the National Archives in Philadelphia were referenced throughout the presentation. Approximately 80 people attended the program.

### Volunteers

In February we recorded 116.5 volunteer hours and in March 123.5 hours. Volunteers participated in numerous events and tours, often in very challenging winter weather. Volunteers also contributed as greeters welcoming the general public to the museum.

### Partnerships

Casemate Museum staff attended planning meetings for the Contraband Commemoration Ceremony 2015 in partnership with Fort Monroe National Monument. Planning continues for Contraband Commemoration, National Parks' week, and other joint community events such as Hampton Heritage Day and Phoebus Spring Fling.

### Collection Management

*Re:discovery* computer software was installed at the Museum in March 2015. The software will allow staff to create and maintain accurate records of the Museum's collection. The database will incorporate information about donors, artifact histories, photographs, and the physical status of each artifact in the collection. To help staff best utilize the software, *Re:discovery* training is scheduled. Later this year, staff will begin using the software to document the collection, including archeological objects, and archival material. Additionally, the database may be used for educational and research opportunities.

### Exhibits

The Museum secured an extension of the artifacts' loan from the Girl Scout Council of the Colonial Coast (GSCCC). This will allow the exhibit, *Sisterhood on the Fort*, to remain on display through September, 2015.

The Museum is finalizing a loan agreement with the Museum of the Confederacy for artifacts related to Jefferson Davis' imprisonment at Fort Monroe. Once secured, the artifacts will be a part of a new exhibit.

### Preservation Initiatives

Museum staff is working on the oral history component of the Historic Structure Report (HSR). This portion of the HSR will expand the historical record of the development of the Casemate Museum through first-hand testimonies. This project will improve our understanding about the modifications and alterations to the museum, physical deterioration of the casemates, and overall structural and environmental conditions. The oral histories collected from current and former museum staff, contractors, and volunteers, will serve as a resource for researchers, staff, and the general public interested in fortifications, preservation, and Fort Monroe history.

## **Communications Report**

Media clips since the last Board meeting are attached.

## **Historic Preservation Report**

### Properties

The department reviewed project plans described in the Operations and Real Estate reports including: buildings 19, 24, 27A, 61, 80, 83, 100, 28 housing units in the Tidball Road area, 167, 171. Reconstruction of the Building 100 chimney stack damaged by a boom lift was completed late March and unrelated damage was found in a separate area where roof work was in progress. The damage includes rotten wood and open holes in masonry walls where former exterior stair landings were historically located.

The FMHPO was consulted on the adaptive reuse of historic Buildings 204 and/or 205 for a brewery.

The Real Estate and Heritage Assets Departments cooperated in the planning and installation of a new elevator cylinder for the inoperable piston in Building 171, the future Fort Monroe YMCA. Local consulting engineers, GET Solutions, were engaged to guide the heavy equipment operators and to measure vibrations and other activities involved in this installation. Heritage Assets and Operations is exploring plans for more complex locations following Veolia's March pilot installation of wireless read water meters in basements of nine of the quadplex units. Heritage Assets reviewed plans for radio antennae in several locations to transmit signals from pump stations, requiring design alterations to avoid or minimize effects to historic properties.

The FMHPO is awaiting reports on the planned remediation of Building 37 following the February 19 steam release and water inundation of the habitable subgrade spaces. Preliminary indications are that FMA's early and concentrated responses prevented catastrophic damage and stabilized conditions to avoid continuing damage.

During the late winter period with historically low and severe weather, the department provided regular and extensive support of current construction and unexpected maintenance responses at several locations across Fort Monroe with archaeological assessment, permit applications, and compliance. FMA Archaeology & Environmental Coordinator Sam Henderson has made critical contributions since arriving at Fort Monroe September 2014.

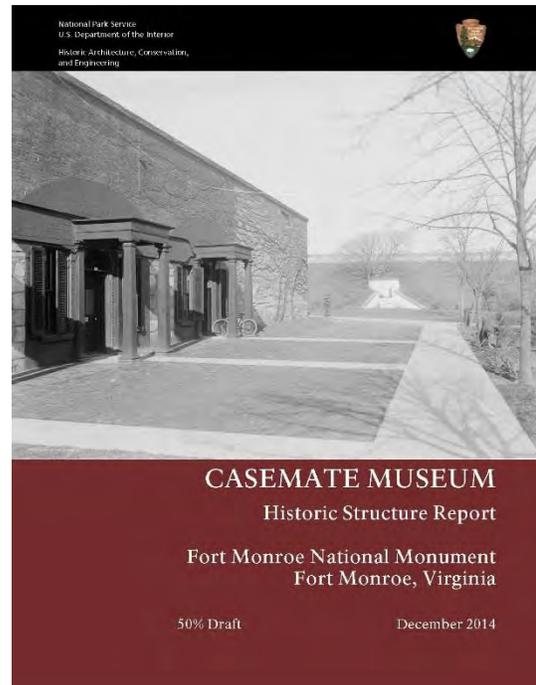
#### Archaeological Findings

The Heritage Assets Department reviews dig permit applications to determine if a proposed project has a potential to effect identified or unidentified archaeological deposits. This review process involves close consultation with DHR and extensive research into the project design and location. During several ongoing projects at Fort Monroe, the Heritage Assets department identified areas that had the potential to be extremely archaeologically sensitive and were able to plan the project work to preserve and document these cultural resources. During work on the Sanitary Sewer Rehab project, archaeologists and contractors uncovered several historic foundation remains behind Building 33, off Engineer Lane, that were identified as potentially in the project path during a literature review. These foundations were located immediately under the existing pipes. Because archaeologists were on hand to document and record these foundations, we now know a little more about the history of Fort Monroe and have recorded a new archaeological locus at Fort Monroe. Additionally, during work to replace a water valve on Ruckman Road in front of the YMCA, FMA Archaeologist identified a historic layer of artifacts and architectural debris potentially associated with the destruction of the first Hygeia Hotel. This discovery will also be recorded as a locus at Fort Monroe. In an area near the airfield, despite emergency repairs requiring expedited work, the Department ensured that work in a potential very sensitive area proceeded with archaeological testing and monitoring to document any possible findings. This survey yielded early 20<sup>th</sup> century artifacts that will be documented as a new archaeological locus. All of these findings will be entered into the Department of Historic Resources database system, the Virginia Cultural Resource Information System (V-CRIS).

### Casemate Museum

Working with the Casemate Museum and NPS Fort Monroe National Monument (FOMR), the FMHPO led the FMA team working on the Historic Structure Report (HSR) investigation of the historic fort areas housing the Casemate Museum, Library/Archives, Workshop, Collections Storage, and the former Fort Monroe Officers' Club. Casemate Museum staff conducted oral interviews with former Casemate Museum personnel in support of the HSR. This OEA-supported investigation is currently suspended or on hold pending an executed reimbursable agreement between the FMA and NPS Historic Architecture, Conservation and Engineering Center (HACE) and FOMR.

The FMHPO met with representatives of Rosendale Cement, a supplier of one of Fort Monroe's original building materials, to discuss the identification of 'Rosendale red' natural cements during the HSR.



### Fort, other areas

The FMHPO researched plans at the National Archives in College Park, MD to reconstruct the historic exterior powder magazine badly vandalized January 19. The FMA will consult with stakeholders, including the NPS, during the consultation with DHR.

### Army

The FMA and Army agreed to new practices March 31 to resolve two recent repair events that occurred without permission on Army lands.

### Roads and Bridges

The FMHPO will consult with DHR and the Army on FMA's FY2015 VDOT improvements plan, which include areas of ground disturbance on state and federal land.

### DHR

The 'First Africans' state highway marker located near Engineer Pier on the Chesapeake Bay has been approved for replacement with updated information, along with a companion sign located on Route 30 near Jamestown. Fort Monroe Authority is coordinating with the administration and others on FMA's installation of the new highway marker.

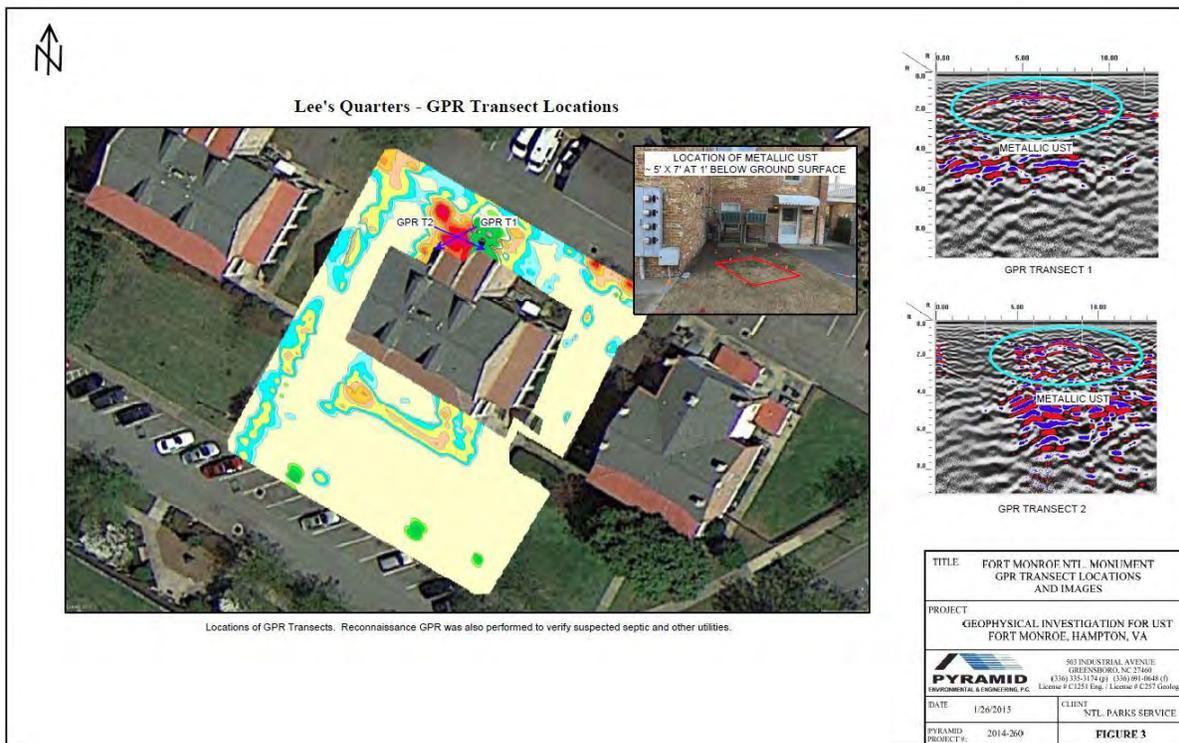
**NPS**

**PAST Program:** The FMA is coordinating with NPS FOMR for an onsite training with the NPS Preservation and Skills Training (PAST) program. The onsite work is planned to replace rotten deck boards on Building 50, a future NPS property, the week of May 4<sup>th</sup>, 11<sup>th</sup> or 18<sup>th</sup>.

**NPS CAJO signs:** FMA met with the Captain John Smith National Historic Trail (CAJO) Superintendent to discuss future cooperation, including CAJO signage at Fort Monroe.

**Building 17 (aka Lee's Quarters) Leaking Underground Storage Tank:** Recent field investigation discovered a Leaking Underground Storage Tank (LUST), previously unknown to the Commonwealth, on February 20. The Department met with Virginia Department of Environmental Quality (DEQ) and NPS FOMR representatives March 3 to plan responses to this discovery. The tank is located on Commonwealth property to be transferred to NPS FOMR. Diesel Range Organic (DRO) compounds above the allowable limit were identified in the initial locations tested around the tank. Testing is scheduled to determine the extent of the contamination, which may extend beyond the future property boundary.

The FMA and NPS FOMR are jointly submitting expanded work proposals to investigate soils around Building 17. DEQ has contracted with Vista Environmental, Inc. to locate monitoring wells and remediate the contamination. DEQ is performing this work under their authority and funding for State Lead remediation. There are known archaeological deposits in the area and the tank is within two (2) feet of the historic building's foundation.



### USGS



Tide Gage: FMA sent the Army caretaker the new Fort Monroe tide gage station plan after meeting onsite with USGS hydrologists and the NPS FOMR Superintendent to survey sites for the best location for a new permanent tide gage. The \$30,000 gage installation, funded wholly by federal dollars under Hurricane Sandy response appropriations, is proposed on Army lands at the Navy Pier by buildings 204 and 205. The station will provide long-term water level data and real-time notice of storm surges in Fort Monroe's most vulnerable shoreline location. Awaiting Army action.

### Administration

The Department continued dialogue with state and federal agencies regarding recent comments on the *Fort Monroe Historic Preservation Manual and Design Standards* and on responses for the utility work described in the previous paragraph.

The Department is preparing the move to the new FMA office in June, with special responsibilities for relocating many archival materials at Old Quarters One, including Army and FMFADA/FMA reports on historic and natural resources. FMA departments are considering archival options for these historical documents.

As reported for the March 5 FMA Trustees meeting, the US Army issued a response to comments on the proposed Remedial Investigation (RI) of the Fort Monroe moat January 26. Following that, the Army issued a response to comments on the proposed RI for the area around Buildings 204/205 (at the Navy Pier where the USGS tide gage is planned as described above). FMA continues to coordinate with DEQ, DHR, and several consultants on the key matters with immediate and long-term effects.

FMA Archaeology and Environmental Coordinator Sam Henderson will attend training for stormwater management certification as the FMA continues programmatic activities under the Municipal Separate Stormwater System (MS4) permit issued September 2014.

The FMHPO joined the Executive Director, Operations and Real Estate meeting Department of General Services (DGS) and Department of Planning and Budget (DPB) personnel responsible for managing the \$22.5 million dollar Fort Monroe appropriation through the Virginia Public Building Act (VPBA). This will be FMA's main source of capital for property improvements for the foreseeable future, and the best use of these funds is critical to the long-term preservation, maintenance and operation of Fort Monroe.

April 22<sup>nd</sup> is Earth Day. May is National Preservation Month!