



Executive Director's Report for the  
Fort Monroe Authority Board of Trustees Meeting  
Fort Monroe Post Theatre  
August 20, 2015

## **Operations Report**

### Building 83 Office Renovations

While some work remains to be completed, the contractor has substantially completed the renovation work on Building 83 and on June 29<sup>th</sup> the Authority relocated its main office to the former Post Office and Customs House. The new office is located at the intersection of Ingalls Road and Fenwick Road, across from Continental Park and the Chamberlin. The Authority's new mailing address is 20 Ingalls Road, Fort Monroe, VA 23651.

### Utility Master Plan

The Authority staff has been meeting with Kimley-Horn and Veolia to develop the first draft of the Utility Master Plan. The intent of the Utility Master Plan is to create a plan for the future utility infrastructure at Fort Monroe that would provide utility services to areas for new development while upgrading the conditions of the existing utility infrastructure. The draft plans will be shared with other Authority staff and contractors for input. The Authority is planning to meet with Newport News Waterworks, Virginia Natural Gas, Hampton Roads Sanitation District and the City of Hampton Public Works department to gather input to insure that the utility infrastructure will be acceptable to the various utilities once the projects are complete. Once all the input has been received and consolidated into the final draft plan, the Utility Master Plan will be presented to the Authority Board of Trustees. Once approved, the Authority staff will revise the Capital Improvement Plan (CIP) to reflect the new direction for utility repairs and upgrades.

### VDOT Maintenance Projects

Pembroke Construction completed the following scope of work to utilize the balance of the FY15 VDOT funds passed through from the City of Hampton under the terms of the MOA:

- Installation of 57 ADA-compliant sidewalks ramps along Fenwick, Ingalls, Patch and Bernard Roads;
- Replacement of 28 traffic signals (a total of 87 light heads) at the Main Entrance, Main Gate, East Gate and North Gate entrances with more energy efficient fixtures;
- Replacement of 5 pedestrian signal heads at the North Gate and East Gate entrances with signal heads that meet current visual standards;
- Installation of 42 linear feet of storm drain together with 3 storm structures to control localized ponding of rain water on Mellen Street near the Main Entrance;
- Application of 850 linear feet of pavement striping and markings;
- Replacement of 77 square yards of damaged sidewalks;
- Patching of 22 square yards of asphalt;

- Repair of 60 linear feet of broken curbing along Fenwick Road; and
- Repair of 356 square feet of brick walkways at the Casemate Museum entrance and in Cannon Park.

The Authority staff has already commenced discussions with Kimley-Horn and Veolia on the potential project list to utilize the FY16 VDOT money.

#### Maintenance Reserve (MR) Project Update

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

- 1) The fire hydrant replacement project (CIP # 3-009) is substantially complete. Punch-list items remain to be completed.
- 2) 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) is substantially complete. A number of punch list items remain.
- 3) The scope of the sewer pipe and manhole repair project (CIP # 4-001) has been amended to delete some scope from one area of the project. The revised scope is substantially complete. A small group of punch-list items remain.
- 4) The pump station upgrade project (CIP # 4-005) continues with 2 station antennas requiring approval from the Department of Historic Resources. Once the final antennas are approved and installed the system will be tested and turned over to the Authority to be managed by Veolia.
- 5) The Authority made the decision to terminate the design for the replacement of pump station 180 (CIP # 4-002). The new Utility Master Plan will likely have an impact on the design parameters of the new station. While the Authority still expects the station to be replaced as a high-priority project, the eventual capacity of the station may be much smaller than originally designed.

The FMA desires to close out all the existing projects being managed by DGS. Once all the project accounting is complete, the Authority and DGS will identify the remaining balance of the \$6.5 million in Maintenance Reserve funding provided by the state budgets in FY12, FY13 and FY14. The Authority will work with DGS and DPB to develop a process for the Authority to manage the projects to be completed with the balance of the MR funding.

### VBPA \$22.5 Million Bond Program

Based on the April 22<sup>nd</sup> meeting in Richmond with DGS, the Department of Planning and Budget (DPB), and the Treasury Department, the parties have agreed to a process for implementing projects at Fort Monroe to be funded with the \$22.5 million VPBA bond proceeds. As a result of the discussions, the Authority will contract for its own Project Manager, hire its own architecture and engineering firms, and contract for its own construction. The Authority issued a RFQ for Project Management services. Seventeen qualified proposals were received and, after the selection panel reviewed the proposals, four firms were invited for interviews on July 30<sup>th</sup>. After the interviews, three of the firms were asked to present pricing proposals for the services. The Authority hopes to select the successful bidder by the end of August. Once the contract Project Manager is embedded at Fort Monroe, the Authority will issue a RFQ for architecture and engineering firms for design services for capital projects reflected in the revised CIP plan, which is expected to be presented to the Board of Trustees at its December meeting.

## **Real Estate Activity Report**

### Commercial Division

Commercial leasing activity continues to perform as predicted in previous *proforma* models, achieving or exceeding 20,000 square feet of annual net absorption. With occupancy of Category 1 assets at 91%, we continue to keep a close watch on our deliverable commercial space inventory in an effort to avoid the risk of failing to capture existing market demand. This is not an unforeseen problem and steps have been taken to avoid the situation. Specifically, we have commenced improvement planning on Category 2 assets with the intent to increase the deliverable Category 1 space. Additional details on those planning efforts as well as a summary of all commercial property arranged by category can be found in the pages that follow.

#### *New Tenants*

**Oozlefinch Craft Brewery:** After much anticipation, a lease has been executed with the Oozlefinch Craft Brewery to lease 4,000 square feet in Building 12. The lease is for a term of five years with one, five-year option to renew. Tenant improvement plans are in process and will be submitted to BCOM for a review and approval.

#### *Significant Projects*

**Building 134:** Building 134 is part of the TRADOC complex and houses the central heating and cooling plant for the entire complex. As previously reported to the Board, the heating & cooling plant is plagued by significant deficiencies including numerous pipe failures, improper pipe support structures; rusted and inoperable isolation valves and functional obsolescence, all of which resulted in a repair cost of approximately \$150,000. The project is substantially complete and no further leaks have been detected. We will monitor the system under operating conditions for a few months to ensure additional leaks do not appear before reinstalling the pipe insulation.

**Building 37:** As previously reported to the Board, a heating coil in Building 37 ruptured earlier this year resulting in the catastrophic release of steam and hot water into the building, which dispersed liquefied lead based paint throughout the ground floor of the building. We immediately implemented our standard operating procedures set out in the Lead, Asbestos and Mold Program ("LAMP") and remediated the lead paint and moisture exposure. However, during the remediation, damaged insulation in the mechanical room was discovered to be secured with asbestos containing mastic. A hazardous material contractor has been engaged to remove the asbestos and remaining lead contaminants from the mechanical room and once cleanup is completed the repairs to the failed heating coil will commence.

**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. BCOM has reviewed and approved the initial construction drawings and we have received preliminary bids for the proposed improvements. A feasibility analysis is underway and will be used to determine whether the capital improvements make financial sense given the current leasing environment. The feasibility analysis will be completed in August 2015.

**Building 80:** Construction work for the conversion of Building 80 to multi-family housing is ongoing. We are two months into construction and there have been some unexpected discoveries, which will result in a delivery delay. A revised project schedule has not yet been prepared but project completion is estimated to be near the end of the third quarter of 2015.

**Building 27A:** The FMA Leasing Office moved into its new office on July 6, 2015. There are several outstanding punch list items; however construction work is substantially complete.

#### *Commercial Financial Summary*

As of July 30, 2015, there was a net operating deficit of (\$134,420) for the month. This represents a favorable budget variance of \$37,990. The favorable budget variance is demonstrative of our ever increasing, institutional knowledge of the costs associated with operations and maintenance of Fort Monroe. While the commercial division continues to operate at a deficit, we are experiencing increased rental revenue from commercial leasing and that trend is expected to continue.

#### Residential Division

Residential occupancy is currently 100% based on 165 units available. Demand for residential units remains strong and when a unit becomes available it is leased immediately. This underscores the need to focus our efforts and limited resources on completing repairs to the 10 down units and bringing them to market as soon as practicable. Unfortunately, the repair costs for the remaining down units are substantial.

*Significant Projects*

**Units 167A, 167B & 61A:** These homes were the first of the “down” units in which major repairs were undertaken. All of the repairs necessary to market these homes have been completed and all three homes have been leased. With the addition of these units, our deliverable unit count has increased to 165.

**Unit 61B:** Much of the necessary repair work to bring this home online has been completed; however there remains significant repairs to the ceiling that require consultation with the Department of Historic Resources (DHR). Once consultation is complete, the work will be completed in short order and we expect the home to be available by the end of summer.

**Unit 19:** This is the latest down unit in which repairs have commenced. The home suffered significant water damage as a result of a leaking two-pipe, HVAC system. The system is antiquated and the work necessary to bring this unit online includes the design and installation of a modern HVAC system as well as significant ceiling and floor repairs necessitated by the failure of the old HVAC. We have engaged A&E services to design the new system and upon receipt of plan approval from BCOM and DHR, work will commence with a target completion date of September 2015.

**Exterior Improvement Program:** This is an ongoing program that was previously referred to as the exterior painting project. We quickly discovered that nearly all exterior painting is accompanied by significant wood repair and replacement, so much so that it is impossible to simply paint the exterior of a home without budgeting and planning for significant wood repair. All of the residential buildings in our portfolio are part of this program with those in the worst condition receiving top priority. Building 93 was the first home repaired under this initiative and we have engaged the contractor to begin work on the next building, which is Building 123. Work on Building 123 will commence in August and we estimate that it will take 60 days to complete. Due to budget constraints, only 1 to 2 buildings per year will be repainted and repaired under this program.

Leasing Inventory Status (as of 8/13/2015)	
Total Homes In Inventory	175
Homes Not Leasable	10
Homes Immediately Leasable	165
Homes Leased	165
Occupancy	100%

### *Residential Financial Summary*

As of June 30, 2015, the residential division reported \$2,619,453 in net rental revenue year to date, which represents a 9% increase from FY14. Notable in the previous figures is the fact that we achieved an increase in revenue without increasing rent to our tenants. The net revenue increase is due in large part to a significant reduction in lease concessions, which decreased 38% from FY14. Year-to-date net operating income was \$718,858, which represents a 19% increase from FY14. 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, unparalleled scenery and increasing amenities makes Fort Monroe a very desirable place to live.

### **Special Events Report**

*Fourth at the Fort* was held on Saturday, July 4 from 6:00 to 8:45 pm. The patriotic celebration included free family-friendly activities, food vendors and a concert by the US Navy Fleets Forces Band, Four Star Edition. Due to the threat of a pending thunderstorm, the fireworks show began 45 minutes earlier than scheduled. There were approximately 12,000 people in attendance.

*The 90<sup>th</sup> Annual Hampton Cup Regatta* took place on Saturday and Sunday, August 8 and 9 in Mill Creek. Once again their pit areas operated on Fort Monroe property. Heavy winds caused the committee to cancel all of the races on Saturday but great weather on Sunday provided a perfect race day. There were approximately 4,500 in attendance.

*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.

Planning continues for the *2016 Historic Garden Tour of Virginia*. Five Fort Monroe homes have been selected by the Hampton Roads and Huntington Garden Clubs for next year's tour. Fort Monroe will be featured on the cover of the 2016 catalogue that has a circulation of 80,000 copies around the Commonwealth. The expected attendance is 1,000 visitors.

In addition to the public special events at Fort Monroe, there are many private events. So far, for the 2015 season there are 15 weddings booked at Continental Park, 58 picnics booked at Shelter 5 and 11 rentals at the newly developed Outlook Beach Picnic Area.

### **Casemate Museum Update**

#### Tours

The visitation in June 2015 was 4264, up 6% (an increase of 272 guests) from June 2014. Visitation for July 2015 was 6448, up 15% (an increase of 827 guests) from July 2014.

Tours of note during June and July included a group of 4th and 5th graders from Coleman Place Elementary in Norfolk, Virginia. Former FMA Board member, James Church, arranged this special tour. Additionally, the Museum hosted two groups of William and Mary history graduate students, the Naval Special Warfare Reconnaissance Team 2, the Union Chapel Church Youth Group of Huntsville, Alabama, students from the Hampton/Newport News Community Services Board, and Southside Cares Youth Camp from Richmond, Virginia.

Casemate Museum Director Robin Reed and Historian Robert Kelly met with National Park Service (NPS) Deputy Director Peggy O'Dell and other NPS officials. Mr. Reed and Mr. Kelly provided Deputy Director O'Dell a tour of the Museum and discussed ongoing and future partnership opportunities.

The Casemate Museum was honored to induct 80 National Park Service Junior Rangers during June and July 2015.

#### Volunteers and Interns

In June 2015, the Museum recorded 306 volunteer hours, an increase of 145% from June 2014. In July 2015, the Museum recorded 623 volunteer hours, an increase of 491% from July 2014. Substantial support from summer interns, as well as 289 hours accrued by Youth Volunteer Groups, accounted for the large volunteer hour increase for June and July 2015.

From May-August 2015, six unpaid interns representing five universities worked a total of 542 hours for the Fort Monroe Authority and the Casemate Museum. Their projects included digital assets management, event photography, graphic design, social media management, collections care, and educational programming. An outline of interns' contributions is below.

<b>Intern</b>	<b>School/Major</b>	<b>Hours</b>	<b>Projects</b>
Alex Brooks Museum Studies Intern	Christopher Newport University Senior  History/Political Science	210	Mr. Brooks perused and identified over 12,000 digitized historic photos in the Casemate Museum collection and created a searchable finding aid. Mr. Brooks assisted with tours, guest surveys, and collections care. Mr. Brooks also presented his work to the Historical and Archaeological Society of Fort Monroe.
Kai Kitchen Communications Intern Special Events & Multimedia	Hampton University Senior  Journalism, Graphic Design	35	Ms. Kitchen photographed, reviewed, and assisted in the promotion of numerous special events including the Music by the Bay Concert Series and Fourth at the Fort. Ms. Kitchen created a flyer for a Casemate Museum program and reviewed existing promotional materials.
Ciara Leaphart Museum Studies Intern	Virginia State University Senior  History, Philosophy	188	Ms. Leaphart conducted research and analysis of museum exhibits, collections, and programs to identify areas for expansion and inclusion of underrepresented narratives. Ms. Leaphart composed a research paper assessing the museum in line with current theory and best practice that will be incorporated into the museum's exhibit re-design. Ms. Leaphart also presented her work to the Historical and Archaeological Society of Fort Monroe.
Michael Nelson Communications Intern Special Events & Multimedia	St. Bonaventure University Sophomore  Journalism, Mass Communications	35	Ms. Nelson photographed and reviewed special events including the Music by the Bay Concert Series and took photographs of fort sites for use in promotional materials. Ms. Nelson also created a series of photos that spliced historic photos with current ones for use in educational, promotional, and social media platforms.
Leah Smith Museum Education Intern	Hampton University Senior  History	31	Ms. Smith assessed and suggested updates to the Casemate Museum's scavenger hunt program to increase engagement by younger audiences. Ms. Smith educational programs and tours including summer camp tours and the Contraband Commemorative events.
Charlotte Stark Communications Intern Social Media	Old Dominion University Graduate Student  Professional Writing; English	43	Ms. Stark photographed, reviewed, and assisted in the promotion of numerous special events including the Music by the Bay Concert Series and Fourth at the Fort. Ms. Stark created a plan to optimize Fort Monroe's participation in the NPSCentennial's #FindYourPark Campaign.
<b>Total Hours</b>		<b>542</b>	

Additionally, during July 2015, Darcy Nelson, Casemate Museum Education and Volunteer Coordinator and Ranger Aaron Firth of Fort Monroe National Monument, partnered with Laurie Sepanski, Executive Director of the Youth Volunteer Corps of Hampton Roads (YVCHR) to host students from YVCHR. The middle and high school students volunteered to pick up litter and debris from the Outlook and North Beach areas of Fort Monroe. Students also received an environmental and historical briefing about Fort Monroe and its environs. These students volunteered for projects at the Fort during each Thursday in July.

### Programming

Casemate Museum staff supported the opening concert of the Music by the Bay series with a display of historic music programs from the TRADOC and U.S. Continental Army Band, dating back to 1961. The programs are part of the archival collection of the Museum.

The Casemate Museum kicked off the Discover Fort Monroe Walking Tour Series, which precede each Thursday night Music by the Bay Concert and feature a variety of historic, natural, and cultural topics. Casemate Museum staff, in partnership with the Fort Monroe National Monument, lead the tours each week.

### Outreach

Darcy Nelson met with the Education and Volunteer Coordinator at the Old Coast Guard Station Museum in Virginia Beach to examine opportunities for collaboration in programming. Fort Monroe and the Old Coast Guard Station overlap in several historic areas including coastal navigation and defense.

Museum Historian Robert Kelly presented the history of Fort Monroe at the Senior Singles Social presented by Senior Advocate and hosted at the Chamberlin. Over 110 guests were in attendance.

On Saturday, August 1, 2015, Museum and Fort Monroe National Monument staff presented Fort Monroe's vast educational opportunities at the Virginia Beach Community Development Corporation's "Back to School Prep Rally" held at the Virginia Beach Convention Center. The event provided low - to middle-income families with school supplies, educational activities, and programs. In a 2-hour period, staff spoke with over 400 people.

### Partnerships

On June 1, 2015, Casemate Museum staff attended the Historical and Archaeological Society of Fort Monroe meeting. Colonel Paul Olsen, of the US Army Corps of Engineers, gave a presentation on the French influence in American fort design, specifically as it relates to Fort Norfolk and Fort Monroe.

The Hampton Roads Chapter of the American Heart Association hosted their top donors at an after-hours reception in the Casemate Museum. Museum staff presented an educational team-building activity as a component of the program.

The Casemate Museum participated in the Hampton Convention and Visitors' Bureau Star Ambassador Tours designed to give front-line hospitality staff first-hand experience at the City's top tourism sites. Darcy Nelson and Ranger Aaron Firth of Fort Monroe National Monument, led the group of 20 hospitality professionals on a tour of the Museum and grounds.

### Collection / Archive Management

Registrar Kris Barrow attended a workshop on packing and shipping fine arts and fragile artifacts led by the Collections and Exhibitions Collaborative at the National Building Museum in Washington, DC. Leading art handlers from across the United States presented ways to safely package and transport museum objects.

Casemate Museum staff and the Divaris/OPCRES maintenance team participated in Hurricane & Disaster Plan training. The training reinforced the policies and procedures that prevent and minimize damages resulting from a disaster. Operations and Collections Manager Veronica Gallardo coordinated and directed this important training.

Together with Fort Monroe National Monument staff, Museum staff attended the first session of a Historic Cannon Preservation course which details the proper care of historic cannons. This is an ongoing course that Museum and NPS staff are completing together.

### Preservation

Casemate Museum and Heritage Assets staff met with the National Park Service HSR team to discuss the next steps of the report. During May 2015, the Casemate Historian conducted research at the National Archives in Philadelphia, PA in support of the Historic Structures Report (HSR). James Lee of the National Park Service joined Mr. Kelly and together they reviewed engineering records, ordnance records, and Fort Monroe daily reports from 1817-1870. Over 250 digital images of historic documents were captured. During June and July 2015, the images were cataloged and organized. Museum staff, interns, and volunteers transcribed over 65 documents and provided them to the NPS for inclusion in the final HSR document. Further details about the progress of the HSR is located in the Heritage Assets Department report.

### **Communications Report**

Media clips since the last Board meeting are attached.

### **Historic Preservation Report**

#### Properties

The Department joined Operations and Real Estate departments in the planning, design, and execution of projects affecting the historic properties at the following locations: buildings 8, 19, 20, 21, 27A, 80, 83, 123, 126, 167, 171, 182 and site work for the Metro Fiber project and for Fort Monroe roads and bridges.

The gutters replacement project began in early August. The project to install heating and cooling systems into Building 19 has proceeded to the schematic design phase.

### *Archaeology and Architectural Preservation*

Welcome discoveries made during the rehabilitation of Building 80 in the conversion to apartments include historic wood floors and four of the original sixteen pocket doors.

DHR has issued an annual Permit for Conducting Archaeological Investigations on State-Controlled Lands to the FMA Archaeology and Environmental Coordinator for projects associated with utility maintenance work often completed by Veolia. This permit is the first of its kind awarded by DHR in Virginia, reflecting the trust DHR places in FMA, and can be renewed annually. This permit requires continuing consultation with DHR and other stakeholders on projects and annual reports of all activities.

The Department is working with the Casemate Museum, Operations, and Real Estate Departments to convert one of the casemate spaces in Casemate 21 into a small lab for archaeological artifact processing. The Archaeology and Environmental Coordinator prepared two display cases of nineteenth and twentieth century archaeological artifacts collected at Fort Monroe for the Fourth at the Fort Celebration. Together with architectural materials and a game on environmental stewardship, the archaeological cases were popular with visitors at the Heritage Assets table.

In recent archaeological monitoring of a VDOT project on Mellen Street, historic asphalt paving blocks used to pave Ingalls Road, parts of Fenwick Road, and other areas in the early 1900s were uncovered. Until this work, it was not known that the blocks were used on the part of the road right at the Fort Monroe property entrance.

### *Casemate Museum*

FMA has a contract for a Historic Structure Report (HSR) investigation of historic fort casements from the Casemate Museum galleries through the former Fort Monroe Officers' Club. The project is funded with OEA funds and contracted with the NPS Historic Architecture, Conservation and Engineering Center (HACE) in Lowell, Massachusetts and NPS FOMR. The arrangement includes FMA's active procurement of subcontract services and joining to perform other tasks part of the investigation. The project team, including Heritage Assets Director and Archaeology Coordinator, has been working closely with the principal investigator specifically on plans to excavate two terreplein (aka ramparts) drains over the museum in late Summer/early Fall 2015. There will be unique opportunities during the work and at the conclusion of the project to educate the public about the fort's uncommon construction.

### *Army*

BRAC environmental remediation program continues. The Army proposed a revised draft Land Use Control Implementation Plan (LUCIP) in early July. The LUCIP defines the Land Use Controls (LUCs) and the munition responses for Fort Monroe to minimize human contact with munitions and explosives, and to direct munitions responses. FMA is preparing for additional carve-outs from the reversionary and EDC parcels, until outstanding remediations are concluded.

## NPS

*Building 17 (aka Lee's Quarters) Leaking Underground Storage Tank:* Little to no change since June, this item is repeated for new members. The Virginia Department of Environmental Quality (DEQ) continues leading a response on Commonwealth property to be deeded to NPS FOMR. After Diesel Range Organic (DRO) compounds above allowable limits were found around a concealed tank, DEQ, FMA and NPS jointly prepared a plan to close the tank in place, test and monitor. The environmental contractor performed the closure and placed five (5) monitoring wells in May. Onsite readings suggest the contamination was from a spill(s) and not a breached tank as originally suspected. Due to the recorded prehistoric and historic archaeological deposits in the area, FMA's Archaeologist was present to monitor the well borings. The FMHPO has circulated for comment a draft archaeological monitoring report.

## *USGS Tide Gauge*

The tide gauge was installed June 30. The gauge will aid protection of at-risk properties in the Fort Monroe National Historic Landmark District by collecting long-term water level data and real-time warnings of storm surges. The gauge was funded by Congressional appropriations for Hurricane Sandy response and data is available online via the USGS website.

## Administration

The FMHPO is working with NPS personnel at Fort Monroe and in Philadelphia and Massachusetts to gather NPS comments on the *Fort Monroe Historic Preservation Manual and Design Standards*. Prior DHR comments were received in February, May, and June. The NPS comments will be sent to FMA by August 19. Revised land title and easement documents are expected to be finalized in the near term, establishing additional requirements for cooperative management by FMA and NPS of Fort Monroe properties.

The FMHPO is working with the Casemate Museum Director and Site Coordinator of Preservation Virginia's Bacon's Castle site to cross-train facilities, collections, and administrative personnel in the development and deployment of mechanical systems and enclosures. Training comes from attending a University of Rochester webinar series and sharing experiences about historic museum facilities at Fort Monroe, Isle of Wight, the Smithsonian, and other sites with which the participants have worked.

## Environmental Management

FMA has a goal of exemplary natural and cultural resource stewardship. Environmental awareness and management training for 2015-2016 began in June, with the training of fifteen managers and line staff. Training materials tailored to Fort Monroe were provided along with a self-paced module to facilitate additional training certification. Sam Henderson has received certifications in underground fuel storage tank operation and, provisionally, in stormwater management inspection and plan review.

DEQ underground fuel storage and water quality program inspectors made site visits to Fort Monroe in June. Sam Henderson was the first FMA employee to receive underground storage tank training. The training will be expanded to others, including FMA real estate and public works contractors fueling the regulated tanks in place.

FMA's Municipal Separate Stormwater System (MS4) program includes education, outreach and public participation. After Fort Monroe was a recent Chesapeake Bay Foundation's 2015 Clean the Bay Day signature site, Girl Scout Mallory Tevis volunteered at Fort Monroe to complete her Girl Scout Silver Award. Mallory is working with HR Manager Joan Baker and with Sam Henderson on environmental awareness of water quality issues at FMA public events and is helping with the FMA storm drain marking program.

#### Upcoming

The 'First Africans' state highway historical marker near Engineer Pier will be replaced, along with a companion sign near Jamestown. The Fort Monroe marker dedication ceremony is August 20. FMA public works contractor will be touching up the paint on other historical markers around the property as part of the VDOT-funded roads maintenance. VDOT personnel provided excellent directions for this self-help initiative.