

# I-95 Business Parks Management's PWC Quarterly Update

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

## Special Interest Articles:

- Fire Alarm/Sprinkler Inspections
- The Greening of Our Business Parks
- Recycling Reminders
- Parking Tips
- Ready-To-Go Small Office Suites

## Questions?

703-690-7234

[www.i95businessparks.com](http://www.i95businessparks.com)

## Fire Alarm/Sprinkler Inspections

We have scheduled the Quarterly & Annual Fire Alarm and Sprinkler Inspections for each of the buildings.

The Annual Fire Sprinkler Inspections are scheduled for July 20, 2009. A visual inspection of all sprinkler heads is required; therefore, we will need access to each Tenant space.

Quarterly Fire inspections generally take 1-2 hours

and should not cause any disruptions to the Tenant.

Annual Fire inspections generally take 2-5 hours at each building and involve actually sounding the alarms. This will cause moments of disruption. We apologize for the inconvenience, but do appreciate your patience and understanding.

The schedule is as follows:

### **Tuesday, July 28<sup>th</sup>**

14049-85 Crown Ct  
Annual - 10:30 am

13999-14043 Crown Ct  
Annual - 1:00 pm

### **Thursday, July 30<sup>th</sup>**

14000 Crown Ct.  
Quarterly - 10:30 am

### **Friday, July 31<sup>th</sup>**

3310 Noble Pond Way  
Quarterly - 8:00 am

3320 Noble Pond Way  
Quarterly - 10:30 am

## The Greening of Our Business Parks

The trend today is that all new construction is moving towards greener designs and construction practices. This is partly due to the rising cost of energy, awareness of the impact of carbon emissions, and changes in the zoning and building codes. Do you remember when VA Power was permitted to raise their rates by 18% on July 1, 2008? We sure do! As a result, we are reviewing our property management policies with an eye to using less water and energy in our common areas and tenant spaces. We are also preparing our construction plans to bring all of our future buildings into conformance with

LEEDS (Leadership in Energy & Environmental Design) standards. Over the next 12 months, you will notice a few changes in our common areas. We are in the process of tying hallway lighting to time clocks, changing ballasts and fluorescent tubes to more efficient T-5 lighting, and replacing toggle switches with motion sensor switches where appropriate. We will also be replacing the common area restroom faucets and urinals with motion sensor fixtures. You can contribute to our green effect by adjusting your thermostats, keeping your HVAC systems well tuned with a regular

maintenance contract, and turning off the lights and your computers when you leave the office.

One service that we can offer our clients is to upgrade your high bay lighting to newer, more efficient T-5 fixtures. One brand available is called Reflect-A-Bay. Our engineers tell us that the savings payback on electricity bills will be about 18 months to 2 years, depending on usage. We also can survey your premises to advise you on changing out light switches and office lighting fixtures to reduce your VA Power bills.

## Recycling Reminders

Management has provided accommodations for Recycling cardboard at Prince William Commons.

The cardboard recycling dumpsters are marked as 'Cardboard Only'. All cardboard boxes should be broken down, before placing them in the recycling dumpster.

All other waste items, that are not cardboard, should go in the regular dumpsters provided.

Our office has been contacted by the recycling and waste removal company regarding the recycling dumpsters being contaminated with trash. They will eventually dump the containers after we agree to pay a penalty fee, which then gets passed on to the Tenants.

If you are unsure which dumpster is for recycling and which is for waste, please contact our Property Manager, Linda

Slye, on 703/690-7234 or via email: [lslye@i95bpm.com](mailto:lslye@i95bpm.com)

If you have unwanted pallets to be recycled, please contact Charles Dyson of GTI (one of our Gunston Commerce Center Tenants)

Charles Dyson

703-495-8507

Mr. Dyson can also be reached via email: [cdyson@gti-usa.net](mailto:cdyson@gti-usa.net)

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*A perfect summer day is when the sun is shining, the breeze is blowing, the birds are singing, and the lawn mower is broken.*

~James Dent

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*Success is more permanent when you achieve it without destroying your principles.*

~Walter Cronkite

## Parking Tips

Here are a few tips to ensure that your clients and customers have adequate parking at all times - as well as ample parking for your employees. Also, a few tips on how to avoid damage to your vehicle or causing damage to another's.

- Park in a single space; do not take two spaces

for one vehicle. This is especially important for buildings that are fully occupied.

- Park within the painted lines – this reduces the chances of doors hitting other vehicles – causing dings or scrapes.

- When parking next to the building, make sure the front end (or back end) of the vehicle is not hanging over the sidewalk.

- Be sure to avoid parking in 'No Parking' or 'Loading' areas.

## Ready To Go Office Suites

I-95 Business Parks Management, LLC now offers Stress Free, Ready To Go Small Office Suites.

Our suites are pre-wired for phone and data and include a coffee bar & refrigerator.

We also offer optional furnishings, such as desks, chairs & cubicles and provide state of the art conference rooms.

Our small suites range from 800 to 2,000 sf and can be Leased from 6 to 60 months – no long term commitments required.

These Stress-Free, Ready To Go Small Office Suites are conveniently located off of the Prince William Parkway – just minutes from I-95.

Focus 100% of your time and energy on your

business and let us take care of the time-consuming, expensive and stressful hassles of opening an office!

Perfect for Government Contractors, Start-up Businesses, Down-sizing Businesses, and Regional Offices.

For more information, please contact

Bill Lynch 703-690-7234  
[blynch@i95bpm.com](mailto:blynch@i95bpm.com)

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