

IFMA Hampton Roads

St. Mary's Home for Disabled Children Receives New Solar Hot Water System



IFMA / ASHRAE First Community Energy Saving Project Completed!

**Message from Michael W. Lee,
S. L. Nusbaum Realty Company
President, IFMA Hampton Roads**



The focus on energy conservation and sustainability is paramount in the mind of mechanical engineers and facility managers across the world. That's why the International Facility Management Association of Hampton Roads (IFMA), and the American Society of Heating, Refrigerating and Air Conditioning Engineers of Hampton Roads (ASHRAE) decided two years ago to partner

in providing energy efficient equipment to local non-for-profit organizations that operate facilities.

The first project selected was to provide solar hot water heating to St. Mary's Hospital for Disabled Children. St. Mary's takes care of some 100 disabled children and provides them with a stable caring environment with activities commensurate with the child's development. Each child is provided with two showers and lots

IFMA Hampton Roads would like to thank all of our members for helping us have a very successful and rewarding year in 2009. We experienced some great educationally informative meetings and tours. As we enter 2010, we are excited to take on new community projects and look forward to the educational opportunities and tours that will be offered this year. Our Hampton Roads chapter currently has 78 members to include 7 members who have earned the CFM (Certified Facility Manager) or the FMP (Facility Management Professional) designation. Our newest CFM member in 2009 was Michelle Gold. Congratulations to Michelle. This is a great accomplishment for our chapter.

During these difficult economic times we want you to know your support and participation through out the year is greatly appreciated. Without your help, we could not be as successful

President's Letter cont'd from page 1

as we have been. We would like to acknowledge our Sponsors for the generous support they have provided.

I was able to represent IFMA Hampton Roads at last year's IFMA World Work Place. The annual conference was held in Orlando, Florida in October 2009. The conference focus was on Green Initiatives and Sustainability. The Real Estate Industry appears to be concentrating on LEED certifications for new and existing buildings and Energy Star ratings, to develop a stronger awareness among Property and Facility Managers to protect our environment and to operate in a more efficient manner. We at IFMA Hampton Roads plan to focus our efforts for educational sessions and tours on Energy Conservation and Sustainability to mirror IFMA International.

As most of you should be aware, the community project that we started in 2009 and will complete in the first quarter of 2010 is the installation of a Solar Hot Water System for the Saint Mary's Children's Home. IFMA Hampton Roads has made a commitment to provide support to local charities and the business community by contributing annually to organizations such as the Food Bank. 2009's project was designed to assist Saint Mary's Home for Children with reducing the cost for hot water required to care for their residents. We, IFMA, teamed with ASHRAE the past two years to host fund raisers (Golf Tournament & Pig/Oyster Roast) to provide the funding for our community projects. I would also like to thank the Associate/Vendor members we solicited to volunteer their services for this worthy cause:

BelforUSA, Member David Elgin
Harrison Moving & Storage, Member Gary Gompers
Sentara Enterprises, Member Robert Richards

IFMA volunteers who helped install the system:

Joe Bernotas-AmeriGroup
Gary Nye-AmeriGroup
Larry LaRue-ABM
Al & Nancy Veeck

Special Thanks to the Non-member volunteers:

Solar Panels Plus, Joe Bergess and Mark Soja. This company is local in Chesapeake and provided the system at a discount for St. Mary's.

Discount Plumbing, Don Stakes and his crew completed all of the plumbing gratis and deserve our heartfelt thanks as this helped the project meet budget.

Boch Water Heating provided solar storage tanks at dealer pricing to IFMA/ASHRAE.

McCormick Insulation provided pipe insulation at dealer costs for all of the piping exterior and interior.

Please continue to support IFMA Hampton Roads which will allow you to help us support our community. Additionally, it will provide you the opportunity to learn industry updates and meet and share experiences with your peers. Again from the President and Board of IFMA Hampton Roads, we greatly appreciate your support and commitment to improving our Region.



St. Mary's Home for Disabled Children Receives New Solar Hot Water System, cont'd from page 1



Larry LaRue (standing) inserts solar tube into collector

Gary Gompers of Harrison Moving & Storage provided the transportation of equipment and manpower to move the solar equipment to St. Mary's from a local supplier, **Solar Panels Plus, located in Chesapeake**, who provided reduced price solar tubes and auxiliary equipment. **Joe Bergess and Mark Soja of Solar Panels Plus** also provided installation expertise to the IFMA/ASHRAE volunteers who did the installation.

Framing and rooftop installation was provided by **David Elgin of Belfor USA**, a local restoration company, and **Discount Plumbing's Don Stakes** provided piping and labor to plumb all of the piping for the system.

On Saturday, April 10, a dozen volunteers from IFMA and ASHRAE arrived at St. Mary's and were the manpower that installed the 60 solar evacuated tubes that immediately began providing hot water to the facility.

of clean linen on a daily basis. This requires large quantities of hot water and lots of fossil fuel (natural gas) to heat that water. IFMA and ASHRAE decided to help reduce this use through solar hot water heating. The system works by preheating the incoming water to approximately 120 degrees Fahrenheit prior to the domestic heating system taking it to 145 degrees.

By holding two fund raising events each year – a golf tournament in May and a pig and oyster roast in October – the two organizations raise the funds necessary to purchase equipment and then utilize the mechanical engineering expertise of ASHRAE and the management and operational side of IFMA to upgrade heating, ventilating and air conditioning for local groups.

St Mary's was a combined effort by many people and companies as **Gary Hayden of GBH** provided his engineering expertise to design the system and

Gary Hayden, owner of GBH Engineering and president of ASHRAE Hampton Roads said, "This is our first project and one that will have a strong impact in helping St. Mary's reduce their utility expense." **Michael Lee, General Manager with S.L. Nusbaum and President of IFMA Hampton Roads** added, "By partnering with ASHRAE and combining the expertise of both groups, we are able to design and engineer, and then install equipment to help local groups reduce their carbon footprint and increase energy efficiency in their facility. Additionally, the ASHRAE group is providing monitoring equipment to ascertain the value of the energy savings which is anticipated to be thousands of dollars over the 20-year life of the system.

The IFMA and ASHRAE group are already involved in their project for 2010 – retrofitting and replacing the HVAC system at ForKids, an organization whose Mission is "Breaking the cycle of homelessness and poverty for families and children." When completed, this project will help ForKids reduce their utility expense allowing more funds to complete their Mission.

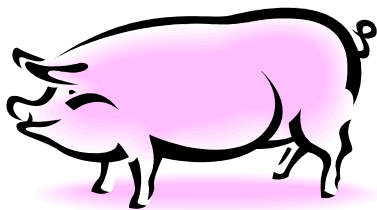


*Special thanks to our
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Newport





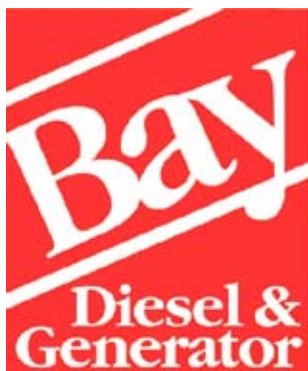
**IFMA
October 2009 Outing
E4K**

Pig Roast Benefit = Energy for kids

On Wednesday, October 7th, 2009, IFMA partnered with ASHRAE for a Pig Roast with proceeds benefiting ForKids, a local organization that fights to end homelessness for families and children in South Hampton Roads and Western Tidewater. IFMA and ASHRAE plan on lowering energy costs at ForKids' facilities by providing and installing solar hot water systems.

The Pig Roast was held at Talbot Hall in Norfolk, Virginia. This is a beautiful venue on the Lafayette River. It was an enjoyable evening filled with corn hole, great pig, roasted oysters, adult beverages and music from The Village Pickers, a local bluegrass band. Thanks to all who sponsored and attended the event. Thanks to their generosity, over \$5,000 was raised for the solar hot water project.

Due to the success of this event, this year's Pig Roast will be at the same location on Thursday, September 30, 2010. Please mark the date on your calendar. We would love to have more attendance from our IFMA chapter. See you there!!



Member Spotlight

When Dominion Enterprises, a wholly-owned subsidiary of media pioneer Landmark Communications, Inc. constructed a new 20-story office building in downtown Norfolk, it demanded the most reliable standby solution available.

The system backs up the life safety load, the data center's 1500kVA UPS, the HVAC, and other critical mechanical systems in the building.

While one option was to use a pair of extremely large and costly generators, a team led by Bay Diesel, IES (formerly ARC Electric,) and Generac Power Systems stepped in with a more financially feasible option - a 2.4 megawatt Modular Power System (MPS) consisting of four 600 kW generator sets integrated through digital paralleling technology. With Generac's MPS technology, Dominion was able to utilize four smaller generators by paralleling them. This option saved valuable time on the project, since smaller generators are typically delivered in less time than custom built large kW units.

Installation of the system was also easier since the overall footprint of the MPS system was less than the alternative options, and required maintenance is easier and less expensive. Additionally, the system provides N+3 redundancy for the life safety load and N+1 redundancy for the entire system.

Delivery of the system was within 12 weeks, and IES brought the project in on time and on budget.

Please call 800-215-4005 or 757-485-0075 to learn about Bay Diesel's solutions to for your back-up power requirements.