

EXHIBIT F

ENVIRONMENTAL ANALYSIS

1. Water Demand

The average daily water demand for this project can be met by the existing District water system. The proposed connection for the fire and office water supply will be made within the existing distribution system and will be coordinated with the D.C. Department of Public Works.

2. Sanitary Sewer Demand

The proposed connection for the sanitary sewer line will be made with the existing distribution system and will be coordinated with the D.C. Department of Public Works.

3. Stormwater Management

The requisite system will be designed and constructed in compliance with the standards set by the D.C. Department of Public Works, the Department of Health, and the D.C. Water and Sewer Authority.

4. Solid Waste Services

Solid waste and recycling materials generated by the project will be collected by a private trash collection contractor.

5. Electrical Services

Electricity will be provided by the Potomac Electric Power Company (PEPCO) in accordance with its usual terms and conditions of service. All electrical systems will be designed

to comply with the D.C. Energy Code. Transformers will be installed on the Subject Property in accordance with PEPCO's design guidelines.

6. Energy Conservation

The project will be constructed in full compliance with Article 24 (Energy Conservation) of the District of Columbia Building Code. Conformance to code standards will minimize the amounts of energy needed for the heat, ventilation, hot water, electrical distribution, and lighting systems contained in the building.

7. Erosion Control

During excavation and construction, erosion on the Subject Property will be controlled in accordance with District of Columbia law.

**Sibley Memorial Hospital
Master Plan
PUD Submission**

Estimated Added Domestic (Potable) Water Usage

Building Expansion Domestic Water Usage				
Floor	BUILDING AREA (SQARE FEET)			
	Building			
	MOB/Auditorium	Tower	Shell Space	Garage
B	0	0	17527	0
G	25957	66838	0	51676
1	21947	52993	15465	51676
2	19065	46248	20276	51676
3	19065	48492	31478	51676
4	19065	48492	22273	0
5	19065	48492	22274	0
6	19065	48492	22274	0
7	8907	48492	22274	0
8	4315	30557	9800	0
9	260	2880	0	0
Total Area	156711	441976	166114	206704
Gallons Per Sq. Foot Per Day (Note 1)	0.2	0.36	0.36	0
Total Gallons Per Day	31342	159111	59801	0
Total Gallons Per Year	11439903	58075646	21827380	0

Cooling Tower Make-Up Domestic Water Usage		
	Quantity	Unit
Existing Cooling Tower Capacity	2000	Tons
Existing Cooling Tower Flow Rate	6000	GPM
Existing Square Footage	686200	Square Feet
Existing Tons Per Square Foot	0.003	Tons/Sq. Ft.
Proposed Square Foot	1442810	Square Feet
Added Cooling Tower Capacity (Estimated)	2205	Tons
Added Cooling Tower Flow Rate (Estimated)	6616	GPM
Water Make-Up (2% of water supply)	132.31	GPM
Evaporation Loss (.00085 x GPM x Delta T)	1.12	GPM
Total Cooling Tower Make-up Water Usage	133.44	GPM
Total Cooling Tower Make-Up Water Usage Per Day	192150	GPD
Total Cooling Tower Make-up Water Per Year (Note 2)	35067425	GPY

Total Added Water Usage Per Year = 126.4 million gallons

Notes:

1. Estimated gallons per day based upon similar use hospitals in DC area.
2. Assume cooling towers operate 6 months per year.

10/31/2005

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Estimated Added Sanitary Usage

Floor	BUILDING AREA (SQUARE FEET)			
	Building			
	MOB/Auditorium	Tower	Shell Space	Garage
B	0	0	17527	0
G	25957	66838	0	51676
1	21947	52993	15465	51676
2	19065	46248	20276	51676
3	19065	48492	31478	51676
4	19065	48492	22273	0
5	19065	48492	22274	0
6	19065	48492	22274	0
7	8907	48492	22274	0
8	4315	30557	9800	0
9	260	2880	0	0
Total Area	156711	441976	166114	206704
DFU Per Sq. Foot (Note 1)	0.015	0.015	0.015	0
Total DFU	2350.665	6629.64	2491.71	0
Size of Sanitary Main (Note 2)	10"	15"	10"	N/A

Notes:

1. Estimated Drainage Fixture Units (DFU) per square foot based upon similar use hospitals in DC area.
2. Sanitary main size determined by use of International Plumbing Code (2000) Table 710.1 and sized for 1/4-inch slope per foot.

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Estimated Added Storm Water Usage

Floor	ROOF AREA (SQARE FEET)			
	Building			
	MOB/Auditorium	Tower	Shell Space	Garage
B	0	0	0	0
G	0	0	0	0
1	2882	6745	0	0
2	0	0	0	0
3	0	0	9205	51676
4	0	0	0	0
5	0	0	0	0
6	10158	0	0	0
7	4592	17935	12474	0
8	4055	27677	9800	0
9	260	2880	0	0
Total Roof Area	21947	55237	31479	51676
Estimated Vertical Wall Area (Note 1)	25980	46320	30540	20430
Total Area (Note 2) (Horizontal + Verical)	34937	78397	46749	61891
Size of Horizontal Main (Note 3)	10"	12"	12"	12"
Approximate Flow (Note 4)	730 GPM	1836 GPM	1047 GPM	1718 GPM

Notes:

1. Estimated vertical wall area equals height of building (assume 15' slab-to-slab height per floor) x estimated building permieter.
2. Total Area equals horizontal area + 0.5 x vertical area.
3. Per International Plumbing Code (2000), Appendix B, 1-hour duration, 100-year return period: Maximum rainfall rate = 3.2 inches.
4. Approximate flow calculated as roof area x maximum rainfall rate per hour (converted to GPM).