

EXHIBIT F

Environmental Analysis

Domestic Water Demand

The proposed Project will construct approximately 153,756 square feet of new gross floor area. A 4-inch domestic water service will be extended from the water main at 21st Street, NW. The water service will be designed to provide water to the building's fixtures and equipment per D.C. Plumbing Code and DC Water standards. Project design will accommodate approximately 1150 CWFU.

Fire Service Demand

An 8-inch fire service entrance pipe will be extended from the main at 21st Street, NW based on the sizing requirements of NFPA-13 and NFPA-14. The flow capacity will be based on the supply demand of the most hydraulically remote sprinkler zone plus inside/outside hose stream demands. For standpipe systems, fire service sizing criteria shall be based on the flow demand of the fire pump capacity at 150% percent rating, for testing in compliance with NFPA-25.

Sanitary Sewer Demand

A sanitary waste and vent system will be provided for all fixtures in the building. Plumbing fixtures will be drained by gravity through conventional soil, waste and vent stacks, building drains and building sewers to the street sewer. A sump pump located in mechanical room at the lowest level of parking, will lift up the waste from the basement levels and drain it to the main sanitary pipe that is routed under the slab at the first level. All fixtures will be trapped and vented to atmosphere. Vents will be extended through the roof.

The sanitary waste system will be designed to accommodate the approximately 700 DFU. The main sanitary pipe discharged from the building will be 8 inch in diameter pipes and will extend to the existing 12 inch sanitary sewer system at 21st Street. All design and installation will be in accordance with the International Plumbing Code and will be coordinated with the D.C. Water.

Stormwater Management

The stormwater management system will be designed and constructed in compliance with District Department of Environment 2013 Stormwater Management Rules. These

amendments satisfy the requirements of the District's Municipal Separate Storm Sewer System (MS4) Permit, issued by the United States Environmental Protection Agency under the Clean Water Act (Permit No. DC0000221. The MS4 permit requires the District to implement a 1.2 inch stormwater retention standard for land-disturbing activities and a lesser retention standard for substantial improvement projects. The project will install a 12" storm drain connection to the existing sewer in K Street.

Solid Waste Services

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

Electrical Services

Primary electric service will be derived from the PEPCO grid. PEPCO will provide a transformer vault and distribution transformer to have 265/460V building utilization voltage. The primary system service capacity will be designed to serve the calculated connected load of the facility plus an additional 15% percent for anticipated future loads. PEPCO will provide primary distribution transformer and make terminal at primary side of transformer at a charge to the Owner. PEPCO transformers will be located in the 21st Street right-of-way. Feeders from secondary of PEPCO transformer will be installed through underground ductbank from PEPCO transformer vaults. The feeders will be terminated at 4000A, 265/460V, 3Ph, 4W, main entrance rated switchboard.

All electrical systems will be designed to comply with the D.C. Energy Code. The transformer vault and underground ductbank will be installed in accordance with PEPCO's design guidelines.

Energy Conservation

The Project will be constructed in full compliance with Article 24 (Energy Conservation) of the D.C. 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 structure. The building will have high efficiency chillers. The HVAC system strategy is to reduce the overall airflow required and thereby the total energy consumed by the building. The ventilation system will employ CO₂ sensors to regulate the outside air brought into the building. Similarly, high efficiency electrical system components will be provided. A daylight control system will be provided to minimize the use of electrical lighting when ambient light is available for illumination. A monitoring system will be provided for utilities for the building.

Erosion Control

Sediment and erosion control will be implemented during excavation and during construction per the District Department of Environment 2013 Erosion and Sediment Control standards and specifications. Tree protection, inlet protection, construction entrance, sump pump and sediment trap are the methods being use for this Project.