Mabbett®

SAFETY, ENVIRONMENTAL MANAGEMENT & FIRE PROTECTION (SEM) SURVEY FOR HYBLA VALLEY OFFICE BUILDING (VA0085ZZ)

NATIONAL CAPITAL REGION 11

6801 TELEGRAPH ROAD, ALEXANDRIA, VA 22310

NCR Historic Building: NO

WITHIN A YEAR OF LEASE EXPIRATION: GSA OWNED

GSA NCR Job ID Number: ID2021042856789

Date of Survey: January 22, 2021

FSES ANALYSIS RESULTS

	Fire Control	Egress	General Fire Safety
Provided	7.5	6	8.5
Required	-4	0	-4
Equivalency	11.5	6	12.5

New Findings by RAC Level	
RAC 1	0
RAC 2	0
RAC 3	2
RAC 4	10
RAC 5	2

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ACKNOWLEDGMENT

The U.S. General Services Administration (GSA) National Capital Region (NCR) issued a contract to Mabbett & Associates, Inc. (Mabbett®) to conduct a safety, environmental management, and fire protection (SEM) survey of the Hybla Valley Office Building located at 6801 Telegraph Road, Alexandria, VA 22310.

The survey was performed in general conformance with the Statement of Work (SOW) issued to Mabbett. The professional opinions and findings presented in this report are based on the facts and information conveyed to or observed by Mabbett during the completion of this SEM survey.

This report is based solely upon the laws and regulations existing as of the date of this report, as well as information gathered to date including a site visit made on the date indicated. This report represents the conditions observed only at the time of the survey relative to compliance with applicable federal, state, and local regulations and GSA guidance within the scope of the contract. Since facility operations and associated compliance can change from day-to-day, this report only addresses what was observed during the site visit and applicable documentation reviewed.

This report was prepared by the following personnel:

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SECTION 1.0 EXECUTIVE SUMMARY

Under Mabbett & Associates, Inc.'s (Mabbett®) General Services Administration (GSA) contract number GS-10F-0120T Task Order (TO) 47PM0920F0075, Mabbett was tasked to perform safety, environmental management (SEM), and fire protection surveys of selected GSA buildings in the National Capital Region (NCR).

This report details the findings from the survey performed on January 22, 2021 at the Hybla Valley Office Building (Building) located at 6801 Telegraph Road in Alexandria, VA. This location is not leased. The purpose of the survey was to assess the overall safety of the building, its occupants, and operations including fire safety, occupational safety and health, and environmental aspects and to provide recommendations to minimize or reduce risks where applicable. The survey was conducted by Mr. Gregory Olds, Certified Safety Professional (CSP), Ms. Selasi Fynn, Environmental Specialist, and Mr. Keith Powell, PE, Fire Protection Engineer. In addition, GSA Supervisory Property Manager, Mr. Jeffery Blake participated in the site visit.

An opening meeting was held on January 22, 2021 with Mr. Jeffery Blake, GSA Supervisory Property Manager. During the opening meeting, the purpose of the survey, along with the procedures to be used during the site visit, were discussed. In addition, the opening meeting participant was asked to identify any known safety, environmental, or fire protection concerns in the building; no specific concerns were identified; however, it was noted that the building has been vacant for approximately five years.

This SEM survey identified fourteen (14) new findings, which are described in greater detail in Section 5.0. In addition, a query of the Inventory Reporting Information System (IRIS) identified ten (10) open findings or conditions for this location from previous SEM surveys. The status of these previously identified open findings are described in greater detail in Section 4.0; all ten (10) previously identified findings remain open as of this site visit and still require corrective action.

SECTION 2.0 INTRODUCTION

This report details the results of the SEM survey performed on January 22, 2021, at the Hybla Valley Office Building (Building). The building is GSA owned. This facility's last SEM survey was on November 5, 2015.

The Building, which is located at 6801 Telegraph Road, Alexandria, VA 22310, has been vacant since the end of 2015. The Building is located in a suburban environment and is surrounded by a U.S. Army Reserve Center, private residences, and a public park.

The purpose of the survey was to assess the overall safety of the building, its occupants, and operations including fire safety, occupational safety and health, and environmental aspects of a building and to provide recommendations to minimize or reduce risk where applicable. The survey was conducted by Mr. Gregory Olds, CSP, Ms. Selasi Fynn, Environmental Specialist, and Mr. Keith Powell, PE, Fire Protection Engineer. In addition, GSA Supervisory Property Manager, Mr. Jeffery Blake participated in the site visit.

SECTION 3.0 SEM SURVEY METHODOLOGY

3.1 Opening Conference

Mabbett held an opening conference and during which the standards and procedures for performing the SEM survey were discussed along with any SEM concerns related to the building.

3.2 Applicable Standards/References

The following standards and guidelines were used to evaluate the conditions. Specific regulatory citations are provided with the findings:

- Code of Federal Regulations, 29 CFR 1910 – General Industry Standards
- Code of Federal Regulations, 40 CFR Protection of Environment
- PBS-P-100 Facilities Standards for the Public Buildings Service – Chapter Seven, "Fire Protection Engineering"
- The National Fire Protection Association Codes and Standards (NFPA 101)

3.3 Survey Protocol

The walk-through survey was performed and consisted of observing the condition of facilities, inspecting the condition of equipment, the storage of materials, and operations in the layout of the equipment/materials in the facilities as they relate to safety, fire safety and environmental management. A room-by-room survey was not performed as several doors throughout the facility were locked. Areas surveyed included multiple rooms on each floor and wing, the mechanical room, elevator control room, and the rooftop. The facility has been vacant since the end of 2015 when the Department of Defense (DoD) relocated. Potential hazards were identified, and these were brought to the attention of the appropriate facility personnel and discussions of possible remedies were held. Photographs of findings were taken where permitted and are included in this report. Where hazards could be fixed on the spot that was done and are noted in this report. Current status of open findings from prior surveys were reviewed. During the survey drinking water samples were collected for lead analysis and indoor air quality measurements were collected following the requirements of the SOW.

3.4 Finding Classification System

To define the severity and probability of a finding, a Risk Assessment Code (RAC) was assigned to each finding observed during the survey. The RAC describes the relative risk of injury, illness, or death that could result from exposure to a hazard or condition. The RAC uses a combination of the probability that an employee could be hurt or made ill and the severity of the illness or injury. RACs range from a RAC 1, for a serious hazard with high risk of serious injury, to a RAC 5, for a negligible risk with remote hazard characteristics. The tables below outline the definitions of these elements and the process for combining the elements to determine a RAC for findings.

TABLE 3.4a
RAC Code Description

RAC CODE	DESCRIPTION
RAC 1 - Serious Hazard	Any condition, practice or situation in the facility indicating that a danger exists that could be reasonably expected to cause death, serious physical harm or loss of all or a major portion of a facility.
RAC 2 - Major Hazard	A condition, hazard, or situation such that there is a probability of significant harm to human health or the risk of loss of all or a major portion of the facility. (Permanent partial disability, temporary total disability)

RAC 3 - Moderate Hazard	A hazardous situation that may cause moderate injury or moderate damage and may occur in time. (Hospitalized minor injury, reversible illness)
RAC 4 - Minor Hazard	A hazardous situation that may cause injury or minor property damage but is unlikely to occur. (First aid or minor medical treatment needed)
RAC 5 - Negligible Hazard	A situation with few or no hazard characteristics, but which nevertheless is inconsistent with a specific guideline or standard or organizational policy.

Table 3.4b. Risk Assessment Code Matrix shows the matrix Mabbett inspectors used to determine a RAC for each finding. The appropriate RAC is determined by selecting the probability category from the first row and the severity category from the first column. The cell where the severity and probability descriptions intersect contains the appropriate RAC for the finding.

TABLE 3.4b
Risk Assessment Code Matrix

Severity \ Probability		Imminent	Probable	Possible	Remote
RAC 1	**Serious Hazard**	1	1	2	3
RAC 2	**Major Hazard**	1	2	2	4
RAC 3	**Moderate Hazard**	2	3	3	4
RAC 4	**Minor Hazard**	3	4	4	5
RAC 5	**Negligible Hazard**	4	5	5	5

3.5 Closing Conference

Mabbett held a closing conference following the SEM survey and discussed preliminary findings identified and answered questions.

SECTION 4.0 STATUS OF PREVIOUS OPEN FINDINGS & RECOMMENDATIONS

4.1 Status of Open Occupational Safety and Health Findings

There were no open occupational safety and health findings at the time of the survey.

4.2 Status of Open Environmental Management Findings

The current status of open survey findings or conditions from the IRIS database is provided below.

TABLE 4.1
Status of Open Safety Findings

IRIS Survey Number	Finding Description	Current Status
G-11-16-0046	A Phase II (2014), and a Site Characterization Report (2015), concluded that petroleum impacted soils are present at depths ranging from depths of 4 feet (in the vicinity of generator room) to 15-24 feet (by the modular office trailer). The exact source of the contamination is not known, but likely attributable to historical USTs, which may or may not still be on site, and/or active AST piping leaking under the generator room. The soil contamination is currently under asphalt and thus deemed low risk unless site use changes or utility work takes place.	Open

4.3 Status of Open Fire Safety Survey Findings

The current status of open survey findings or conditions from the IRIS database is provided below.

TABLE 4.2
Status of Open Fire Safety Findings

IRIS Survey Number	Finding Description	Current Status
G-11-16-0046	Batteries removed from Elevator Machine Room System 3 Fire Alarm Control Panel.	Open
G-11-16-0046	120 VAC Pyrotronics smoke detectors observed in Basement Data Center Room B33.	Open
G-11-16-0046	The fire alarm systems in the building are not tested and maintained.	Open
G-11-16-0046	The battery-operated emergency lighting units are not tested on 30-day intervals. The lighting units are also not tested annually for 90 minutes.	Open
G-11-16-0046	Fire dampers are not tested once every four years.	Open
G-11-16-0046	Fire doors are not inspected, tested, and maintained per NFPA 80 requirements.	Open
G-11-12-0133	The door into stairwell ¿C¿ on the second floor does not automatically close or latch, preventing the egress stairwell from maintaining its designed smoke and fire resistance.	Open
G-11-12-0133	There appears to be systemic disregard for firestopping throughout the building in many places where fire barriers are breeched.	Open
G-11-11-0185	No backflow assembly incoming sprinkler water supply.	Open

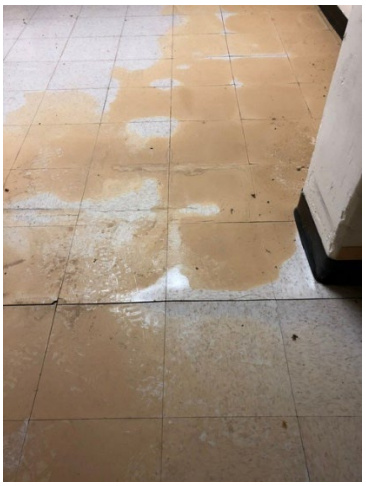
SECTION 5.0 ITEMIZED NEW SEM FINDINGS

Findings identified during this SEM survey are summarized below. All identified findings and previously identified findings which are still open need to be corrected. Findings with a RAC of 1 – 4 will be inputted into IRIS for tracking.

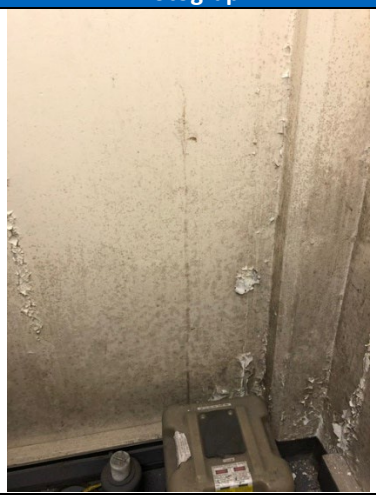
5.1 Occupational Safety and Health Survey Findings

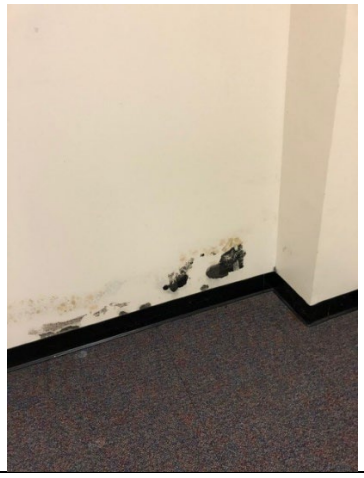
The following eleven (11) new findings or conditions were observed during this survey.

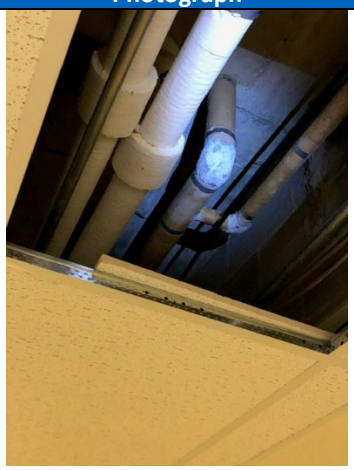
Finding Number	1	
Risk/Hazard Type	Electrical Shock Hazard	**Photograph**
Description	A broken breaker (breaker #2) in electrical panel LPB.B-11 and an open breaker (breaker #4) in electrical panel LPA.1-5 were observed.	
Reference	29 CFR 1910.305.(b)(1)(ii)	
RAC Level	RAC 3	
Location	Basement mechanical room and Level 1 hallway.	
Recommended Corrective Action & Estimated Cost:	Close circuit openings with either an identified blank from the manufacturer or with a spare circuit. $200.	
Corrective Action Responsibility:	GSA	

Finding Number	2	
Risk/Hazard Type	Tripping Hazards	**Photograph**
Description	Carpet in most rooms are damaged and floor tiles in the basement near the elevator are lifting which create tripping hazards.	
Reference	29 CFR 1910.22	
RAC Level	RAC 4	
Location	Throughout the Building.	
Recommended Corrective Action & Estimated Cost:	Replace damaged flooring throughout the building. $75,000.	
Corrective Action Responsibility:	GSA	

Finding Number:	3	
Risk/Hazard Type	Sanitary Hazard	**Photograph**
Description	Multiple dead mice and birds were observed throughout the Building.	
Reference	29 CFR 1910.141	
RAC Level	RAC 4	
Location	Throughout the Building.	
Recommended Corrective Action and Estimated Cost	Remove dead animals and ensure pest management procedures are working to maintain a sanitary environment. No capital cost.	
Corrective Action Responsibility	GSA	

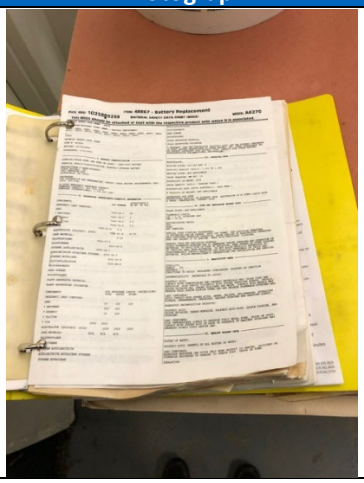
Finding Number:	4	
Risk/Hazard Type	Lead Hazard	**Photograph**
Description	Paint was cracked and peeling, which due to the building's age, has the potential to be lead-based paint.	
Reference	29 CFR 1926.62	
RAC Level	RAC 4	
Location	Elevator Control Room	
Recommended Corrective Action and Estimated Cost	Repair wall damage in accordance with facility lead-based paint procedures. $15,000.	
Corrective Action Responsibility	GSA	

Finding Number:	5	
Risk/Hazard Type	Indoor Air Quality	**Photograph**
Description	Mold growth was observed on walls, floors, and ceilings throughout the Building. An active water leak from the ceiling was observed in room A201.	
Reference	29 CFR 1910.141	
RAC Level	RAC 4	
Location	Throughout the Building.	
Recommended Corrective Action and Estimated Cost	Repair the sources of water intrusion and remediate the mold. $100,000.	
Corrective Action Responsibility	GSA	

Finding Number:	6	
Risk/Hazard Type	Indoor Air Quality	**Photograph**
Description	Potential sources of asbestos were observed on pipe insulation in the ceiling and old tile flooring in communication closets.	
Reference	29 CFR 1910.1001	
RAC Level	RAC 4	
Location	Throughout the Building.	
Recommended Corrective Action and Estimated Cost	Conduct asbestos inspection with a certified asbestos inspector/risk assessor. If the building contains asbestos hazards, manage the hazard through GSA asbestos management practices. $2500.	
Corrective Action Responsibility	GSA	

Finding Number:	7	
Risk/Hazard Type	Fall Hazard	**Photograph**
Description	Multiple floor openings were observed in Room B 33. The room has a lifted floor which allowed wiring and equipment to be run underneath. When the equipment was removed, the floor openings were not covered.	
Reference	29 CFR 1910.22	
RAC Level	RAC 4	
Location	Room B 33	
Recommended Corrective Action and Estimated Cost	Ensure that all floor openings are properly covered thereby creating a smooth walk/working surface. $1,000.	
Corrective Action Responsibility	GSA	

Finding Number:	8	
Risk/Hazard Type	Confined Spaces	**Photograph**
Description	The chiller building and rooftop HVAC units were not labeled as confined spaces.	
Reference	29 CFR 1910.146(c)(2)	
RAC Level	RAC 4	
Location	Chiller building behind the main building and building rooftop.	
Recommended Corrective Action and Estimated Cost	Label/mark as "Confined Space" and manage accordingly. $100.	
Corrective Action Responsibility	GSA	

Finding Number:	9	
Risk/Hazard Type	Hazard Communication	**Photograph**
Description	Outdated Material Safety Data Sheets (MSDS) were observed in the mechanical room where various chemicals were stored.	
Reference	29 CFR 1910.1200	
RAC Level	RAC 5	
Location	Basement mechanical room	
Recommended Corrective Action and Estimated Cost	Ensure all hazardous chemicals on-hand have the required Globally Harmonized System (GHS) Safety Data Sheets (SDS) available to any employee who enters the building. No capital cost.	
Corrective Action Responsibility	GSA	

Finding Number:	10	
Risk/Hazard Type	Unguarded Equipment	**Photograph**
Description	Grinder did not have required guard on the right-side wheel.	
Reference	29 CFR 1910.212(b)	
RAC Level	RAC 4	
Location	Basement mechanical room.	
Recommended Corrective Action and Estimated Cost	Install guard on the grinder. $25.	
Corrective Action Responsibility	GSA	

Finding Number:	11
Risk/Hazard Type	Indoor Air Quality
Description	Total Volatile Organic Chemicals (TVOC) levels were above the recommended threshold of 500 ppb in two locations. (See Table 6.2)
Reference	Professional Consensus
RAC Level	RAC 4
Location	Room 126 and Room 203
Recommended Corrective Action and Estimated Cost	Ensure building's ventilation system is providing adequate air flow to reduce the TVOC levels prior to reoccupation of the building. If TVOC levels are still above the recommended threshold with adequate ventilation, conduct further investigation and review findings from the Phase 2 Environmental Site Assessment performed in 2014 -2015. No capital cost.
Corrective Action Responsibility	GSA

5.2 Environmental Management Survey Findings

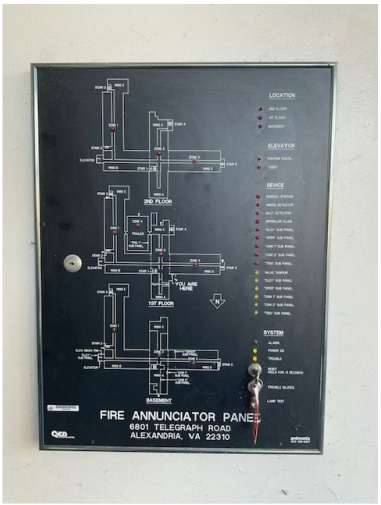
The following two (2) new findings or conditions were observed during this survey and inspection.

Finding Number:	1	
Risk/Hazard Type	Uncharacterized Waste	**Photograph**
Description	A cart in the elevator control room was observed with a large amount unknown waste. Due to the buildings age, there is the potential for the waste to contain lead-based paint or asbestos.	
Reference	40 CFR 261.3	
RAC Level	RAC 4	
Location	Elevator control room	
Recommended Corrective Action and Estimated Cost	Determine whether the waste is hazardous. Based on the findings, dispose of waste as either hazardous waste, regulated building material waste or municipal solid waste in compliance with all applicable regulations. $750.	
Corrective Action Responsibility	GSA	

Finding Number:	2	
Risk/Hazard Type	Used Oil Storage	**Photograph**
Description	Used oil was found on the floor of the mechanical room without secondary containment or proper labeling.	
Reference	9VAC20-60-279	
RAC Level	RAC 5	
Location	Basement Mechanical Room	
Recommended Corrective Action and Estimated Cost	Dispose of used oil in compliance with all applicable regulations. $50.	
Corrective Action Responsibility	GSA	

5.3 Fire Safety Evaluation Survey Findings

The following one (1) new finding or condition was observed during this survey and inspection.

Finding Number:	1	
Risk/Hazard Type	Sprinkler - Maintenance	**Photograph**
Description	The building has been vacant since 2015. Only minimal heating is provided to prevent freeze up. The fire alarm system has a trouble indicating “corrupted file”. It is unknown if the fire alarm system will transmit a water flow alarm should the sprinkler system activate. This is not a life safety concern as the building is unoccupied, but an undetected water flow could result in severe water damage.	
Reference	NFPA 25, 5.3.3.1	
RAC Level	RAC 3	
Location	First floor – former security office	
Recommended Corrective Action and Estimated Cost	Provide minimal maintenance of the fire alarm system to assure the sprinkler system is monitored or deactivate the sprinkler system. $7,500 to test and update program.	
Corrective Action Responsibility	GSA	

SECTION 6.0 BUILDING SAFETY ANALYSIS & PRELIMINARY ANALYSIS OF SYSTEMIC BUILDING CONDITIONS

During the survey of the building the assessors looked at the safety of the occupants, the property, or the Federal tenant mission in the event of fire, accidents, and/or environmental incidents and also looked at systemic building SEM conditions. Specific findings are summarized in Section 5.0. The building safety analysis also included collection of drinking water samples and indoor air quality measurements which are summarized below.

6.1 Lead in Drinking Water

Potable water samples were collected from representative drinking water sources that were selected based the primary intended use, and in conformance with GSA's and EPA's sampling protocol. First and second draw samples were collected from the cold-water lines of selected water fountains, kitchen sinks, bathroom sinks, and hand wash sinks. Each water source (point source) was flushed by facility staff for at least 15 minutes on the evening prior to the day of the sample collection; the water was allowed to sit in the hard-plumbed water lines overnight for at least six but no more than 18 hours as outlined by the EPA protocols for sampling lead in drinking water. The first draw water samples were taken prior to use. The second draw water samples were collected after the first draw samples and following flushing of the water for approximately 30 seconds.

The sample collection, delivery, and analysis were conducted in accordance with Federal, state, and local regulations including the Safe Drinking Water Act (SDWA) and its implementing regulations. The EPA's National Primary Drinking Water Regulations (NPDWR) regulate lead concentrations in drinking water via 40 Code of CFR Part 141. The EPA's Primary Drinking Water Standards designates Maximum Contaminant Levels (MCLs) and Action Levels for organic, inorganic, and biological contaminants. The Action Level for lead in drinking water is 0.015 milligrams of lead per liter of water (mg/L), which is equivalent to 15 micrograms per liter (µg/L) or 15 parts per billion (ppb).

The samples were transported to Phase Separation Science, Inc. for analysis of lead content. Samples were analyzed via EPA Method 200.8, *Determination of Trace Elements in Waters and Wastes by Inductively Coupled Plasma – Mass Spectrometry*. Phase Separation Science, Inc. is accredited under the National Environmental Laboratory Accreditation Program (NELAP) and is certified to perform analysis of metals in drinking water.

Potable water samples were collected from five (5) representative water sources on January 22, 2021. A floor plan indicating water sampling locations are included in Appendix C of this report. A total of ten samples (5 first draw samples and 5 second draw samples) were collected and submitted for the analysis of the lead content in drinking water.

The analytical results are presented in *Table 6.1 Lead in Drinking Water Results*, which are summarized as follows:

- Lead – The analytical results of the first and second draw samples ranged between Not Detected (ND) and 6.5 µg/L, which is below the EPA's Action Level of 15 µg/L.

Copies of the analytical laboratory reports and chain of custody forms including sampling times are included in Appendix C of this report. The drawings of locations are located in Appendix C.

TABLE 6.1
Lead in Drinking Water Results

Sample ID	Location Description	Draw	Lead (µg/L)
Wing B Fountain	Basement B Wing	First	6.5
Wing B Fountain	Basement B Wing	Second	5.5

TABLE 6.1 Lead in Drinking Water Results			
Sample ID	**Location Description**	**Draw**	**Lead (µg/L)**
Wing B Fountain Rooms 22-23	Basement D Wing	First	ND
Wing B Fountain Rooms 22-23	Basement D Wing	Second	ND
D Wing Fountain Room 126	1st Floor D Wing	First	2.8
D Wing Fountain Room 126	1st Floor D Wing	Second	2.6
2nd Floor Fountain Room 211	2nd Floor C Wing	First	ND
2nd Floor Fountain Room 211	2nd Floor C Wing	Second	ND
2nd Floor Fountain Room 203	2nd Floor A Wing	First	ND
2nd Floor Fountain Room 203	2nd Floor A Wing	Second	ND

6.2 Indoor Air Quality (IAQ) Parameters

Carbon monoxide is an odorless, colorless, and tasteless gas resulting from incomplete combustion of any carbon-containing fuels. Carbon monoxide is a chemical asphyxiant for which several regulatory agencies have established exposure thresholds. The EPA standard for ambient (outdoor) air is nine parts per million (ppm) as an eight-hour time-weighted average; OSHA has established a permissible exposure limit (PEL) of 50 ppm over an eight-hour time weighted average, while the American Conference of Governmental Industrial Hygienists (ACGIH) has established an eight-hour time-weighted average Threshold Limit Value (TLV) of 25 ppm. GSA's guideline for indoor air quality for carbon monoxide is 9 ppm. Indoor air quality measurements were collected during the survey using a TSI IAQ CALC – to measure temperature, relative humidity, carbon monoxide, and carbon dioxide. The unit was calibrated to NIST standards per manufacturer specifications in June 2020. The results are summarized in *Table 6.2. Indoor Air Quality Measurements*.

TABLE 6.2 Indoor Air Quality (IAQ) Measurements					
Location Description	**Temperature (°F)**	**TVOC (ppb)**	**Relative Humidity (%)**	**Carbon Monoxide (ppm)**	**Carbon Dioxide (ppm)**
Wing B rooms 3-15	58.0	32	27.5	1.13	421
Wing B rooms 22-33	57.8	25	28.3	1.57	409
Room 126	58.3	677	30.2	1.48	372
Room 211	61.8	44	25.3	1.92	379
Room 203	57.0	861	35.2	1.92	373
Outside Sample – Parking Lot	46.8	5	69.3	0.80	312

Total volatile organic compounds (TVOC) were measured using a calibrated GrayWolf ® Environmental Test Meter which measures ppb. There is no OSHA or EPA standard for TVOC, however, a generally accepted consensus standard for indoor air quality is less than 500 ppb. Two room measurements were above the recommended threshold (See Section 5.1 Finding #11). The most recent calibration was June 2020. The carbon monoxide concentrations were below the permissible limit of 9 ppm. Based on ASHRAE Standard 62.1-2016, an indoor-to-outdoor carbon dioxide differential of less than 700 parts per million (ppm) indicates adequate building ventilation. With an average outdoor carbon dioxide level of 312 ppm, indoor ventilation is considered acceptable below 1,012 ppm. All measurements for carbon dioxide were less than 1,187. The American Society of Heating, Refrigeration, and Air Conditioning (ASHRAE) Standard 55-2013 recommends that indoor air temperatures between 68 and 78-degrees Fahrenheit (°F) for this season. The measurements were not within the range recommended for the season September through May. The relative humidity was not within the recommended 30% to 65% range. The temperature and humidity levels are affected by the building being vacant. When the building is reoccupied the temperature and humidity levels should be set to be within the guidelines.

SECTION 7.0 BUILDING PROFILE & FIRE SAFETY EVALUATION SYSTEM (FSES)

The Building was built between 1958 and 1959 and total square footage is reported to be 113,886 square feet. It is a government-owned building consisting of three levels, including one below-grade basement level. The building has been vacated by the Defense Logistics Agency since approximately 2015. The height of the Building is approximately 35 feet for fire department access from the lowest level.

See Appendix B for additional building profile information and Appendix D for the Fire Safety Evaluation System (FSES). The building does not provide an equivalent level of protection. An evaluation of the FSES indicates providing complete sprinkler protection throughout all levels would provide an equivalent level of protection for the building.

7.1 Fire-Safety Features & Building Description

The Building plan, with basement and two floors above grade, is irregularly shaped and formed in irregular cross patter, with central corridors on each floor level. The B, D and E Wings' corridors all have an enclosed egress stairwell ends of the wings. An additional enclosed stairwell is located near the midpoint of Wing B and an unenclosed stairwell is in the center of the Building at the intersection of the wings.

The building consists of two floors above grade and a Basement level. The basement and 2nd Floor are approximately 37,962 gross square feet in area. The 1st Floor is approximately 43,132 gross square feet in area. The irregularly shaped Building forms something of an irregular cross, with four corridors spreading outwardly from its center. The south, west, and east corridors all have an enclosed egress stairwell at the ends of the corridors. There is an additional enclosed stairwell near the midpoint of the east corridor and an unenclosed stairwell in the middle of the Building, each with signage indicating the levels of discharge. These exits are remote per NFPA 101. The unenclosed stairwell in the middle of the building is not considered an exit per NFPA 101 (2015), Section 7.1.3.2.1. The four exit stairs have a clear width of 44-inches, with door widths of 33 inches that discharge directly to the exterior. The stairs, being the limiting factor per NFPA 101, allow 146 people each. The total egress capacity of the stairs is calculated to be 584 people. The Basement level has a single additional exit of 33 inches clear width, allowing a maximum egress capacity on that floor of 749 occupants. The 1st Floor has two single door exits and two double door exits in addition to the stairs, providing an egress capacity of 1,566 people from that floor. The 2nd Floor has no exits beyond the stairwells.

The Building's primary occupancy type per NFPA 101 is "Business". Utilizing the occupant load factor or 150 square feet /person provided by that code the occupant load for each floor can be calculated. The occupant load for the 2nd and Basement floors is calculated as 240 people. The 1st Floor has a slightly higher occupancy load, at 288 people. Each level had greater exit capacity than the calculated occupant load.

The Building is fully sprinkled and includes a 4-inch standpipe system in stairs C, E-1, and E-2. There is an additional 4-inch standpipe in the datacenter adjacent to stair A, with its control valve and tamper switches above the drop ceiling in the stair. The standpipe system includes 2-½-inch fire service outlets at each floor level. The water supply for the sprinkler system enters the Building at the basement level and is a 6-inch line. Flow switches located at the cross mains were connected to the sprinkler riser. The OS&Y control valves are electrically supervised by the fire alarm system. There is a fire department connection with caps on the exterior of the building. The sprinklers have not been tested since 2015. Prior to reoccupancy the sprinkler system will need to be tested. (See Section 5.3 Finding #1)

The notification appliances throughout the Building include speakers and strobes. Strobes are provided throughout. A general evacuation system is used. A graphic annunciation panel is located near the panel, at the main entrance to the building. The fire alarm control panel protecting the building is a Notifier NFS640 fire alarm

control panel. The panel is located in the 1st Floor Security Office. The initiating devices in the Building are manual pull stations at the exits, water flow devices, smoke detectors in the elevator lobbies and associated machine room, and heat detectors. Actuation of an initiation device activates the notification appliances. It is presumed that activation of a smoke detector in the elevator lobby or elevator machine room (EMR) recalls the elevators. A heat detector is located in the elevator machine room. It is presumed that activation of a heat detector shunts elevator power (indicated on the control module in the EMR). Duct detectors are provided on the supply side of air handling units with capacities greater than 2,000 cfm for AHU shutdown.

The fire alarm system has multiple trouble conditions including "corrupt file". It is unknown if the fire alarm is capable of reporting a water flow alarm. The Building is not occupied and minimally checked. A sprinkler flow could go undetected for days or even weeks if the fire alarm system does not activate. It is recommended the fire alarm system either be maintained and tested to assure reliability, or the sprinkler system should be shut down to avoid a potential water event. (See Section 5.3 Finding #1)

A Pyrotronics System 3 fire alarm control panel is located in both computer rooms in the Basement and both have been disabled and disconnected. There is a Pyrotronics System 3 fire alarm control panel in the elevator machine room associated with the elevator equipment, but it appears to be disconnected as well. The elevator doors are open, and the cab does not align with the floor elevation. Prior to reoccupancy the elevator will need to be repaired. Electrically illuminated exit signs have been provided to identify the locations. The signs are connected to an emergency generator. Emergency lighting circuits are provided throughout the entire Building.

Emergency lighting is provided in common corridors with wall-mounted battery-packs. None of the lighting units operated. Prior to reoccupancy, the emergency lighting will need to be repaired.

Multi-purpose dry chemical fire extinguishers are located throughout the Building. The fire extinguishers were last maintained annually by FLSA Fire Protection in June 2015. Prior to reoccupancy the fire extinguishers will need to be serviced.

There are no significant exposures affecting the subject property as there are not structures with several hundred feet of the subject Building.

7.2 Record Review of System Testing

The systems included sprinklers, fire alarm and fire extinguishers. None of the systems have been tested or maintained since 2015.

7.3 Results of NFPA 101 Analysis

See Appendix D FSES Analysis.

APPENDIX A

Minor Findings (RAC 5)

Minor Findings (RAC 5)

Occupational Safety & Health	**See Section 5.1 – Finding #9**
Environmental Management	**See Section 5. 2 – Finding #2**
Fire Safety	**See Section 5.3 – No Findings**

APPENDIX B

GENERAL BUILDING INFORMATION

1. Building name and address: Hybla Valley Office Building
   6801 Telegraph Road
   Alexandria, VA 22310

2. Lessor/realty company contact: N/A

3. Number of stories of building: 3
   Above grade: 2
   Below grade: 1

4. Floors the Federal Government occupies: The entire building is currently vacant.

5. Height of highest Federal occupied floor above the lowest level of fire department access: ~35 feet

6. Federal occupancies on each floor (NFPA 101 Classifications): Business

7. Types of non-Federal hazardous occupancies on each floor: N/A

8. Approximate gross area per floor: Level B and 2 = 34,000SF, Level 1 = 43,000SF

FIRE PROTECTION INFORMATION

9. Construction Type (NFPA 220 Classification): Type IIB (000)
   a. Describe floor/ceiling construction: Concrete on unprotected deck.
   b. Describe roof construction: Steel (without spray fireproofing).
   c. Describe column construction: Steel with CMU wraps.

10. Describe fire rated subdivision of floors: Stairways and shafts enclosed in 2-hour fire rated construction.

11. Fire suppression capability (described as listed below):
    a. Sprinklers – location(s): Building is fully sprinkler protected.
    b. Waterflow alarm(s), type and location: Vane-type water flow switches in stairs.
    c. Control valves, type and typical location: O.S & Y. type control valves at each floor control valve.
    d. Valve tamper switches, type and typical location: All control valves are electrically supervised by the fire alarm system.
    e. Standpipe – riser size, location and number: riser size, location, and number: 4-inch riser standpipes located in each stairway to the upper floors.
    f. Location(s) and manufacturer/model of fixed carbon dioxide, dry chemical and/or halon fire suppression systems: N/A
    g. Fire pump data: N/A
       Rated Capacity (gpm): N/A
       Rated net pressure (psig): N/A
       Discharge Static Pressure: N/A
       Separate controller for fire pump and jockey pump? N/A
    h. Water supply: One 6-inch line with PIV in adjacent yard.
    i. Maintenance conforms to NFPA: No
    j. Who performs maintenance: None

12. Fire Alarm System:
    a. Type of alarm system: General Evacuation
    b. Central station (company name): Mega Center
    c. Control Panel Information:
        Location: Fire control room/security
        Manufacturer/model: Notifier NFS640
        Operating voltage: 24
    d. Describe secondary power source: Batteries
    e. Style of alarm initiating circuit wiring: Class B
    f. Manual station location: Each stair and exterior exits.
    g. Smoke Detector:
        Locations: Spot-type smoke detectors are located at the elevator lobbies and associated machine room. Duct detectors provided for the air handlers.
        Type: Photo and Ionization
        Appropriate for intended use: Yes
    h. Heat Detector: None
        Locations: N/A
        Type: N/A
        Appropriate for intended use: N/A
    i. Other Detectors: N/A
        Type and manufacturer: N/A
        Appropriate for intended use: N/A
        Location: N/A
    j. Type of alarm notification appliances and locations (visual and/or audible): Speakers and strobes throughout.
    k. Notification system:
        General Evacuation of all floors
        Type devices that actuate general alarm (list all types): MPS, Elevator SD, and WF
        Emergency telephone system: No
        System interfaced with:
        Elevator: Yes
        Smoke Control: No
        Electric door locks: No
        Other (describe): N/A
    l. Maintenance per NFPA: None
    m. Who performs maintenance?: None

13. Kitchen Suppression System: N/A
    a. Type of suppression (wet/dry chem., sprinklers): Wet Chemical
    b. Manual release?: N/A
    c. Last inspection?: N/A
    d. Connected to building FACP: N/A

14. Computer room / essential electronic or fiber optic equipment rooms – (complete for each location government occupies or proposes to occupy): Separate sprinkler controls for primary server room. Smoke detection under floor and at ceiling.
    a. Describe suppression system(s): Wet pipe
    b. Detection system: Abandoned Pyrotronics System 3, no computer equipment remaining.

c. Control equipment location:
d. Control equipment manufacturer:
e. Type of detection:
f. Connected to the building FACP:
g. Approximate area:
h. Raised floor (if yes, what is approximate height, is it plenum): 18-inch plenum.
i. Air distribution to room / area:
j. Fire rated enclosure? Unknown

15. Emergency lighting:
    a. Type: Battery power wall mounted units
    b. Locations: Stairs, offices, corridors
    c. Secondary source of power: Battery
    d. Maintenance conforms to NFPA: No
    e. Who performs maintenance: None

16. Exit signs:
    a. Locations: Throughout
    b. Secondary source of power: Emergency circuits powered by generator – not verified. Building is vacant and no building engineer.

17. Emergency Generator:
    a. Power source: Diesel
    b. Capacity: Unknown, rusted enclosure could not open. Per prior report 250 kW.
    c. Location: Exterior of building

18. Means of egress:
    a. Number of exits: Four enclosed stairways from upper floors.
    b. Where do the exits discharge: Directly outside.
    c. Exit capacity:

Stair #	Stair Width(W_n)	Capacity Factor $C = 146.7 + (W_n - 44) / 0.218$	Stair Capacity
1	44	146.7+(44-44)/0.218	146
2	44	146.7+(48-44)/0.218	146
3	44	146.7+(48-44)/0.218	146
4	44	146.7+(48-44)/0.218	146

    d. Exit remoteness: 100%
       Maximum overall diagonal dimension of typical floor (identify for others if different than typical floors.): 400 Feet
       Exit door separation distance: 400 Feet
       How is distance measured: straight-line access
    e. Exit access: Unrated corridors
    f. Exit enclosure: Two hour with masonry and 1-1/2 hour fire rated doors
    g. Exit discharge protection: Sprinkler protection throughout building.
    h. Exit dimensions (width, riser, tread): Width see Table in 18c, tread 12”, rise 7”.
    i. Handrails: Adequate on both sides of the stairs
    j. Dead ends: None noted
    k. Common path of travel: None noted

19. Elevator Features:
    a. Number of elevators (passenger and freight): 1 passenger abandoned.
    b. Emergency elevator operation:
        Phase I operation (automatic and manual recall): Yes, unknown if operates.
        Phase II operation (firefighter's service): Yes – unknown if operates.
        Designated recall level: 1st
        Alternate recall level: Level: Basement floor
        List all fire alarm devices that cause elevator recall: lobby and EMR smokes.
        Is the elevator machine room sprinklered?: Yes
        What devices cause shunt tripping of elevators: Assumed heat detector.
        Type and location of detectors: Smoke detectors in EMR, Lobbies.
    c. Certificate date: None
    d. Telephone in cab: No

20. Hazard of exposure buildings: None

21. Local fire department pre-fire plan: Unknown

22. HVAC system design
    a. Source of heat: Boiler
    b. Source of chilled water: Chiller
    c. Location of fans: Roof and Basement
    d. Presence of fire dampers: Yes
    e. Presence of duct smoke detectors: Yes
    f. Return air routing: Plenum
    g. Supply air routing: Ducted
    h. Smoke control features: N/A
    i. Rated cable if used in plenum: N/A

23. Boiler inspection:
    a. Certificate(s): None
    b. Date(s): Unknown

24. Locations of other special occupancies (Describe any fire protection features of these occupancies):
    a. Laboratories: N/A
    b. Printing plants: N/A
    c. Parking garages: N/A
    d. Storage areas over 1000 square feet: N/A
    e. Computer rooms: Sprinkler protected.
    f. Telephone frame rooms: N/A

25. Occupant Emergency Plan (OEP): Building is vacant
    a. Date of last revision/update: N/A
    b. Are the persons designated in the plan current and are they trained? N/A
    c. Does it contain procedures to evacuate physically disabled? N/A
    d. Date of last fire drill: N/A

GENERAL SAFETY & HEALTH DOCUMENTATION

26. Check applicable areas:

Area of Interest	***Applicable To This Building?***
a. Asbestos	Yes
b. PCBs	No
c. Confined Spaces	Yes
d. Battery Charging	No
e. Laboratories	No
f. X-Ray Equipment	No
g. Indoor Firing Ranges	No
h. Significant Hazmat Storage	No
i. Photo Processing	No
j. Incinerators	No
k. Printing Plants	No
l. Significant Noise	No
m. Other – Specify	No
n. Lead-based Paint	Yes

Details of Special Occupancies:

27. Battery Charging: None
    a. Adequacy of ventilation: N/A
    b. Eye wash protection: N/A

28. Other Special Occupancies: None
    a. Laboratories: N/A
    b. Printing plants: N/A
    c. Parking garages: N/A

29. Noise and Vibration: There were not federally occupied areas that have been identified as having noise levels in excess of the action level of 85 dBA established by OSHA.
    a. Locations: N/A
    b. Protection provided: N/A
    c. Standards compliance: N/A

30. OSHA standards compliance: See open findings.

31. Motor pool service areas: N/A

32. X-ray equipment and other radiation producing or storage areas: N/A

33. Indoor target ranges: N/A

34. Warehouses or areas storing hazardous materials: N/A

35. Photo processing or graphic arts facilities: N/A

36. Incinerators (and note compliance per local/state codes and EPA regulations): N/A

37. Printing plants: N/A

38. Spray painting operations: N/A

39. Posting of hazardous areas requiring PPE: N/A

40. Storage areas for firearms, ammunition, explosives: N/A

41. Communications equipment, roof mounted antennas: N/A

ENVIRONMENTAL MANAGEMENT

42. Environmental Pollution Control Equipment: None
    a. Wastewater Treatment Facilities: N/A
    b. Air Emission Control Devices: N/A
    c. Incinerators: N/A
    d. Air Permits: N/A

43. Areas of the building where asbestos containing materials present: Due to the age of the building, asbestos may be present.
    a. Sprayed-on or Troweled-on surfacing materials: Unknown
    b. Thermal System Insulation: Possible (See Section 5.1 Finding #6)
    c. Other Types of ACM: Unknown
    d. If a-c = Yes, comment on asbestos management plan: There is no asbestos management plan.

44. Transformer Vaults: None
    a. Location: N/A
    b. Labeling: N/A
    c. Diking: N/A
    d. Decontamination: N/A

45. Laboratories and Other Special Occupancies: None
    a. Location: N/A
    b. Hoods/Vents: N/A
    c. Disposal Practices: N/A

46. Storage Areas for Hazardous and Toxic Materials: None
    a. Location: N/A
    b. Compatible Storage: N/A
    c. Spill Control Dikes: N/A
    d. Response Equipment: N/A

47. Hazardous Waste Management Activities: See Section 5.2 Finding #1
    a. Generation: N/A
    b. Temporary Storage Areas: N/A
    c. Spill Control Dikes: N/A

d. Response Equipment: N/A

48. Potable Water Treatment Equipment: None

49. Solid Waste Management Facilities: None since the building is vacant.

50. Petroleum Oil, and Lubricant Storage: Yes
    a. Location/Amount: Above ground storage stands for emergency generators. 1 x 565-gallon tank and 1 x 150-gallon tank.
    b. Spill Control/Dikes: Yes
    c. Response Equipment: No
    d. Underground Storage Tanks: No
    e. Spill Prevention Control & Countermeasure Plan: None required

INDOOR AIR QUALITY

51. Indoor Air:
    a. Source of heat: Boiler
    b. Source of chilled water: Chiller
    c. Air is circulated by: Forced air.
    d. Location of Building air intakes: Rooftop
    e. Potential contamination sources of outside air: None at time of survey.
    f. Location of cooling tower: Behind the Building.
    g. Control of biological agents in cooling tower: Unknown
    h. Adequacy of air movement based on observation and CO_2 levels: Yes
    i. Local exhaust systems: Bathrooms
    j. Areas of complaints: N/A
    k. Activities generating complaints: N/A
    l. Filter maintenance: Annually

APPENDIX C

Results of Lead-In-Water Sampling & Sample Locations

PHASE
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6630 Baltimore National Pike
Baltimore, MD 21228
410-747-8770
800-932-9047
www.phaseonline.com

Certificate of Analysis

Project Name: GSA NCR Hybla Valley
PSS Project No.: 21020309

February 4, 2021

Susan Smits
Mabbett & Associates
105 Central St, Suite 4100
Stoneham, MA 02180

Reference: PSS Project No: **21020309**
Project Name: GSA NCR Hybla Valley
Project Location: 6801 Telegraph Rd. Alexandria, VA 22310
Project ID.: R2020036.000.012.002

Dear Susan Smits:

This report includes the analytical results from the analyses performed on the samples received under the project name referenced above and identified with the Phase Separation Science (PSS) Project number(s) **21020309**.

All work reported herein has been performed in accordance with current NELAP standards, referenced methodologies, PSS Standard Operating Procedures and the PSS Quality Assurance Manual unless otherwise noted in the Case Narrative Summary. PSS is limited in liability to the actual cost of the sample analysis done.

PSS reserves the right to return any unused samples, extracts or related solutions. Otherwise, the samples are scheduled for disposal, without any further notice, on March 10, 2021, with the exception of air canisters which are cleaned immediately following analysis. This includes any samples that were received with a request to be held but lacked a specific hold period. It is your responsibility to provide a written request defining a specific disposal date if additional storage is required. Upon receipt, the request will be acknowledged by PSS, thus extending the storage period.

This report shall not be reproduced except in full, without the written approval of an authorized PSS representative. A copy of this report will be retained by PSS for at least 5 years, after which time it will be disposed of without further notice, unless prior arrangements have been made.

We thank you for selecting Phase Separation Science, Inc. to serve your analytical needs. If you have any questions concerning this report, do not hesitate to contact us at 410-747-8770 or info@phaseonline.com.

Sincerely,

Dan Prucnal
Laboratory Manager

PHASE SEPARATION SCIENCE

6630 Baltimore National Pike
Baltimore, MD 21228
410-747-8770
800-932-9047
www.phaseonline.com

Explanation of Qualifiers

Project Name: GSA NCR Hybla Valley
PSS Project No.: 21020309

Project ID: R2020036.000.012.002

The following samples were received under chain of custody by Phase Separation Science (PSS) on 02/03/2021 at 02:00 pm

PSS Sample ID	Sample ID	Matrix	Date/Time Collected
21020309-001	Wing B Fountain	DRINKING WATER	01/22/21 08:37
21020309-002	Wing B Fountain	DRINKING WATER	01/22/21 08:38
21020309-003	Wing B Fountain Rooms 22-33	DRINKING WATER	01/22/21 08:45
21020309-004	Wing B Fountain Rooms 22-33	DRINKING WATER	01/22/21 08:46
21020309-005	D Wing Fountain Room 126	DRINKING WATER	01/22/21 08:50
21020309-006	D Wing Fountain Room 126	DRINKING WATER	01/22/21 08:51
21020309-007	2nd Floor Fountain Room 211	DRINKING WATER	01/22/21 08:57
21020309-008	2nd Floor Fountain Room 211	DRINKING WATER	01/22/21 08:59
21020309-009	2nd Floor Fountain Room 203	DRINKING WATER	01/22/21 09:01
21020309-010	2nd Floor Fountain Room 203	DRINKING WATER	01/22/21 09:02

Please reference the Chain of Custody and Sample Receipt Checklist for specific container counts and preservatives. Any sample conditions not in compliance with sample acceptance criteria are described in Case Narrative Summary.

Notes:

1. The presence of a common laboratory contaminant such as methylene chloride may be considered a possible laboratory artifact. Where observed, appropriate consideration of data should be taken.
2. Unless otherwise noted in the case narrative, results are reported on a dry weight basis with the exception of pH, flashpoint, moisture, and paint filter test.
3. Drinking water samples collected for the purpose of compliance with SDWA may not be suitable for their intended use unless collected by a certified sampler [COMAR 26.08.05.07.C.2].
4. The analyses of 1,2-dibromo-3-chloropropane (DBCP) and 1,2-dibromoethane (EDB) by EPA 524.2 and calcium, magnesium, sodium and iron by EPA 200.8 are not currently promulgated for use in testing to meet the Safe Drinking Water Act and as such cannot be used for compliance purposes. The listings of the current promulgated methods for testing in compliance with the Safe Drinking Water Act can be found in the 40 CFR part 141.1, for the primary drinking water contaminates, and part 141.3, for the secondary drinking water contaminates.
5. Sample prepared under EPA 3550C with concentrations greater than 20 mg/Kg should employ the microtip extraction procedure if required to meet data quality objectives.
6. The analysis of acrolein by EPA 624 must be analyzed within three days of sampling unless pH is adjusted to 4-5 units [40 CFR part 136.3(e)].
7. Method 180.1, The Determination of Turbidity by Nephelometry, recommends samples over 40 NTU be diluted until the turbidity falls below 40 units. Routine samples over 40 NTU may not be diluted as long as the data quality objectives are not affected.
8. Alkalinity results analyzed by EPA 310.2 that are reported by dilution are estimated and are not in compliance with method requirements.

Standard Flags/Abbreviations:

B	A target analyte or common laboratory contaminant was identified in the method blank. Its presence indicates possible field or laboratory contamination.
C	Results Pending Final Confirmation.
E	The data exceeds the upper calibration limit; therefore, the concentration is reported as estimated.
Fail	The result exceeds the regulatory level for Toxicity Characteristic (TCLP) as cited in 40 CFR 261.24 Table 1.
J	The target analyte was positively identified below the reporting limit but greater than the MDL.
MDL	This is the Laboratory Method Detection Limit which is equivalent to the Limit of Detection (LOD). The LOD is an estimate of the minimum amount of a substance that an analytical process can reliably detect. This value will remain constant across multiple similar instrumentation and among different analysts. An LOD is analyte and matrix specific.
ND	Not Detected at or above the reporting limit.
RL	PSS Reporting Limit.
U	Not detected.

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Explanation of Qualifiers

Project Name: GSA NCR Hybla Valley

PSS Project No.: 21020309

Certifications:

NELAP Certifications: PA 68-03330, VA 460156
State Certifications: MD 179, WV 303
Regulated Soil Permit: P330-12-00268
NSWC USCG Accepted Laboratory
LDBE MWAA LD1997-0041-2015

PHASE SEPARATION SCIENCE

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Certificate of Analysis

Project Name: GSA NCR Hybla Valley
PSS Project No.: 21020309

Sample ID: Wing B Fountain **Date/Time Sampled: 01/22/2021 08:37** **PSS Sample ID: 21020309-001**
Matrix: DRINKING WATER **Date/Time Received: 02/03/2021 14:00**

Drinking Water Lead — Analytical Method: EPA 200.8 — Preparation Method: E200.8

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
Lead	**6.5**	ug/L	1.0		1	02/03/21	02/03/21 22:41	1051

Sample ID: Wing B Fountain **Date/Time Sampled: 01/22/2021 08:38** **PSS Sample ID: 21020309-002**
Matrix: DRINKING WATER **Date/Time Received: 02/03/2021 14:00**

Drinking Water Lead — Analytical Method: EPA 200.8 — Preparation Method: E200.8

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
Lead	**5.5**	ug/L	1.0		1	02/03/21	02/03/21 22:46	1051

Sample ID: Wing B Fountain Rooms 22-33 **Date/Time Sampled: 01/22/2021 08:45** **PSS Sample ID: 21020309-003**
Matrix: DRINKING WATER **Date/Time Received: 02/03/2021 14:00**

Drinking Water Lead — Analytical Method: EPA 200.8 — Preparation Method: E200.8

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
Lead	ND	ug/L	1.0		1	02/03/21	02/03/21 22:50	1051

Sample ID: Wing B Fountain Rooms 22-33 **Date/Time Sampled: 01/22/2021 08:46** **PSS Sample ID: 21020309-004**
Matrix: DRINKING WATER **Date/Time Received: 02/03/2021 14:00**

Drinking Water Lead — Analytical Method: EPA 200.8 — Preparation Method: E200.8

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
Lead	ND	ug/L	1.0		1	02/03/21	02/03/21 22:55	1051

PHASE SEPARATION SCIENCE

6630 Baltimore National Pike
Baltimore, MD 21228
410-747-8770
800-932-9047
www.phaseonline.com

Certificate of Analysis

Project Name: GSA NCR Hybla Valley
PSS Project No.: 21020309

Sample ID: D Wing Fountain Room 126 **Date/Time Sampled: 01/22/2021 08:50** **PSS Sample ID: 21020309-005**
Matrix: DRINKING WATER **Date/Time Received: 02/03/2021 14:00**

Drinking Water Lead — Analytical Method: EPA 200.8 — Preparation Method: E200.8

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
Lead	**2.8**	ug/L	1.0		1	02/03/21	02/03/21 22:59	1051

Sample ID: D Wing Fountain Room 126 **Date/Time Sampled: 01/22/2021 08:51** **PSS Sample ID: 21020309-006**
Matrix: DRINKING WATER **Date/Time Received: 02/03/2021 14:00**

Drinking Water Lead — Analytical Method: EPA 200.8 — Preparation Method: E200.8

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
Lead	**2.6**	ug/L	1.0		1	02/03/21	02/03/21 23:04	1051

Sample ID: 2nd Floor Fountain Room 211 **Date/Time Sampled: 01/22/2021 08:57** **PSS Sample ID: 21020309-007**
Matrix: DRINKING WATER **Date/Time Received: 02/03/2021 14:00**

Drinking Water Lead — Analytical Method: EPA 200.8 — Preparation Method: E200.8

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
Lead	ND	ug/L	1.0		1	02/03/21	02/03/21 23:08	1051

Sample ID: 2nd Floor Fountain Room 211 **Date/Time Sampled: 01/22/2021 08:59** **PSS Sample ID: 21020309-008**
Matrix: DRINKING WATER **Date/Time Received: 02/03/2021 14:00**

Drinking Water Lead — Analytical Method: EPA 200.8 — Preparation Method: E200.8

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
Lead	ND	ug/L	1.0		1	02/03/21	02/03/21 23:27	1051

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Certificate of Analysis

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PSS Project No.: 21020309

Sample ID: 2nd Floor Fountain Room 203 **Date/Time Sampled: 01/22/2021 09:01** **PSS Sample ID: 21020309-009**
Matrix: DRINKING WATER **Date/Time Received: 02/03/2021 14:00**

Drinking Water Lead — Analytical Method: EPA 200.8 — Preparation Method: E200.8

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
Lead	ND	ug/L	1.0		1	02/03/21	02/03/21 23:31	1051

Sample ID: 2nd Floor Fountain Room 203 **Date/Time Sampled: 01/22/2021 09:02** **PSS Sample ID: 21020309-010**
Matrix: DRINKING WATER **Date/Time Received: 02/03/2021 14:00**

Drinking Water Lead — Analytical Method: EPA 200.8 — Preparation Method: E200.8

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
Lead	ND	ug/L	1.0		1	02/03/21	02/03/21 23:36	1051

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Project Name: GSA NCR Hybla Valley

PSS Project No.: 21020309

Any holding time exceedances, deviations from the method specifications, regulatory requirements or variations to the procedures outlined in the PSS Quality Assurance Manual are outlined below.

Matrix spike and matrix spike duplicate analyses may not be performed due to insufficient sample quantity. In these instances, a laboratory control sample and laboratory control sample duplicate are analyzed unless otherwise noted or specified in the method.

Sample Receipt:

All sample receipt conditions were acceptable.

General Comments:

Samples logged in for a next-day turnaround time, per client.

NELAP accreditation was held for all analyses performed unless noted below. See www.phaseonline.com for complete PSS scope of accreditation.

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Lab Chronology

Project Name: GSA NCR Hybla Valley
PSS Project No.: 21020309

Method	Client Sample ID	Analysis Type	PSS Sample ID	Mtx	Prep Batch	Analytical Batch	Prepared	Analyzed
EPA 200.8	Wing B Fountain	Initial	21020309-001	W	84776	181548	02/03/2021 16:27	02/03/2021 22:41
	Wing B Fountain	Initial	21020309-002	W	84776	181548	02/03/2021 16:27	02/03/2021 22:46
	Wing B Fountain Rooms 22-33	Initial	21020309-003	W	84776	181548	02/03/2021 16:27	02/03/2021 22:50
	Wing B Fountain Rooms 22-33	Initial	21020309-004	W	84776	181548	02/03/2021 16:27	02/03/2021 22:55
	D Wing Fountain Room 126	Initial	21020309-005	W	84776	181548	02/03/2021 16:27	02/03/2021 22:59
	D Wing Fountain Room 126	Initial	21020309-006	W	84776	181548	02/03/2021 16:27	02/03/2021 23:04
	2nd Floor Fountain Room 211	Initial	21020309-007	W	84776	181548	02/03/2021 16:27	02/03/2021 23:08
	2nd Floor Fountain Room 211	Initial	21020309-008	W	84776	181548	02/03/2021 16:27	02/03/2021 23:27
	2nd Floor Fountain Room 203	Initial	21020309-009	W	84776	181548	02/03/2021 16:27	02/03/2021 23:31
	2nd Floor Fountain Room 203	Initial	21020309-010	W	84776	181548	02/03/2021 16:27	02/03/2021 23:36
	84776-1-BKS	BKS	84776-1-BKS	W	84776	181548	02/03/2021 16:28	02/03/2021 22:09
	84776-1-BLK	BLK	84776-1-BLK	W	84776	181548	02/03/2021 16:28	02/03/2021 22:04
	2nd Floor Fountain Room 203 S	MS	21020309-010 S	W	84776	181548	02/03/2021 16:27	02/03/2021 23:41

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QC Summary

Project Name GSA NCR Hybla Valley
PSS Project No.: 21020309

Analytical Method: EPA 200.8 Prep Method: E200.8_PREP
Seq Number: 181548 Matrix: Water Date Prep: 02/03/21
MB Sample Id: 84776-1-BLK LCS Sample Id: 84776-1-BKS

Parameter	MB Result	Spike Amount	LCS Result	LCS %Rec	Limits	Units	Flag
Lead	<1.000	40.00	41.74	104	85-115	ug/L	

Analytical Method: EPA 200.8 Prep Method: E200.8_PREP
Seq Number: 181548 Matrix: Drinking Water Date Prep: 02/03/21
Parent Sample Id: 21020309-010 MS Sample Id: 21020309-010 S

Parameter	Parent Result	Spike Amount	MS Result	MS %Rec	Limits	Units	Flag
Lead	<1.000	40.00	42.57	106	70-130	ug/L	

F = RPD exceeded the laboratory control limits
X = Recovery of MS, MSD or both outside of QC Criteria
H= Recovery of BS,BSD or both exceeded the laboratory control limits
L = Recovery of BS,BSD or both below the laboratory control limits

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QC Summary

Project Name GSA NCR Hybla Valley
PSS Project No.: 21020309

Analytical Method: EPA 200.8
Seq Number: 181548 Matrix: Water
CCV Sample Id: CCV 3 Analyzed Date: 02/03/21 21:18

Parameter	Spike Amount	CCV Result	CCV %Rec	Limits	Units	Flag
Lead	40.00	39.17	98	85-115	ug/L	

Analytical Method: EPA 200.8
Seq Number: 181548 Matrix: Water
CCV Sample Id: CCV 4 Analyzed Date: 02/03/21 22:18

Parameter	Spike Amount	CCV Result	CCV %Rec	Limits	Units	Flag
Lead	40.00	38.85	97	85-115	ug/L	

Analytical Method: EPA 200.8
Seq Number: 181548 Matrix: Water
CCV Sample Id: CCV 5 Analyzed Date: 02/03/21 23:18

Parameter	Spike Amount	CCV Result	CCV %Rec	Limits	Units	Flag
Lead	40.00	38.02	95	85-115	ug/L	

Analytical Method: EPA 200.8
Seq Number: 181548 Matrix: Water
CCV Sample Id: CCV 6 Analyzed Date: 02/03/21 23:54

Parameter	Spike Amount	CCV Result	CCV %Rec	Limits	Units	Flag
Lead	40.00	38.13	95	85-115	ug/L	

Analytical Method: EPA 200.8
Seq Number: 181548 Matrix: Water
Parent Sample Id: ICV 1 ICV Sample Id: ICV 1 Analyzed Date: 02/03/21 18:26

Parameter	Spike Amount	ICV Result	ICV %Rec	Limits	Units	Flag
Lead	40.00	38.34	96	90-110	ug/L	

X = Recovery outside of QC Criteria

SAMPLE CHAIN OF CUSTODY/AGREEMENT FORM

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email: info@phaseonline.com

(1)

CLIENT: Mabbett & Associates OFFICE LOC. Alexandria, Va

PROJECT MGR: Susan Smits PHONE NO.: 978-764-9269

EMAIL: smits@mabbett.com FAX NO.:

PROJECT NAME: GSA NCR Hybla Valley PROJECT NO.: R2020036.000.012.002

SITE LOCATION: 6801 Telegraph Rd, Alexandria VA 22310 P.O. NO.:

SAMPLERS: Selasi Fynn DW CERT NO.:

PSS Work Order #: 21020309 PAGE 1 OF 1

Matrix Codes:
SW=Surface Wtr DW=Drinking Wrt GW=Ground Wtr WW=Waste Wtr O=Oil S=Soil WL=Waste Liquid WS=Waste Solid W= Wipe

(2)

LAB NO.	SAMPLE IDENTIFICATION	DATE	TIME	MATRIX (See Codes)	No. CONTAINERS	SAMPLE TYPE C = COMP G = GRAB	Click to enter Analysis	Lead in DW										REMARKS
							HN03											Preservative Used
1	Wing B fountain	01/22/2021	8:37am	DW	1	G/F		✓										
2	Wing B Fountain	01/22/2021	8:38am	DW	1	G/S		✓										
3	Wing B Fountain Rooms 22-33	01/22/2021	8:45am	DW	1	G/F		✓										
4	Wing B Fountain Rooms 22-33	01/22/2021	8:46am	DW	1	G/S		✓										
5	D Wing Fountain Room 126	01/22/2021	8:50am	DW	1	G/F		✓										
6	D Wing Fountain Room 126	01/22/2021	8:51am	DW	1	G/S		✓										
7	2nd Floor Fountain Room 211	01/22/2021	8:57am	DW	1	G/F		✓										
8	2nd Floor Fountain Room 211	01/22/2021	8:59am	DW	1	G/S		✓										
9	2nd Floor Fountain Room 203	01/22/2021	9:01 am	DW	1	G/F		✓										
10	2nd Floor Fountain Room 203	01/22/2021	9:02 am	DW	1	G/S		✓										

Analysis/ Method Required

(5)

Relinquished By:	Date	Time	Received By:
(1) Selasi Fynn	1/21/21	12pm	UPS
(2) UPS 1Z0R76V203 8028 7196	2/3/21	1400	[signature]
(3)			
(4)			

(4)

Requested Turnaround Time
☐ 5-Day ☐ 3-Day ☐ 2-Day
☐ Next Day ☐ Emergency ☒ Other

Data Deliverables Required:
4 Day TAT

Special Instructions:
G/F = First Draw
G/S = Second Draw

# of Coolers: 0
Custody Seal: ABS
Ice Present: ABS Temp: 11.5°-11.6°C
Shipping Carrier: UPS

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The client (Client Name), by signing, or having client's agent sign, this "Sample Chain of Custody/Agreement Form", agrees to pay for the above requested services per the latest version of the Service Brochure or PSS-provided quotation including any and all attorney's or other reasonable fees if collection becomes necessary.

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Sample Receipt Checklist

Project Name: GSA NCR Hybla Valley
PSS Project No.: 21020309

Client Name	Mabbett & Associates	**Received By**	Thomas Wingate
Disposal Date	03/10/2021	**Date Received**	02/03/2021 02:00:00 PM
		Delivered By	UPS
		Tracking No	1Z0R76V20380287196
		Logged In By	Thomas Wingate

Shipping Container(s)

No. of Coolers 0

		Ice	Absent
Custody Seal(s) Intact?	N/A	Temp (deg C)	11.6
Seal(s) Signed / Dated?	N/A	Temp Blank Present	No

Documentation

		Sampler Name	Selasi Fynn
COC agrees with sample labels?	Yes	MD DW Cert. No.	N/A
Chain of Custody	Yes		

Sample Container

		Custody Seal(s) Intact?	Not Applicable
Appropriate for Specified Analysis?	Yes	Seal(s) Signed / Dated	Not Applicable
Intact?	Yes		
Labeled and Labels Legible?	Yes		

Holding Time

		Total No. of Samples Received	10
All Samples Received Within Holding Time(s)?	Yes	Total No. of Containers Received	10

Preservation

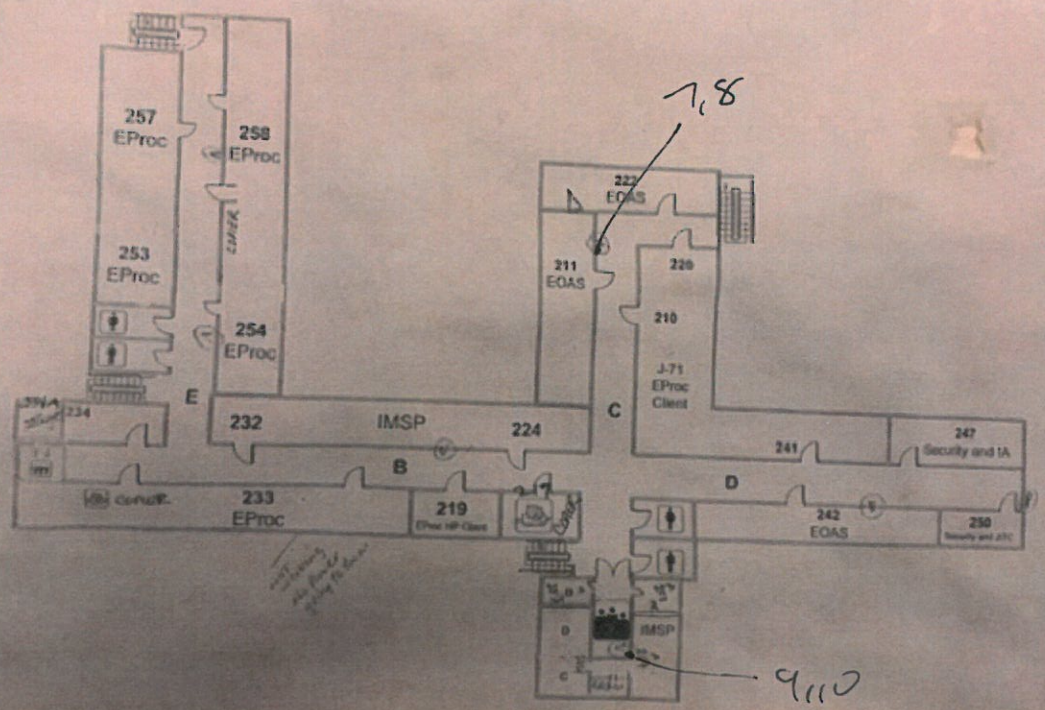
Total Metals	(pH<2)	Yes
Dissolved Metals, filtered within 15 minutes of collection	(pH<2)	N/A
Orthophosphorus, filtered within 15 minutes of collection		N/A
Cyanides	(pH>12)	N/A
Sulfide	(pH>9)	N/A
TOC, DOC (field filtered), COD, Phenols	(pH<2)	N/A
TOX, TKN, NH3, Total Phos	(pH<2)	N/A
VOC, BTEX (VOA Vials Rcvd Preserved)	(pH<2)	N/A
Do VOA vials have zero headspace?		N/A
624 VOC (Rcvd at least one unpreserved VOA vial)		N/A
524 VOC (Rcvd with trip blanks)	(pH<2)	N/A

Comments: (Any "No" response must be detailed in the comments section below.)

For any improper preservation conditions, list sample ID, preservative added (reagent ID number) below as well as documentation of any client notification as well as client instructions. Samples for pH, chlorine and dissolved oxygen should be analyzed as soon as possible, preferably in the field at the time of sampling. Samples which require thermal preservation shall be considered acceptable when received at a temperature above freezing to 6°C. Samples that are hand delivered on the day that they are collected may not meet these criteria but shall be considered acceptable if there is evidence that the chilling process has begun such as arrival on ice.

Samples Inspected/Checklist Completed By: Thomas Wingate — Date: 02/03/2021

PM Review and Approval: Amber Confer — Date: 02/03/2021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258
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220
210
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EProc
Client
E
C
232
IMSP
224
B
D
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233
EProc
219
241
247
Security and IA
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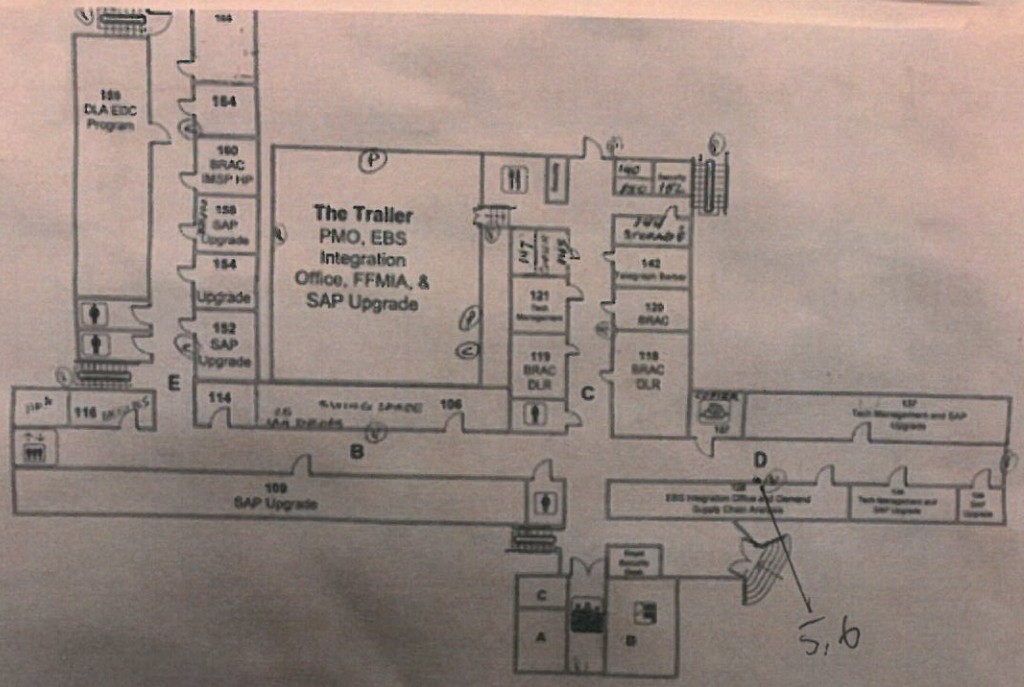
EOAS
250
IMSP
7,8
9,10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BRAC IMSP HP
SAP Upgrade
Upgrade
SAP Upgrade
The Trailer
PMO, EBS Integration Office, FFMIA, & SAP Upgrade
BRAC DLR
BRAC DLR
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SAP Upgrade
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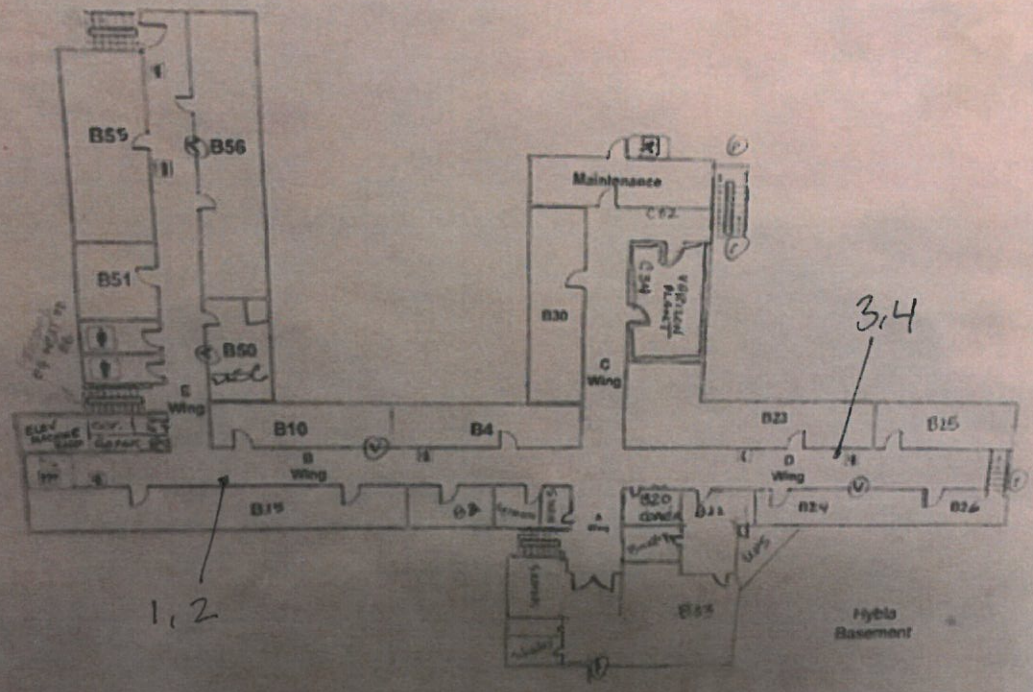
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B56
B51
B50
E Wing
B10
B4
B30
C Wing
Maintenance
B23
B15
D Wing
B19
B24
B26
B20
B25
Hybla Basement
3,4
1,2

APPENDIX D

FSES Analysis

NFPA 101A - Fire Safety Evaluation Worksheet for Business Occupancies

Worksheet 8.6.2 Safety Parameters

Safety Parameters	Parameter Values						
1. Construction	Noncombustible				Combustible		
NFPA 220 Bldg Constr. Types	Type I (443) or (332) Type II (222)	Type II (111)	Type II (000)	Type III (211) (200)	Type IV (2HH)	Type V (111) (000)	
1 story	0	0	0	0 -1	0	0 -1	
2 stories	2	2	➔-4	0 -2	0	0 -4	
3 stories	2	2	-6	0 -6	0	0 -12	
4-5 stories but ≤ 75'	2	2	-10	0 -12	0	-3 -12	
> 5 stories but ≤ 75'	2	2	NV	0 NV	0	-6 NV	
>75' but < 150'	2	-1	NV	0 NV	0	NV NV	
≤ 150'	2	NV	NV	0 NV	0	NV NV	
2. Segregation of hazards	Exposed exit system		Segregation from exit routes		None or no deficiencies		
	Double Def.	Single Def.	Double Def.	Single Def.			
	-7	-4	-4	0	➔0		
3. Vertical openings[A]	Open (or incomplete enclosure)				Enclosed		
	Connects 5 or more floors	4 flrs.	3 flrs.	2 flrs.	<30 min.	30 min. to 1 hr	> 1hr[G]
	- 10	-7	-4	-2	-1	0	➔1
4. Sprinklers	None	Corridors only	All but corridors and lobbies		Total building		
	0	0	4	6	➔10	12	
5. Fire alarm system	None	w/o fire department notification		w/ fire department notification			
		w/o Voice Comm.	w/ Voice Comm.	w/o Voice Comm.	w/ Voice Comm.		
	➔0(-2)[L]	1(0)[L](-1)[P]	2(0)[P]	2(1)[L](-1)[P]	4(2)[P]		
6. Smoke detection	None	Corridor	Rooms	Total bldg. (zone)			
	➔0	1	2	4			
7. Interior finish	Flame spread ratings[B]						
exit routes	>75 to ≤200		>25 to ≤75		≤25		
rooms suites	>75 to ≤200	≤75	>75 to ≤200	≤75	>25 to ≤200	≤25	
	-3	-1	0	1	1	➔2	
8. Smoke control	None		Passive		Active		
	➔0		3		4(3)[K]		
9. Exit access	Max. dead ends		No dead end > 50 ft. & travel is:				
	>75' to ≤100'	>50' (20')[H] ≤75'	>200'[C] to <400'	>100'- 200'[C]	>50' - 100'	≤50'	
	-2[D]	-1	-1	➔0	1	3	
10. Exit system	Single	Multiple routes					
		Deficient	Not Deficient	Smokeproof enclosures	Direct exits		
	-6(0)[J]	-2	➔0	3	5		
11. Corridor/room separation (compartmentation)	Separation exists and level of protection is:						No separation
	Incomplete	Smoke Resistive[E]		>20 min.		≥1 hr[E]	
		w/o door closer	w/ door closer	w/o door closer	w/door closer	w/ door closer	
	-6 to 0[M]	➔0	1(2)[F]	1	2(3)[F]	3(4)[F]	0
12. Occupant emergency program	Number of fire drills conducted per year						
	0		1 to 2		>2		
	-2(-3)[N]		➔0(1)[O]		1(2)[O]		

Worksheet 8.6.3 Individual Safety Evaluation

SAFETY PARAMETER	FIRE CONTROL (S_1)	EGRESS PROVIDED (S_2)	GENERAL FIRESAFETY PROVIDED (S_3)
1. CONSTRUCTION	-4		-4
2. HAZARDOUS AREAS	0	0	0
3. VERTICAL OPENING	1/2	1	1/2
4. SPRINKLERS	10	10/2	10
5. MANUAL FIRE ALARM SYSTEMS	0/2	0	0
6. SMOKE DETECTION	0/2	0	0
7. INTERIOR FINISH	2/2		2
8. SMOKE CONTROL		0	0
9. EXIT ACCESS		0	0
10. EXIT SYSTEM		0	0
11. CORRIDOR SEPARATION	0/2	0/2	0/2
12. OCCUPANT EMERGENCY PROGRAM		0	0
TOTAL	S_1= 7.5	S_2 = 6	S_3 =8.5

Worksheet 8.6.4 Mandatory Requirements						
Building Height	Control Requirement (S_a)		Egress Requirement (S_b)		General Firesafety (S_c)	
	New	Existing	New	Existing	New	Existing
1 story	0.5	-1.0	1.5	0	2	-1.0
2 stories	-2.5	-4.0	1.5	0	-1	-4
3 stories	1.5	0	1.5	0	3	0
> 3 stories and ≤75 ft	4.0	2.0	2.5	0	6	2
>75 ft but <150 ft	9.5	7.5	7.5	5	10	6
≥ 150 ft	12.5	10.5	7.5	5	13	9

Worksheet 8.6.5 Equivalency Evaluation					Yes	No
Control Provided (S_1)	minus	Required Control (S_a)	≥ 0	S_1 - S_a 7.5 -(-4) = 11.5	✓	
Egress Provided (S_2)	minus	Required Egress (S_b)	≥ 0	S_2 - S_b 6 -0 = 6	✓	
General Provided (S_3)	minus	Required General Firesafety (S_c)	≥ 0	S_3 - S_c 8.5 - (-4) = 12.5	✓	

Worksheet 8.6.6 Facility Firesafety Requirements Worksheet

Considerations	Met	Not Met	Not Applic.
A. Building utilities conform to the requirements of Section 7-1.	✓		
B. The air conditioning, heating, and ventilating systems conform to Section 7-2, except for enclosure of vertical openings, which have been considered in Safety Parameter 3 of Table 7-1.	✓		
C. Elevator installations are made in accordance with the requirements of Section 7-4.		✓	
D. Rubbish chutes, incinerators, and laundry chutes are installed in accordance with Section 7-5.			✓
E. Portable fire extinguishers are installed and maintained in accordance with the requirements of 26-3.5/27-3.5 and 7-7.4.1.		✓	
F. Standpipes are provided in all new high rise buildings as required by 26-4.2.	✓		

Worksheet 8.6.7 Conclusions

☑ 1. All of the checks in Worksheet 8.6.5 are in the "Yes" column. The level of fire safety is at least equivalent to that prescribed in NFPA *101*, *Life Safety Code*, business occupancies. *

☐ 2. One of more of the checks in Worksheet 8.6.5 are in the "No" column. The level of fire safety is not shown by this system to be equivalent to that prescribed by NFPA *101*, *Life Safety Code*, for business occupancies.

* The equivalency covered by this worksheet includes the majority of considerations covered by NFPA *101, Life Safety Code.* There are some considerations that are not evaluated by this method. These must be considered separately. These additional considerations are covered in Worksheet 8.6.5, Facility Fire Safety Requirements Worksheet. One copy of this worksheet is to be completed for each facility.