

Proposal

Town of Luther, Oklahoma

RFP: Environmental Assessment for Proposed Data Center



Environmental, Engineering &
Hydrogeologic Consultants

August 7, 2026

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Town of Luther, Oklahoma
108 South Main
Luther, Oklahoma 73054
Attn: Rian Harkins, AICP, Town Manager

Re: Request for Proposal Environmental Assessment for Proposed Data Center

Firm Name: Ensolum, LLC

Primary Contact: David Correll, Senior Geologist, dcorrell@ensolum.com

Dear Mr. Harkins:

Ensolum, LLC (Ensolum) is pleased to submit our proposal to prepare the environmental assessment for the proposed data center near Luther, Oklahoma.

Ensolum is a Texas-based environmental consulting and engineering firm with an office in Oklahoma City. Our team has extensive experience helping municipalities, utilities, industries, and regulatory agencies evaluate projects where environmental conditions, infrastructure, and public interest all intersect. We understand that the Town isn't looking for an advocate for or against this project. You're looking for an independent technical team that can evaluate the facts, identify the potential impacts, and present the information in a way that helps elected officials make informed decisions.

Projects like this naturally generate questions from the public. How much water will it use? Can the existing utilities support it? What will the impacts be on traffic, stormwater, noise, and nearby property owners? Those questions deserve answers based on sound science—not assumptions or opinions. Our role is to provide those answers through a thorough environmental assessment that is objective, understandable, and supported by the available data.

Our team brings experience in hydrogeology, environmental science, utility infrastructure, geologic investigations, GIS, and regulatory compliance. More importantly, we understand how to bring those disciplines together into a single evaluation that helps communities understand the potential benefits, constraints, and tradeoffs associated with a proposed development. We don't view this as simply completing another environmental report. We view it as providing the Town with the technical information needed to make a decision that will stand on its own, regardless of the outcome.

If selected, Ensolum will work closely with Town staff throughout the project while maintaining the independence expected of a third-party consultant. Our goal is straightforward: provide an objective evaluation of the proposed data center so the Town has the information it needs to make sound decisions that are in the best interest of the community.

Thank you for your consideration. We appreciate the opportunity to submit our qualifications and look forward to working with the Town of Luther.

Sincerely,

ENSOLUM, LLC



David Correll, PG | Senior Geologist | 405-517-6807 | dcorrell@ensolum.com

Table of Contents

Section 1 – Firm Qualifications	4
Section 2 – Project Understanding	6
Section 3 – Approach and Work Plan.....	8
Section 4 – Project Team and Resumes.....	14
Section 5 – Relevant Project References	23
Section 6 – Schedule.....	34
Section 7 – Fee Proposal	35
Section 8 – Assumptions and Exclusions.....	37

Section 1 – Firm Qualifications

Ensolum is an environmental and consulting and engineering firm that provides multidisciplinary technical services to municipalities, utilities, industrial clients, and government agencies throughout the central and western United States. With a full-service office in Oklahoma City and staff experienced in Oklahoma's regulatory and environmental landscape, our team routinely evaluates projects where environmental resources, public infrastructure, utility systems, and community interests intersect.

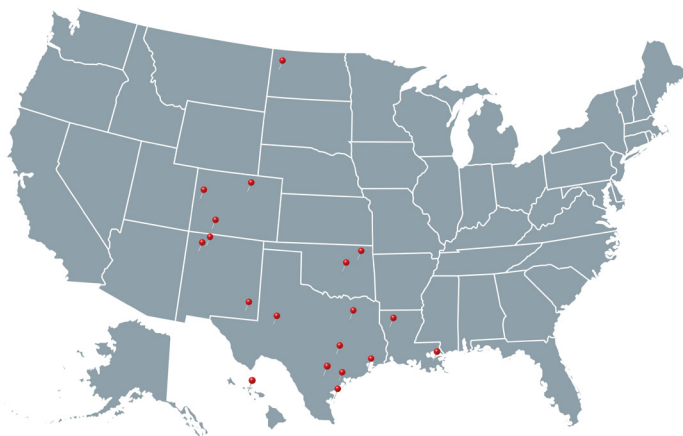
The proposed data center represents the type of complex project that benefits from an integrated technical review. Rather than evaluating individual environmental issues independently, Ensolum brings together specialists in hydrogeology, utility infrastructure, air quality, natural resources, stormwater, environmental compliance, GIS, and engineering to develop a comprehensive understanding of how a project may affect both the natural environment and the surrounding community. This multidisciplinary approach allows potential impacts, constraints, and mitigation opportunities to be evaluated within the broader context of municipal planning and long-term infrastructure needs.

Our team understands that the Town is seeking more than regulatory compliance. The Town requires an independent third-party consultant capable of objectively evaluating available information, identifying potential environmental and infrastructure impacts, and communicating technical findings in a manner that supports informed public discussion and municipal decision-making. Throughout this project, Ensolum will serve as the Town's technical advisor, providing objective analyses that are supported by available data, accepted engineering and scientific practices, and professional judgment.

Ensolum has extensive experience performing environmental assessments, hydrogeologic investigations, infrastructure evaluations, environmental permitting, due diligence investigations, GIS analysis, and environmental planning for public and private sector clients. Our professionals have successfully managed projects involving municipal water supplies, utility infrastructure, industrial developments, environmental compliance, natural resource evaluations, transportation-related projects, and complex environmental investigations throughout Oklahoma and neighboring states.

Relevant services routinely provided by Ensolum include:

- Environmental Assessments and Environmental Due Diligence
- Hydrogeologic Investigations and Water Resource Evaluations
- Utility Infrastructure Assessments
- Water Supply and Demand Evaluations
- Stormwater Management and Drainage Assessments
- Air Quality Permitting and Emissions Evaluations
- Natural Resource and Environmental Constraints Assessments
- Wetland Delineation and Waters of the United States Evaluations
- GIS Mapping and Spatial Analysis
- Environmental Compliance and Regulatory Coordination
- Environmental Planning and Technical Reporting
- Public Meeting and Agency Support



Ensolum employs approximately 190 professionals across multiple offices in Oklahoma, Texas, Colorado, and New Mexico, providing the depth of resources necessary to deliver technically complex projects while maintaining the responsiveness expected by municipal clients. The Town of Luther will benefit from direct access to senior technical staff located in Oklahoma City, supported by specialized personnel throughout the company and qualified subconsultants providing traffic and acoustical expertise.

Relevant Environmental Assessment and Infrastructure Experience

Ensolum personnel have prepared and supported environmental assessments for complex infrastructure and energy projects involving overlapping environmental, biological, stormwater, and regulatory considerations. This experience includes preparation of a NEPA-compliant Environmental Assessment and supporting technical studies for an 8.4-mile natural gas and produced-water pipeline located within the San Juan National Forest. The work included a Biological Assessment, Clean Water Act Section 404 permitting, stormwater planning, wetland and Ordinary High Water Mark evaluations, vegetation and wildlife surveys, and coordination with federal agencies and Tribal Nations.

Ensolum personnel also have extensive experience supporting stormwater compliance for large linear infrastructure projects, including electric transmission lines, fiber-optic infrastructure, and hydrocarbon and produced-water pipelines. This work has included preparation of permit applications, Stormwater Pollution Prevention Plans, Stormwater Management Plans, erosion- and sediment-control measures, spill-prevention practices, and coordination across federal, state, and Tribal regulatory programs.

Ensolum also provides stormwater, drainage, and natural-resource services for municipalities, land developers, and utility-scale energy projects. Our experience includes inspection and management of municipal drainage facilities and channels, construction stormwater compliance for large community developments, permit administration, corrective-action tracking, and long-term stormwater recordkeeping. Our natural-resource team has also supported utility-scale solar development through threatened and endangered species evaluations, nesting-bird and raptor monitoring, burrowing owl surveys, wetland delineations, and ongoing review of changing environmental requirements.

Although the proposed Luther data center differs from these projects in its specific land use, the same core skills apply: defining existing conditions, coordinating multiple technical disciplines, identifying regulatory requirements and environmental constraints, evaluating potential impacts, developing mitigation measures, and presenting the results in a clear record that supports agency and public decision-making

Section 2 – Project Understanding

2.1 Background

The Town of Luther is evaluating a proposal for the development of a privately owned data center on approximately 320 acres adjacent to the Redbud Generation Station. As described in the Request for Proposal, the Town is seeking an independent environmental assessment that evaluates the potential effects of the proposed development on local infrastructure, environmental resources, and the surrounding community. The completed assessment will provide technical information to support public review and assist elected officials during the municipal decision-making process.

Data centers are among the most utility-intensive commercial developments constructed today. Their operational demands often extend well beyond the project boundary, influencing municipal water supplies, electrical infrastructure, transportation systems, stormwater management, emergency services, and surrounding land uses. Evaluating these interconnected systems requires a multidisciplinary approach that considers both individual resource impacts and their cumulative influence on the community.

2.2 Purpose

Ensolum understands that the Town is seeking an objective, technically defensible environmental assessment that documents existing conditions, evaluates potential environmental and infrastructure impacts, considers reasonable project alternatives, and identifies practical mitigation measures.

Equally important, the assessment must communicate technical findings in a manner that is understandable to Town staff, elected officials, and members of the public. The final document should provide a clear record of the available information, identify where uncertainties exist, and explain the basis for the conclusions reached. This approach provides transparency throughout the review process and allows policy decisions to be supported by objective technical information rather than assumptions or speculation.

2.3 Our Understanding of the Town's Objectives

Based on our review of the Request for Proposal, Ensolum understands that the Town's primary objectives include:

- Developing a comprehensive understanding of existing environmental and infrastructure conditions within the project area.
- Evaluating potential direct, indirect, and cumulative impacts associated with construction, operation, maintenance, and eventual decommissioning of the proposed facility.
- Determining whether existing municipal and regional infrastructure can reasonably accommodate the proposed development.
- Identifying practical measures that may avoid, minimize, or mitigate adverse environmental or community impacts.
- Providing technical information that supports public review, Board deliberations, and informed municipal decision-making.

Ensolum recognizes that this effort is not intended to advocate either for or against the proposed development. Instead, our role is to provide an independent technical evaluation of the available information and clearly communicate the potential opportunities, constraints, and tradeoffs associated with the project.

2.4 Project Philosophy

Successful environmental assessments require more than completing individual technical studies. They require integrating information from multiple disciplines into a single evaluation that accurately reflects how environmental systems, utility infrastructure, and community resources interact.

For this project, Ensolum will apply a multidisciplinary approach that combines hydrogeology, utility infrastructure, stormwater engineering, air quality, natural resources, traffic engineering, acoustics, GIS, and environmental planning into one coordinated assessment. Each technical discipline will be evaluated independently by qualified professionals while maintaining continuous coordination among project team members to ensure assumptions, methodologies, and conclusions remain consistent throughout the report.

Our responsibility is to provide the Town with an objective evaluation of the proposed development that is supported by accepted scientific and engineering practices, clearly documents assumptions and uncertainties, and provides elected officials with the information necessary to make informed policy decisions.

2.5 Key Technical Considerations

Based on the information provided in the Request for Proposal, Ensolum anticipates the environmental assessment will focus on several interconnected technical topics, including:

- Existing utility capacity and future infrastructure demands.
- Water supply availability and projected operational demand.
- Wastewater collection and treatment capacity.
- Stormwater management and drainage.
- Traffic operations during construction and long-term facility operation.
- Air quality impacts associated with construction activities and emergency power generation.
- Noise generated by mechanical equipment and backup generators.
- Natural resources, biological resources, wetlands, and other environmental constraints.
- Public infrastructure, emergency services, and adjacent land uses.
- Opportunities to reduce or mitigate potential impacts through design, operational practices, or permit conditions.

The results of these evaluations will be integrated into a single environmental assessment that provides a comprehensive understanding of the proposed development and its potential effects on the Town of Luther.

Section 3 – Approach and Work Plan

Ensolum will provide a comprehensive, multidisciplinary environmental assessment that evaluates the proposed data center's potential effects on environmental resources, public infrastructure, municipal utilities, and the surrounding community. Our approach is designed to provide the Town with an objective technical evaluation that integrates information from multiple disciplines into a single, coordinated assessment suitable for public review and municipal decision-making.

Throughout the project, Ensolum will serve as the Town's independent technical advisor. Each technical discipline will be led by qualified professionals with relevant experience, while overall project management and technical integration will remain under the direction of the Project Manager to ensure consistency throughout the assessment.

A. Project Initiation

The project will begin with a kickoff meeting involving Town staff, the project team, and other stakeholders identified by the Town. The purpose of this meeting is to establish a common understanding of the proposed development, confirm project objectives, define the study area, review available project information, discuss anticipated technical evaluations, and establish communication procedures throughout the project.

Following the kickoff meeting, Ensolum will prepare a detailed project work plan identifying project tasks, technical responsibilities, anticipated deliverables, project milestones, and information required from the applicant and Town. The work plan will serve as the roadmap for completing the environmental assessment and will provide flexibility to incorporate additional information as it becomes available during the evaluation process.

Deliverables for this task include:

- Project kickoff meeting
- Project management plan
- Data request and information needs
- Detailed work plan
- Deliverable matrix
- Project schedule
- Communication protocol

B. Regulatory Framework

Ensolum will identify and evaluate the applicable federal, state, and local environmental requirements associated with the proposed development. The purpose of this review is to establish the regulatory context for the environmental assessment and identify permits, approvals, or regulatory considerations that may influence project development or environmental impacts.

The regulatory review will include, as applicable:

- Oklahoma environmental review requirements
- Oklahoma Department of Environmental Quality requirements
- Stormwater permitting requirements
- Floodplain and drainage considerations
- Cultural and historic resource review requirements
- Applicable federal environmental review requirements

- Utility coordination requirements
- Other regulatory considerations identified during the project

The regulatory review will also consider potential requirements under the Clean Water Act, Endangered Species Act, Migratory Bird Treaty Act, Bald and Golden Eagle Protection Act, and National Historic Preservation Act, as applicable. Ensolum will determine whether the project may require federal agency involvement because of jurisdictional waters, federally listed species, federal permits, federal funding, or other federal approvals. Where formal federal review is not triggered, these resources will still be evaluated at an appropriate screening level to identify potential environmental constraints and inform the Town's decision-making process.

C. Existing Conditions

Understanding existing conditions is fundamental to evaluating potential project impacts. Ensolum will compile available information describing existing environmental conditions, infrastructure, utility systems, and surrounding land uses within the project area and an appropriate area of influence.

The existing conditions evaluation will include:

- Utility Infrastructure
- Existing water supply infrastructure
- Wastewater collection and treatment systems
- Electrical transmission and distribution infrastructure
- Existing utility capacities and known constraints
- Water Resources
- Surface water features
- Drainage characteristics
- Floodplain conditions
- Existing hydrologic setting
- Natural Environment
- Existing ambient air quality
- Existing nearby air pollution sources
- Distance to nearest receptors for air quality analysis
- Topography
- Soils
- Vegetation
- Wildlife habitat
- Wetlands or other environmentally sensitive areas
- Community Resources
- Existing transportation network
- Emergency services
- Adjacent land uses
- Sensitive receptors
- Existing lighting and noise environment

Information developed during this task will establish the baseline conditions against which potential project impacts will be evaluated.

D. Technical Studies

The purpose of the technical studies is to evaluate the proposed development using accepted engineering and scientific practices while maintaining consistency among all disciplines. Each study will be completed by qualified professionals and coordinated through the Project Manager to ensure assumptions and conclusions remain integrated throughout the environmental assessment.

The technical studies will include, as appropriate:

Traffic Impact Analysis

Traffic engineering services will be performed by Ensolum's transportation subconsultant and will evaluate construction traffic, operational traffic, roadway capacity, intersection performance, site access, and emergency vehicle access.

Water Demand and Supply Analysis

Ensolum will evaluate anticipated water demand associated with the proposed facility and assess avail-

able water resources and existing utility infrastructure capable of supporting long-term operations. The evaluation will consider existing supply capacity, operational demand, system constraints, and potential impacts to municipal water resources.

Wastewater and Sewer Capacity Analysis

Existing wastewater collection and treatment infrastructure will be evaluated to determine whether available capacity is adequate to accommodate the proposed development and identify potential infrastructure improvements that may be required.

Stormwater and Erosion Control Analysis

Ensolum will review available topographic, soil, floodplain, drainage, and conceptual site-development information to evaluate existing runoff conditions and the potential effects of increased impervious surface associated with the proposed development. The review will consider changes in runoff volume and timing, erosion and sedimentation potential, downstream drainage constraints, flood risk, and potential effects on surface-water quality.

The assessment will also identify likely construction and operational stormwater permitting requirements and evaluate whether the applicant's conceptual stormwater approach adequately addresses detention, erosion and sediment control, spill prevention, stabilization, and long-term maintenance. Where project-specific engineering information is available, Ensolum will review proposed best management practices and identify additional measures that may be appropriate as design requirements, operational commitments, or permit conditions.

Ensolum's stormwater team has applied these services to municipal drainage systems, large community developments, and linear infrastructure projects. During 2023 and 2024, Ensolum completed nearly 1,000 drainage-facility inspections and more than 20 miles of channel inspections in support of Adams County's FEMA Community Rating System objectives. Our personnel have also managed stormwater compliance for more than 20 community-development projects, including routine and post-storm inspections, corrective-action tracking, permit administration, Stormwater Management Plan updates, and coordination with developers, contractors, regulators, and property owners. This experience provides Ensolum with a practical understanding of how stormwater requirements must be carried from initial design and construction through long-term operation and maintenance.

Noise Study

Noise evaluations will be performed by Ensolum's acoustical subconsultant and will assess existing ambient conditions as well as operational noise generated by cooling equipment, mechanical systems, and emergency generators.

Air Quality and Generator Emissions Review

Air quality evaluations will assess potential emissions associated with construction activities, emergency back-up generators, or any other proposed emitting sources using best available data and assumptions. Potential impacts to the National Ambient Air Quality Standards (NAAQS) will be qualitatively evaluated with an identification of nearby receptors or potential Class I Areas. Potential applicable regulatory requirements or options for emission mitigation measures will be provided, including review of recommended Best Available Control Technologies (BACT) or best management practices (BMPs).

Lighting and Visual Impact Assessment

Lighting evaluations will assess potential off-site light trespass, visual impacts, fixture selection, shielding, and opportunities to incorporate Dark Sky compatible design practices.

Hazardous Materials and Spill-Risk Screening

A desktop review will identify potential hazardous materials associated with facility operations and evaluate spill prevention considerations, chemical storage practices, and applicable environmental regulations.

Biological Resource Screening

Ensolum will conduct a desktop review of available federal, state, and local information to identify natural resources that may occur within the project site and surrounding study area. The review will address wetlands and other surface-water features, threatened and endangered species, designated or proposed critical habitat, migratory birds, raptors, species of conservation concern, and other sensitive habitats or wildlife resources.

Wetlands, streams, ponds, and other surface-water features will be mapped using available U.S. Fish and Wildlife Service data, aerial imagery, topographic information, and other appropriate sources. Ensolum will provide a preliminary evaluation of whether identified features may be subject to U.S. Army Corps of Engineers jurisdiction; however, any preliminary determination would require field verification before being relied upon for permitting.

Ensolum will obtain and review a U.S. Fish and Wildlife Service Information for Planning and Consultation species list and available Oklahoma Department of Wildlife Conservation information. Potential habitat will be evaluated at a desktop level, and the assessment will identify circumstances in which field surveys, seasonal wildlife surveys, wetland delineation, or agency consultation may be warranted. Findings will include recommended avoidance, minimization, or further-study measures where appropriate. Ensolum has provided comparable natural-resource support for utility-scale solar developments, including threatened and endangered species screening, Bald Eagle nest monitoring during construction, Burrowing Owl surveys in areas occupied by prairie dogs, and wetland delineations at sites with potential jurisdictional waters. This experience allows our team to identify environmental constraints early, distinguish between resources that can be evaluated through desktop review and those requiring field verification, and recommend practical avoidance, minimization, or additional-study measures.

Cultural and Historic Resource Review

Ensolum will conduct a desktop review of available information to identify known cultural and historic resources and determine whether additional coordination or field investigations may be warranted.

E. Impact Assessment

Information developed during the technical studies will be integrated into a comprehensive impact assessment evaluating potential effects associated with construction, operation, maintenance, and eventual decommissioning of the proposed facility.

The assessment will evaluate direct, indirect, and cumulative impacts related to:

- Water resources
- Utility infrastructure
- Traffic and transportation
- Stormwater management
- Air quality
- Noise
- Natural resources
- Public services
- Community infrastructure
- Public health, safety, and welfare

Rather than evaluating these resources independently, Ensolum will consider how impacts in one area may influence others to provide the Town with a complete understanding of project-wide effects.

F. Alternatives

Ensolum will evaluate reasonable project alternatives identified by the Town or project applicant to understand how modifications in site design, infrastructure, or operational approaches may influence environmental impacts.

The alternatives evaluation will include consideration of:

- No-action alternative
- Alternative site layout

- Reduced development footprint
- Alternative access configuration
- Alternative utility or cooling strategies
- Alternative construction phasing

Where practical, alternatives will be compared using summary tables identifying potential changes in water demand, utility requirements, environmental impacts, traffic, stormwater management, noise, and other key evaluation criteria.

For each identified impact, Ensolum will evaluate practical mitigation measures that may reduce or avoid adverse environmental effects.

G. Mitigation and Conditions

For each identified impact, Ensolum will evaluate practical mitigation measures that may reduce or avoid adverse environmental effects

Potential mitigation strategies may include:

- Water conservation measures
- Utility coordination
- Stormwater best management practices
- Landscape buffering
- Noise attenuation
- Avoidance or buffering of wetlands, streams, and sensitive habitat
- Seasonal restrictions where construction could affect protected wildlife or active nests
- Preconstruction biological surveys where warranted.
- Revegetation and restoration of temporarily disturbed areas
- Erosion-, sediment-, and spill-control measures tailored to site conditions
- Inspection, maintenance, and documentation requirements for stormwater controls
- Adaptive mitigation if previously unidentified sensitive resources are encountered. Lighting controls
- Traffic management
- Construction sequencing
- Emergency response planning
- Operational best management practices

Where appropriate, recommendations will identify whether mitigation is most effectively implemented through project design, operational procedures, or permit conditions.

H. Public Engagement Support

Ensolum understands that public transparency is an important component of this project. Our team will support the Town throughout the public review process by preparing technical information suitable for presentation to elected officials and members of the public.

Support may include:

- Executive summaries
- Presentation graphics
- Project maps
- Technical exhibits
- Public meeting attendance
- Responses to technical comments
- Assistance during Board meetings and public hearings

Our objective is to communicate complex technical information in a manner that is accurate, understandable, and useful to both technical and non-technical audiences.

Quality Assurance and Project Management

Throughout the project, Ensolum will implement internal quality assurance and quality control procedures to ensure technical consistency, accuracy, and completeness. Each technical discipline will undergo senior technical review prior to incorporation into the environmental assessment. The Project Manager will oversee integration of all technical sections to ensure assumptions, methodologies, and conclusions remain consistent throughout the document.

Section 4 – Project Team and Resumes

We have assembled a team of our own staff based on their expertise, experience, and the RFQ requirements. A Team Member Organization Chart is provided on the following page, followed by individual resumes detailing our team members' capabilities, qualifications, experience, education, certification(s), licensing, and area(s) of specialty.

Primary Contacts Assigned to the Town

David Correll, PG

The team will be led by David Correll in Oklahoma City, Oklahoma. David is a Senior Geologist and Hydrogeologist at Ensolum with over 14 years of extensive experience in conducting due diligence, risk-based corrective actions, and investigations across Oklahoma, Texas, Colorado, and New Mexico. David possesses advanced technical ability for implementing sub-surface geophysics and direct imaging techniques throughout all stages of site investigation. Proficient in integrating site data into 3D geological models, he can provide clients with representative tools that help expedite their strategic decision-making processes. David has successfully led interdisciplinary teams of geoscience professionals and engineers in conducting site characterizations, environmental risk assessments, and remediation projects on sites governed by regulatory bodies such as the Oklahoma Corporation Commission (OCC) and the Oklahoma Department of Environmental Quality (ODEQ).

Amy Voit | Senior Managing Scientist

Amy Voit is an experienced air quality and data science professional with over a decade of experience supporting CAA compliance across complex industrial sectors, including mining, midstream natural gas processing, and infrastructure development. She is adept at navigating NSR, Title V, and Prevention of Significant Deterioration (PSD) permitting pathways, leading emissions modeling (AERMOD), and conducting regulatory analyses. Amy is skilled in air quality regulatory strategy, emissions monitoring program design, and environmental data analytics. Experienced in regulatory negotiations, stakeholder communication, and guiding projects from planning through compliance.

Emma Millar | Senior Managing Scientist

Emma Millar is an environmental scientist and biologist with more than eight years of experience in environmental assessments, natural-resource evaluations, Clean Water Act permitting, stormwater compliance, biological surveys, and agency coordination. She has prepared and supported Environmental Assessments and Biological Assessments for infrastructure and energy projects on federal, Tribal, and private lands and has coordinated multidisciplinary environmental reviews involving wetlands, surface water, vegetation, wildlife, threatened and endangered species, cultural-resource considerations, and construction-related impacts.

For this project, Emma will lead the natural-resource screening, stormwater and environmental-impact components of the assessment. She will also support the regulatory-framework review, alternatives analysis, development of mitigation measures, and integration of environmental findings into the overall assessment. Her experience coordinating with the U.S. Army Corps of Engineers, U.S. Forest Service, Bureau of Land Management, U.S. Environmental Protection Agency, Tribal governments, and state agencies will be valuable in identifying permitting triggers and developing a clear environmental record for the Town.

Daniel Check | Geologist

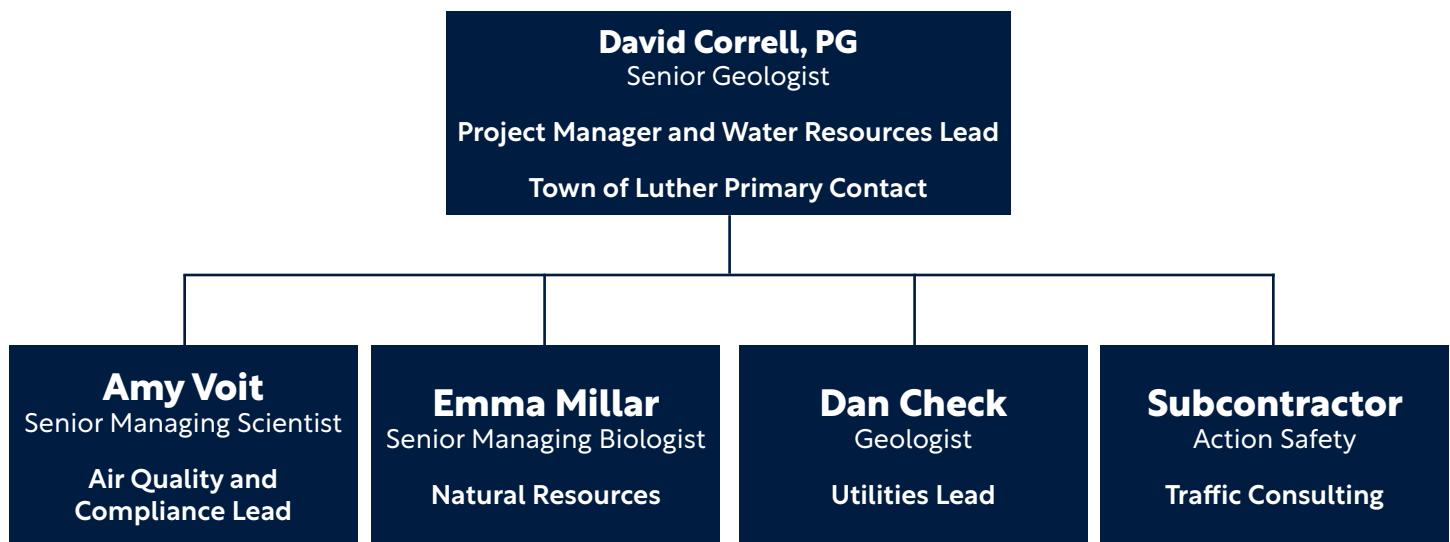
Daniel (Dan) Check is a geologist with over 16 years of geological and hydrogeological experience, including specialized expertise in reservoir characterization, hydrogeological testing and evaluation, subsurface modeling, geomechanics, and structural geology. His experience includes 4 years working as a hydrogeologist on projects ranging from monitoring well installation and aquifer testing to conducting siting studies for nuclear power plants and modeling radionuclide migration pathways in Visual MODFLOW.

In addition to his hydrogeological background, Dan spent 12 years as a geologist in the energy industry, working on projects that included reservoir characterization, petrophysical analysis, and regional geologic mapping. His experience includes managing freshwater mapping programs to protect shallow drinking water aquifers in active oil and gas basins, as well as managing exploration programs that involved comprehensive data collection plans.

His combination of multi-basin subsurface characterization experience, structural geology expertise, and groundwater modeling experience provides a valuable perspective in aquifer characterization objectives.

Action Safety Supply Co., LLC

Action Safety Supply Co. (Action) is a highway and traffic service company whose operations span the state of Oklahoma. Action provides traffic control that adheres to all local and state requirements and traffic control plans that are vital to the safety and efficiency of road users in a community. Action also provides guardrails, cables, steel barrier walls, striping, rumble strips, and signing to ensure the safety of both travelers and workers.





David Correll

Senior Geologist

EDUCATION

MS, Environmental Science, Oklahoma State University, Stillwater, Oklahoma, 2014

BS, Environmental Health Science, East Central University, Ada, Oklahoma, 2010

REGISTRATIONS/ CERTIFICATIONS

Texas Board of Professional Geoscientists- Professional Geoscientist (PG 15466)

Oklahoma Corporation Commission Petroleum Storage Tank Division Licensed Environmental Consultant (#2020)

Oklahoma Corporation Commission Petroleum Storage Tank Division Licensed UST Remover (#2020)

National Groundwater Association-Certified Well Driller (CWD)

PROFESSIONAL AFFILIATIONS

National Groundwater Association

Oklahoma Groundwater Association-President

Oklahoma City Geological Society

Geological Society of America

Professional Experience

David Correll is a Senior Project Manager and Hydrogeologist at Ensolum with over 14 years of experience specializing in groundwater resource development, aquifer characterization, and applied hydrogeology across Oklahoma, Texas, Colorado, and New Mexico. His work focuses on understanding complex subsurface systems through the collection, integration, and modeling of hydrogeologic and geophysical data to support sustainable water supply planning and development.

David has led numerous groundwater investigations for academic, governmental, and private clients, providing well siting studies, aquifer testing, and drilling oversight. As a Certified Well Driller (CWD) through the National Ground Water Association (NGWA), he brings a deep understanding of well construction practices and regulatory compliance, ensuring reliable and cost-effective outcomes. He has managed the installation of both production and monitoring wells, performed detailed geologic logging during drilling, and designed and interpreted aquifer performance tests to evaluate aquifer capacity, transmissivity, and long-term viability.

David's technical expertise includes advanced use of RockWorks for 3D geologic and hydrostratigraphic modeling and AQTESOLV for aquifer test analysis. He routinely integrates geophysical, lithologic, and hydrologic datasets into comprehensive conceptual site models that inform client decision-making and long-term water resource strategies.

He is proficient in high-resolution site characterization techniques, including direct imaging, electrical resistivity imaging (ERI), borehole geophysics, and remote sensing, which he applies to delineate aquifer boundaries, characterize groundwater flow systems, and identify structural or stratigraphic controls on water availability. His experience includes the use of subsurface geophysics and tracer tests to investigate flow dynamics, dispersion, and interconnectivity in complex aquifer systems, including gravel-dominated and fault-influenced settings.

David has also contributed to regional groundwater assessments by applying geophysical and hydrogeologic data to evaluate the migration of saline water and identify potential contaminant transport pathways. His ability to synthesize diverse data sources and lead interdisciplinary teams of geologists, engineers, and hydrologists has been instrumental in delivering actionable, science-based solutions for water resource management.

A trusted leader and mentor, David provides senior oversight and guidance to technical staff, ensuring high-quality project execution. He is known for his ability to translate complex subsurface data into practical insights, giving clients the clarity they need to move forward with confidence in their water supply development projects.

Relevant Project Experience

Canadian River Alluvial Aquifer Wellfield Optimization – Rural Water District
David led a time-domain electromagnetic (TEM) investigation to optimize municipal wellfield development in the Canadian River alluvial aquifer. David integrated geophysical data, lithologic logs, and hydrogeologic interpretations to develop a 3D resistivity model that identifies fluvial channel deposits favorable for groundwater production. High-resistivity zones were interpreted as coarse-

grained sand and gravel with high yield potential, while lower-resistivity areas indicated finer-grained, lower-yield sediments. The survey also delineated bedrock surface geometry, areas of elevated TDS groundwater, and a potential recharge zone. A production well sited within a mapped channel feature confirmed significantly thicker, clean gravel intervals during drilling, validating the geophysical model and reducing uncertainty for future wellfield expansion.

Groundwater Permit Application and Expert Testimony – Cimarron River Alluvial Aquifer, Major County, Oklahoma (OWRB)

David provided hydrogeologic analysis and expert-witness testimony in support of a contested groundwater permit application before the Oklahoma Water Resources Board. David developed predictive drawdown and well-interference analyses incorporated into the administrative record and used as the technical basis for the applicant's case. David collaborated with legal counsel to present and defend findings during the hearing, resulting in approval of the groundwater permit and advancement of the proposed water supply development.

Production Well Step-Drawdown and Recovery Test Analysis – Arbuckle-Timbered Hills Aquifer, Oklahoma

David conducted and interpreted step-drawdown and recovery testing for a deep municipal production well completed in carbonate formations of the Arbuckle-Timbered Hills Aquifer. David used high-frequency pressure transducer data to evaluate aquifer and well performance, estimate transmissivity and storativity, and assess well efficiency across multiple pumping rates. Results supported the optimization of pumping rates and the long-term production strategy and were delivered to design engineers to inform system planning and well design.

Groundwater Resource Evaluation and Permit Support – Pecos River Alluvial Aquifer, Reeves County, Texas

David led a desktop hydrogeologic evaluation of oil and gas groundwater-supply wells in the Pecos River alluvial aquifer. Compiled regional geologic, hydrogeologic, and water-use data to assess aquifer conditions, groundwater availability, and development potential. David developed predictive drawdown and radius-of-influence analyses to evaluate impacts on nearby users and to support groundwater permitting updates with the Reeves County Groundwater Conservation District, thereby informing long-term water management strategy.

Brackish Groundwater Resource Evaluation – Starr County, Texas

David served as the technical and client lead for a Bureau of Reclamation drought-resiliency project targeting deep brackish groundwater resources in the Rio Grande Valley. David directed field investigations and hydrogeologic characterization activities, including interpretation of lithologic data, borehole geophysics, and subsurface datasets. Integrated results to identify and evaluate potential brackish groundwater supply zones to support future treatment and municipal supply development, contributing to regional water supply planning under drought conditions.

3D Geologic Model/Aquifer Characterization – Southwest Oklahoma

David led the evaluation, integration, and construction of a 3D geologic model of a deep carbonate aquifer using RockWare's RockWorks software to support municipal groundwater resource development. The model integrated a wide range of data sources, including drillers' logs, borehole geophysical logs, seismic data, remote sensing imagery, stratigraphic and lithologic descriptions, and historic aquifer investigation reports. Focused on characterizing a complex carbonate aquifer system, David applied advanced subsurface modeling techniques to organize and interpret geologic data, improving understanding of aquifer structure and hydraulic properties. The final model enabled a more targeted and informed approach to aquifer characterization, directly supporting the selection and construction of municipal water supply wells.

Woodbine Minor Groundwater Basin Aquifer Study – Southeastern Oklahoma

As a lead Hydrogeologist at the Oklahoma Water Resources Board, David authored an updated hydrogeologic report for the Woodbine Minor Groundwater Basin, initially published in 1998. During this aquifer characterization project, he conducted a comprehensive review and analysis of the basin's geology, hydrogeology, groundwater consumptive use and aquifer discharge, aquifer recharge, well permitting data, construction records, and well geophysical logs. The updated report provided the hydrologic foundation necessary to support the Board's future determinations of the maximum annual yield and equal proportionate share for landowners overlying the Woodbine Basin, contributing to the effective management and allocation of Oklahoma's groundwater resources. The report publication from the Oklahoma Water Resources Board is currently pending publication.

Hydrologic Investigation Report of the Rush Springs Aquifer – West-Central Oklahoma

David served as a Project Hydrogeologist on the Rush Springs Major Groundwater Basin Study, contributing to a comprehensive hydrologic assessment under the authority of the Oklahoma Water Resources Board. He led the planning and execution of a multi-well drilling program in coordination with drilling subcontractors to collect critical subsurface data from the aquifer. David conducted hydrogeologic characterization using borehole geophysical logs and performed synoptic groundwater elevation measurement events to support potentiometric surface mapping and groundwater flow analysis. His work also included groundwater boundary assessments, stratigraphic analysis, and geochemical evaluations to improve understanding of aquifer properties and water quality. He provided GIS support, drafted basin boundary and potentiometric surface maps, and evaluated water rights and water use data to inform groundwater allocation decisions. In addition to technical responsibilities, David led extensive landowner engagement efforts, ensuring access to key data points and fostering cooperation throughout the basin.

Pre-Drill Groundwater Quality Sampling Program – SCOOP, Southern Oklahoma

David served as Project Manager for a pre-drill groundwater quality sampling program in hydrologically sensitive areas of the SCOOP play in southern Oklahoma. He oversaw the design and execution of baseline groundwater monitoring around potential oil and gas well sites to protect off-site water wells from impacts related to exploration and production activities. By delivering critical pre-development water quality data, David's leadership helped mitigate environmental risks and fostered collaborative relationships between operators and local landowners, supporting responsible resource development in the region.

Technical Drilling Advisor – Vance Air Force Base, Enid, Oklahoma

David served as Technical Drilling Advisor during a remediation drilling activity at Vance Air Force Base, Enid, Oklahoma, under the oversight of the Air Force Center for Environmental Excellence. Despite encountering challenging drilling conditions, including lost holes and downhole tooling issues that caused significant downtime, David applied his expertise in drilling techniques to implement timely solutions and adjustments. His leadership and problem-solving ensured the drilling program proceeded efficiently, enabling the project to be completed on schedule and within budget while maintaining compliance with environmental and regulatory standards.

Field Geophysical Manager – Nacimiento Fault Structure Area, Northern New Mexico

As the Field Geophysical Manager, David led a multidisciplinary team investigating hypersaline fluid migration and fault-fluid interactions along the Nacimiento Fault in the San Ysidro area of northern New Mexico. The project focused on the reactivated, steeply east-dipping normal fault segment of the Laramide-age Nacimiento Fault, situated at the eastern edge of the Colorado Plateau and associated with Rio Grande rift extension. David directed the safe and efficient acquisition of electrical resistivity imaging (ERI) data, overseeing equipment logistics, field planning, and personnel coordination. Six ERI lines were deployed both parallel and perpendicular to the fault trace at three key locations, with investigation depths reaching approximately 100 meters. These datasets imaged fault geometry, subsurface fluid pathways, and travertine mound structures. His efforts contributed to identifying zones of groundwater convection within the Triassic Aqua Zarca sandstone and delineating fault-related upwelling of relatively fresh fluids within a broader saline groundwater system.

Expert Witness Experience

Expert Hydrogeological Witness – Oklahoma Corporation Commission, Confirmed Release Case 064-3952, Cause No. EN201500025, Order No. 640368, Hearing Date: April 24, 2015

David provided expert testimony in a penalty assessment hearing before the Oklahoma Corporation Commission related to a subsurface petroleum release. He testified on behalf of the defendant regarding the nature, extent, and environmental behavior of the confirmed fuel release and interpreted site-specific hydrogeologic data to support arguments concerning the release's origin, migration pathways, and risk characterization. David also contributed technical expertise to assist legal counsel in defending against regulatory enforcement actions, resulting in significant administrative penalty relief.

Expert Hydrogeological Witness – Oklahoma Water Resources Board, Preston C. Jones and Christine D. Jones Temporary Permit to Use Groundwater, Application No. 2024-599, Hearing Date: October 2, 2025

David provided expert hydrogeological testimony in a protested groundwater permit hearing involving the Cimarron Alluvial & Terrace Aquifer in Major County, Oklahoma. He testified on behalf of the permit applicant, presenting the findings of a comprehensive desktop hydrogeologic evaluation developed to assess aquifer conditions, well spacing, and potential impacts to nearby offsite property owners. David interpreted publicly available hydrogeologic data, aquifer characteristics, and completed forward mod-

eled analytical drawdown evaluations to support conclusions regarding sustainable groundwater use and compliance with regulatory spacing and impact criteria. He also provided technical support to legal counsel in defense of the permit application, contributing to a scientifically grounded justification for groundwater appropriation from the aquifer. The permit was granted without conditions applied.

Expert Hydrogeological Witness – Oklahoma Water Resources Board, JPW Farms Long-Term Permit To Use Stream Water, Application No. 2025-004, Hearing Date: November 13, 2025

David provided expert hydrologic testimony in a protested long-term stream water use permit hearing involving surface water appropriations. He testified on behalf of the protestant opposing the upstream permit application, presenting the results of a desktop stream water availability analysis based on publicly available climate records and U.S. Geological Survey streamflow data. David evaluated historic and drought-period flow conditions to assess potential impacts of the proposed upstream diversion on senior downstream water rights. He interpreted hydrologic data and flow-duration characteristics to demonstrate the likelihood of injury to the senior permit holder during low-flow and drought conditions. David also provided technical support to legal counsel, contributing to the establishment of permit conditions designed to protect downstream senior water rights as part of the final permit approval.



Amy Voit

Air Quality and Data Scientist

EDUCATION

MS, Data Science,
University of Denver,
2024

BS, Ecology and
Evolutionary Biology,
University of Colorado,
2013

CERTIFICATIONS

Air Pollution Dispersion
Modeling (AERMOD)

Clean Air Act
Permitting (NSR, Title
V, PSD)

Optical Gas Imaging

PEC Safeland Training

ProMax Process
Simulation

R Statistical Analysis &
Visualization

Machine Learning
Modeling

Python Programming

SQL Database
Management

Wilderness Advanced
First Aid Certified

Professional Experience

Amy Voit is an experienced air quality and data science professional with over a decade of experience supporting CAA compliance across complex industrial sectors, including mining, midstream natural gas processing, and infrastructure development. She is adept at navigating NSR, Title V, and Prevention of Significant Deterioration (PSD) permitting pathways, leading emissions modeling (AERMOD), and conducting regulatory analyses. Amy is skilled in air quality regulatory strategy, emissions monitoring program design, and environmental data analytics. Experienced in regulatory negotiations, stakeholder communication, and guiding projects from planning through compliance.

Selected Project Experience

Elk Creek Project, PSD Permitting & Air Dispersion Modeling – Elk Creek, Nebraska

Amy played a pivotal role as an air pollution scientist on the team that led efforts to initially secure a PSD major source permit—a critical milestone for the project. As part of the PSD evaluation and application process, the team conducted a Best Available Control Technology (BACT) analysis to assess achievable emission rates using various control technologies. Through that process, the team identified innovative strategies to reduce fossil fuel combustion capacity, effectively keeping emissions below the PSD thresholds. At that point, the team guided NioCorp through the rigorous Nebraska Department of Environment and Energy (NDEE) construction permitting process. Amy conducted air dispersion modeling, air quality regulatory and permitting analysis, as well as risk assessment and strategic planning.

Western Midstream Asset Management — Denver, Colorado

Amy oversaw air quality compliance, permitting, and regulatory negotiations for over 25 midstream facilities, including four gas processing plants. The compliance projects included Title V renewals, Title V semi-annual reporting, stack testing coordination, greenhouse gas (GHG) report development, and emission reduction strategies. Amy coordinated directly with the Air Pollution Control District (APCD) and the Environmental Protection Agency (EPA) on all permit renewals and compliance. Additionally, Amy led the implementation of real-time emissions monitoring systems, including the installation and coordination of a state-of-the-art methane detection camera system.

Great Western Air Quality Field Coordination – Denver, Colorado

Amy managed field implementation, training support, and compliance for upstream DJ Basin assets on behalf of Great Western Operating Company. Her work included integrating real-time company data into emission detection programs, Environmental, Social, and Governance (ESG) reporting, and GHG reports. She provided technical expertise in Air Quality Control Commission (AQCC) regulatory rulemakings while also delivering field operations training on new regulations. Amy led the research and development of an innovative air monitoring program across new drilling operations in the urban-rural interface and supported the rulemaking process at the AQCC for real-time monitoring.

Data Center Permitting and Air Dispersion Modeling – Weld County, Colorado

Amy managed the construction permitting process for a novel, energy-intensive data center project powered by natural gas engines. She prepared Air Pollut-

ant Emission Notices (APENs), the construction permit application, and completed modeling analyses in compliance with Appendix W and Colorado Department of Public Health and Environment (CDPHE) standards. Amy also delivered permitting deliverables supporting the construction start.

Wind Energy Wildlife Impact Assessments – Colorado and Nebraska

Amy analyzed field survey data for wind energy National Environmental Policy Act (NEPA) reviews. Developed species impact models to support permitting strategies, minimizing ecological disruption. Informed regulatory strategy for wind infrastructure approvals.



Emma Millar

Senior Biologist

EDUCATION

BS Environmental Biology, Minor in Mathematics, Fort Lewis College, 2011

CERTIFICATIONS

40-Hour OSHA (29 CFR 1910) HAZWOPER

First Aid/CPR

Professional Experience

Emma Millar is an environmental scientist and biologist with more than 8 years of experience managing environmental compliance, natural resource, biological resource, and land management projects throughout Colorado and New Mexico. Her experience includes environmental permitting and compliance, environmental review, biological resource assessments, water quality monitoring, environmental site assessments, and ecological field investigations. She has successfully managed projects for private industry, Tribal governments, and public agencies, coordinating multidisciplinary teams and providing technical oversight from project planning through implementation.

Emma has extensive experience conducting environmental assessments, biological assessments, habitat evaluations, vegetation monitoring, wildlife surveys, environmental compliance inspections, and environmental site investigations. She is skilled in interpreting environmental data, preparing technical reports, and communicating complex scientific information to clients, regulatory agencies, and stakeholders. Her background combines strong technical expertise with project management experience, allowing her to deliver practical, scientifically defensible solutions that meet regulatory requirements and project objectives.

Selected Project Experience

Environmental Permitting

Emma manages environmental permitting and compliance efforts for complex projects on federal, Tribal, and private lands. She has led the preparation of Environmental Assessments, Biological Assessments, resource surveys, and technical studies in support of National Environmental Policy Act (NEPA) compliance and agency decision-making. Her experience includes coordinating with and preparing documentation for the Bureau of Land Management (BLM), Bureau of Indian Affairs (BIA), U.S. Forest Service (USFS), and the Tribal nations for oil and gas development and environmental restoration projects. Emma has extensive experience evaluating biological, wetland, water quality, and other environmental resources; identifying permitting requirements and environmental constraints; facilitating agency consultation; and developing mitigation measures to support project approval while maintaining compliance with applicable federal, Tribal, state, and local regulations.

Emma also has experience supporting Clean Water Act Section 401 and Section 404 permitting for infrastructure, energy development, and land management projects. She has conducted wetland delineations, aquatic resource assessments, and jurisdictional evaluations to support permit applications and agency review. Her experience includes preparing permit application materials, coordinating with the U.S. Army Corps of Engineers, Tribal governments, and state regulatory agencies, and developing avoidance, minimization, and mitigation strategies for impacts to wetlands and other aquatic resources. She has also supported compensatory mitigation planning, post-construction monitoring, and compliance documentation, helping clients successfully navigate permitting requirements while minimizing impacts to regulated waters and wetlands.

Spill Response

Emma has extensive experience supporting spill response and environmental remediation projects for oil and gas clients. She has managed and conducted site investigations, soil and groundwater sampling, contaminant delineation,

corrective action planning, and regulatory reporting to ensure compliance with federal, Tribal, and state requirements. Her experience includes coordinating with regulatory agencies, overseeing field response activities, evaluating environmental impacts, and preparing technical documentation to support compliance with requirements established by agencies such as the BLM, Southern Ute Indian Tribe, Colorado Energy and Carbon Management Commission, New Mexico Oil Conservation Division, and state environmental agencies. She has successfully guided clients through spill response and remediation processes while minimizing environmental impacts and maintaining regulatory compliance.

Stormwater

Emma has extensive experience supporting stormwater compliance and permitting programs for oil and gas, infrastructure, construction, and land development projects. She oversees preparation of Stormwater Management Plans and Stormwater Pollution Prevention Plans (SWPPPs) and Stormwater Management Plans (SWMPs) and routine compliance inspections, evaluates best management practice (BMP) effectiveness, and develops corrective actions to maintain compliance with federal, Tribal, and state stormwater regulations. Her experience includes coordinating with regulatory agencies, including the Colorado Department of Public Health and the Environment, U.S. Environmental Protection Agency, and the Southern Ute Indian Tribe, documenting compliance activities, supporting permit acquisition and reporting requirements, and providing technical oversight throughout project construction and operation. Through these efforts, she has helped clients successfully maintain compliance while minimizing erosion, sediment transport, and impacts to surface water resources.



Daniel F. Check

Geologist

EDUCATION

MS, Geology and Hydrogeology, University of Akron, 2007

BS, Geology, Clarion University of Pennsylvania, 2005

Professional Experience

Daniel (Dan) Check is a geologist with over 16 years of geological and hydrogeological experience, including specialized expertise in reservoir characterization, hydrogeological testing and evaluation, subsurface modeling, geomechanics, and structural geology. His experience includes 4 years working as a hydrogeologist on projects ranging from monitoring well installation and aquifer testing to conducting siting studies for nuclear power plants and modeling radionuclide migration pathways in Visual MODFLOW.

In addition to his hydrogeological background, Dan spent 12 years as a geologist in the energy industry, working on projects that included reservoir characterization, petrophysical analysis, and regional geologic mapping. His experience includes managing freshwater mapping programs to protect shallow drinking water aquifers in active oil and gas basins, as well as managing exploration programs that involved comprehensive data collection plans.

His combination of multi-basin subsurface characterization experience, structural geology expertise, and groundwater modeling experience provides a valuable perspective in aquifer characterization objectives.

Relevant Experience

Geologist – Chesapeake Energy, Oklahoma City, Oklahoma

Dan acted as lead geologist for base of freshwater mapping program aimed at protecting shallow drinking water aquifers. This project included managing a geochemical sampling program, determining the depth of the fresh/brackish water interface on petrophysical well logs, selecting formations for ideal placement of shallow well casing, and regional mapping of the base of fresh water in several basins within the continental United States. He also conducted reservoir characterization of both conventional reservoirs (e.g., sandstone and fractured limestone) and unconventional reservoirs (e.g., shale and low porosity sandstone or limestone) in multiple basins within the continental United States. This work included petrophysical analysis of the reservoir and mapping of formation thickness and areal extent and reservoir properties (e.g., porosity and permeability). Additional work included structural analysis, creation of geologic models, and fault mapping using geophysical data sets.

Dan managed exploration well programs in multiple basins within the United States. The projects included site selection, development of data collection plans, oversight of drilling and logging activities, and evaluation and implementation of the acquired data.

Hydrogeologist – Paul C. Rizzo Associates, Pittsburgh, Pennsylvania

Dan conducted siting studies for nuclear power plants in both international and domestic locations. Work on these projects involved ensuring there was a reliable water source for cooling (both groundwater and surface water), geomechanical and structural evaluation to confirm geologic stability, and groundwater flow and radionuclide fate and transport modeling completed using Visual Modflow. He also assisted with the planning and creation of dewatering models for dam construction and remediation in multiple locations within the United States. Methods employed included sump pump and deep extraction well models created using Visual Modflow.

Dan conducted field work consisting of logging soil cuttings and cores, oversight of the installation of monitoring wells, and the implementation of pumping, slug, and packer tests and interpretation of the acquired data to assist with determining the hydraulic properties of the aquifer.

Section 5 – Relevant Project References

Ensolum has selected the following projects to demonstrate experience directly related to the Town's requested environmental assessment. The examples emphasize multidisciplinary environmental review, infrastructure evaluation, regulatory coordination, natural-resource assessment, stormwater management, air quality, water resources, and support for public- and agency-level decision-making.

Our personnel have prepared environmental assessments and supporting technical studies for infrastructure, energy, municipal, and industrial projects involving multiple regulatory jurisdictions and competing resource considerations. These assignments have required our teams to establish baseline conditions, evaluate direct and indirect impacts, coordinate specialized technical disciplines, compare alternatives, develop mitigation measures, and prepare clear documentation for agencies, project stakeholders, and decision-makers.

Ensolum also routinely completes Phase I and Phase II Environmental Site Assessments and other due-diligence investigations. While these services demonstrate our ability to identify and document environmental conditions, the projects highlighted below were selected because they more closely reflect the multidisciplinary and infrastructure-focused review requested by the Town of Luther.



Environmental Assessment and Regulatory Compliance Support - Natural Gas and Produced-Water Pipeline

San Juan National Forest



Key Project Elements

- ✓ Environmental Support
- ✓ Regulatory Support
- ✓ NEPA-Compliant Assessment
- ✓ Biological Assessment
- ✓ Pre-Construction Notification for CWA Section 404
- ✓ SWPPP

Ensolum personnel provided environmental and regulatory support for authorization of an approximately 8.4-mile natural-gas transmission and produced-water conveyance pipeline located within the San Juan National Forest. The project required coordination of multiple environmental disciplines and regulatory programs over a five-year permitting process.

The scope included preparation of a National Environmental Policy Act-compliant Environmental Assessment, a Biological Assessment under Section 7 of the Endangered Species Act, a Pre-Construction Notification for Clean Water Act Section 404 authorization, and a project-specific Stormwater Pollution Prevention Plan. Supporting field investigations included wetland delineation, Ordinary High Water Mark identification, vegetation surveys, and targeted migratory-bird and raptor-nest surveys.

The project also required consultation and coordination with the U.S. Forest Service, Bureau of Land Management, U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, and federally recognized Tribal Nations. Environmental and permitting documents were refined throughout the review process to address natural resources, water resources, construction impacts, agency concerns, and mitigation requirements.

Relevance to the Town of Luther: This project demonstrates Ensolum's ability to coordinate a multidisciplinary environmental review, evaluate infrastructure-related impacts, identify federal and state permitting requirements, develop mitigation measures, and prepare a defensible environmental record for agency decision-making.



Data Center Permitting and Air Dispersion Modeling

Weld County, Colorado



Key Project Elements

- ✓ Air Quality Permitting
- ✓ Modeling Support
- ✓ Air Pollutant Emission Notices
- ✓ Project Emission Evaluation
- ✓ Impacts to Air Quality Standards Evaluation

Ensolum Personnel provided air-quality permitting and modeling support for the development of an energy-intensive data center powered by natural-gas-fired engines. Amy Voit managed the construction-permitting process and prepared Air Pollutant Emission Notices, the construction permit application, and supporting air-dispersion modeling in accordance with applicable regulatory requirements and agency modeling standards.

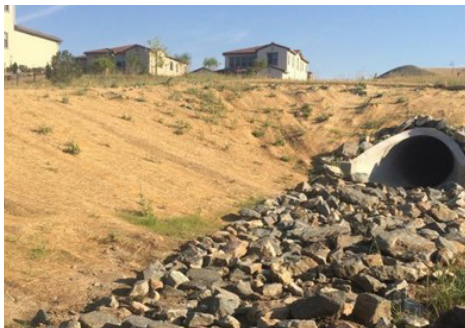
The work included evaluation of project emissions, potential impacts to applicable air-quality standards, permitting requirements, and documentation necessary to support the start of construction.

Relevance to the Town of Luther: This project provides Ensolum with direct experience evaluating the air-quality and permitting considerations associated with a data center and its on-site energy infrastructure. That experience will help the Town independently assess proposed generator emissions, applicable regulatory requirements, potential effects on nearby receptors, and available emission-control or operational measures.



Stormwater Compliance for Community Development Projects

Adams County, Colorado • Brookfield Properties
Reference: Mark Coleman, Project Manager • 303-790-6335



Key Project Elements

- ✓ Routine and Post-Storm Inspections
- ✓ Corrective Action Coordination and Documentation
- ✓ Stormwater Discharge Permit Management
- ✓ Agency Enforcement Action Support

Ensolum’s surface-water team has provided stormwater compliance support for more than 20 community-development projects, including a long-term assignment supporting the Midtown at Clear Creek development in Adams County. Our work has included routine and post-storm inspections, coordination and documentation of corrective actions, stormwater-discharge permit management, and support during agency enforcement actions and Notices of Violation.

Ensolum personnel document inspection findings, communicate required corrective actions to project teams, update site maps and Stormwater Management Plans as conditions change, and manage permit applications, renewals, modifications, transfers, and closures. This work supports continuous compliance throughout active construction, stabilization, and project closeout.

Relevance to the Town of Luther: This experience demonstrates Ensolum’s ability to evaluate and manage stormwater issues associated with large, phased land-development projects. It also provides direct experience assessing whether stormwater controls are properly designed, implemented, documented, maintained, and modified as site conditions change



Adams County Pond Inspections

Adams County, Colorado • Adams County

Reference: Juliana Archuleta, Stormwater Administrator • 720-523-6869



Key Project Elements

- ✓ Drainage Facility Inspections
- ✓ Inspection Routing
- ✓ Field Documentation
- ✓ Public and Private Asset Owner Communication
- ✓ Maintenance and Corrective Action Identification

Ensolum has supported Adams County by conducting annual pond, drainage-facility, and channel inspections in support of the County's Federal Emergency Management Agency Community Rating System objectives. During 2023 and 2024, Ensolum's certified inspectors completed nearly 1,000 drainage-facility inspections and more than 20 miles of channel inspections.

Services have included inspection routing, field documentation, communication with public and private asset owners, identification of maintenance and corrective-action needs, re-inspections, response to owner inquiries, and management of inspection records in Cartegraph. Ensolum maintains a team of trained Stormwater Control Measure inspectors capable of scaling field resources to meet compressed municipal schedules.

Relevance to the Town of Luther: This project demonstrates Ensolum's experience working directly for a local government, evaluating drainage infrastructure, maintaining clear and traceable records, communicating corrective actions to facility owners, and providing information that supports municipal flood-risk and stormwater-management objectives.



Natural Resource and Wetland Support for Utility-Scale Solar Development

Colorado • SunShare

Reference: Beau Scott, Development Manager • 303-728-4112



Key Project Elements

- ✓ Threatened and Endangered Species Evaluation
- ✓ Bald Eagle Nest Monitoring
- ✓ Burrowing Owl Surveys
- ✓ Wetland Delineations

Ensolum has supported SunShare in evaluating environmental constraints and regulatory requirements associated with the planning and construction of utility-scale solar facilities. Services have included threatened and endangered species evaluations, Bald Eagle nest monitoring during construction, Burrowing Owl surveys in areas occupied by prairie dogs, and wetland delineations at sites identified as having the potential for jurisdictional waters.

Ensolum has also assisted SunShare in understanding changing environmental requirements and incorporating natural-resource considerations into project planning and construction. This work has allowed potential constraints to be identified early and has supported the development of appropriate avoidance, monitoring, and mitigation measures.

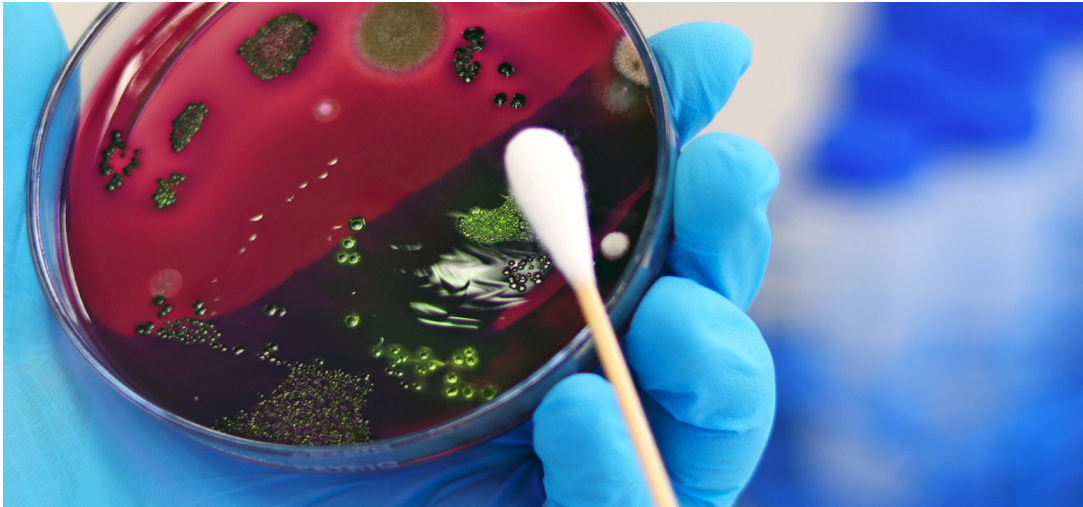
Relevance to the Town of Luther: This experience demonstrates Ensolum’s ability to evaluate natural-resource and wetland constraints for large utility-related developments, assess potential impacts associated with construction and operation, and translate environmental findings into practical siting, design, and mitigation recommendations



Municipal Surface-Water Quality Investigation

Colorado Springs, Colorado • City of Colorado Springs

Reference: Jessica Clayton, Program Administrator II • 719-629-6012



Key Project Elements

- ✓ E.coli Testing
- ✓ Quarterly Laboratory Analysis
- ✓ Technical Assessment Preparation

Ensolum supported the City of Colorado Springs Stormwater Enterprise in expanding an ongoing surface-water investigation evaluating *Escherichia coli* and potential microbial sources within City waterways. The sampling network was expanded from seven to 20 locations, with quarterly laboratory analysis for total *E. coli*, the human-associated fecal indicator *Bacteroides doei*, and the sewage-associated biomarker BacV4V5-1.

Following each sampling event, Ensolum evaluated the analytical results and prepared a technical assessment documenting observed conditions, potential problem areas, and recommendations for refining future investigations. The work provides the City with additional information regarding the distribution and potential sources of bacterial impacts within its surface-water system.

Relevance to the Town of Luther: This project demonstrates Ensolum's ability to conduct objective municipal water-quality investigations, interpret complex environmental data, identify areas requiring further evaluation, and provide practical recommendations to public-sector decision-makers.



Stormwater Compliance for Linear Infrastructure Projects

Colorado, New Mexico, and Tribal Jurisdictions



Key Project Elements

- ✓ Stormwater Permit Applications
- ✓ SWPPP Preparation
- ✓ SWMP Preparation
- ✓ Construction General Permit Notices
- ✓ Dewatering Permits
- ✓ Multi-Agency Coordination

Ensolum personnel have prepared and managed stormwater compliance programs for large infrastructure projects, including approximately 34-mile and 16.2-mile high-voltage electric transmission lines, a 109-mile fiber-optic line, and approximately 18.5 miles of hydrocarbon and produced-water pipelines.

Services have included preparation and submission of stormwater permit applications, Stormwater Pollution Prevention Plans, Stormwater Management Plans, Construction General Permit notices, dewatering permits, and project-specific best management practices for erosion, sediment, and spill control. The work required coordination across federal, state, and Tribal programs, including the National Pollutant Discharge Elimination System, Colorado Discharge Permit System, and Tribal water-quality requirements.

Relevance to the Town of Luther: This experience demonstrates Ensolum's ability to review and develop stormwater requirements for large infrastructure projects, coordinate overlapping regulatory standards, and identify practical measures that protect surface-water resources during construction and long-term operation.



On-Call Environmental Services

La Plata County, Colorado • La Plata County



Key Project Elements

- ✓ Phase I ESAs
- ✓ Asbestos Surveys
- ✓ Stormwater Management Solutions
- ✓ Groundwater and Soil Gas Sampling
- ✓ Indoor Air Quality Assessments

Ensolum staff have a years' long relationships with La Plata County, Colorado, providing on-call environmental services on an as-needed basis. Ensolum partners with La Plata County to address environmental concerns and provide solutions that meet the county's needs.

Ensolum staff have conducted Phase I ESAs of county-owned properties identified for expansion or repurposing. The Phase I ESAs were conducted in general conformance with the scope and limitations of the ASTM guidance document "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". The Phase I ESAs were conducted to identify the existence of any Recognized Environmental Conditions (RECs) or other issues of potential environmental concern on or in connection with the Subject Properties. Ensolum conducted an ESA for a building previously used

as an armory for the National Guard. La Plata County intended to repurpose the building as an administration office building for the La Plata County Sheriff's Department. In addition to the ESA, at the request of La Plata County, Ensolum staff conducted an asbestos survey, including the sampling of suspect building materials to evaluate the presence of ACM, collected paint samples to assess the presence of lead-based paint, and conducted 24-hour radon sampling to assess the presence of radon. Ensolum staff have also conducted an ESA for a building that La Plata County purchased to use as office space for county staff. In addition to the ESA, the county requested that the building be evaluated for ACM, mold, radon, and lead-based paint.

Ensolum staff have provided stormwater management solutions for La Plata County properties, including an active gun range where lead soil impacts needed to be considered in the stormwater management solution. Ensolum staff provided the county with an assessment of lead-impacted soils, a drainage assessment, and stormwater best management practice (BMP) recommendations.

Ensolum conducts groundwater and soil gas sampling as part of the Colorado Department of Public Health and Environment (CDPHE) compliance requirements at two La Plata County-owned former landfill properties. Ensolum assists the county with evaluating hazardous conditions created by the former landfill and their potential effect on the public, and also helps evaluate potential mitigation remedies.

Ensolum has conducted an indoor air quality assessment at a La Plata County office building. The air quality assessment was in response to an employee complaint and focused on evaluating concentrations of volatile organic compounds (VOCs) in the air. Summa canisters were used to collect air samples in occupied portions of the building and outside control samples. Air sampling results were used to determine if there were contaminants of concern in the air. Observations made during sampling were used to identify potential sources if contaminants were identified.



George Bush Intercontinental Airport (IAH) Mickey Leland International Terminal (MLIT) Multi-Phase Environmental Services Contracts

Houston, Texas • Shiels Engineering/Austin Gilbane Joint Venture/City of Houston, Houston Airport System



Key Project Elements

- ✓ Asbestos Consulting
- ✓ Abatement Oversight
- ✓ Storage Tank Removal and Disposal
- ✓ Contaminated Media Management

Ensolum teamed with Shiels Engineering and Austin Gilbane Joint Venture to support construction activities associated with the development of the new Mickey Leland International Terminal project at IAH, in Houston, Texas. The MLIT project is part of a major capital improvement initiative known as the IAH Terminal Redevelopment Program (ITRP). The construction site is the former location of the old Terminal C North (OCN) at IAH. Future construction of the Mickey Leland International Terminal will consist of a new Terminal D-West Pier with six new gates, a new sterile corridor, and the upgrade of 12 existing gates in the North Concourse, requiring the existing “Old” Terminal C to be demolished. The airport currently serves more than 70 international and national destinations. The new terminal will consist of 780,000 square feet.

Industrial Hygiene

Ensolum provided asbestos consulting services and abatement oversight prior to the demolition of Old Terminal C. The project consisted of removing floor tile and mastic, pipe mastic, mirror mastic, roof mastic, and universal waste throughout the building prior to the demolitions of Terminal C. As a part of the services provided, Ensolum prepared project specifications, assisted with soliciting bids from asbestos abatement contractors, and provided air monitoring and project management throughout the abatement process. Ensolum performed visual inspections of the abated areas prior to performing final air clearance activities.

Petroleum Storage Tank Removal

Ensolum supervised the removal and disposal of two underground petroleum storage tanks (PSTs) located airside and proximal to the old Terminal C footprint. One 10,000-gallon PST and one 20,000-gallon PST, 317 tons of soil and concrete, and 300 gallons of tanks rinsate were disposed of in accordance with state and federal guidelines. A Release Determination Report was prepared and the TCEQ provided concurrence that no further action was required.

Hazardous Material Management

Previous environmental investigations indicated the presence of hazardous materials and chemicals of concern (COCs) in the subsurface that may be encountered during invasive construction activities. Ensolum utilized the Contaminated Material Management Plan to provide a framework for the management of contaminated media encountered during construction activities. Ensolum personnel identified the various types of contaminated media, provided guidance for the management and disposal of contaminated media, and provided Subject Matter Expert level assistance to the construction team and stakeholder group.



Environmental and Industrial Hygiene Programs

Shreveport, Louisiana • City of Shreveport



"Downtown Shreveport Skyline" by Shreveport-Bossier Convention and Tourist Bureau/CC BY 2.0

Key Project Elements

- ✓ Phase I ESAs
- ✓ Phase II ESAs
- ✓ Fungal Surveys
- ✓ Indoor Environmental Quality Investigations
- ✓ Safety Compliance Audits
- ✓ Site Safety Officer Services
- ✓ Regulatory Liaison

Ensolum is the City of Shreveport's preferred Environmental Consulting firm. Since 2018, Ensolum has performed various environmental and industrial hygiene projects for the city, including:

- Phase I and II Environmental Site Assessments
- Fungal surveys, project design, and project management during remediation
- Indoor environmental quality investigations, project design, and project management during remediation
- Asbestos assessments, project design, and project management during remediation
- Safety compliance audits
- Site Safety Officer services during demolition projects
- Liaison with State regulatory agencies

Section 6 – Schedule

Ensolum understands the Town’s goal of completing the environmental assessment by November 30, 2026, while providing sufficient time for technical evaluations, Town review, and public engagement activities. Our multidisciplinary project team has been assembled to perform several technical evaluations concurrently, allowing the project to progress efficiently without compromising the quality of the final environmental assessment.

David Correll will serve as Client Point of Contact and Project Lead and will be responsible for coordinating all technical disciplines, managing project communications, monitoring progress, and ensuring deliverables are completed in accordance with the agreed-upon schedule. Routine coordination meetings will be conducted among project team members to integrate technical findings, resolve issues early, and maintain consistency throughout the environmental assessment.

Ensolum recognizes that portions of the schedule may be influenced by factors outside the Town’s control, including receipt of project information from the applicant, agency coordination, public meeting schedules, and review comments. Our project management approach provides the flexibility necessary to accommodate these activities while maintaining progress toward the anticipated project completion date.

A preliminary project schedule is provided below. The schedule may be refined following the kickoff meeting to reflect the Town’s priorities, availability of project information, and any additional technical studies identified during project initiation

Preliminary Project Schedule	
Task	Estimated Duration
Project Kickoff Meeting	1 Week
Data Collection & Document Review	2 Weeks
Existing Conditions Assessment	2 Weeks
Technical Studies (Concurrent)	4–6 Weeks
Impact Assessment & Alternatives Analysis	2 Weeks
Draft Environmental Assessment	2 Weeks
Town Review & Comments	2 Weeks*
Final Environmental Assessment	1 Week
Public Meeting / Board Presentation (as requested)	As Scheduled by the Town

*Town review period may vary depending on review duration and the number of comments received.

Proposed Milestones

- Notice to Proceed
- Kickoff Meeting
- Completion of Existing Conditions Assessment
- Completion of Technical Evaluations
- Draft Environmental Assessment Submitted
- Town Review and Comment Period
- Final Environmental Assessment Submitted
- Town Board Presentation (if requested)

Section 7 – Fee Proposal

2026 Standard Rates

Staff Classification	Hourly Rate
Principal / Associate Principal / Senior Managing Engineer	\$225
Certified Industrial Hygienist / Senior Geologist	\$215
Certified Safety Professional	\$185
Senior Engineer / Scientist	\$180
Senior Project Manager	\$165
Project Manager	\$151
Project Engineer	\$146
Project Geologist / Biologist / Scientist	\$124
Staff Engineer / Scientist / Geologist / Biologist	\$107
Associate Engineer / Scientist / Geologist / Biologist	\$95
Construction Manager	\$125
Construction Coordinator	\$105
Senior Technician	\$115
Technician	\$88
GIS / Drafting / Technical Editor	\$92
Administrator	\$72

Equipment	Unit	Rate
Environmental/Industrial Hygiene Truck and Tools	Day	\$250.00
Mileage and per diem*	Mile	IRS Allowable
Trimble GeoXT or R1 GPS	Day	\$60.00
Survey Level	Day	\$25.00
Passive 4-Gas (LEL) Meter	Day	\$25.00
Active 4-Gas Pump	Day	\$15.00
Multi-Gas Meter	Day	\$120.00
X-Stick/Metal Detector	Day	\$90.00
PID/FID/Benzene Meter	Day	\$150.00
PetroFLAG	Day	\$50.00
PetroFlag Reagent	Each	\$30.00
Hand Auger	Day	\$45.00
Chloride Soil Test Strip and Filter	Each	\$7.00
Chloride Soil Titration Test	Each	\$7.00
Water Level Indicator	Day	\$35.00
Oil-Water Interface Probe	Day	\$75.00
Water Quality Meter/YSI/Aqua TROLL	Day	\$170.00
Temp/pH/Conductivity Meter	Day	\$50.00
Bladder Pump & Compressor	Day	\$280.00
Peristaltic Pump	Day	\$70.00
Submersible Pump with Controller	Day	\$125.00
Bailer	Each	\$10.00
Hydrocarbon Absorbent Socks or Absorbent Packs	Per	\$25.00
Well Locks	Each	\$20.00

Equipment	Unit	Rate
Soil/Sediment/Groundwater/Surface Water Sample Kit**	Day	\$35.00
High Vacuum Air Sampling Pump	Day	\$70.00
FLIR Camera	Day	\$550.00
FLIR Camera Gx320	Day	\$695.00

NOTES:

- **SUBCONTRACTORS:** In providing services to Client, Ensolum, LLC may utilize subcontractors to provide drilling, laboratory, construction, demolition, or other specialty services if so approved by Client in accordance with Ensolum's written proposal for services. Subcontractor charges will be invoiced to Client at actual cost plus a 10.0% markup.
- **OTHER DIRECT COSTS:** Other Direct Costs (ODCs) are all costs, external or internal, incurred by Ensolum which are directly attributable to the performance of services. External ODCs include goods purchased from outside parties by Ensolum on behalf of Client which may include, among other things, equipment and materials. External ODCs will be invoiced to Client at actual cost plus a 10.0% markup.
- If Ensolum specialty equipment that Ensolum does not own is required to perform a job, the costs for rental will be direct billed at actual costs plus a 10.0% markup. No mark-up will be added to entertainment, travel, or miscellaneous expenses, which also includes pass-through costs such as taxes, utilities, courier fees, shipping, freight, or delivery.

*Per diem and mileage will apply when mileage exceeds 75 miles or more from the respective Ensolum office. The U.S. General Services Administration (GSA) Continental United States (CONUS) per diem rates will be utilized for per diem amounts. There will be no fuel surcharges.

**Sample kits will be charged per day when sampling is conducted and include sampling materials such as decontamination solution and materials, ziplock bags, paper towels, trowels, shovels, ice, coolers, and spray bottles.

Section 8 – Assumptions and Exclusions

The proposed scope of work and fee schedule have been developed based on the information provided in the Town of Luther's Request for Proposal and our understanding of the proposed project at the time of proposal preparation. The following assumptions and exclusions are intended to establish the basis for our proposed services and identify activities that may require modification to the scope should project conditions change.

Assumptions

- The proposed scope assumes the following:
- The Town will designate a primary point of contact to coordinate project communications and facilitate the timely exchange of information.
- Available project information, including site plans, utility information, conceptual development plans, technical reports, and supporting documentation provided by the applicant or the Town, will be made available in a timely manner.
- Existing publicly available information from local, state, and federal agencies may be relied upon where appropriate to establish existing environmental and infrastructure conditions.
- Technical evaluations will be based on the level of design and project information available during completion of the environmental assessment.
- Traffic engineering and acoustical evaluations will be performed by qualified subconsultants under the direction of Ensolum.
- Review comments from the Town will be consolidated into a single set of comments for each review cycle.
- The project schedule assumes timely review of deliverables and receipt of requested information from the Town and project applicant.

Exclusions

Unless specifically authorized by the Town through a contract amendment, the following services are not included within the proposed scope of work:

- Detailed engineering design.
- Preparation of construction plans or specifications.
- Property boundary, topographic, or utility surveying.
- Geotechnical drilling or subsurface exploration.
- Wetland delineations or other field-based natural resource surveys.
- Threatened and endangered species field investigations.
- Archaeological or cultural resource field investigations.
- Environmental sampling or laboratory analyses.
- Preparation of permit applications or permit acquisition.
- Legal opinions or regulatory determinations.
- Detailed hydraulic or hydrologic modeling beyond the level necessary to support the environmental assessment.
- Utility system design or capacity improvement design.
- Attendance at meetings beyond those identified in the scope of work.
- Expert witness testimony or litigation support.

Should additional information become available or the Town request services beyond those described in this proposal, Ensolum will work with the Town to develop a mutually agreed-upon scope, schedule, and fee prior to performing the additional work.



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