

Rethink Excellence.

Town of Luther
Environmental Assessment for
Proposed Data Center
August 7, 2026

Parkhill

COVER LETTER

August 7, 2026

Rian Harkins | Town Manager
Town of Luther, Oklahoma

Re: Request for Proposal | Environmental Assessment for Proposed Data Center

Dear Selection Committee:

Parkhill, in partnership with Terracon and Henderson, offers the Town of Luther a focused team with the environmental assessment knowledge, data center familiarity, and Oklahoma regulatory experience needed to deliver a thorough, defensible Environmental Assessment (EA) for the proposed data center adjacent to the Redbud Generation Station.

Parkhill has served communities across Oklahoma, Texas, and New Mexico for more than 80 years, completing more than 1,200 projects annually through a staff of 750+ professionals. Our civil engineering knowledge spans municipal infrastructure, water and wastewater systems, stormwater, transportation, and site development, disciplines that align directly with the technical studies this EA requires. We have completed environmental assessments for transportation and infrastructure projects in Oklahoma, including NEPA services for the Oklahoma Department of Transportation. Our team understands Oklahoma regulatory frameworks and the coordination required to produce a thorough, defensible technical record.

Terracon brings deep environmental services knowledge, including Phase 1 Environmental Site Assessments, wetland delineation, threatened and endangered species surveys, cultural resources assessments, and stormwater pollution prevention planning. Henderson brings proven data center engineering knowledge, having delivered complex upgrades to active, large-scale colocation facilities. Together, our team covers every technical discipline the Town requires: traffic, water and wastewater demand, stormwater, noise, air quality, biological and cultural resources, and public engagement support.

We understand the Town of Luther needs an objective, technically rigorous EA that supports public review and informs elected officials. Our team is committed to delivering a clear, well-organized document on schedule, with the November 30, 2026, completion deadline firmly in view. We will begin with a project kickoff meeting to align on the work plan, deliverable matrix, and agency coordination strategy, and we will remain available to support the Town through public meetings and any follow-up questions from the community.

Parkhill's mission is **Building Community** by creating inventive, relevant built environments together. We take that mission seriously in every community we serve, and we would be honored to help the Town of Luther navigate this important decision with confidence.

We look forward to the opportunity to discuss our qualifications further. Please do not hesitate to contact us with any questions.

Sincerely,



Kelly Hill, IIDA
Partner-in-Charge
KHill@Parkhill.com
469.200.7371



Bryan Mitchell, PE
Client Manager
BMitchell@Parkhill.com
405.701.8316

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ABOUT

Parkhill

For 81 years, our communities have depended on us to provide innovative, collaborative, and relevant solutions for design services.



TYPE OF OWNERSHIP

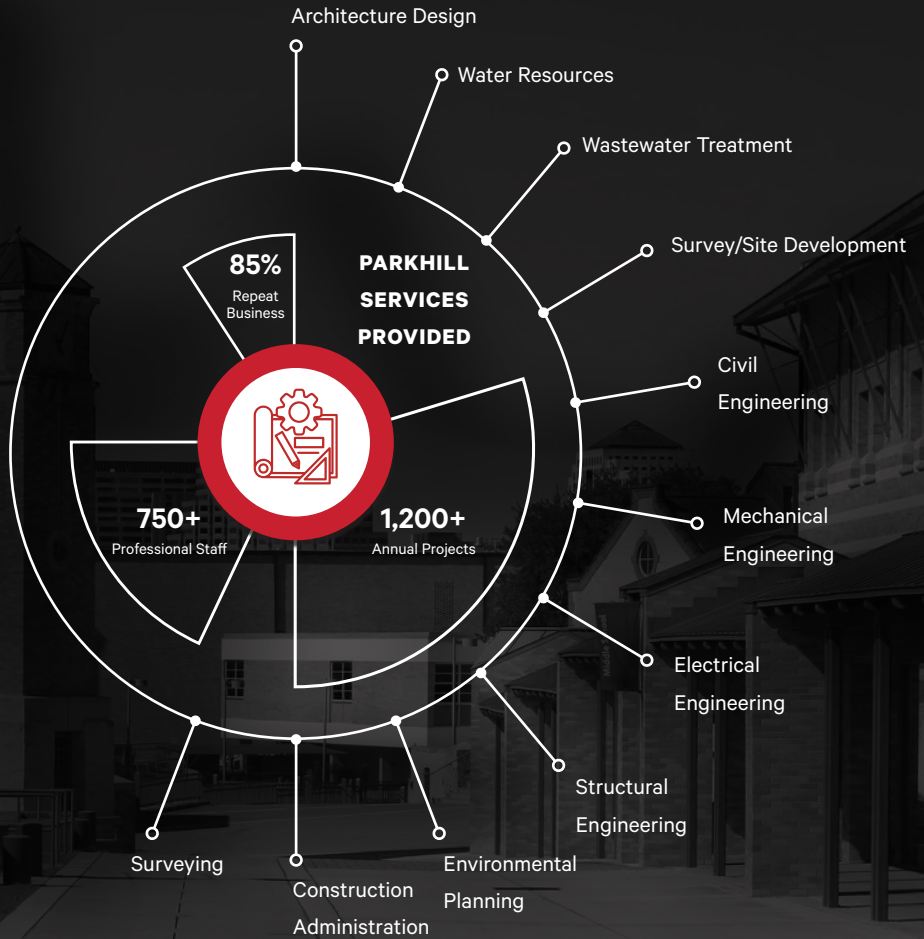
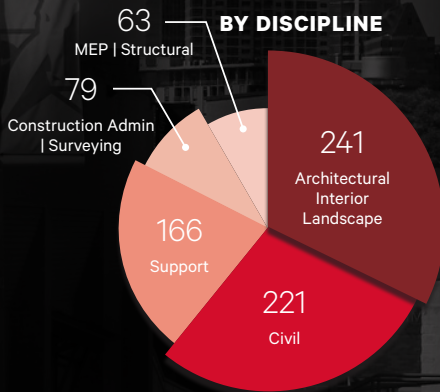
S Corporation

81

YEARS IN BUSINESS

1945-Present

PERSONNEL BY DISCIPLINE



Parkhill has proudly served the region for 81 years. Parkhill's legacy began with its first project in Lubbock, in 1945. This project laid the foundation for a tradition of personalized client service, technical knowledge, and innovative architectural and engineering design. These principles are at the core of Parkhill's mission to **Build Community** and sustain relationships.

Throughout the decades, Parkhill has expanded its reach across Oklahoma and New Mexico, handling projects ranging from large, ground-up new constructions to complex facility condition assessments, renovations, and additions. This continuous professional practice has resulted in an impressive portfolio, showcasing Parkhill's ability to tailor design services to meet the unique needs of each project and client.

Parkhill's in-house professionals are equipped to deliver state-of-the-art data centers, ensuring that each project benefits from the firm's comprehensive knowledge and experience. The firm excels in designing the vertical structures of data centers while pairing this with engineering knowledge to deliver horizontal infrastructure. This includes experience in water resources, wastewater treatment, civil engineering, site development, and environmental services. Notably, approximately 85% of Parkhill's active projects are with repeat clients, a testament to the firm's commitment to quality and client satisfaction.



Parkhill.com

About

Henderson Engineers

Henderson Engineers is an employee-owned national building systems design firm. The systems they design help bring buildings to life by providing air and water flow, lighting, power, and technology integration.

THEY SEE THINGS A LITTLE DIFFERENTLY

They know their work is about more than buildings. It's about the people, experiences, and potential inside. At the core of every project, you'll find them — working with integrity, intelligence, and care. They're as passionate about people as they are about their work, and that unique focus endeavors to meet their clients' needs. Even better, it helps them enhance the experience for the people who use the spaces they help create.

THEY DO THINGS A LITTLE DIFFERENTLY

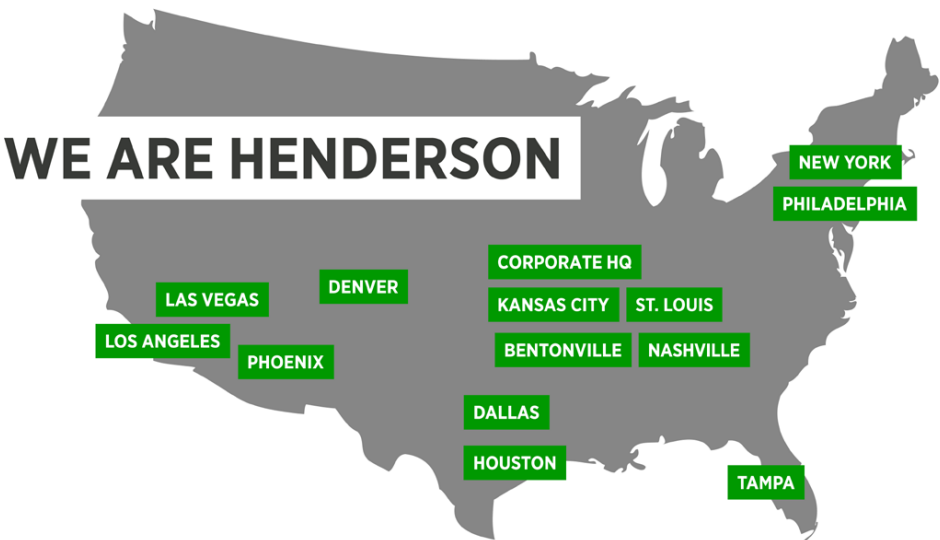
They are committed to the life of each building. Their view is that no project is ever truly finished, because the building lives on. That means they stay an engaged partner even after the books are closed. When others work with them, the project becomes their project; there's always a solution and they'll work tirelessly to find it. Their technical accuracy, attention to detail, and knowledge of where the industry is headed help drive them to make every project the very best it can be. Because good design on paper requires great building partners to bring it to life, you'll find construction management and commissioning services from Henderson Building Solutions under their same roof. Together, they're changing the engineering and construction industries and redefining how buildings come to life.

FOUNDED

| 1970

SERVICES

- | Acoustics
- | Architectural Lighting
- | Audio-Video
- | Broadcast Services
- | Code Consulting
- | Daylighting Analysis
- | Electrical
- | Engineer-Led Design-Build
- | Energy Modeling
- | Fire and Life Safety
- | Integrated Automation
- | Mechanical
- | Plumbing
- | Refrigeration
- | Security
- | Sustainability
- | Telecom
- | Vertical and Horizontal Transportation



1,000+
EMPLOYEES NATIONWIDE

250+
PROFESSIONAL ENGINEERS

About

Terracon

From environmental consulting services to geotechnical engineering, construction materials testing, and facility engineering, Terracon forges new paths to provide you with strategic foresight to unlock new opportunities. With decades of data advancing our intelligence, they minimize your risk along the way. From the fundamental to the complex, they have the people and resources to tell you what you need to know and keep your initiative on track.

DRIVERS OF HARMONY BETWEEN PLANET AND PROJECT

At their core, they are technically sophisticated environmental professionals who embrace environmental best practices at the forefront of helping communities thrive for years to come. Terracon is a multidisciplinary team with the mettle to take problems and find ways to do the responsible thing for our planet, our history, and the right thing for your project. Their experience spans the nation, allowing them to leverage their knowledge for projects of all sizes. They pride themselves on being local and part of the communities where your projects are located because this is where they work, live, and play each day. For highly specialized tasks, they bring in our national professionals to augment the local knowledge of our communities and regulatory affairs.

ENVIRONMENTAL SERVICES THAT GO WIDE AND DEEP

They find ways to say, 'Yes, you can' and 'Here is how' for complex projects while maintaining regulatory compliance, maximizing the opportunities your site has to offer, and being planet responsible. As the environmental professionals involved at the very beginning, they serve as a gateway in creating efficiency and continuity across your project by connecting the environmental dots to geotechnical, materials, and facility services.

When they find environmentally-based challenges at your site, their work doesn't end. Terracon's experienced professionals will guide you through the steps and processes to move your project forward as quickly and safely as possible.

ENVIRONMENTAL SERVICES

- | Building Environmental Sciences
 - » Asbestos and hazardous building materials
 - » Indoor Air Quality
- | Environmental Engineering and Construction
- | Environmental Planning and Permitting
 - » Cultural Resources Management
 - » Ecological and Natural Resources
 - » Sustainability and Resiliency
- | Regulatory Compliance and EHS
- | Sustainability and Resiliency Services
- | Site Development, Closure, and Restoration
 - » Brownfields
 - » Environmental Site Assessment
 - » Site Assessment and Remediation
 - » Site Selection
- | Solid Waste Planning and Design

200⁺
LOCATIONS

8,000⁺
EMPLOYEES

100%
EMPLOYEE-OWNED

PROJECT

Understanding

The Town of Luther faces the challenge of balancing the opportunities presented by a significant economic investment with its responsibility to protect community resources, infrastructure, and quality of life. Our team understands this Environmental Assessment is intended to provide Town leaders with the objective, technically defensible information needed to make informed decisions while maintaining public confidence throughout the review process. Given the scale of the proposed data center and the level of community interest, the assessment must clearly identify potential impacts and practical measures to minimize them.

Evaluating a modern data center requires an integrated understanding of how infrastructure systems interact. Water supply, electrical infrastructure, transportation, stormwater management, and municipal services are closely connected, and understanding these relationships is essential to developing a meaningful assessment. Establishing existing conditions and evaluating infrastructure capacity provides the foundation for identifying impacts, assessing alternatives, and recommending practical mitigation strategies that support both responsible development and long-term community resilience.

Terracon will lead the environmental assessment while Parkhill provides integrated civil engineering, water resources, transportation, and public infrastructure experience. To further strengthen the evaluation, Parkhill has partnered with Henderson, a nationally recognized leader in mission-critical facility engineering. Henderson's experience designing data centers provides valuable insight into the electrical, cooling, and operational systems that drive utility demand and infrastructure planning. Together, our team will evaluate the project through

both an environmental and operational lens, resulting in a more comprehensive and technically defensible assessment.

Equally important is communicating technical information in a way that is clear and accessible. Our team understands that successful public engagement depends on transparent communication, responsive collaboration, and objective technical analysis. We will support the Town with concise graphics, understandable summaries, and presentation materials that help elected officials and community members understand both the potential impacts of the project and the effectiveness of proposed mitigation measures.

By combining Terracon's environmental leadership, Parkhill's integrated infrastructure experience, and Henderson's mission-critical facility experience, our team will deliver a comprehensive assessment that reflects both the environmental considerations and the engineering realities of modern data centers. The result will be a clear, objective technical record that supports informed decision-making, meaningful public engagement, and responsible long-term planning for the Town of Luther.



APPROACH AND

Work Plan

Our team will implement a focused and coordinated work plan to deliver a thorough, objective, and defensible Environmental Assessment within the Town's desired schedule. The effort will progress from project initiation and information gathering through technical analysis, impact assessment, alternatives and mitigation evaluation, public review, and preparation of the final Environmental Assessment.

PROJECT INITIATION AND INFORMATION GATHERING

We will begin with a kickoff meeting with Town staff to confirm the project description, study area, available information, key concerns, deliverables, and schedule. The team will prepare a work plan, deliverable matrix, and consolidated information request and will compile available site plans, utility information, roadway and drainage data, FEMA and GIS mapping, environmental resource information, and other relevant public and applicant-provided data. Site observations and field data collection, including traffic counts and baseline noise measurements, will supplement available information as needed.

EXISTING CONDITIONS AND TECHNICAL STUDIES

Our multidisciplinary team will establish baseline site and surrounding conditions and complete the technical studies necessary to evaluate the proposed data center. Evaluations will address traffic and roadway operations; water demand and supply; wastewater capacity; stormwater, drainage, and flood hazards; electrical infrastructure and energy demand; noise and vibration; air quality and generator emissions; lighting and visual impacts; and applicable environmental, biological, cultural, and hazardous-material considerations. Technical disciplines will coordinate assumptions, study limits, and methodologies to provide a consistent basis for the Environmental Assessment.

IMPACTS, ALTERNATIVES AND MITIGATION

Using the technical findings, we will evaluate direct, indirect, and cumulative impacts associated with construction, operation, maintenance, and decommissioning. The team will evaluate reasonable alternatives, including no-action, site layout, reduced footprint, access, cooling and utility, and phasing alternatives. We will then develop practical mitigation measures and potential

operational conditions addressing identified impacts, including water conservation, stormwater management, traffic, noise, lighting, utility coordination, and emergency response considerations.

DRAFT EA AND PUBLIC REVIEW

The team will integrate the technical studies and findings into a clear and accessible Draft Environmental Assessment supported by technical appendices, maps, figures, impact summaries, and a mitigation matrix. The document will undergo interdisciplinary QA/QC prior to submittal. We will support the Town's public review process by preparing presentation materials and executive summaries, participating in the public meeting and Town Board presentation, and providing technical responses to public comments.

FINAL ENVIRONMENTAL ASSESSMENT

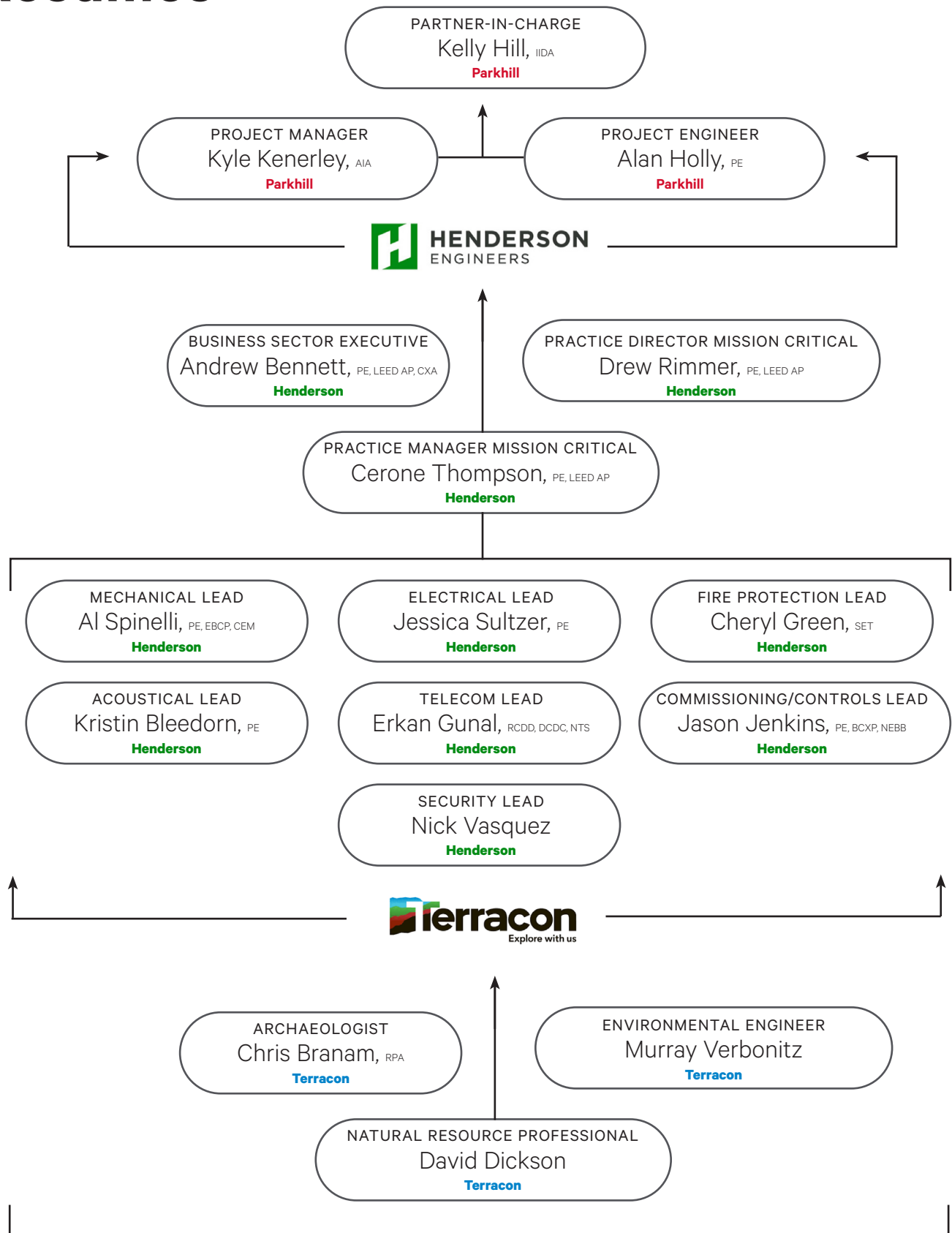
Following Town and public review, the team will address consolidated comments and prepare the Final Environmental Assessment and supporting deliverables. The final document will provide the Town with a coordinated and technically supported record of existing conditions, anticipated impacts, alternatives, and mitigation measures to support public review and Town Board decision-making.

PROJECT MANAGEMENT AND STAFF AVAILABILITY

The project manager will serve as the Town's primary point of contact and coordinate the multidisciplinary team throughout the assignment. Key personnel identified in our proposal will remain actively engaged, with regular internal reviews of technical progress, schedule, deliverables, and staffing needs to maintain quality and meet the Town's anticipated completion schedule.

PROJECT TEAM AND

Resumes



PARTNER-IN-CHARGE

Kelly Hill, IIDA

Kelly Hill, IIDA, is a Partner and Parkhill's Commercial Practice Leader, where she leads private-sector projects with a strong emphasis on design excellence, budget control, and schedule management. Since joining Parkhill in 2013, Kelly has been instrumental in delivering complex new construction and renovation projects, consistently meeting client goals and going beyond expectations.

She brings a strategic, solutions-oriented approach to project leadership, guiding multidisciplinary teams through each phase with precision, efficiency, and attention to detail. Her leadership is rooted in a commitment to high-quality outcomes, client service, and innovation. As a trusted advisor and Commercial Practice Leader, Kelly is dedicated to driving growth, fostering long-term client relationships, and delivering design-driven solutions that align with business objectives.



YEARS WITH
PARKHILL
11

YEARS IN
INDUSTRY
11

PAST EXPERIENCE

- | Fermi America Advanced Energy & Intelligence Campus
- | TTU Bayer CropScience
- | TTU Rawls CoBA Expansion
- | Amarillo ISD Campus Security Renovations/Additions
- | Arlington Water Treatment On Call
- | Denton ARFF Fire Station No. 9
- | Irving Central Fire Station
- | Dallas Fire Station No. 36
- | Jerry Durant Auto - Cadillac Facility
- | USDA New Lubbock Cotton Classing Laboratory (FFA)
- | SMU Hughes-Trigg Student Center
- | Arlington Active Adult Center
- | TFC Elias Ramirez State Office Building
- | TFC Programming for TCEQ at Park 35
- | McKinney Municipal Complex
- | BenMark Supply New Midland Site
- | Lubbock Police Crime Lab and Evidence Warehouse

EDUCATION

Texas Tech University
Bachelor of Interior Design

REGISTRATIONS

Registered Interior Designer
Texas | No. 11596

PROJECT MANAGER

Kyle Kenerley, AIA

Kyle Kenerley is a forward-looking architect with a diligent work ethic in and outside of the studio, bringing deep knowledge in the design and delivery of data centers and other critical facilities. He has successfully contributed to numerous confidential projects across the country, demonstrating a strong command of the unique requirements that define data center environments—including robust infrastructure, security, and reliability. Kyle’s diverse project experience allows him to approach each challenge with a broad perspective and technical versatility.

In addition to his project work, Kyle has served in multiple leadership roles with organizations dedicated to young professional development, mentorship, and education outreach. His commitment to technical excellence is matched by his passion for supporting the growth of the next generation of professionals.



PAST EXPERIENCE

- | Vantage Data Centers - WA13 - 64 MW Data Center*
 - » 400,000 SF - New Building - Core and Shell
- | Vantage Data Centers - WA13 - 8 MW Data Hall Fit Out*
 - » 6,000 SF - New Build - Data Hall Fit Out
- | (Undisclosed Tenant) - WA13 - Data Hall Hot Aisle Containment and Office Fit Out*
 - » New Hot Aisle Containment system and Office Fit out for Tenant
- | CyrusOne HOU3 - 36 MW Data Center*
 - » 174,000 SF - Data Hall and Office Fit Out in Existing Shell Space
- | CyrusOne HOU4 - 48 MW Data Center*
 - » 173,000 SF - New Data Hall Addition to Existing Data Center
- | (Undisclosed Tenant) - HOU3 & 4 - Tenant Fit Out*
 - » New Tenant Data Hall and Office Fit Out
- | CyrusOne DFW3 and 4 - Data Hall Load Adder*
 - » New Equipment and Service Yard Updates to Existing Data Center
- | CyrusOne NVA7 - 32 MW Data Center*
 - » 180,000 SF - New 3-Story Data Center
- | Flexential - Compark Data Center - Load Adder*
 - » Multiple Phase - New Equipment and Service Yard Updates to an Existing Data Center

YEAR WITH
PARKHILL

<1

YEARS IN
INDUSTRY

13

EDUCATION

Texas Tech University
Master of Architecture
Bachelor of Science - Architecture

REGISTRATIONS

Registered Architect
Texas | No. 26859

**Projects completed with previous firm.*

PROJECT ENGINEER

Alan Holly, PE

Alan Holly is a civil engineer with a collaborative approach to design, bringing broad knowledge across a wide range of project types for both public and private clients. He has contributed to the design of PK-12 school facilities, higher education facilities, and commercial projects, demonstrating a strong command of the unique demands each sector presents. Alan's versatility allows him to approach each challenge with a broad perspective and a commitment to thoughtful, client-focused solutions.

In addition to his diverse design experience, Alan brings more than a decade of focused knowledge in Public Works, including streets and roadways, utility distribution, water and sanitary sewer systems, and storm drain design and analysis. As a Senior Associate and Team Leader in Parkhill's Site Development & Planning Sector, he leads with purpose and precision. His professional engagement extends beyond project work through active membership in the Texas Society of Professional Engineers, the American Society of Civil Engineers, and the Texas Public Works Association.



PAST EXPERIENCE

- | Fermi America Advanced Energy & Intelligence Campus
- | Lubbock Logistics Center #2 in LEDA Business Park
- | Bellows Concho Drainage
- | Lubbock - Site Civil - Gresham Smith & Partners
- | Henson - Legacy Ranch - Sec. 2
- | Habitat for Humanity Talkington Sec. 2
- | Lamesa Downtown Revitalization Project
- | Lubbock-Cooper ISD Middle School Renovation/Addition
- | Seagraves ISD Elementary Drainage Improvements
- | Lubbock Reese Center Business Park
- | Shallowater Business Park
- | McAlister Park Master Plan Feasibility
- | Texas Tech University Design Village
- | Texas Tech University Amarillo Drainage Improvements
- | Hatton North Commercial Zoning

YEARS WITH
PARKHILL

20

YEARS IN
INDUSTRY

26

EDUCATION

Texas Tech University

Bachelor of Science - Civil Engineering

REGISTRATIONS

Licensed Professional Engineer

Texas | No. 94792

BUSINESS SECTOR EXECUTIVE

Andrew Bennett, PE, LEED AP, CxA

As the business sector executive, Andrew oversees a team of professionals who understand how to collaborate with some of the world's most successful architectural design partners.

Building systems designs are constantly evolving and becoming increasingly sophisticated. Andrew's approach to smart spaces sees that important systems, such as technology, security, and HVAC systems, help keep tenants, employees, and guests healthy and safe.

An Associate Vice President, Andrew is also knowledgeable on building systems design, operates as a certified commissioning agent, and serves as a member of ASHRAE.



PAST EXPERIENCE

- | Advanced Energy & Artificial Intelligence Campus
 - » Confidential Client | Amarillo, TX
- | Court Square - Emergency Load Bank
 - » Long Island City, NY
- | Data Center Upgrades
 - » Confidential Client | Kansas City, MO
- | Engineers Gate
 - » New York, NY
- | Global Holdings
 - » New York, NY
- | Alexis Bittar Corporate Office
 - » Brooklyn, NY
- | Milbon Office Renovation
 - » New York, NY
- | Bloomberg Philanthropies Office Reno
 - » New York, NY
- | Assop Corporate Office Renovation
 - » New York, NY
- | Shake Shack Home Office Expansion
 - » New York, NY

YEARS WITH
HENDERSON

12

YEARS
IN INDUSTRY

25

EDUCATION

Lafayette College

Bachelor of Mechanical Engineering

REGISTRATIONS

Professional Engineer

MI, NC, NY

LEED AP

MISSION CRITICAL PRACTICE DIRECTOR

Drew Rimmer, PE, LEED AP

From the minute he walked through our doors in 1998, Drew represented potential. With decades of engineering and project experience under his belt, he is always thinking outside the box to find the best solution. He truly lives out our vision of being the firm that changes the industry. Specifically, Drew has a passion for collaboration throughout the design and construction process, making it possible for his dream for Henderson Engineers– to be a partner for the life of the building – to come true.

Drew's mix of optimism and logic is the perfect combination to create opportunity for our company and our clients. We love his endless positivity and visionary outlook, and especially how it inspires everyone around him. Encouraging his teams to embrace the client's point of view and understand the intended experience of a space, Drew is always mentoring the upcoming leaders of Henderson.



PAST EXPERIENCE

- | Data Center Administration Areas Refresh
 - » Confidential Client | Confidential Location
- | Data Center Grounding Modifications
 - » Confidential Client | Confidential Location
- | Data Center Infrastructure Management Plan
 - » H&R Block | Confidential Location
- | Data Center Master Plan
 - » Confidential Client | Kansas City, MO
- | Data Center Electrical Infrastructure Replacement
 - » Confidential Client | Confidential Location
- | 32 MW Phase 1
 - » Houston, TX
- | 72 MW New Construction Phase 1
 - » Confidential, TX
- | Data Center MEP Enhancement
 - » Confidential Client | Confidential Location
- | Data Center Modifications & Revisions
 - » Confidential Client | Confidential Location
- | Confidential Data Center & DAS Facility
 - » Confidential, CA

YEARS WITH
HENDERSON

<1

YEAR IN
INDUSTRY

27

EDUCATION

**Missouri University of
Science and Technology**

Bachelor of Mechanical Engineering

REGISTRATIONS

Professional Engineer

AL, AR, AZ, CA, CO, FL, GA, KS, LA, MD, MO,
MS, MT, NC, ND, NH, NV, OH, RI, SC, SD, TN,
TX, UT, VA, WA, WI, WV, WY

LEED AP

MISSION CRITICAL PRACTICE MANAGER

Cerone Thompson, PE, LEED AP

Cerone has a proven track record of delivering mission-critical facilities across the U.S. as the engineer-of-record and project manager. He brings deep knowledge in utility coordination, high-and medium-voltage feeder sizing and routing, mass-fit exercises, code compliance, and complex electrical calculations. Project teams rely on Cerone's mastery of optimizing phased electrical capacity while providing flexibility for full site build-out.

Cerone has also led the electrical design and construction of the world's largest 200mm silicon carbide manufacturing plant, overseeing site layout and equipment sizing for both the fabrication and central utility plant buildings. His leadership provided seamless coordination across disciplines and a robust, scalable electrical infrastructure aligned with long-term operational goals.



PAST EXPERIENCE

- | 60 MW Existing Warehouse Renovation
 - » Confidential Client | Confidential, GA
- | Data Center Upgrades
 - » Confidential Client | Kansas City, MO
- | 72 MW New Construction Phase 2
 - » Confidential Client | Hockley, TX
- | 25 MW Data Center*
 - » Confidential Client | Phoenix, AZ
- | 200 MW Data Center*
 - » Confidential Client | Phoenix, AZ
- | 100 MW Data Center*
 - » Confidential Client | Glendale, AZ
- | Data Center*
 - » Confidential Client | Chicago, IL
- | Data Center*
 - » Confidential Client | Chandler, AZ
- | 300 MW Data Center*
 - » Confidential Client | Northwest Region, US

YEARS WITH
HENDERSON

1

YEARS
IN INDUSTRY

18

EDUCATION

University of Nebraska at Omaha

Bachelor of Architecture Engineering

REGISTRATIONS

Professional Engineer

AZ, CO

LEED AP

**Projects completed with previous firm.*

MECHANICAL LEAD

Al Spinelli, PE, EBCP, CEM

Al takes a decidedly unique approach to designing environments from the inside out, keeping high-functionality at the forefront of his mind at all times.

As a lead mechanical engineer, Al enjoys working on a wide variety of projects: from code-compliant systems for office programs to the intricate design of energy-efficient systems in the experiential destinations across the country. He was named the 2022 Rising Star by the ASHRAE New York Chapter for his impact on the industry.



PAST EXPERIENCE

- | 32 MW Existing Data Center Upgrades Phase 1
 - » Confidential Client | Houston, TX
- | Kansas City Data Center Due Diligence
 - » Confidential Client | Kansas City, MO
- | 60 MW Existing Warehouse Renovation
 - » Confidential Client | Confidential, GA
- | Data Center Upgrades
 - » Confidential Client | Kansas City, MO
- | Power Box
 - » Confidential Mission Critical Client | Gallatin, TN
- | 72 MW New Construction Phase 2
 - » Hockley, TX
- | Advanced Energy & Artificial Intelligence Campus
 - » Confidential Client | Amarillo, TX
- | Data Center Phase 1
 - » Relis Campus at Texas A&M University | Bryan, TX
- | Data Center Infrastructure Modernization Program
 - » Confidential Client | Confidential, AZ

YEARS WITH
HENDERSON

9

YEARS IN
INDUSTRY

19

EDUCATION

Stevens Institute of Technology

Master of Mechanical Engineering

REGISTRATIONS

Professional Engineer

AZ, CA, FL, IL, KS, MD, MI, MO, NC, NJ, NY,
OH, OK, TX, VA, WA

Certified Existing Building Commissioning Professional

Certified Energy Manager

ELECTRICAL LEAD

Jessica Sultzer, PE

Jessica leads Henderson's electrical design efforts on mission-critical and mixed-use projects, bringing more than a decade of experience to each assignment. She delivers systems that improve performance in existing buildings while providing the flexibility to meet the evolving needs of tenants and customers.

Known for her foresight and technical knowledge, she anticipates potential issues and develops solutions during design, saving time and cost for clients. Jessica manages high-profile, sophisticated projects with precision, care and client-focused approach.



PAST EXPERIENCE

- | 32 MW Existing Data Center Upgrades Phase 1
 - » Confidential Client | Houston, TX
- | Data Center Upgrades
 - » Confidential Client | Kansas City, MO
- | 72 MW New Construction Phase 2
 - » Confidential Client | Hockley, TX
- | 60 MW Existing Warehouse Renovation
 - » Confidential Client | Amarillo, TX
- | Data Center Phase 1
 - » Relis Campus at Texas A&M University | Bryan, TX
- | Service Center and Fleet Operations Campus
 - » American Electric Power | Harlingen, TX
- | 72 MW New Construction Phase 1
 - » Confidential Client | Hockley, TX

YEARS WITH
HENDERSON

14

YEARS
IN INDUSTRY

14

EDUCATION

Georgia Institute of Technology

Bachelor of Electrical Engineering

REGISTRATIONS

Professional Engineer

AZ, CA, FL, KS, MD, MO, OK, TN, TX

FIRE PROTECTION LEAD

Cheryl Green, SET

Cheryl is a seasoned fire protection technical manager with more than 20 years of experience in the AEC industry. Her extensive background encompasses a wide range of fire protection systems, from the design phase to implementation and maintenance. Her leadership sees that every project she touches is equipped with top-tier fire safety measures, tailored to meet the specific needs of the building and its occupants.

Cheryl is dedicated to making a difference by developing innovative, reliable fire protection and life safety solutions. She collaborates closely with teams to create systems that not only meet regulatory requirements but also go beyond industry standards. Cheryl works to produce a high quality of work, foster growth among her team, and deliver systems that are both effective and efficient.



PAST EXPERIENCE

- | 32 MW Existing Data Center Upgrades Phase 1
 - » Confidential Client | Houston, TX
- | Logistics Warehouse
 - » Confidential Client | Manassas, VA
- | 60 MW Existing Warehouse
 - » Confidential Client | Confidential, GA
- | 48-60 MW New Data Center Phase 2
 - » Confidential Client | Houston, TX
- | 72 MW New Construction Phase 2
 - » Confidential Client | Hockley, TX
- | X-Archive Enclosure
 - » Confidential Client | Confidential Location
- | Advanced Energy & Artificial Intelligence Campus
 - » Confidential Client | Amarillo, TX
- | Illinois Fulfillment Center
 - » Confidential Big Box Retailer | Confidential, IL
- | 45 Oser Avenue Industrial Warehouse
 - » Smithtown, NY
- | Northern Oak Logistics Center I
 - » Hauppauge, NY

YEARS WITH
HENDERSON

5

YEARS
IN INDUSTRY

30

EDUCATION

Ivy Tech State College

Associate of Other

REGISTRATIONS

**NICET Water-Based Systems Layout
(WBSL) SET**

ACOUSTICAL LEAD

Kristin Bleedorn, PE

Kristin takes pride in transforming underutilized spaces into functional, thoughtfully designed environments. She specializes in sound isolation, vibration mitigation, and interior acoustics, seeing that spaces function optimally and sound their best.

She stays at the forefront of the industry by embracing emerging technologies, including acoustic cameras, which allow her to visually identify noise sources, resulting in more precise solutions. Kristin is also actively involved in professional organizations, such as Women in Healthcare and Association for Learning Environments, helping her stay connected with evolving trends while supporting continued professional development.



PAST EXPERIENCE

- | Marathon Digital Holdings Data Center*
 - » Granbury, TX
- | Samaritan's Purse Data Center
 - » Denver, CO
- | Vail Commons Acoustical Barrier Replacement
 - » Vail, CO
- | Post Oak Boulevard-Residential*
 - » Houston, TX
- | Maple Terrace Mixed-Use
 - » Dallas, TX
- | University Club of New York*
 - » New York, NY
- | The RO Parcel 4*
 - » Houston, TX
- | MPG Block 1B Hotel*
 - » San Diego, CA
- | Marriott Waco*
 - » Waco, TX

YEAR WITH
HENDERSON

1

YEARS
IN INDUSTRY

22

EDUCATION

Iowa State University

Bachelor of Engineering Science

REGISTRATIONS

Professional Engineer

OR

**Projects completed with previous firm.*

TELECOM LEAD

Erkan Gunal, RCDD, DCDC, NTS

Erkan's career spans consulting, engineering, construction, program management, and research and development, giving him a broad, practical perspective. He understands the needs of owners, contractors, engineers, and field teams and designs holistically with all stakeholders in mind. He leads the design of technology infrastructures for buildings and campuses, including structured cabling, wireless networks, security, audiovisual systems, data centers, and IoT integration, seeing that systems perform seamlessly and reliably.

His experience includes healthcare, aviation, higher education, government, hyperscale data centers, stadiums, and airports, where reliability is mission critical. A longtime active BICSI member and industry leader, Erkan brings a collaborative, detail-oriented approach to integrating technology into the built environment.



PAST EXPERIENCE

- | Douglas County High School Cosmetology Lab
 - » Douglas County SD | Castle Rock, CO
- | Legacy Campus Phase 2
 - » Douglas County SD | Parker, CO
- | Sierra Middle School Addition
 - » Douglas County SD | Parker, CO
- | Highlands Ranch High School Automotive Repair Lab
 - » Douglas County SD | Highlands Ranch, CO
- | Pittsburg Regional Crime Center & Laboratory
 - » PSU & Kansas Bureau of Investigation | Pittsburg, KS
- | New Cultural & Performing Arts Center
 - » Central Arizona College | Coolidge, AZ
- | Taft Charter High School Comprehensive Modernization
 - » LAUSD | Woodland Hills, CA

YEARS WITH
HENDERSON

<1

YEARS
IN INDUSTRY

32

EDUCATION

Yildiz Technical University
Bachelor of Electronics and
Communications Engineering

REGISTRATIONS

Data Center Design Consultant

Network Technology Systems Designer

**Registered Communications
Distribution Designer**

COMMISSIONING/CONTROLS LEAD

Jason Jenkins, PE, BCXP, NEBB CT

Jason spearheads commissioning and retro-commissioning projects at Henderson Building Solutions, endeavoring to see that functionality and durability requirements are met as needed. Throughout his career, he has overseen commissioning, HVAC testing, adjusting, and balancing (TAB), and mechanical, electrical, and plumbing (MEP) design services for a variety of industries. These industries touch differing sectors, including the stadium, public, educational, data center, industrial, and laboratory sectors.

Jason strives to create a lasting impact for clients, viewing his role as a layer of accountability by making sure everything on the front and back-end is performing as intended. He thoroughly enjoys collaborating with everyone involved, delivering the highest quality result possible.



PAST EXPERIENCE

- | Logistics Warehouse Consolidation
 - » Confidential Client | Manassas, VA
- | Data Center Upgrade
 - » Confidential Financial Client | Kansas City, MO
- | SPOF Remediation Design-Build
 - » Confidential Client | Cheyenne, WY
- | Warehouse HVAC Addition
 - » Church & Dwight Co. | Harrisonville, MO
- | Chewy Distribution
 - » Louisville, KY
- | Distribution Center MEP Upgrades
 - » Confidential Client | Buckeye, AZ
- | Manufacturing Headquarters Phase 2
 - » Raytheon McKinney | McKinney, TX
- | Buildings E, F, & G Expansion Commissioning
 - » Legacy West | Plano, TX
- | New World Headquarters
 - » Hill's Pet Nutrition | Overland Park, KS
- | Kiewit K3 Office Building
 - » Lenexa

YEARS WITH
HENDERSON

5

YEARS
IN INDUSTRY

20

EDUCATION

University of Missouri

Bachelor of Industrial Engineering

REGISTRATIONS

Professional Engineer

AR, CT, DE, GA, IL, KS, KY, MA, MD, ME, MI, MO, NC, NE, NH, NJ, NY, OH, OK, PA, RI, SC, TN, TX, VA, VT, WI

SECURITY LEAD

Nick Vasquez

Nick is a Security Lead with Henderson Engineers who brings a practical, people-first approach to protecting mission-critical facilities. With five years of experience in the design and integration of electronic security systems, he supports complex data center, industrial, and logistics projects across the country. His work includes access control, video surveillance, intrusion detection, perimeter protection, and security infrastructure coordination, helping owners create facilities that are both secure and operationally efficient.

Nick collaborates closely with clients, architects, and multidisciplinary design teams to develop security solutions that align with operational goals, risk management strategies, and long-term growth plans. His experience spans hyperscale data centers, warehouse and distribution facilities, and large-scale campus developments, where reliability, scalability, and resilience are critical to success.



PAST EXPERIENCE

- | 32MW Existing Data Center Upgrades Phase 1
 - » Confidential Client | Houston, TX
- | 60 MW Existing Warehouse Renovation
 - » Confidential Client | Confidential, GA
- | 48-60 MW New Data Center Phase 2
 - » Confidential Client | Houston, TX
- | 72 MW New Construction Phase 2
 - » Confidential Client | Hockley, TX
- | Advanced Energy and Artificial Intelligence Campus
 - » Confidential Client | Amarillo, TX
- | Emser Tile Warehouse
 - » Houston, TX
- | Phase I
 - » Boulevard Oaks Distribution Center | Houston, TX
- | Refrigerated Distribution Center
 - » WinCo Foods | Ellensburg, WA
- | Fresh Grocery Store
 - » Confidential Client | Seattle, WA
- | Terminal Modernization Program
 - » Omaha Eppley Airfield | Omaha, NE

YEARS WITH
HENDERSON

5

YEARS
IN INDUSTRY

5

EDUCATION

Texas A&M University

Bachelor of Architectural Engineering

ARCHAEOLOGIST

Chris Branam, RPA

Chris Branam is the Regional Cultural Resources Manager and a Principal Investigator at Flat Earth Archaeology, A Terracon Company. Chris is a registered archaeologist with over 25 years of archaeological experience. As Principal Investigator, he oversees all aspects of projects from preparatory background research, fieldwork, laboratory work, through the write-up/report phase. He performs archaeological surveys and background research for cultural resource management projects in Arkansas and the surrounding states. He also performs Phase 2 testing and Phase 3 mitigation for cultural resource management projects. Chris has authored and co-authored over 900 archaeological reports from projects in Alabama, Arkansas, Georgia, Florida, Illinois, Iowa, Kansas, Louisiana, Mississippi, Missouri, Oklahoma, Tennessee, and Texas. He routinely aids clients with Section 106 or other compliance needs.



PAST EXPERIENCE

- | Phase I Cultural Resources Survey of 1,259 Acres at the Robinson Maneuver Training Center – Pulaski and Faulkner Counties, AR.
 - » Principal investigator for a statewide National Historic Preservation Act (NHPA) archaeological inventory project for the Arkansas Department of the Military. Completed a pedestrian survey over a 1,259-acre project area, excavating over 9,000 subsurface tests (shovel tests) in the project area. Revisited 22 previously recorded archaeological sites and identified and recorded 22 new archaeological sites within the project area (12 recommended as Not Eligible for the NRHP and 10 recommended as Undetermined for the National Register of Historic Places (NRHP) pending further testing).
- | Phase 1 Cultural Resources Survey for the Proposed Recreational Trail Project (Southwest Trail) (ARDOT Job 061562) – Pulaski, Saline, and Garland Counties, AR
 - » Principal investigator for the Phase 1 cultural resources survey of a 15.2 m (50 ft) wide corridor within and proximal to the proposed trail. Personnel excavated a total of 1,745 shovel tests in the proposed Project Area while performing a pedestrian survey covering the entire project area. Flat Earth Archaeology identified two cemeteries and one Civil War marker within 30.5 m of the proposed Project Area and 14 bridges older than 50 years within the proposed Project Area that were not previously recorded as historic properties. Additionally, Flat Earth Archaeology identified multiple Trail of Tears Removal Route corridors recorded within and proximally to the proposed Project Area.
- | Phase 2 Cultural Resources Significance Testing of Site 3WA235 – Fayetteville, AR
 - » Conducted Phase 2 cultural resources significance testing to determine the NRHP status of site 3WA235 within the proposed Right-of-Way (ROW) for the widening and relocation of Ruppel Road in Fayetteville, Arkansas. The site produced 2,630 prehistoric lithic artifacts, including eight diagnostic tools in just four 1 x 1-meter test units. Flat Earth advised avoidance. If avoidance was not possible, the proponent was advised to develop a memorandum of agreement and mitigation/treatment plan in consultation with the State Historic Preservation Officer and interested Native American tribes before proceeding with ground-disturbing activities.

YEARS WITH
TERRACON

2

YEARS
IN INDUSTRY

25

EDUCATION

University of Arkansas

ABD Doctor of Philosophy

Master of Arts, Anthropology, Historic Archaeology Emphasis

Bachelor of Arts, Anthropology

REGISTRATIONS

Professional Archaeologist

ENVIRONMENTAL ENGINEER

Murray Verbonitz

Murray Verbonitz is the Environmental Department Manager in Terracon's Tulsa, Oklahoma office. He has over 18 years of experience which include managing environmental investigations, overseeing NEPA documents that meet DOT, FHWA, FAA, USDA, and USACE guidelines, wetlands delineations, USACE permitting, biological assessments, hazardous waste investigations, and archaeological reports.

Murray's knowledge extends to federal, state, and local environmental regulations and guidelines which have served a variety of clients in private and public sectors. His technical work has included the development of soil, air, and water sampling programs, supervision of subsurface drilling programs for soil and hydrogeologic site investigations, interpretation of collected data, and remediation program design. Murray has conducted wetland and waterway delineations and overseen the preparation of USACE Section 10, 404 (Nationwide and Individual), and 408 permits as well as the development of wetland/stream mitigation plans. He has conducted or coordinated various aspects of NEPA Survey including wetland delineation, biological assessments, habitat evaluations, cultural/archaeological studies, noise modeling, and the development of Categorical Exclusion, Environmental Assessment, and Environmental Impact Statement documents. Other responsibilities have included overseeing the preparation of hundreds of stormwater pollution prevention plans, spill prevention control and countermeasure plans, and Phase I environmental site assessments (Phase 1 ESA) for a variety of facilities. As a consultant, he has developed compliance schedules and coordinated or conducted training for client facility staff regarding environmental compliance tasks.

PAST EXPERIENCE

- | Hudson Refinery Superfund Site – Cushing, Oklahoma
 - » The project manager responsible for on-going monitoring and maintenance of the EPA Superfund Site. Oversees the development of project planning documents, monthly monitoring, bi-annual groundwater sampling events, development of contaminant plume maps, report deliverables, and coordination with federal, state, and local regulatory agencies.
- | Tillman County Hospital USDA NEPA Environmental Assessment Review – Frederick, Oklahoma
 - » The project manager for the Tillman County Hospital USDA NEPA Review project located in Fredrick, Oklahoma. The project consisted of the full replacement of a 1953-built hospital with a new 18,300 SF facility. Responsibilities included coordination and completion of all technical reports, project mitigation planning, public outreach, and the development of the USDA NEPA Environmental Assessment (EA) Report. The Finding of No Significant Impact (FONSI) was granted by USDA in January 2025.
- | Cleveland Hospital USDA NEPA Environmental Assessment Review – Cleveland, Oklahoma
 - » The project manager for the Cleveland Hospital USDA NEPA Review project. The project consisted of the construction of a new 61,300 SF hospital on a 14.6-acre greenfield site. Responsibilities included coordination and completion of all technical reports, project mitigation planning, public outreach, and the development of the USDA NEPA EA Report. The FONSI was granted by USDA in December 2024.



YEARS WITH
TERRACON

2

YEARS
IN INDUSTRY

18

EDUCATION

Oklahoma State University

Master of Science, Environmental Engineer

Northeastern State

Oklahoma University

Bachelor of Science, Chemistry

University of Oklahoma

Bachelor of Arts, Public Affairs
and Administration

REGISTRATIONS

GIS Professional Certificate

USACE Wetland Delineation Certificate

NATURAL RESOURCE PROFESSIONAL

David Dickson

David Dickson has 35 years of experience as a natural resource professional, specializing in environmental assessments, due diligence, and environmental permitting. He is a Principal with Terracon and serves as the Environmental Planning and Permitting (EPP) lead for the North Central Division (encompassing eleven states from Arkansas and Oklahoma to Minnesota and the Dakotas). David serves as an authorized project reviewer (APR) or project executive on key EPP projects across the Company and leads our National EPP Power Generation and Transmission committee.

His experience includes assessments, wetland delineations, natural resources permitting (i.e., Section 404, Section 401, state and local), NEPA studies and reporting, environmental analysis and due diligence, compliance monitoring, wetland mitigation, identification of critical issues, wildlife surveys, listed species permitting, and professional witness testimony. Projects such as power generation and transmission, natural gas and oil pipelines and facilities, LNG facilities, rail corridors, roadways, wetland mitigation banks, and commercial development encompass his experience.

PAST EXPERIENCE

- | Stage 1 Reviews – Multiple States
 - » Senior technical advisor and APR for the natural and cultural resources sections of due diligence or site assessment Stage1 reviews for projects across the US including data centers. The review and report identify potential constraints and provide early planning insights on potential studies and permits or approvals that may be needed.
- | Digital Infrastructure Project – Johnston, OH
 - » Senior ecologist and APR for environmental planning services in support of a proposed digital infrastructure project. Our scope of work included wetlands and WOTUS assessment and delineation, agency coordination with USACE, and wetlands permit transfer. Responsibilities also included technical review of technical documents. Scope also included a preliminary assessment for protected species and their habitat and assessment of nuisance and exotic species.
- | Digital Infrastructure Project – Independence, OH
 - » Senior ecologist and APR for environmental planning services in support of a proposed digital infrastructure project. Our scope of services included a wetland and WOTUS delineation. Responsibilities also included review of EPP technical documents. Scope also included a preliminary assessment for protected species and their habitat and assessment of nuisance and exotic species.
- | Digital Infrastructure Project - Hoffman Estates, IL
 - » Senior Technical Advisor and APR for environmental planning services in support of a proposed digital infrastructure project. Our scope of work included wetlands and WOTUS delineation and permitting, listed species assessments with state and federal wildlife agency clearances, and cultural resources assessment with SHPO clearance. Responsibilities also included technical review of all project-related documents and coordination on field work.
- | Digital Infrastructure Project Expansion - Hoffman Estates, IL



YEARS WITH
TERRACON

9

YEARS
IN INDUSTRY

35

EDUCATION

Florida State University

Bachelor of Science, Interdisciplinary in
Social Sciences

CERTIFICATIONS

American Safety & Health Institute,
CPR, AED, and Basic First Aid

RELEVANT PROJECT

References

ADVANCING SEMICONDUCTOR TECHNOLOGY

Team Data Center Experience

- | Fermi America Advanced Energy & Intelligence Campus
 - » 18 Million SF and 17 GW of Power planned development. 3M SF shell design to date.
- | Vantage Data Centers - WA13 - 64 MW Data Center
 - » 400,000 SF - New Building - Core and Shell
- | Vantage Data Centers - WA13 - 8 MW Data Hall Fit Out
 - » 6,000 SF - New Build - Data Hall Fit Out
- | (Undisclosed Tenant) - WA13 - Data Hall Hot Aisle Containment and Office Fit Out
 - » New Hot Aisle Containment system and Office Fit out for Tenant
- | CyrusOne HOU3 - 36 MW Data Center
 - » 174,000 SF - Data Hall and Office Fit Out in Existing Shell Space
- | CyrusOne HOU4 - 48 MW Data Center
 - » 173,000 SF - New Data Hall Addition to Existing Data Center
- | (Undisclosed Tenant) - HOU3 & 4 - Tenant Fit Out
 - » New Tenant Data Hall and Office Fit Out
- | CyrusOne DFW3 and 4 - Data Hall Load Adder
 - » New Equipment and Service Yard Updates to Existing Data Center
- | CyrusOne NVA7 - 32 MW Data Center
 - » 180,000 SF - New 3-Story Data Center
- | Flexential - Compark Data Center - Load Adder
 - » Multiple Phase - New Equipment and Service Yard Updates to an Existing Data Center
- | 72 MW Colocation Data Center
 - » Confidential Client | Houston, TX
- | 80 MW Colocation Data Center
 - » Confidential Client | Houston, TX
- | Tesla Gigafactory & Cathode Facility Server Room Build*
 - » Tesla | Austin, TX
- | Switch TX2 POD2 Full Build Out*
 - » Data Foundry/Switch | Austin, TX
- | KC Data Center
 - » Kansas City, MO
- | New Data Centers - Multiple Projects 30-72 MW
 - » Confidential Client | Confidential Locations





ADVANCING NUCLEAR SCIENCE

Nuclear Science Engineering and Research Facility

Abilene Christian University | Abilene, TX

Parkhill partnered with national leader Nuclear Energy Consultants (NEC) of Rockville, Maryland in the scoping and design of this project – a class of reactor which was not even classified for regulation by the Nuclear Regulatory Commission (NRC).

In late winter 2020, Parkhill was selected by Abilene Christian University (ACU) to design a 34,000 SF two-story research facility to be built on the ACU Abilene Campus – in partnership with the University of Texas at Austin, Texas A&M University, and Georgia Tech University – that would house the first collegiate-based fourth-generation molten-salt-moderated uranium test reactor in the world. In addition to programming and designing offices, meeting spaces, radiological laboratory and fabrication spaces, Parkhill was also tasked with coordinating and designing for a 30-foot-tall research bay with significant structural coordination needs, including incorporating a NOG-1-rated 50-ton-capacity overhead bridge crane, a massive 25-foot-deep subgrade reactor trench designed both to carry dead and live loads of many hundreds of tons, and act as latent radiological shielding for the planned 1 MW test reactor that would be emplaced in the trench.

This experience in handling sophisticated infrastructure, specialized equipment, and regulatory compliance directly aligns with the skills needed to successfully deliver a relevant project for the future of power delivery to Data Centers and our growing industrial base.



36
Months
Production



\$19M
Project
Budget



2023
Year
Completed

Select Henderson Engineers Experience

Mission Critical

Hyperscale Data Centers

NATIONAL CLIENT NO. 1

- | Data Center Engineering Feasibility Studies for Seven Confidential Locations
- | Data Center Fire Protection Design for Three Confidential Locations, VA
- | Data Center Upgrade
 - Mechanical, electrical, and plumbing (MEP) equipment installation, integration, and commissioning for 11 Confidential Locations
- | Data Center Energy Recovery Ventilator (ERV) Ventilation Design for a Confidential location in Virginia
- | Data Center Ventilation Design for 12 Confidential Locations

NATIONAL CLIENT NO. 2

- | Data Center Administration Areas Refresh
 - Design-build construction project with MEP and finishes for multiple confidential locations
- | Data Center Fiber Network Installation
 - Construction project with fiber cable installation for multiple confidential locations including conduit, duct bank, and polymer concrete trenches
- | Data Center Fiber Network Upgrade
 - Construction project with fiber cable installation for multiple confidential locations in existing conduit
- | Data Center Mechanical & Electrical Upgrades
 - Design-build construction project with MEP equipment upgrades for redundancy improvements for a confidential location
- | Data Center Rack Enclosure
 - Design-build construction project with stand-alone enclosure for server racks and sensitive robotics
- | Data Center Single Point of Failure Remediation
 - Design-build construction project with MEP equipment upgrades for redundancy improvements for a confidential location

NATIONAL CLIENT NO. 3

- | MSA for Infrastructure and New Projects for confidential locations

NATIONAL CLIENT NO. 4

- | Water Filtration and Condenser Water Treatment Upgrades for multiple confidential locations in Arizona

Colocation

- | 32 MW Phase 1
 - Whole building renovation while maintaining 8 MW existing customer
 - Confidential, TX
- | 60 MW Existing Warehouse Renovation
 - Mechanical, electrical, plumbing, fire and life safety, security, and telecom (MEPF/S/T) design Confidential, GA
- | 60 MW New Construction Phase 1 Due Diligence
 - MEPF/S/T design Confidential, VA
- | 60 MW New Construction Phase 2
 - MEPF/S/T design Confidential, TX
- | 72 MW New Construction Phase 1
 - Master planned for 400MW+
 - Confidential, TX
- | 72 MW New Construction Phase 2
 - Master planned for 300MW+
 - Confidential, TX

Edge

- | Sub-Surface, 8 MW Data Hall Finish
 - Confidential, MO
- | 5 MW Expansion of Existing Facility
 - Confidential, KS
- | 2MW+ Modular DC Infrastructure & Power Generation
 - Confidential Client | Multiple Locations

Powering the Future of Artificial Intelligence.

ADVANCING DATA CENTER TECHNOLOGY

Data Center Upgrades

Confidential Client | Houston, TX

Henderson Engineers played a key role in upgrading an active data center into a high-performance colocation facility for this confidential client. This ambitious project required modernizing critical infrastructure while keeping live operations running smoothly. Additionally, a Master Plan was created which laid the foundation for future campus expansion. The facility upgrade included a new chilled water plant, Computer Room Air Handlers (CRAHs), Power Distribution Units (PDUs), and both medium- and low-voltage electrical systems.

Additional improvements included a covered IT infrastructure, security systems, DAS/WiFi, and environmental sound measures to boost performance and reliability. A portion of the existing infrastructure was strategically reused, with Computational Fluid Dynamics (CFD) modeling guiding airflow optimization inside and out. Converting a live data center presents unique challenges, and this project was no exception. The team carefully phased upgrades, coordinated with multiple vendors, and integrated new technology. Henderson helped this confidential client transition seamlessly while positioning the facility to run efficiently and gear up for future growth.

SERVICES

- | Electrical
- | Fire and Life Safety
- | Mechanical
- | Plumbing
- | Security
- | Telecom



750K

SF Size of
Project



\$195M

Project
Budget



TBD

(in Progress)
Year
Completed



ADVANCING DATA CENTER TECHNOLOGY

240 MW Data Center Due Diligence

Confidential Client | Confidential, KS

As demand for AI infrastructure continues to accelerate, our client set out to validate the readiness of a planned data center campus designed to support an initial 54 MW critical load and future expansion to 240 MW. The team needed a clear understanding of the opportunities and risks that could shape the development's success. Assessments would be required to identify power availability, fiber connectivity, equipment procurement, construction timing, and long-term operational performance, which would all impact project viability.

Henderson Engineers partnered with the project team to bring clarity to a complex set of technical and operational considerations. Through a comprehensive due diligence effort, our team evaluated utility strategies, power readiness, outside plant (OSP) fiber pathways and resiliency, environmental risks, procurement approaches, and equipment cost assumptions. We also reviewed project schedules, validated uptime and tier objectives, and assessed the overall reliability of critical infrastructure systems to identify potential risks before they could impact project outcomes. This holistic approach helped confirm key development assumptions while supporting a scalable strategy for future growth.

The resulting due diligence effort equipped stakeholders with the confidence to make informed go/no-go decisions and move forward with greater certainty. By uncovering critical infrastructure considerations early and providing a clear understanding of project readiness, Henderson helped position the development for reliable performance, long-term flexibility, and continued growth in an industry where speed to deployment and uptime are essential.

SERVICES

- | Acoustics
- | Electrical
- | Mechanical
- | Telecommunications



12.9

Acres Size of
Project



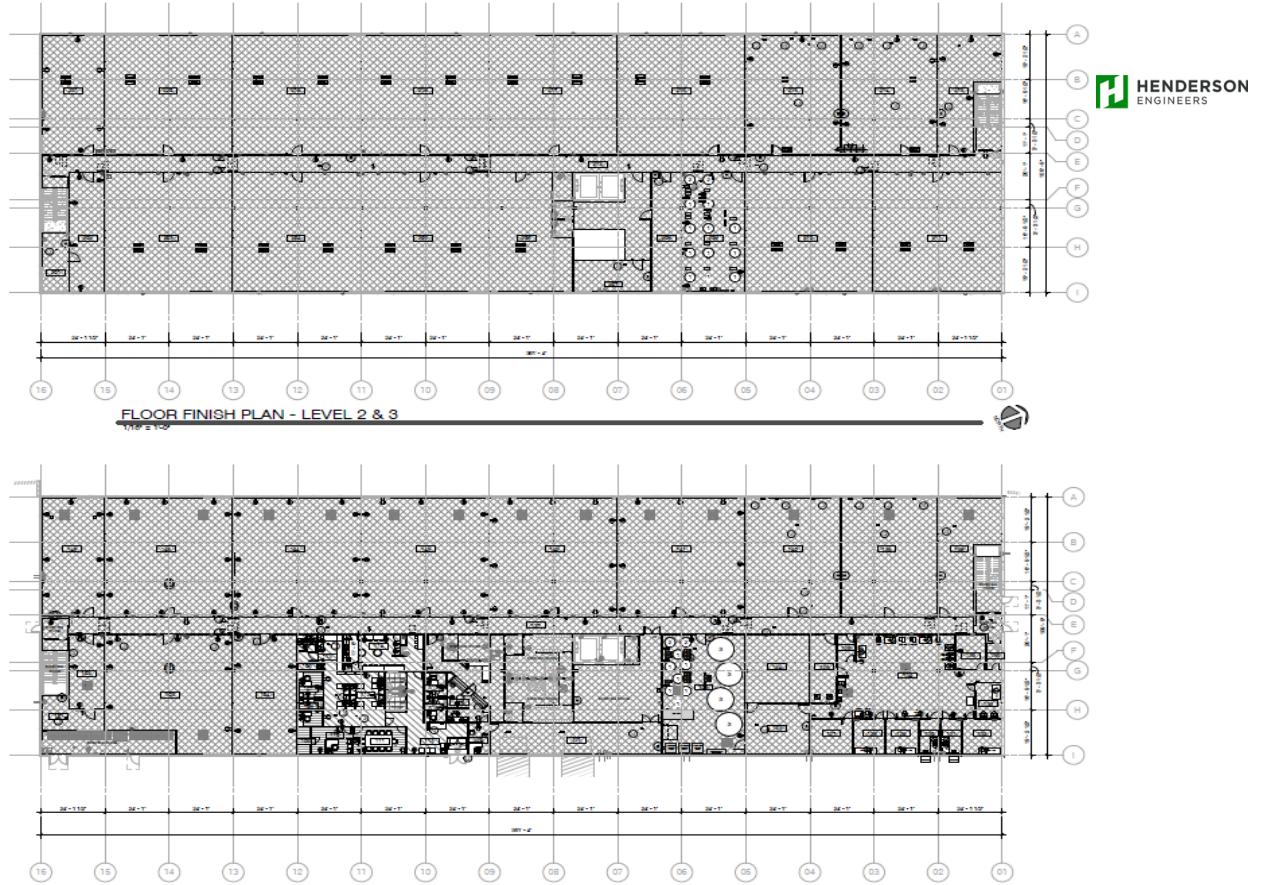
Confidential

Project
Budget



2026

Year
Completed



ADVANCING DATA CENTER TECHNOLOGY

20 MW Data Center Conversion Feasibility Study

Red Realty | Las Vegas, NV

A growing appetite for digital infrastructure is creating new opportunities to rethink existing facilities. When Red Realty explored converting an existing Las Vegas property into a 20 MW data center, the team needed to understand how the building could support the demands of a mission-critical environment while positioning the asset for long-term value and growth.

Henderson Engineers helped uncover that path forward through a comprehensive feasibility study focused on existing infrastructure, operational readiness, and future scalability. By combining on-site evaluation with utility coordination and system-level analysis, our team assessed power readiness, utility service strategies, OSP fiber routing opportunities, and infrastructure reliability. Henderson also reviewed equipment requirements and associated costs, evaluated procurement considerations, validated project schedules, and assessed the facility's ability to support uptime objectives expected of a mission-critical environment.

The study gave stakeholders the insight needed to move from possibility to strategy. With a deeper understanding of infrastructure opportunities, environmental and operational risks, capital investment requirements, and overall project viability, Red Realty was better positioned to make confident go/no-go decisions while reducing uncertainty and laying the groundwork for scalable, reliable mission-critical operations.

SERVICES

- | Acoustics
- | Electrical
- | Fire Protection
- | Mechanical
- | Plumbing
- | Telecom



39K

SF Size of
Project



N/A

Project
Budget



2026

Year
Completed



ADVANCING DATA CENTER TECHNOLOGY

Data Center Feasibility Study

Twin Pines Commerce Center | City of Industry, CA

The future of a site often depends on asking the right questions before design begins. For the proposed Twin Pines Commerce Center development, project stakeholders needed to understand how a new data center could be integrated into the larger mixed-use property while responding to environmental review comments, community concerns, and evolving infrastructure requirements. Twin Pines Commerce Center required a clear technical narrative that could support planning efforts and help move the project forward with confidence.

Henderson Engineers brought together technical insight and problem solving to evaluate two potential capacity scenarios, 10 MW and 30 MW, and translate complex infrastructure considerations into actionable guidance. Our team reviewed site layouts, environmental documentation, noise studies, and agency feedback while evaluating utility strategies, power availability, OSP fiber connectivity, and overall infrastructure readiness. Henderson developed conceptual system approaches and equipment layouts, validated uptime objectives, assessed reliability considerations, reviewed equipment and procurement implications, and identified schedule-related risks associated with each development scenario. Through close coordination with the owner and architect, our team refined project narratives and aligned technical recommendations with broader development goals.

By establishing a stronger technical foundation early in the planning process, Henderson helped stakeholders better understand the opportunities and considerations associated with the proposed facility. The study provided valuable clarity around project feasibility, environmental risks, infrastructure readiness, and long-term operational expectations, equipping the team with the information needed to make informed go/no-go decisions as the development advanced.

SERVICES

- | Electrical
- | Fire
- | Mechanical
- | Plumbing
- | Telecom



100K

SF Size of
Project



Confidential

Project
Budget



2026

Year
Completed

Select Recent Terracon Oklahoma Experience

ENVIRONMENTAL ASSESSMENT - CLEVELAND HOSPITAL EXPANSION (2024)

Terracon conducted the Environmental Assessment for the construction of a new 61,300 SF hospital on a 14.6-acre greenfield site. Responsibilities included coordination and completion of all technical reports, project mitigation planning, public outreach, and the development of the USDA NEPA EA Report. The project required coordination between architectural, civil design, and Terracon environmental teams. The finding of no significant impact (FONSI) was granted by USDA in December 2024. A project re-design has required the need for an EA addendum which is currently in progress (2026).

DIGITAL INFRASTRUCTURE - MUSKOGEE, OK (2026)

Terracon is currently supporting the permitting of a 308-acre expansion of an existing data center. Permitting activities include conducting technical studies, agency coordination, public comment, permit transfers. The project is currently in-process.

PROJECT CLYDESDALE - TULSA, OK (2025)

Terracon provided Phase I and Phase II site investigation work to support the development of a 500-acre data center located within Tulsa County. The Phase II work involved the assessment of subsurface soil, groundwater, and soil gas across the site in relation to historic oil/gas exploration activities. This work was preceded by a design level geotechnical investigation completed by Terracon, while our construction material testing team continues to provide ongoing support as needed during the construction phase.

DIGITAL INFRASTRUCTURE - SAND SPRINGS, OK (2025)

The Terracon environmental team provided comprehensive due diligence services during the site selection process which was ultimately a 668-acre tract. The scope of work included wetland delineations, biological assessments, species specific surveys, and cultural resources/archaeological investigations. The project was abandoned due to geotechnical difficulties.

SOLAR AND BATTERY STORAGE ENERGY PROJECTS - MULTIPLE THROUGHOUT OK

Terracon currently supports due diligence and permitting of multiple solar and battery storage energy projects across Oklahoma. Facilities range in size from small acreages for battery storage to over 1,500 acres for large array solar design. Technical studies include wetland delineations, biological assessments, cultural resource investigations, viewshed analysis, hazardous waste assessments, subsurface investigations, agency coordination and permitting, and public outreach. Many of these projects engage specialized teams throughout Terracon's 200 offices across the country.

ENVIRONMENTAL ASSESSMENT - TILLMAN COUNTY HOSPITAL (2025)

Terracon conducted the Environmental Assessment for the full replacement of a 1953-built hospital with a new 18,300 SF facility. Responsibilities included coordination and completion of all technical reports, project mitigation planning, public outreach, and the development of the USDA NEPA Environmental Assessment (EA) Report. The Finding of No Significant Impact (FONSI) was granted by USDA in January 2025.

Oklahoma Regulatory Practice, or Similar State and Local Review Experience

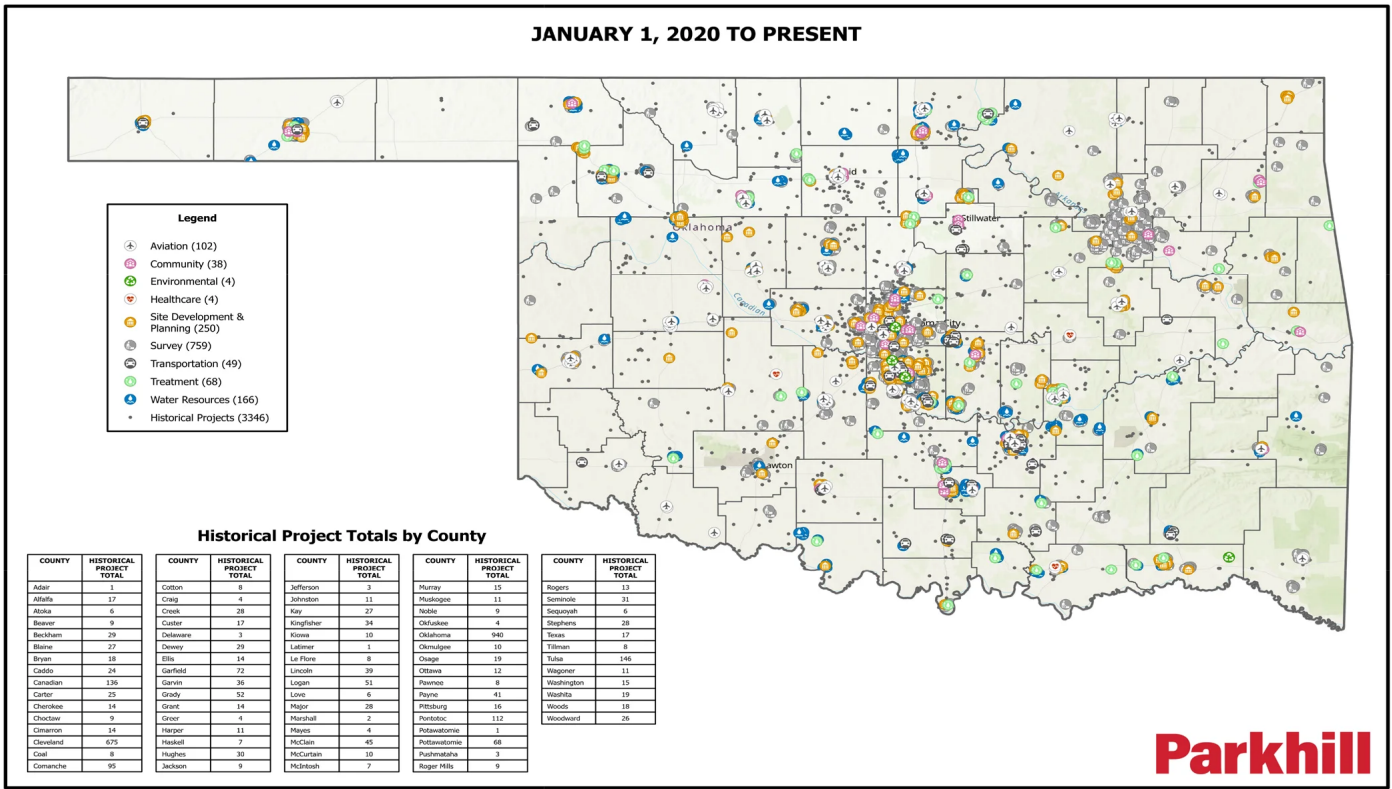
Parkhill's Oklahoma roots run deep. With four offices across the state — in Oklahoma City, Norman, Tulsa, and Woodward — our professionals are embedded in the communities and regulatory environments they serve. That local presence translates directly into working knowledge of Oklahoma's review and approval processes, including coordination with the Oklahoma Department of Environmental Quality (DEQ) and the Oklahoma Department of Transportation (ODOT).

On the water and wastewater side, Parkhill managed permitting coordination with ODEQ for the Fairfax 2022 CDBG REAP Water System Improvements, rehabilitating a 6-inch waterline and designing a tank recirculation system to bring the Town's 500,000-gallon standpipe into regulatory compliance. For the City of Oklahoma City, Parkhill designed improvements to 21,700 LF of 42- and 54-inch interceptors along the Oklahoma River, navigating access constraints and scheduling requirements to keep the project on time and under budget. Stormwater infrastructure work for Oklahoma City has included GIS-based drainage analysis, storm sewer design, and pavement repairs — all delivered to meet Town standards.

On the transportation side, Parkhill has provided turnkey surveying services for ODOT across numerous statewide projects, including design surveys, right-of-way surveys, construction staking, and as-builts for roadways, intersections, interchanges, and bridge projects.

At the local level, Parkhill has served the City of Norman on an on-call basis since 2004, advancing sewer, drainage, street, waterline, and parks projects through local review and into construction faster and more cost-effectively than traditional contract methods. In Edmond, Parkhill delivered civil engineering and land surveying for the Cross Timbers Municipal Complex, a multi-building campus that included courthouse annexes and public service facilities on a previously undeveloped site.

Across project types and jurisdictions, Parkhill's Oklahoma teams know the agencies, the standards, and the people — and that familiarity keeps projects moving.



PROPOSED

Schedule

Our team is confident in our ability to complete the scope requested in the RFP by the Town's proposed November 30, 2026 deadline, provided a Notice to Proceed or executed contract is received on or before September 1, 2026, and the project scope remains substantially consistent with the requirements outlined in the RFP.

A detailed project schedule will be provided during the kickoff meeting, outlining the timing of public engagement meetings, coordination meetings, review periods, and key deliverable deadlines.

FEE

Proposal

Our Team is pleased to propose on the Environmental Assessment for the Town of Luther's Proposed Data Center.

Scope of Services	Total
A Project Initiation	\$ 15,350
Conduct the kickoff meeting; prepare the project work plan, deliverable matrix, schedule, and information request; provide overall project management, coordination among the consultant team, and quality assurance/quality control throughout the project.	
B Regulatory Framework	\$ 24,720
Review and summarize applicable local, state, and federal environmental requirements, permitting considerations, regulatory constraints, and applicable review criteria relevant to the proposed project.	
C Existing Conditions	\$ 27,226
Document existing site and surrounding conditions, including utilities, roadway access, drainage and flood hazards, topography and soils, existing noise and lighting conditions, emergency services and public infrastructure, adjacent sensitive receptors, and other baseline environmental conditions necessary to support the Environmental Assessment.	
D & E Technical Studies + Impact Assessment	\$ 170,520
Prepare and coordinate the technical studies necessary to evaluate the proposed development, including transportation, water demand and utility capacity, wastewater, stormwater and drainage, acoustical analysis, electrical infrastructure, lighting and visual impacts, air quality equipment review, and environmental resource screenings, as applicable	
Evaluate the direct, indirect, and cumulative impacts associated with construction, operation, maintenance, and decommissioning of the proposed project on water resources, energy infrastructure, transportation, air quality, noise and vibration, stormwater, public health and safety, community services, and emergency response.	
F Alternatives	\$ 24,700
Evaluate reasonable alternatives, including the no-action alternative, alternative site layouts, reduced footprint, alternative access configurations, alternative utility and cooling approaches, and alternative phasing scenarios, and prepare a comparative analysis of each alternative.	
G Mitigation and Conditions	\$ 34,250
Develop recommended mitigation measures and operational conditions to reduce adverse impacts, including recommendations related to stormwater management, water conservation, traffic operations, utility coordination, noise attenuation, lighting, landscape buffering, generator operations, and emergency response planning.	
H Public Engagement Support	\$ 40,285
Prepare executive summaries, presentation materials, exhibits, maps, and graphics; participate in public meetings and Town Board presentations; respond to public comments; and prepare the draft and final Environmental Assessment, including technical appendices, impact summary tables, mitigation matrix, and other required project deliverables.	
Subtotal	\$ 337,051
Reimbursables (2%)	\$ 6,741
Scope Contingency (10%)	\$ 16,853
ESTIMATED TOTAL	\$ 360,645

ASSUMPTIONS AND

Exclusions

ASSUMPTIONS

The proposed fee is based on the scope of services described in the RFP and assumes the Town and/or project applicant will provide available project information, including site plans, utility information, project descriptions, equipment data, and other technical information necessary to complete the Environmental Assessment. The Consultant Team will rely upon publicly available information and information provided by others where appropriate and may rely on the accuracy and completeness of such information without independent verification. The proposed scope assumes one kickoff meeting, one public meeting, one Town Board presentation, and a reasonable number of coordination meetings and review cycles necessary to complete the Environmental Assessment. Timely review of deliverables and consolidated comments from the Town and project stakeholders are assumed to maintain the proposed project schedule. Technical evaluations will be based on the project information available at the time the analyses are performed; significant changes to the site layout, project program, utility demands, or major equipment selections following completion of the technical studies may require additional evaluation and may constitute additional services. Unless otherwise noted, technical evaluations are based on available planning-level information and are intended to support the Environmental Assessment and municipal decision-making process rather than detailed engineering design. The Environmental Assessment is intended to support the Town's planning and decision-making process and should not be construed as final engineering design or an endeavor of regulatory approvals.

EXCLUSIONS

Unless specifically identified in the Scope of Services, the proposed fee does not include detailed engineering design; preparation of construction documents or specifications; surveying; geotechnical investigations; wetland delineations; threatened or endangered species surveys; archaeological or cultural resource field investigations; hazardous materials sampling or testing; environmental permitting or preparation of permit applications; detailed hydraulic or hydrologic modeling beyond the planning-level assessments described in the scope; construction administration, observation, commissioning, or post-construction services; litigation support or professional witness testimony; or significant revisions resulting from material changes to the proposed project after completion of the technical analyses. Coordination with utility providers and regulatory agencies is limited to obtaining and incorporating publicly available information, and formal utility commitments, agency determinations, permits, or approvals are not included unless specifically identified in the Scope of Services. Additional meetings, analyses, or services requested beyond those identified in the Scope of Services will be considered additional services and performed only upon written authorization.

Parkhill