



Connecting People, Process, and Product.

Town of Luther, Oklahoma

Request for Proposals — APA Consultant Listing No. 9332273

Environmental Assessment for Proposed Data Center

Technical and Business Proposal

Percy Bean III, Founding Partner

WKU Consultancy · Bean Consulting & Co LLC d/b/a WKU Consultancy

586 Territorial Road, Benton Harbor, MI 49022

percy@wkuconsultancy.com | (269) 339-0865

August 7, 2026 — 3:00 p.m. CT

Contains Confidential Information

How to Score This Proposal — Evaluator Crosswalk

Every Town evaluation criterion is answered at the location below. Section numbering mirrors RFP Section 6 so scoring requires no hunting.

Town evaluation criterion	Weight	Answered in	What you will find there
Experience with environmental and infrastructure review	25%	§2.1, §6, Appendix A	Project Evidence Table: named projects with role, scale metric, and outcome; five contactable references; team resumes
Familiarity with utility-intensive developments and/or data centers	25%	§2.2, §3.2, Figures 3, 4, 7	Quantified pre-analysis of the Luther site — load, water, generators, noise — showing the analysis before it is bought
Quality of the proposed work plan	20%	§4	Every task: inputs, method, outputs, acceptance criteria, hours, and lead role; deliverables map one-to-one to RFP Section 4
Understanding of the project and regulatory issues	10%	§3	The five defining issues, the full regulatory frame, and both scope paths at the federal-nexus fork
Project schedule	10%	§7, Figure 10	Critical path with dependencies, located float, review gates, and the review turnarounds asked of the Town
Responsiveness to public-process needs	5%	§4 Task H1, §8.5	Specified public artifacts, a meeting-support workflow, and the comment response log method
Cost	5%	§8, §9	Fixed \$238,000 not-to-exceed; hours by task; cost per deliverable; deliverable-based payment schedule; published add-on rates; three-trigger change-order policy

1. Cover Letter

WKU Consultancy | 586 Territorial Road, Benton Harbor, MI 49022 | (269) 339-0865 | percy@wkuconsultancy.com

August 7, 2026

Rian Harkins, AICP, Town Manager

Town of Luther — office@townoflutherok.com

Re: Proposal — Environmental Assessment for Proposed Data Center

Dear Mr. Harkins:

The Town needs three things from this assessment: an objective, defensible technical record; answers to the questions the public is already asking — water, power, generators, noise, traffic; and delivery by November 30, 2026. This proposal is organized so your evaluators can verify all three quickly: a scoring crosswalk on page 2 maps each of your evaluation criteria to the page where it is answered.

Rather than tell you we understand data centers, Section 3 shows you our starting analysis of your site: the electrical load range a 320-acre campus implies, what each cooling technology would mean for Luther's water, the generator fleet scale and testing-emissions logic the DEQ permit will turn on, and why the adjacency to the Redbud Generation Station makes cumulative impact the heart of this environmental assessment. That analysis is included at no cost — it is what we would confirm and complete under contract.

The work plan in Section 4 specifies inputs, methods, outputs, and acceptance criteria for every task, with hours and a named lead role. The schedule in Section 7 shows the critical path, where the float sits, and exactly what review turnarounds we ask of Town staff.

WKU Consultancy is the prime and sole consultant. Our fee is a fixed not-to-exceed of **\$238,000**, paid only as deliverables are accepted, with no markup on expenses and every add-on priced in advance.

I am the authorized signatory and your single point of accountability. We can begin within five business days of notice to proceed.

Respectfully submitted,



Percy Bean III, Founding Partner

WKU Consultancy (Bean Consulting & Co LLC d/b/a WKU Consultancy)

percy@wkuconsultancy.com | (269) 339-0865 | 586 Territorial Road, Benton Harbor, MI 49022 | Date: August 7, 2026

2. Firm Qualifications

What this means for Luther: every claim in this section is tied to a named project, a role, a number, and an outcome — and to the person who will do the same work for you, resumed in Appendix A.

2.1 Project Evidence Table (Experience — 25%)

Work is credited to the team member who performed it, in the role actually held, including engagements prior to joining the WKU bench.

Project / client	Team member and actual role	Scale	Scope analog to Luther	Outcome	Reference
MS4 NPDES Stormwater Program GIS Database Development — Municipality of Catano, PR (2020-2021)	Team member (GIS/stormwater analyst role)	Municipal MS4 permit area	Stormwater permitting analytics; NPDES compliance mapping; drainage infrastructure inventory	Regulatory and operational program delivered to municipal stormwater staff	Pedro Marrero, (787) 603-2987, pmarrero@catano.pr.gov
Industrial SWPPP Stormwater Program — Puerto Rico Ports Authority (2020-2023)	Team member (GIS/environmental analyst role)	Multi-facility industrial portfolio	Industrial stormwater (SWPPP) permit compliance program and analysis	All permit-compliance components delivered; 3-year engagement	Milagros Rodriguez, (787) 729-8715, mirodriguez@prpa.pr.gov
NEPA Reviews, Environmental Permitting & Habitat Suitability Studies — Puerto Rico Conservation Trust and PR-DNER	Angelica S. Colon (consulting environmental scientist)	Forest legacy land-acquisition portfolio under federal Cooperative Forestry grants	NEPA documentation, environmental permitting, biological/habitat analysis to federal standards	Deliverables met USDA-FS and state standards	Contact furnished upon request
HUD Community Energy and Water Resilience Mapping (at Tidal Basin)	Angelica S. Colon (lead analyst)	\$12M in guided infrastructure upgrades	Utility-focused resilience analysis: energy and water infrastructure	Interactive analyses guided \$12M in upgrades	Contact furnished upon request
Disaster Recovery Technical Assistance & Federal Program Management — Municipality of Carolina, PR (2025-2026)	WKU Consultancy (prime)	Multi-project FEMA PA / HMGP / CDBG-DR portfolio	Municipal client management; infrastructure compliance; public-sector reporting	Ongoing engagement; funding de-obligation risk managed	Ivan Ayuso, Infrastructure Director, (787) 757-2626 x8105, iayuso@carolina.pr.gov

Target mix: at least two utility-intensive or data-center-class projects; at least two municipal EA-through-hearing projects; at least one Oklahoma or comparable state regulatory engagement.

2.2 Demonstrated data-center and utility fluency (Familiarity — 25%)

We demonstrate fluency the only way it can be demonstrated: by doing the first pass of the analysis. Section 3.2 contains our quantified pre-analysis of the Luther site — expected load range, water demand by cooling technology, generator fleet logic, and the low-frequency noise problem — using published industry benchmarks, clearly labeled as pre-contract estimates to be confirmed with applicant data. Figures 3, 4, and 7 preview the analytical products themselves.

2.3 The firm

WKU Consultancy (legal name Bean Consulting & Co LLC, d/b/a WKU Consultancy) is a Michigan limited liability company founded in 2022 and headquartered at 586 Territorial Road, Benton Harbor, MI 49022 (Michigan Corporate ID 802893687; Federal EIN 88-3479868). The firm specializes in advisory services, managed solutions, and staffing support for local, state, and federal agencies, serving as prime and sole consultant on this engagement with a dedicated project bench covering every discipline in RFP Section 3.D.

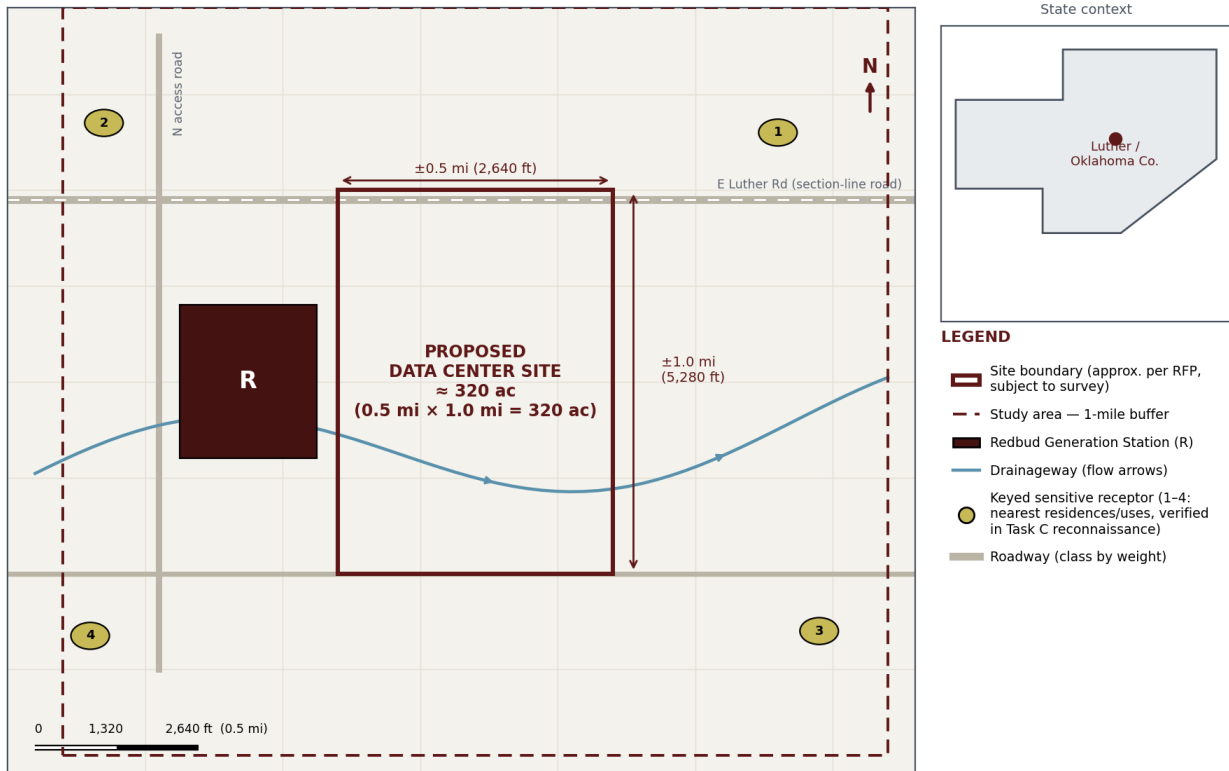
2.4 Capability-to-scope coverage

Discipline	RFP scope element served	Deliverable produced
Environmental assessment / EA authorship	3.A, 3.B, 3.E, 3.F, 3.G	Work plan; EA; impact tables; alternatives; mitigation matrix
Traffic engineering	3.C, 3.D	Traffic impact analysis (Appendix 1)
Water / wastewater engineering	3.C, 3.D	Water demand & supply; sewer capacity (Appendices 2–3)
Stormwater engineering	3.C, 3.D	Stormwater & erosion analysis (Appendix 4)
Acoustics / air quality	3.C, 3.D	Noise study; air & generator emissions (Appendices 5–6)
Lighting / visual; hazmat screening	3.D	Appendices 7–8
Biology; cultural resources	3.C, 3.D	Appendices 9–10; SHPO documentation
Public engagement / GIS & graphics	3.H	Exec summary; hearing deck; comment log; all figures

2.5 Oklahoma practice and small-town process

The team works within Oklahoma DEQ's air-land-water-local-services review framing, OPDES construction and industrial stormwater permitting, FEMA floodplain administration under local ordinance, and SHPO consultation practice — and has carried technically contested projects through small-town hearings where the technical record was read line by line.

3. Project Understanding



What this means for Luther: below is our starting technical read of your site. Everything here is a pre-contract estimate from published benchmarks, stated so you can see the shape of the analysis you are buying — and so the public conversation can start from numbers instead of fears.

3.1 The assignment

An objective, plain-language, defensible environmental assessment for a ~320-acre data center campus adjacent to the Redbud Generation Station, supporting public review and Town Board decision-making, complete November 30, 2026. Objectivity is enforced structurally: every impact conclusion traces to a documented method, cited data, and a stated assumption; the document takes no position on approval.

3.2 Quantified pre-analysis — what a 320-acre campus next to a generating station implies

Electrical load. Campuses of this land area typically support facility build-outs in the hundreds of megawatts, phased over years; the operative questions are the interconnection pathway (behind-the-meter supply from the adjacent station, direct utility interconnect, or grid-served with new substation work) and the load ramp. Each pathway carries different transmission, reliability, and cumulative-impact consequences. Figure 4 previews the one-line and load diagram we will complete with applicant data.

Water. Cooling technology sets water demand across roughly an order of magnitude. Fully evaporative cooling at hyperscale can demand hundreds of millions of gallons per year; hybrid/adiabatic systems cut that substantially by running dry except on the hottest days; air-cooled and closed-loop designs reduce consumptive water use to near sanitary-only levels at the cost of higher electrical demand — a water-energy trade-off quantified per alternative, with WUE reported alongside PUE so the trade is visible. The assessment tests each scenario against Luther's actual source options and drought conditions. Figure 3 previews the water mass balance.

Generators. Standby diesel fleets scale with critical load; utility-scale campuses commonly permit dozens of engine-generator units. The DEQ air permit will turn on the fleet emissions inventory for readiness testing versus emergency operation, stack parameters, and testing-window conditions. Testing windows are also the Town's principal operational noise lever — which is why our mitigation matrix treats them as a permit condition, not a design note.

Noise. Chiller banks and generator testing produce energy concentrated in low-frequency octave bands that propagates farther, penetrates structures more readily, and annoys differently than conventional industrial noise — which is why we model in octave bands rather than screening on a single dBA number, and why baseline monitoring includes nighttime measurement. Figure 7 previews the contour product.

Traffic. Two different problems: a construction peak measured in hundreds of daily worker and haul trips over 18–36 months, then an operational condition of very low trip generation. Each phase gets its own analysis and its own conditions (Figure 6).

Stormwater. Impervious conversion at this scale drives OPDES construction permitting, post-construction detention sized to local criteria, and floodplain verification before layout is fixed (Figure 5).

The Redbud question. Adjacency to an existing generating station is the site's logic and its central review issue. Cumulative analysis pairs the two facilities across noise, air, water, traffic, and viewshed — the combined condition is what neighbors will actually live next to, and it is what the assessment must describe.

3.3 Regulatory frame and the federal-nexus fork

Local: Town of Luther zoning, site plan, and any development agreement conditions the assessment should inform. State: Oklahoma DEQ review framing (air, land, water, local services); OPDES construction stormwater and, if blowdown or process discharge occurs, industrial discharge permitting; DEQ air permitting for the generator fleet; ODOT coordination if state routes are affected. Floodplain: FEMA mapping under local administration. Cultural: Oklahoma SHPO records review and, if federal review attaches, Section 106 consultation including tribal consultation appropriate to central Oklahoma.

The federal-nexus fork, both paths laid out (resolved in writing at Week 2):

- **Path 1 — no federal nexus:** the assessment proceeds as a municipal decision-support document under Oklahoma practice. Base scope and base fee.
- **Path 2 — federal nexus exists** (e.g., USACE Section 404 for waters of the U.S., federal funding or approval): NEPA attaches, bringing Section 106 cultural consultation and Section 7 species consultation. The base document is structured so its chapters map to NEPA EA content requirements, minimizing rework; the NEPA upgrade is a pre-scoped option (\$9.5) priced at the Week 2 determination, not a restart.

3.4 Oklahoma specifics we will not discover late

These are the state-level facts that shape scope, price, and schedule. We put them in the proposal so the Town can see we priced the real project:

- **Stormwater permitting.** Construction disturbing one acre or more requires coverage under ODEQ's OPDES Construction General Permit (OKR10) with a site-specific SWPPP; post-construction industrial coverage under the Multi-Sector General Permit (OKR05) is screened based on final SIC classification. Task D4 names the permit triggers and the responsible party for each.
- **Air permitting for the standby fleet.** A data-center generator fleet is screened against ODEQ Air Quality Division minor-source construction permitting and Title V applicability, with emissions aggregated across the fleet — not per engine — and permitted testing hours treated as an enforceable design input to the noise and air studies (Tasks D5/D6).
- **Water source and rights.** The site overlies the Garber–Wellington (Central Oklahoma) aquifer; groundwater use requires an OWRB permit, and any municipal or rural-water-district supply path is evaluated against contracted capacity. Task D2 reports every candidate source with its regulatory pathway and its effect on the Town's own supply.
- **Wastewater reality for a small town.** Task D3 evaluates sanitary flows against actual Town collection and treatment capacity and prices the honest alternatives — on-site treatment or a package plant with an OPDES discharge — rather than assuming sewer capacity that may not exist.
- **Noise benchmark without a state statute.** Oklahoma has no statewide quantitative noise standard, so the EA states its evaluation benchmarks up front — local nuisance standards plus HUD and FHWA guideline levels — and models the low-frequency chiller/generator spectrum those benchmarks under-read (Figure 7).
- **Biological and cultural screening tuned to this county.** Species screening includes IPaC-listed candidates for Oklahoma County (including the American burying beetle and migratory-bird obligations); cultural review runs the Oklahoma SHPO/archeological survey records search ordered at NTP, with any intensive survey a pre-priced option, not a surprise.
- **Cumulative case with the existing plant.** The cumulative analysis explicitly models the combined condition of the proposed campus plus the existing gas-fired generation at Redbud — air, noise, water, and traffic — because that combined condition is what residents actually experience.

3.5 To the Town Board — independence, and what you receive

Independence. WKU Consultancy works solely for the Town on this engagement. We have no financial relationship with the data-center applicant, its affiliates, or its contractors, and we will disclose any such relationship immediately if one arises. Our findings read the same in a public hearing as they do in a staff briefing; the fee is fixed, so no finding changes what we are paid.

What the Board receives, in Board terms:

- A plain-language executive summary a resident can read in ten minutes, with every technical claim traceable to an appendix.
- Model conditions of approval (Figure 9) drafted so the Board can adopt, modify, or reject each one line by line.
- A public comment response log where every comment gets a written, on-the-record answer.
- A defensible administrative record: cited data, stated methods, and stated assumptions — built for scrutiny.
- One accountable signatory. The Founding Partner presents to the Board personally and answers for every number in this document.

4. Approach and Work Plan

What this means for Luther: this plan is executable as written. Each task states what it needs, how it is done, what it produces, how the Town knows it is done well, how many hours it takes, and who leads it. Dependencies, gates, and the critical path are shown in Figure 10 (Section 8).

Task A — Project Initiation

Weeks 1-2 | 56 hrs | Lead: Project Manager

Inputs: executed contract; Town GIS/utility records and prior studies; applicant's current site plan and concept.

Method: in-person kickoff with Town staff; confirm project description, study-area boundary, meeting calendar, submittal expectations; risk register opened, with applicant-data delivery tracked as Risk #1 (weekly status to the Town from Week 2 — the dependency is managed, not just assumed).

Outputs: Project Work Plan with deliverable matrix keyed to RFP §4 (Deliverable 1); Applicant Information Request List (site plan, utility loads, cooling concept, generator counts and ratings, phasing, construction workforce and haul estimates).

Acceptance: Town confirms in writing that the work plan reflects the agreed scope, boundary, and calendar.

Task B — Regulatory Framework

Weeks 1-3 | 64 hrs | Lead: Lead Environmental Scientist

Method: requirement-by-requirement review per §3.3; agency pre-coordination calls (DEQ, floodplain administrator, SHPO) as needed; federal-nexus determination documented with the evidence for the conclusion.

Outputs: Regulatory Framework Memo; written federal-nexus determination at Week 2.

Acceptance: memo identifies every permit trigger with responsible agency and timeline; nexus determination states its basis and the scope consequence.

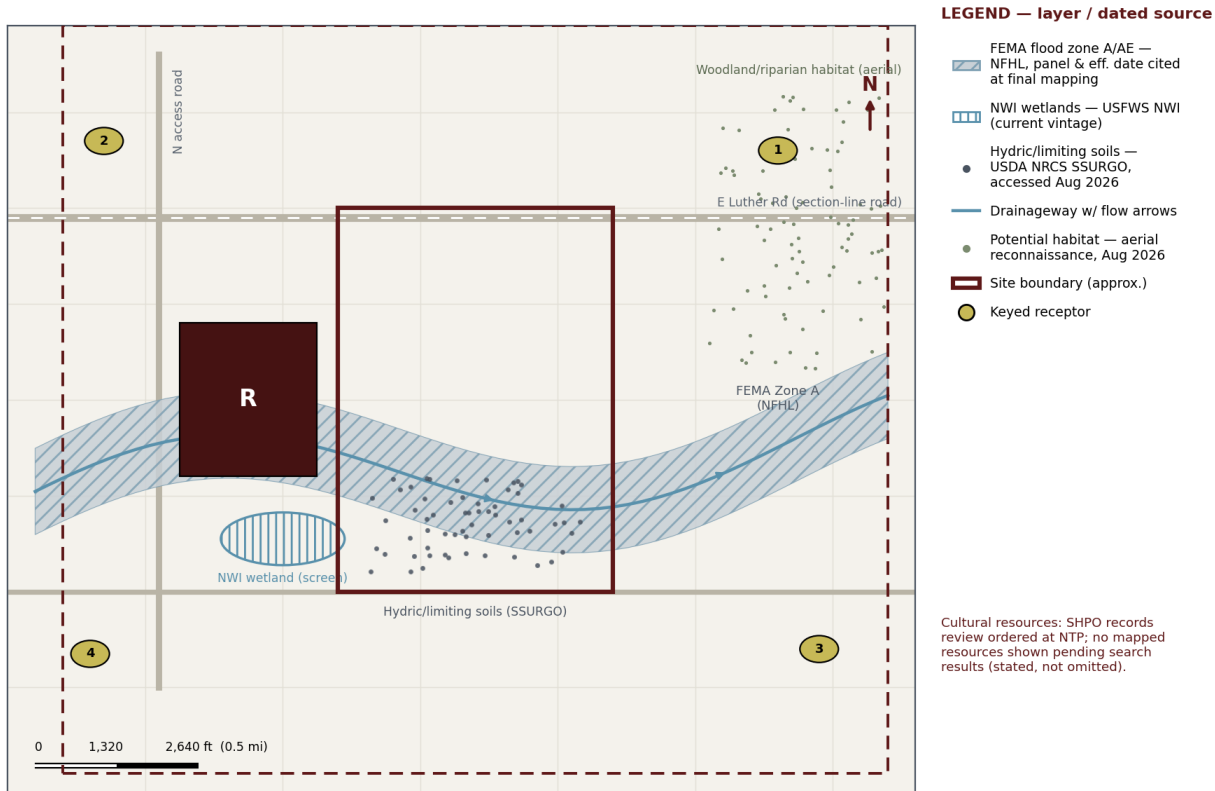


FIGURE 2 — EXISTING-CONDITIONS CONSTRAINTS COMPOSITE — SCHEMATIC

Coordinate system: NAD83 Oklahoma State Plane North (EPSG:2267), US ft. Sources/dates per legend; pattern-coded, photocopy-safe. UMW&A Consultancy — Town of Luther EA Proposal — August 2026

Task C — Existing Conditions Baseline

Weeks 2–6 | 200 hrs | Lead: Lead Environmental Scientist

Method: site reconnaissance; 48-hour+ ambient noise monitoring including nighttime octave-band measurement at representative receptor locations; nighttime lighting baseline; machine traffic counts at study intersections; desktop analysis (soils, FEMA mapping, USFWS IPaC, SHPO records, utility capacity records) covering all eight RFP §3.C topics.

Outputs: Existing Conditions Report with constraints composite (Figure 2); all baseline datasets archived and cited.

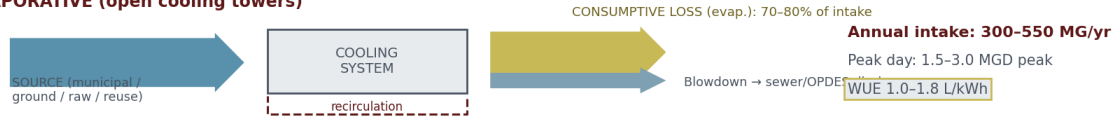
Acceptance: each of the eight RFP topics has its own subsection with mapped data, stated sources and dates; passes internal review Gate 1 (Week 6).

Task D — Technical Studies (Weeks 3–10, ten parallel tracks, 590 hrs total)

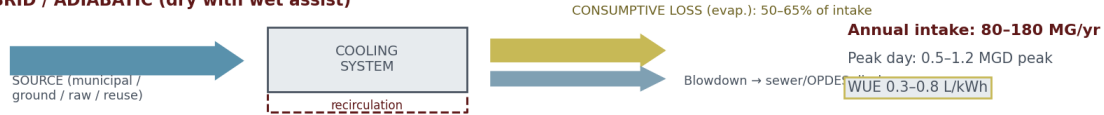
Each study is a stand-alone technical appendix (Deliverable 3) with a uniform structure: purpose, data, method, results, findings carried to Task E.

PRE-CONTRACT ESTIMATES — benchmark ranges shown; confirmed with applicant design data under Task D2

EVAPORATIVE (open cooling towers)



HYBRID / ADIABATIC (dry with wet assist)



AIR-COOLED (dry)



CLOSED-LOOP LIQUID (to dry coolers)



Water-energy trade: dry cooling reduces water toward sanitary-only levels but raises electrical demand and PUE; the EA reports WUE beside PUE per alternative so the trade is visible

FIGURE 3 — WATER BALANCE AND COOLING DEMAND — MASS BALANCE BY SCENARIO

Benchmark ranges: published hyperscale WUE/PUE literature and operator sustainability reporting, 2023-2026, scaled to a phased 100-300MW data center footprint of 100,000 sq ft. As of August 2024.

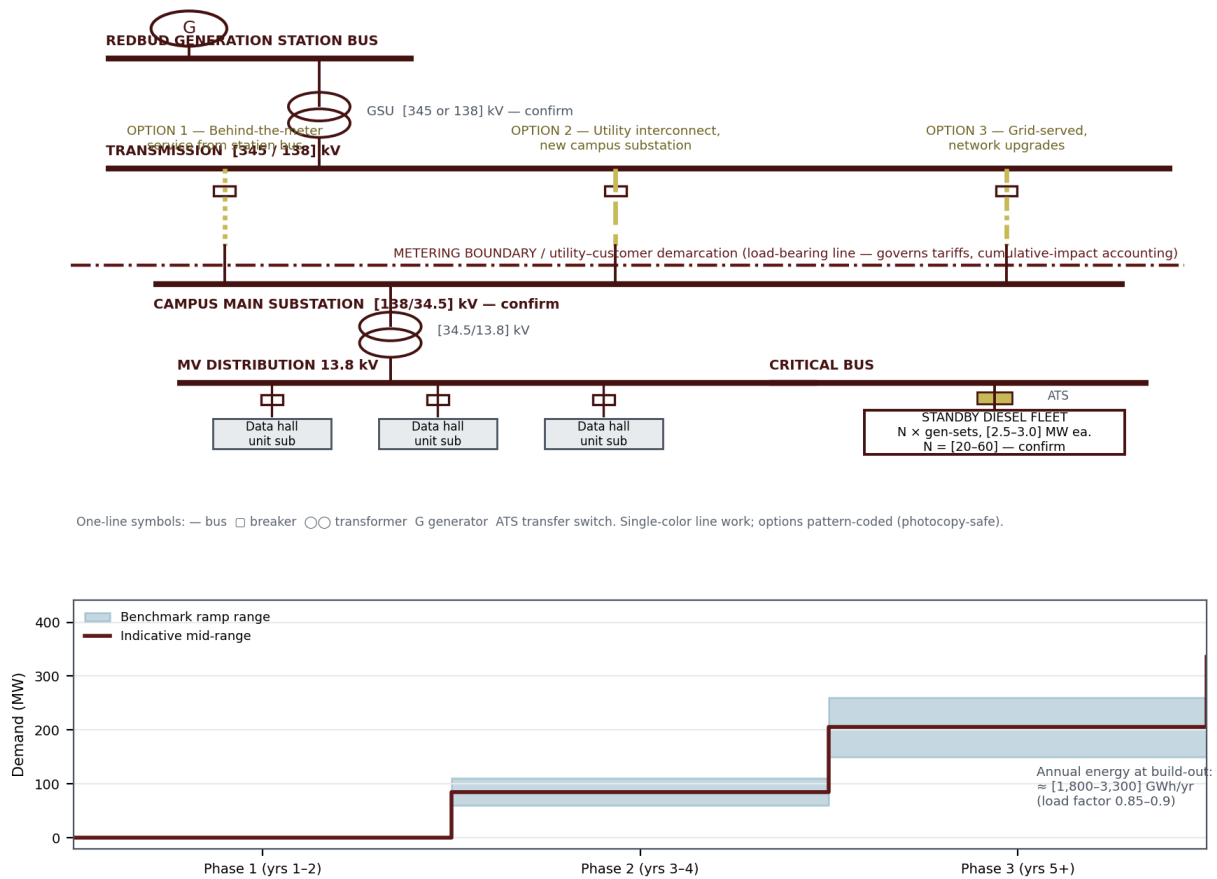
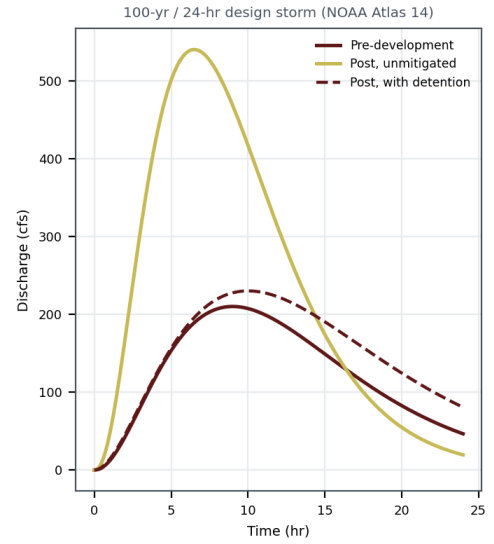
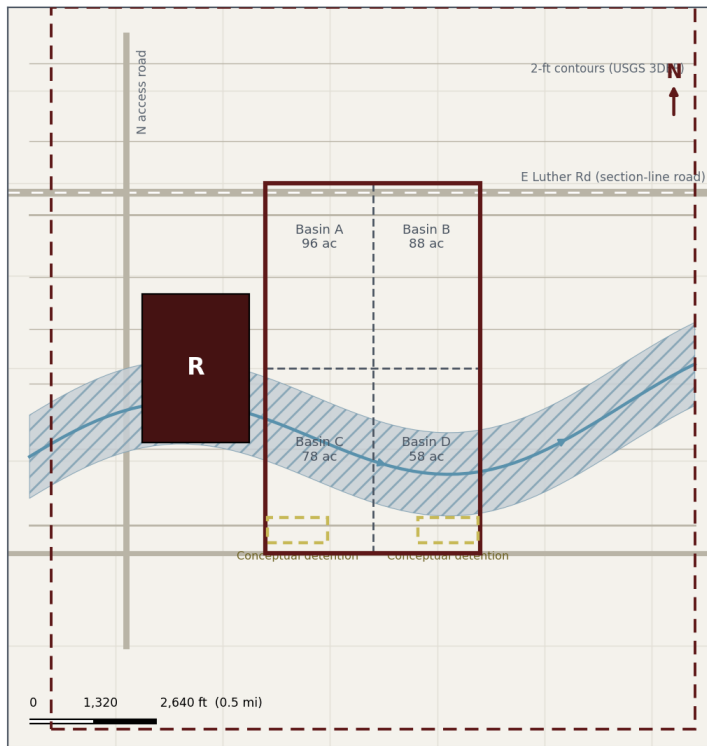


FIGURE 4 — ELECTRICAL ONE-LINE AND LOAD — REDBUD INTERCONNECTION

Schematic; pathway, loads, gen-set counts to be confirmed via Task A data request. Brackets = ranges. Units: kV, MW, GWh/yr.

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Design storms	2-, 10-, 100-yr / 24-hr
Rainfall source	NOAA Atlas 14 (OK)
CN pre → post	≈ 74 → ≈ 90 (bracketed)
Impervious fraction	[55-65]% of 320 ac
Peak Q pre / post	≈ 210 / ≈ 540 cfs (100-yr)
Concept detention	≈ [45-70] ac-ft total
Method	NRCS (SCS), concept level

FIGURE 5 — STORMWATER AND FLOODPLAIN — PRE/POST RUNOFF (CONCEPT)

Coordinate system: NAD83 Oklahoma State Plane North (EPSG:2267), US ft. Topo: USGS 3DEP. Soils: SSURGO. Flood: FEMA NFHL. Rain: NOAA Atlas 14 (OK). Flow: cfs, ac-ft. EA Proposal — August 2026

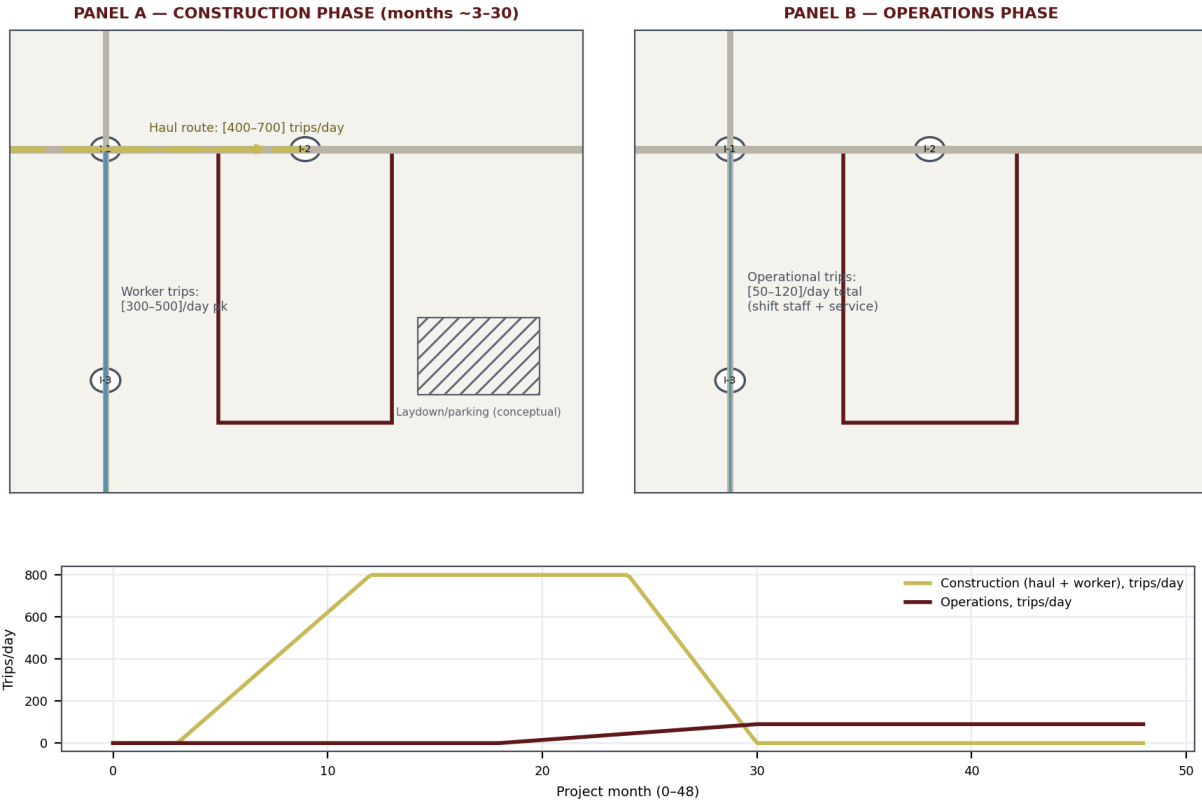


FIGURE 6 — CONSTRUCTION VS. OPERATIONS TRAFFIC EXHIBIT (CONCEPT)

Counts: ODOT AADT + Task C counts. Trip gen: ITE 11th ed. Ranges pending applicant data. Units: trips/day.

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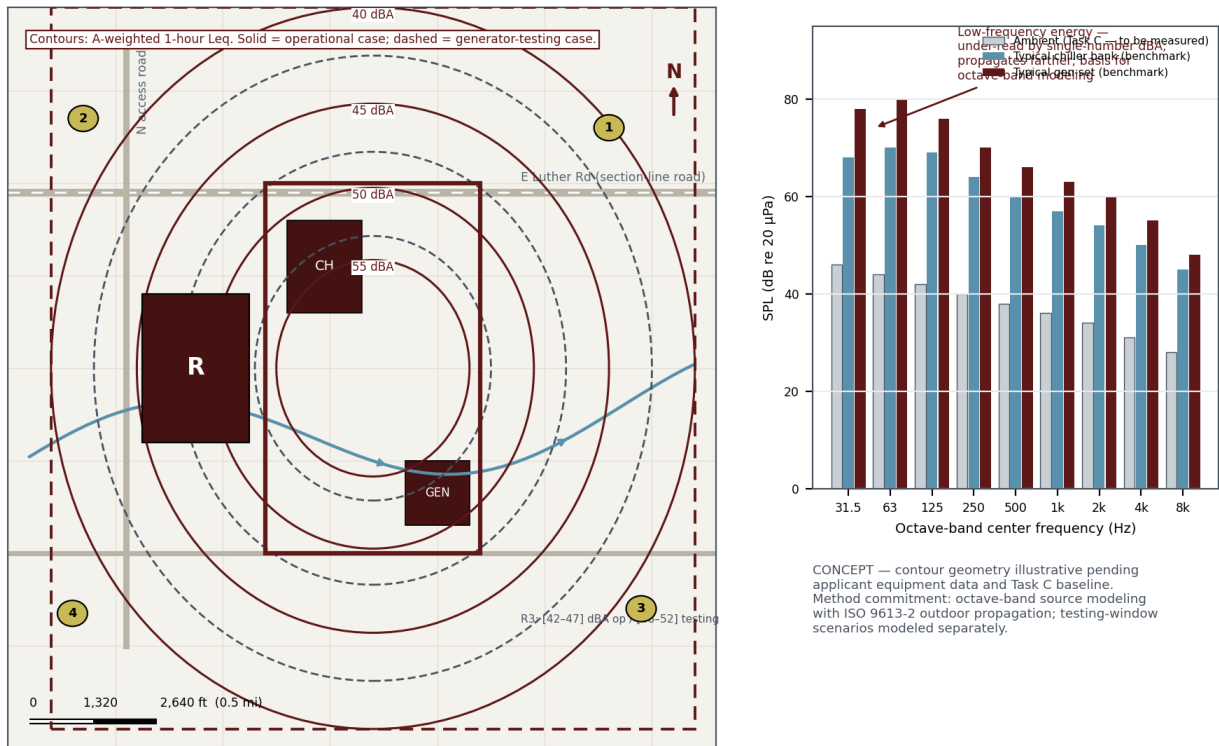


FIGURE 7 — NOISE CONTOUR CONCEPT WITH OCTAVE-BAND BASIS

Coordinate system: NAD83 Oklahoma State Plane North (EPSG:2267), US ft. Spectra: published literature. Propagation: ISO 9613-2. Ambient noise: 42-47 dBA (op), 44-52 dBA (testing)

#	Study	Lead role	Hrs	Method	Output / acceptance criterion
D1	Traffic impact	Sr. Traffic Engineer	90	ITE-based trip generation, construction and operational phases separately; intersection LOS; haul-route and access review	TIA appendix + Figure 6; every study intersection reported with existing / construction / operational LOS and mitigation trigger
D2	Water demand & supply	Water/WW Engineer	70	Demand modeled for four cooling scenarios; WUE benchmarking; source adequacy and drought-year test	Appendix + Figure 3; demand in annual and peak-day terms per scenario, against identified source capacity
D3	Wastewater & sewer capacity	Water/WW Engineer	40	Sanitary + blowdown characterization; treatment/discharge pathway analysis	Appendix identifies pathway and permit trigger for each waste stream
D4	Stormwater & erosion	Stormwater Engineer	70	Impervious accounting; pre/post NRCS modeling; detention concept sizing; OPDES path; floodplain check	Appendix + Figure 5; detention concept sized with stated design storm
D5	Noise	Noise & Air Specialist	80	Octave-band source modeling of chiller banks and generator fleet; ISO 9613-2 propagation; testing-window scenarios	Appendix + Figure 7; contours at receptors for operational and testing cases vs. baseline
D6	Air quality & generator emissions	Noise & Air Specialist	60	Fleet emissions inventory (readiness vs. emergency); DEQ threshold analysis; dispersion screening	Appendix; inventory by pollutant with permit pathway conclusion
D7	Lighting & visual	Environmental Scientist	40	Photometric screening; dark-sky compliance; viewshed from public	Appendix; compliance conclusion + visual simulations from ≥3 vantage

#	Study	Lead role	Hrs	Method	Output / acceptance criterion
				vantage points	points
D8	Hazmat & spill risk	Environmental Scientist	30	Diesel storage screening; SPCC applicability; treatment-chemical inventory	Appendix; screening conclusion with SPCC determination
D9	Biological screening	Biologist/ Cultural Lead	50	Habitat assessment; USFWS IPaC screening; waters/wetlands screening	Appendix; species and waters conclusions with survey-need determination
D10	Cultural & historic	Biologist/ Cultural Lead	50	SHPO records search; survey-need determination; tribal consultation scoping if nexus exists	Appendix; SHPO-ready documentation

Task E — Impact Assessment

Weeks 8–12 | 160 hrs | Lead: Lead Environmental Scientist

Method: direct, indirect, and cumulative analysis across construction, operation, maintenance, decommissioning for all eight RFP resource categories; cumulative case explicitly models the combined project + Redbud Generation Station condition.

Outputs: impact chapters; Impact Summary Tables (Deliverable 4) — one row per impact: phase, magnitude, duration, significance before mitigation, mitigation, significance after.

Acceptance: every impact conclusion traces to a method, data source, and assumption; Redbud cumulative case present for noise, air, water, traffic, viewshed.

	Water use (MG/yr)	Energy use (MW / GWh/yr)	Stormwater (peak Q, cfs)	Traffic (trips/day)	Noise (dBA @ nearest receptor)	Air quality (tons/yr, gens)	Utility burden (index) ¹
No-action	○	○	○	○	○	○	○
Alt. site layout	◐	◐	◐	◐	◐	◐	◐
Reduced footprint	○	○	○	○	◐	○	○
Alt. access config.	◐	◐	◐	○	◐	◐	◐
Alt. cooling approach	○	●	◐	◐	◐	◐	◐
Alt. utility / interconnect	◐	◐	◐	◐	◐	◐	○
Alt. phasing	◐	○	◐	◐	◐	◐	○

Encoding (dual-channel, photocopy-safe): ○ better than proposed action ◐ comparable ● worse. Screening-level professional judgment; each cell is
¹Utility burden index: composite of new infrastructure required, capacity consumed, and coordination complexity; definition carried in the Alternatives Analysis

FIGURE 8 — ALTERNATIVES MATRIX — 7 ALTERNATIVES × 7 RFP METRICS

Rows per RFP §3.F; columns per RFP §3.F comparison metrics. Values: Task D studies populate final cells; ranges per Figures 3, 5, 6.

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Task F — Alternatives

Weeks 8–12 | 120 hrs | Lead: Lead Environmental Scientist

Method: seven alternatives (no-action; alternative layout; reduced footprint; alternative access; alternative cooling; alternative utility/interconnection approach; alternative phasing) carried at equal depth across the seven RFP metrics (water use, energy use, stormwater, traffic, noise, air quality, utility burden).

Outputs: Alternatives Analysis (Deliverable 5) + comparison matrix (Figure 8).

Acceptance: all 49 cells populated with quantified or clearly reasoned entries; no alternative dismissed without stated basis.

	Design	Operation	Permit condition	Responsible party	Verification method
Landscape buffers & setbacks	■	□	■	Applicant / EOR	Site-plan review sign-off
Noise attenuation & equipment screening	■	□	■	Applicant / EOR	Post-construction sound verification
Generator testing windows		■	■	Operator	Testing log; annual report to Town
Stormwater BMPs (constr. + post-constr.)	■	■	■	Applicant / Operator	OPDES SWPPP inspections; as-builts
Water conservation measures	■	■	□	Operator	Annual WUE report to Town
Traffic mgmt & construction sequencing	□	■	■	Contractor	Approved MOT plan; haul-route audits
Dark-sky compliant lighting	■	□	■	Applicant / EOR	Photometric plan approval; field check
Utility coordination commitments	□	■	■	Applicant + utility	Executed agreements filed with Town
Emergency response planning		■	■	Operator + Town ES	Plan on file; annual joint exercise

■ primary delivery mechanism □ supporting mechanism (shape-coded photocopy safe). Rows are the nine RFP §3.6 measure families; drafted as model conditions the Board can adopt verbatim.

FIGURE 9 — MITIGATION RESPONSIBILITY MATRIX — DESIGN / OPERATION / PERMIT CONDITION

Mechanism assignments and verification logic: professional judgment, fully populated at proposal stage; refined with Task E findings. WKU Consultancy — Town of Luther EA Proposal — August 2026

Task G — Mitigation and Conditions

Weeks 10–13 | 64 hrs | Lead: Project Manager

Outputs: Mitigation Matrix (Deliverable 6): buffers/setbacks; noise attenuation and screening; generator testing windows; stormwater BMPs; water conservation; traffic management and construction sequencing; dark-sky lighting; utility coordination commitments; emergency response planning — each assigned Design / Operation / Permit Condition with responsible party, timing, verification method, drafted as model conditions the Board can adopt verbatim.

Acceptance: every significant impact in the Task E tables has at least one corresponding matrix row; every row is actionable as written.

Task H — EA Production

Weeks 6–16 | 108 hrs | Lead: Project Manager

Outputs: Draft EA (Deliverable 2) Week 12; Final EA (Deliverable 8) by November 30 incorporating Town and public comments; one electronic and one print-ready copy (Deliverable 10).

Acceptance: plain-language standard verified at internal Gate 2 — a non-specialist reader can follow every chapter; technical rigor lives in the appendices and tables.

Task H1 — Public Engagement Support

Weeks 6–16 | 64 hrs | Lead: Principal-in-Charge with Project Manager

Specified artifacts: (1) Plain-language Executive Summary — 8 pages maximum, no jargon, every number in household terms, designed for handout at hearings. (2) Public graphic set — the key figures redrawn for presentation: one message per graphic, legible from the back of a meeting room, grayscale-safe for photocopied packets. (3) Hearing presentation deck (Deliverable 9) — 20 slides maximum, mirroring the EA chapter order. (4) Public Comment Response Log (Deliverable 7) — every comment logged verbatim with source, date, topic code, and a written response, maintained live from the first public touchpoint.

Meeting-support workflow: materials to Town staff five business days before each meeting; WKU presents the technical content and takes technical questions; commitments made at the meeting are logged and tracked to the Final EA. Base fee includes two meetings/hearings; additional at the published rate (\$8.5) — the Town controls the count.

Quality gates: Gate 1 (Week 6, baseline) → Gate 2 (Week 11, draft EA) → final production review before every external release. Nothing leaves the team with placeholders or markup.

5. Project Team and Resumes

Exhibit 5-A — Project Organization Chart: single-firm WKU chart, Town of Luther at top, Percy Bean III as Principal-in-Charge and signatory, Project Manager, eight discipline leads.

What this means for Luther: one firm, one signature, one accountable manager — with a named specialist behind every technical study. Each named individual also appears as the lead role in the Section 4 task tables, so the evaluator sees the same person accountable in the plan, the schedule, and the resume.

Role	Responsibility	Named individual
Principal-in-Charge (signatory)	Contract accountability, quality gates, Board presentations	Percy Bean III
Project Manager	Day-to-day delivery, Town point of contact, schedule control	Carlos Gonzalez Rodriguez, PMP (25+ yrs; BS Mechanical Engineering & BS Mathematics, Univ. of Puerto Rico)
Lead Environmental Scientist / EA Author	EA document, impact assessment, alternatives, biological screening support	Angelica S. Colon (8+ yrs; BS Environmental Science, UPR-Rio Piedras; NEPA reviews, environmental permitting, and habitat suitability studies for the Puerto Rico Conservation Trust and PR-DNER; OSHA EHS certified)
Senior Traffic Engineer	Traffic impact analysis, access review	Senior traffic engineer drawn from WKU's dedicated engineering bench; named to the Town at kickoff
Water/Wastewater Engineer	Water demand/supply, sewer capacity	Water/wastewater engineer drawn from WKU's engineering bench; named to the Town at kickoff
Stormwater Engineer	Drainage, detention, OPDES, floodplain	Edgardo Robles Davila, REM (Registered Environmental Manager, NREP #11736; BS Civil Engineering; 33 yrs civil/environmental — authored EAs and SWPPPs, USACE joint permits, and supported the EIS for a 413 MW power plant)
Noise & Air Specialist	Noise modeling, emissions inventory, DEQ air screening	Noise and air specialist drawn from WKU's engineering bench (electrical and environmental specialists); named at kickoff
Biologist / Cultural Resources Lead	Biological screening, SHPO coordination	Angelica S. Colon (habitat suitability and NEPA documentation experience), with SHPO records-search support; intensive cultural survey, if required, is a separately priced option
GIS / Graphics Lead	All figures per design-engineer checklist	Patricia Cruz Muniz (MS Planning, UPR; GIS analyst and licensed drone operator; municipal cartography at Caguas Planning

Role	Responsibility	Named individual
		Office; USFS raster-to-vector digitization)
Utility Coordination & Commercial Advisor	Utility coordination commitments (\$3.G), interconnection commercial context, applicant-utility data requests	Benjamin Rosa Schellhorn (former VP, Procurement & Contracts, LUMA Energy — Puerto Rico's \$1B+ grid transformation; M.S. Global Supply Chain, Universitat de Barcelona)

All team members serve as WKU Consultancy project team members under WKU direction and quality assurance. Each resume states the individual's experience accurately, including projects performed before joining the WKU bench.

Appendix A — Resumes: one page each, uniform template — name, project role, education, confirmed licenses, three to five relevant projects each with role, scale metric, and outcome.

6. Relevant Project References

The Project Evidence Table (§2.1) is this section's front door; this section carries the full one-third-page write-up for each of the five confirmed references — project narrative, the team member's actual role, quantified scale, outcome, and contact. Target mix: at least two utility-intensive or data-center-class; at least two municipal EA-through-hearing; at least one Oklahoma or comparable state engagement.

7. Schedule

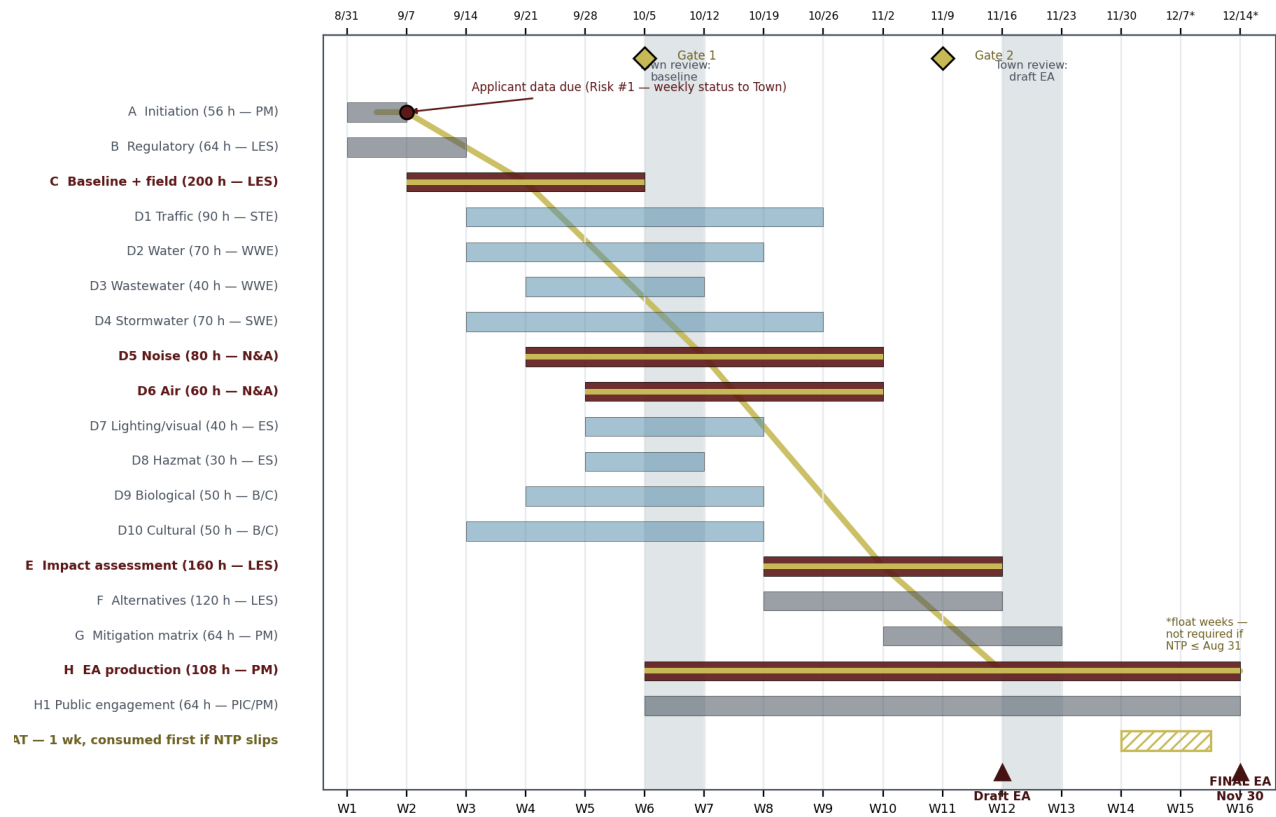


FIGURE 10 — RESOURCE-LOADED SCHEDULE WITH CRITICAL PATH

NTP ≤ Aug 31, 2026. Critical path in gold: A → applicant data receipt → C → D5/D6 → E → Draft EA W12 → review → Final Nov 30. Weeks; hours per week. WKU Consultancy — Town of Luther EA Proposal — August 2026

Assumed notice to proceed: no later than Monday, August 31, 2026. Thirteen working weeks to November 30, plus one full week of float, located explicitly between Draft EA delivery and Final EA production (Weeks 14–15). If NTP slips, float is consumed first; only after that do Town review windows compress, by written agreement.

7.1 Critical path

Task A (kickoff) → applicant data receipt (Week 2) → Task C (baseline, gated on field data) → D5/D6 noise-air track (longest study, gated on generator specifications) → Task E (impact assessment) → Draft EA (Week 12) → Town review → Final EA (November 30). The D5/D6 track drives the schedule because it depends on applicant generator and cooling specifications and on completed field monitoring. Tracks D1–D4 and D7–D10 run parallel with slack; they cannot delay completion unless applicant data slips more than two weeks (Risk #1, managed under Task A with weekly status to the Town).

7.2 Week-by-week

Week (w/o)	Activity	Gate / dependency
1 (Aug 31)	Kickoff; work plan; information request issued	—
2 (Sep 7)	Regulatory memo; federal-nexus determination; applicant data due	Critical dependency; Risk #1 tracking begins
3–6 (Sep 14–Oct 5)	Field reconnaissance, noise/lighting monitoring, traffic counts; Existing Conditions Report	Gate 1: internal review, Week 6

Week (w/o)	Activity	Gate / dependency
3–10 (Sep 14–Nov 2)	Ten technical-study tracks in parallel; D5/D6 on critical path	—
8–12 (Oct 19–Nov 16)	Impact assessment; alternatives; impact summary tables	—
10–11 (Nov 2–9)	Mitigation matrix; draft EA assembly	Gate 2: internal review, Week 11
12 (Nov 16)	Draft EA + appendices to Town	—
12–13	Town review; public meeting support; comment response log	Town turnaround: consolidated comments within 5 business days
14–15	Final revisions; production; float week held here	—
Nov 30, 2026	Final EA — electronic + print-ready — with hearing deck	—

7.3 What we ask of the Town

- Single consolidated comment set on the Existing Conditions Report within 5 business days of receipt.
- Single consolidated comment set on the Draft EA within 5 business days (Weeks 12–13).
- Meeting dates fixed at kickoff so hearing materials land inside the production calendar.

These are the only three Town-side commitments the schedule depends on; everything else is on us.

8. Fee Proposal

What this means for Luther: a fixed ceiling the Board can approve once and never revisit; payment only as deliverables land; every hour auditable; extras priced in advance so the Town — not the consultant — controls every dollar above the base.

8.1 Fee summary

	Amount
Base scope labor (1,482 hours, detailed in §8.2)	\$232,600
Direct expenses, at cost, no markup (§8.3)	\$7,400
Fixed not-to-exceed — base scope	\$238,000

8.2 Labor by task — hours, fee, and cost per deliverable

Task	Scope	Hours	Labor fee	RFP deliverable	Value line
A	Initiation, work plan, information request	56	\$8,900	Deliverable 1 — Work Plan	Scope locked; applicant data demanded in week 1
PM/QA	Continuous management; weekly Town status; two internal quality gates	66	\$12,600	Quality of everything below	Internal QA reviews performed at no separate charge; the two gate reviews shown are the only QA hours billed
B	Regulatory framework, federal-nexus determination	64	\$10,200	Regulatory chapter	Every permit trigger identified by Week 3
C	Existing-conditions baseline + field program	200	\$29,000	Baseline report + Figure 2	Nighttime noise, lighting, traffic counts — the record a hearing can't impeach
D1	Traffic impact (two-phase)	90	\$14,200	Appendix 1	Construction and operations analyzed separately
D2	Water demand & supply (four cooling scenarios)	70	\$11,500	Appendix 2	Demand in gallons, per scenario, vs. Luther's supply
D3	Wastewater & sewer capacity	40	\$6,800	Appendix 3	Every waste stream has a named pathway
D4	Stormwater & erosion (pre/post modeling)	70	\$10,900	Appendix 4	Detention sized at concept before design starts
D5	Noise (octave-band, two cases)	80	\$12,700	Appendix 5	The low-frequency analysis generic studies miss
D6	Air quality & generator emissions	60	\$9,900	Appendix 6	DEQ permit pathway settled before application
D7	Lighting & visual	40	\$5,900	Appendix 7	Dark-sky compliance + three vantage simulations
D8	Hazmat & spill risk screening	30	\$4,300	Appendix 8	SPCC determination in writing
D9	Biological screening	50	\$7,400	Appendix 9	Species/waters conclusions; survey need settled
D10	Cultural & historic review	50	\$7,400	Appendix 10	SHPO-ready documentation
E	Impact assessment incl. Redbud cumulative case	160	\$24,600	Deliverable 4 — Impact Summary Tables	The combined-facility analysis the public will ask for

Task	Scope	Hours	Labor fee	RFP deliverable	Value line
F	Alternatives (7 × 7, all cells)	120	\$18,200	Deliverable 5 — Alternatives Analysis	No alternative dismissed without a stated basis
G	Mitigation matrix & model conditions	64	\$10,300	Deliverable 6 — Mitigation Matrix	Conditions the Board can adopt verbatim
H	Draft EA, final EA, production	108	\$15,700	Deliverables 2, 8, 10	Plain language enforced by named review gates
H1	Public engagement: two meetings, exec summary, deck, comment log	64	\$12,100	Deliverables 7, 9	Every public comment logged and answered in writing
Total		1,482	\$232,600	All 10 RFP deliverables	

8.3 Direct expenses — at cost, no markup

Item	Amount
Travel and per diem (field program + two public meetings)	\$2,600
Traffic count and noise monitoring equipment	\$2,900
Agency records, data purchases, SHPO search fees	\$1,100
Printing — one print-ready final set + hearing handouts	\$800
Expenses subtotal	\$7,400

8.4 Hourly rates (for add-on work; base scope is fixed-fee)

Principal-in-Charge \$245 • Project Manager \$195 • Senior Traffic Engineer \$185 • Water/Wastewater Engineer \$180 • Senior Environmental Scientist \$175 • Noise & Air Specialist \$170 • Stormwater Engineer \$170 • Environmental Scientist \$130 • GIS/Graphics \$115 • Project Coordinator \$85.

8.5 Separately priced options — each tied to the decision point that triggers it

Option	Triggered at	Price
Additional public meeting or hearing (prep, attendance, travel, materials update)	Any time, at the Town's sole request	\$3,800 each, fixed
NEPA documentation upgrade	Week 2 federal-nexus determination	Fixed-fee scoped within 10 days of determination
Intensive cultural resources field survey	SHPO determination (Task D10)	Fixed-fee scoped at determination
Groundwater investigation / well testing	Task D2 source-adequacy finding	Scoped separately
Additional traffic study intersection	Task D1 scoping with Town	\$4,200 each, fixed
Additional visual simulation vantage point	Town request	\$1,900 each, fixed

8.6 Payment schedule — tied to deliverables, not the calendar

Milestone (deliverable accepted)	Payment	Cumulative
Work Plan (Deliverable 1)	10% — \$23,800	10%
Existing Conditions Report	15% — \$35,700	25%

Milestone (deliverable accepted)	Payment	Cumulative
Technical appendices complete (Deliverable 3, all ten)	30% — \$71,400	55%
Draft EA + impact tables + alternatives + mitigation matrix (Deliverables 2, 4, 5, 6)	25% — \$59,500	80%
Public engagement package + comment response log (Deliverables 7, 9)	10% — \$23,800	90%
Final EA, electronic + print (Deliverables 8, 10)	10% — \$23,800	100%

The Town holds 10% until the final EA is in hand. No mobilization payment. No payment for time — payment for product.

8.7 Commercial terms — how the Town stays in control

- **Fixed-price certainty.** \$238,000 is a ceiling, not an estimate. It does not change with our hours; overruns are our risk, not the Town's.
- **Capped meetings, published add-on rate.** Two meetings/hearings in the base; every additional one is \$3,800 fixed, ordered only by the Town.
- **Quality assurance at no separate charge.** Our internal review gates are how we work, not a line the Town funds; the only management hours billed are the transparent PM/QA line in §8.2.
- **No markup on anything passed through.** Expenses at documented cost.
- **Change orders — exactly three triggers, agreed in advance:** (a) the applicant materially changes the project after studies are underway, requiring re-analysis; (b) the Week 2 federal-nexus determination confirms NEPA applies (pre-scoped option, §8.5); (c) the Town requests scope beyond RFP Section 3 in writing. Nothing else changes the price. Every change order is a written proposal with hours and a fixed amount before work proceeds — never after.
- **Schedule protection.** If applicant data slips, the Town hears about it from us first, in the weekly written status, while there is still time to act.

8.8 Cost recovery — a note for the Board's consideration

Municipalities evaluating large private development commonly recover third-party review costs from the applicant through a reimbursement or development agreement, an escrow funded at application, or a condition of approval. If the Town elects that route, this fee's structure supports it directly: fixed ceiling, deliverable-based invoicing, and task-level transparency give the Town a clean, auditable pass-through file. Whether and how to implement cost recovery is a decision for the Town and its counsel — we flag it because it changes the practical answer to what this costs the Town: potentially, nothing.

8.9 Price position, validity, and invoicing

Where this fee sits. Priced à la carte, the ten Task D studies alone commonly run \$180,000–\$300,000 from national firms; integrated municipal EAs of this scope typically run \$175,000–\$350,000; a full NEPA EA runs \$250,000–\$500,000+. At \$238,000 fixed, this proposal buys the integrated document, all ten studies, the public-engagement program, and the hearing record — priced at the credible middle, not the bottom, because under-priced review work gets thin exactly where this project cannot afford thin: water, power, and noise.

- **Validity:** this proposal, its team, and its pricing remain open for acceptance for 120 days from the submission deadline.
- **Invoicing:** monthly, against the deliverable-based schedule in §8.6; terms net 30. No mobilization payment, no retainer.
- **Meeting cap:** the base fee includes the §4/Task H1 meeting program; additional meetings are \$3,800 each, all-inclusive, only when the Town orders them in writing.
- **Rate protection:** hourly rates in §8.4 are firm through project completion; options exercised after March 31, 2027 are subject to a single 3% adjustment.

9. List of Assumptions and Exclusions

Assumptions

- 1. Notice to proceed no later than August 31, 2026.
- 2. The applicant provides site plan, utility load estimates, cooling concept, generator counts, phasing, and construction workforce data within two weeks of the information request; delays extend the schedule day-for-day (managed as Risk #1, Task A).
- 3. The Town provides available GIS data, utility records, and prior studies at kickoff, and consolidates review comments into a single set within each review window stated in §7.3.
- 4. Base fee includes two (2) public meetings/hearings; additional at the fixed rate in §8.5.
- 5. Noise and traffic field data collected once; re-collection due to applicant design changes is additional service.
- 6. The environmental assessment is a municipal decision-support document under Oklahoma practice; it is not a NEPA document unless a federal nexus is confirmed (Exclusion 1; option §8.5).
- 7. All deliverables in English; electronic delivery by PDF; one print-ready final copy.
- 8. Site access granted for reconnaissance and monitoring.
- 9. Change orders arise only from the three triggers in §8.7; each is proposed in writing and approved by the Town before work proceeds.
- 10. Payment per the deliverable-based schedule in §8.6; no mobilization payment.

Exclusions (available as additional services)

- 1. NEPA EA/EIS documentation, Section 404 permitting, formal Section 106 or Section 7 consultation deliverables.
- 2. Intensive (Phase I/II) cultural resources field survey and archaeological testing.
- 3. Geotechnical investigation, Phase I/II ESA, wetland delineation and jurisdictional determination.
- 4. Engineering design of mitigation (the assessment recommends; it does not design).
- 5. Permit application preparation and fees on the applicant's behalf.
- 6. Litigation support and expert testimony.
- 7. Third-party review of applicant proprietary models beyond reasonableness checks.

10. Compliance Matrix

Every RFP requirement mapped to where it is answered. Page numbers to be inserted at final layout.

RFP requirement	Where answered
§3.A Project initiation	Task A, §4
§3.B Regulatory framework	Task B, §4; §3.3
§3.C Existing conditions (all 8 topics)	Task C, §4; Figure 2
§3.D Technical studies (all 10)	Task D, §4; Figures 3–7
§3.E Impact assessment (phases; direct/indirect/cumulative; 8 categories)	Task E, §4
§3.F Alternatives (incl. no-action; 7 metrics)	Task F, §4; Figure 8
§3.G Mitigation and conditions (design/operation/permit sorting)	Task G, §4; Figure 9
§3.H Public engagement support	Task H1, §4
§4 Deliverable 1 — Project work plan	Task A
§4 Deliverable 2 — Draft EA	Task H, Week 12
§4 Deliverable 3 — Technical appendices	Task D
§4 Deliverable 4 — Impact summary tables	Task E
§4 Deliverable 5 — Alternatives analysis	Task F
§4 Deliverable 6 — Mitigation matrix	Task G
§4 Deliverable 7 — Public comment response log	Task H1
§4 Deliverable 8 — Final EA	Task H, Nov 30
§4 Deliverable 9 — Hearing presentation materials	Task H1
§4 Deliverable 10 — One electronic + one printable final copy	Task H
§5 Consultant qualifications	§2, §5, §6
§6 Required contents (all 9 items)	§§1–9, in RFP order
§7 Submission (PDF, email, deadline)	Cover letter; production checklist
§8 Evaluation criteria (all seven)	Evaluator crosswalk, page 2

Appendix A — Project Team Resumes

One page per team member, uniform template: name, role on this project, education, licenses and certifications, three to five relevant projects each with role, scale metric, and outcome.

Percy Bean III

Principal-in-Charge — WKU Consultancy (signatory; single point of accountability)

Founding Partner of WKU Consultancy (est. 2022), a Michigan-based consultancy delivering advisory services, managed solutions, and staffing support to local, state, and federal agencies. Directs proposal-to-delivery quality for WKU's municipal engagements, including the firm's internal gate-review methodology used on this project (independent internal reviews at Weeks 6 and 11).

Education: Founding Partner, WKU Consultancy — Benton Harbor, Michigan.

Licenses / Certifications: Firm registrations carried at the entity level (Michigan Corporate ID 802893687; EIN 88-3479868).

Selected relevant experience

- Principal-in-Charge, Disaster Recovery Technical Assistance & Federal Program Management — Municipality of Carolina, PR (2025–2026): multi-project FEMA PA / HMGP / CDBG-DR portfolio oversight as prime.
- Principal, municipal GIS modernization proposal work for Michigan townships (2026), including parcel-fabric migration scoping for ~18,000 parcels.
- Principal, environmental engineering and testing services qualifications submissions for county government clients (2026).
- Board-facing presenter for public-meeting support and fee/scope accountability on municipal engagements.

Carlos González Rodríguez, PMP**Project Manager — day-to-day delivery, Town point of contact, schedule and budget control**

Project management professional with 25+ years across risk management, financial modeling, and public-sector modernization. Leads schedule control, weekly Town status reporting, and the two internal quality gates on this engagement. Certified PMP with United Nations-aligned credentials in sustainable development and climate change.

Education: B.S. Mechanical Engineering and B.S. Mathematics, University of Puerto Rico.

Licenses / Certifications: Project Management Professional (PMP); Age of Sustainable Development and Climate Change Science & Negotiations (SDSN).

Selected relevant experience

- Led actuarial and operational risk programs for the State Insurance Fund Corporation and the Automobile Accident Compensation Administration — reserve strategy and claims-management outcomes adopted agency-wide.
- Prepared financial justifications presented to the Fiscal Oversight Board and legislative stakeholders to inform public policy.
- Advised on regulatory-impact studies and continuity planning through hurricane recovery and insolvency proceedings — delivery under compressed, high-scrutiny timelines.
- Executive oversight of municipal GIS modernization scoping for an 18,000-parcel Michigan township migration (2026).

Angelica S. Colón

Lead Environmental Scientist / EA Author — impact assessment, alternatives, biological screening

Environmental scientist with 8+ years delivering spatial analysis and regulatory compliance across Puerto Rico and federal programs. Authors the EA, leads the existing-conditions baseline and impact assessment, and anchors biological screening with habitat-suitability experience under federal Cooperative Forestry grants.

Education: B.S. Environmental Science, University of Puerto Rico – Río Piedras.

Licenses / Certifications: OSHA Environmental Health & Safety; Radiodetection Precision Locator & Ground Penetrating Radar; NEPA Documentation and Environmental Permitting training; advanced ArcGIS Pro/QGIS and Python for geospatial automation.

Selected relevant experience

- Executed NEPA reviews, environmental permitting, and habitat suitability studies for the Puerto Rico Conservation Trust and PR-DNER supporting forest-legacy land acquisitions — deliverables met USDA-FS and state standards.
- Led HUD Community Energy and Water Resilience mapping (at Tidal Basin): interactive analyses that guided \$12M in infrastructure upgrades.
- Developed Python-driven imagery workflows that accelerated processing by 40% for emergency planning.
- Trained 50+ agency staff in GIS and environmental reporting best practices.

Edgardo Robles Dávila, REM**Senior Civil/Environmental Engineer — stormwater, erosion control, and environmental permitting**

Civil and environmental engineer with 33 years preparing environmental assessments, complex permitting plans, and civil designs for industrial, government, and commercial facilities. Brings direct utility-scale review experience and the OPDES/SWPPP depth this project's stormwater and permitting tracks require.

Education: B.S. Civil Engineering, Polytechnic University of Puerto Rico (1992).

Licenses / Certifications: Registered Environmental Manager (REM #11736), National Registry of Environmental Professionals; OSHA 40-hr Health & Safety.

Selected relevant experience

- Assisted preparation of the Environmental Impact Statement for the 413 MW AES power plant (Guayama) — zero-discharge design; coordinated archaeologists, biologists, ecologists, noise engineers, and hydrologists.
- Authored Environmental Assessments for industrial and institutional projects (Pioneer Hi-Bred laboratory complex; UPR-Mayagüez student housing; Gulbrandsen warehouse; highway improvement EAs for PRHTA).
- Prepared Categorical Exclusions, USFWS consultations, and USACE Joint Permit applications for multiple bridge replacement projects.
- Prepared SWPPPs for new industrial complexes (Sartorius – Yauco; Serono Biotech – Guayama) and led facility-wide regulatory compliance audits.
- Civil design and permitting for a new generator building, switchgear substation, and cooling-tower expansion at GlaxoSmithKline – Cidra.

Patricia Cruz Muñiz**GIS / Graphics Lead — all mapping and figures to the design-engineer checklist**

GIS analyst specializing in municipal planning, cartography, and complex data digitization; licensed drone operator supporting site reconnaissance imagery. Produces every map and exhibit in this proposal's figure program to the stated datum, scale, and legibility standards.

Education: M.S. Planning and B.A. Geography, University of Puerto Rico – Río Piedras.

Licenses / Certifications: Licensed drone operator; advanced GIS (raster), cartography, and remote sensing training.

Selected relevant experience

- GIS database assessment and municipal cartography update, Planning Office, Autonomous Municipality of Caguas (2024–present) — enterprise geodatabase management and urban/rural physical addressing.
- U.S. Forest Service: raster-to-vector digitization and topology rule enforcement for federal forestry datasets.
- Census Bureau coordination keeping municipal geographic layers current and audit-ready.
- Proficient in ArcGIS Pro, Field Maps, and Drone2Map; 3D map creation and remote sensing.

Benjamin Rosa Schellhorn

Utility Coordination & Commercial Advisor — §3.G utility commitments and interconnection commercial context

Supply chain and operations executive with 30+ years, including building the procurement and contracts function for Puerto Rico's \$1B+ electric grid transformation. Advises the Town-facing utility coordination track: applicant-utility data requests, agreement structures, and the commercial mechanics behind interconnection options in Figure 4.

Education: M.S., Global Supply Chain Management & Logistics, Universitat de Barcelona (2021); B.S., Business Administration, University of Puerto Rico – Mayagüez.

Licenses / Certifications: Six Sigma Green Belt & Black Belt; Lean Manufacturing; adjunct professor, UPR-Mayagüez (Operations and Supply Chain).

Selected relevant experience

- Vice President, Procurement & Contracts, LUMA Energy (2021–2022): built the function from inception during the \$1B+ energy-system transformation; designed the Organizational Conflict of Interest program.
- Director, Contracts Review, Financial Oversight & Management Board for Puerto Rico: government-wide office overseeing \$8B+ in agency spending; procurement policy and emergency regulations.
- Senior Director, Global Procurement, Johnson & Johnson: \$6B+ global indirect spend; energy management and ERP standardization programs; SOX compliance lead.
- Advises hospital systems and manufacturers on procure-to-pay transformation and regulatory compliance.