

May 5, 2010

Hogan-Pancost Property, Boulder Colorado Environmental and Engineering Assessment and Feasibility Study Development and Consultant Team

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Land Use Planning and Research

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Vincent Porreca
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Associated Flood/Stormwater
The Sanitas Group
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Associated Civil Engineers:

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Ann Bowers, P.E., PTOE
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Land Planners & Architects:

DTJ DESIGN, Inc.
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Wetlands Consultants:

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David Johnson
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Hydrology Consultants:

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Soils Consultant:

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BCC, LLC - Del Mar Interests, LLC, Michael Boyers – Managing Partner

Mr. Boyers has been in the real estate development and investment business for most of the past 30+ years, most recently since 1994 in Boulder, Colorado. He began his real estate career buying and refurbishing apartment buildings, owning them in partnership with several past IBM colleagues. He later joined a Midwest development company who specialized in developing Class A apartment projects throughout the Midwest and Central US. During a 6 year span, Boyers headed up a development team, who acquired raw land, often re-zoning the land, and oversaw the design and construction of 4,000+ apartment units in 7 states, which were owned and managed by the company.

Graduated from Miami University with a degree in Mathematics, Mr. Boyers began his career with the IBM Company as a sales representative selling large computer systems to Banks and Stock Brokerage Houses, spending 6 years with the company. Mr. Boyers grew up in Cincinnati, Ohio, attended Walnut Hills High School, played football there and became an Eagle Scout during that time. He also received a Congressional appointment to the Naval Academy, which he was not able to take advantage of.

Following the apartment development business, Boyers bought several Records Management Companies, partnering with a Denver group of owners, eventually acquiring 10 such businesses over a 3 year period, converting all of them to fully computerized and bar coded systems. That group of companies was sold in 1996 to Iron Mountain, the largest Records Management Company in the US.

Boyers then went back full time to the real estate development business, developing 24 residential projects in Boulder, as well as acquiring a large tract of land in Boulder in partnership with 3 local and long time real estate developers, to be developed into 125 single family residences and Senior Congregate Care units. That project is under way at present and will be fully entitled in 2011. Boyers also acquired several properties in 2006 on “University Hill” in Boulder, to be developed into new mixed use projects, two of which are under construction as of April, 2010, with a third scheduled to start construction in October, 2010.

The Sanitas Group, LLC.

Ms. Leslie Ewy, P.E. and Mr. Curtis Stevens, P.E. established **The Sanitas Group, LLC** in 2010 with the core belief that a small firm of personable people with strong technical skills and diverse engineering backgrounds will provide the best level of service for our clients.

We offer professional engineering expertise in water resources, transportation and civil engineering. **We are strong proponents of the collaborative approach for providing integrated design strategies and low impact development solutions.**

While **The Sanitas Group** is a new firm, our Principals provide over 25 years of engineering experience both locally and around the country. Since 2001, our team has worked together on several projects throughout Colorado. **Our engineers have experience leading large, multi-disciplinary projects.** Our design professionals include Professional Engineers [PE], a LEED Accredited Professional [LEED AP] and a Certified Floodplain Manager [CFM].

We are enthusiastic about engineering and love what we do. We bring you energy, creativity and a desire to build a strong reputation. We are invested in the local community and strive to make it better.

Water Resources Engineering

Floodplain | Wetland | Water Distribution | Wastewater Collection | Drainage | Irrigation

Transportation Engineering

Roadway Design | Multimodal

Civil and Land Development Engineering

Site Development | Site Design | Permitting | Sustainable Design

Leslie R. Ewy, P.E.

Qualifications Summary

Leslie R. Ewy, P.E. has over fifteen years of water resources, transportation, civil and land development engineering experience. **She is an accomplished** engineering manager and has served as lead engineer for **several complex multi-disciplinary projects.** Ms. Ewy specialties are **integrated design practices, low impact design, stormwater management and flood management.**

Ms. Ewy's project experience includes public infrastructure, urban redevelopment, high-density residential, mixed-use development, single-family residential, commercial, retail, municipal complexes and light-industrial facilities.

Registration/Certifications:

Professional Engineer – Colorado
LEED AP (BD & C)

Education:

B.S. Civil Engineering

Professional Memberships:

Urban Land Institute (ULI)
US Green Building Council Colorado (USGBC)
Women's Transportation Seminar (WTS)
Conference of Minority Transportation Officials (COMTO)

The Sanitas Group, LLC. - Engineering Services

Water Resources Engineering

Floodplain

Modeling | Mitigation Analysis | FEMA NFIP Map Changes | Floodplain Development Permits

Wetland

Delineation | Mapping | Mitigation Design | Monitoring Reports | Wetland Permits

Water Distribution

Network Modeling | Transmission and Distribution System Design | Pump Stations | Piping Design and Rehabilitation | Intake Structures | Water Treatment and Storage | Water Features

Wastewater Collection

System Modeling | Capacity Analysis | Collection System Design | Piping Design and Rehabilitation | Lift Stations | Force Mains

Drainage

Drainage Basin Planning Studies | Open Channel Design | Culvert Design | Storm Sewer Systems | Channel Stabilization and Rehabilitation | Erosion and Sediment Control | Drainage Plans and Reports | Stormwater Detention Facilities | Stormwater Quality BMPs | Stormwater Management Plans and Reports | CDPHE Permits

Irrigation

Channel Design and Rehabilitation | Piping Design | Intake Structures | Siphons

Transportation Engineering

Roadway Design

Alignment Studies | Roadway Widening | Intersection Design | Roundabouts | Signing and Striping | Access Permits

Multimodal

Transportation Demand Management Plans | Bus Stops | Bike Lanes | Multiuse Paths | Accessible Routes | Trails

Civil and Land Development Engineering

Site Development

Due-Diligence Site Analysis and Report | Feasibility Studies | Schematic Design | Design Development | Construction Documents | Design-Build

Site Design

Subdivision Layout | Roadway Design | Parking Layout | Water and Wastewater Design | Utility Relocation Design and Coordination | Grading Design | Earthwork Analysis | Construction Cost Estimates | Contractor Support Services | Constructability Reviews

Permitting

Entitlement Process Support | Access Permits | Building Permit Process Support | CDPHE Construction Permits | Floodplain Development Permits | Wetland Permits

Sustainable Design

LEED Accredited Professional | LEED-Online Documentation Preparation | Erosion and Sedimentation Control Plans | Site Selection Evaluation | Low Impact Design | Parking Layout | Pavement Material Selection | Stormwater Runoff Mitigation | Stormwater Quality BMPs

Development Types

Mixed-Use | Urban Infill | Senior Housing | Criminal Justice | Research Facilities | Parks and Recreation | Casino | Medical | Industrial | Hospitality | Commercial | Office | Multifamily Residential | Single Family Residential

Drexel, Barrell & Co.

Drexel, Barrell & Co. was founded in Colorado in 1949. Headquartered in Boulder, the 65-person firm has branch offices in Colorado Springs, Greeley, Steamboat Springs, Grand Junction and Denver. Drexel, Barrell provides professional services in the fields of civil, transportation, and water resources engineering; land surveying; construction staking; construction inspection; and materials testing. The firm is dedicated to meeting the needs and standards of both the business and governmental communities in Colorado, while providing environmentally responsible and value engineered services.

Ann T. Bowers, P.E., PTOE

Transportation Department Head

Ms. Bowers has over 20 years of progressive traffic and transportation engineering experience in Colorado, Utah, and Washington State. Her background includes both the public and private sectors, including traffic and transportation engineering positions with Washington Department of Transportation, County Traffic Engineer of Salt Lake County, Utah, and in Denver operating her own engineering consulting firm. Ann is widely respected by clients and agencies alike for her professional and effective manner. The following projects are representative of her experience:

136th Avenue Widening, City of Thornton

As Project Manager, Ann was responsible for all management aspects for this one-half mile roadway widening design. The design included widening the existing 2-lane roadway to a 5-lane roadway with curb, gutter, sidewalk, storm sewer, two traffic signal designs, and a tie-in with the local trail system. Coordination to accommodate an adjacent high school and the design and construction of an adjacent aquatics center and recreation center at Trailwinds Park was a key element in the success of this project. Ann supervised the design and was the primary point of contact with the client, utility companies, and other involved agencies. The design was completed on time and within budget.

St. Vrain Legacy Trail, Dacono

Project Manager for full engineering design services to the City of Dacono for the St. Vrain Legacy Trail. This pedestrian and bike trail is approximately one mile in length and utilizes an abandoned Union Pacific railroad bed. The trail follows the alignment of the Stanley/FRICO ditch. The trail is ADA compliant and the design deals with multiple utility conflicts and easements. The trail begins at Grand View Boulevard and ties into State Highway (SH) 52 where it connects with a trail from the Town of Frederick.

Pearson Park Trail, City of Fort Lupton

Project Manager for detailed trail design to connect the existing pedestrian bridge over the Platte River to the entrance of Pearson Park. The trail connects to the end of the existing trailhead – approximately 50 yards west of the Platte River pedestrian bridge – then travels in a clockwise direction around the south side of the ball fields to the Pearson Park entrance. A small section will also be designed that runs from the center of the ball fields east to the pedestrian bridge. The project includes sidewalk, parking and landscape design along with construction support. The project's critical issues include an aggressive schedule, CDOT/ Federal aid process as part of the ARRA funding and ADA compliance.

Main Street & Eagle Way, City and County of Broomfield

As Project Manager, Ann was the primary point of contact with the client; was responsible for the schedule, budget management, utility and agency coordination for this intersection reconstruction design. The reconstruction involves the addition of a right turn lane from southbound Main Street to west bound Eagle Way to relieve congestion during school peak times. A 240-foot length of Main Street is being widened to accommodate the proposed turn



EDUCATION

Bachelor of Science,
Civil Engineering,
Gonzaga University,
Spokane, Washington

REGISTRATION

Professional Traffic
Operations Engineer #579
Professional Engineer,
Colorado, Utah and Wyoming

James A. Brzostowicz, P.E., LEED AP

Site and Infrastructure Department Head

Jim Brzostowicz has 15 years of engineering experience. His background includes utility infrastructure, design of residential and commercial developments, parks and recreation, military facilities, airport and transit projects, and urban revitalization. He has extensive experience with progressive stormwater management strategies and erosion control practices. The following projects are representative of his experience:

EDUCATION

Maverick Center Expansion, Mesa State College, Grand Junction

Project Manager for \$28 million expansion that includes weightlifting and health facilities, labs and classrooms, and a new swimming pool for the Health Sciences and Kinesiology departments, and an improved basketball court with expanded spectator seating. Construction phasing will be key to maintaining utilities to other campus buildings while making utility revisions and additions to this building project.

North Avenue Residence Hall, Mesa State College, Grand Junction, CO

Project Manager for complete survey and civil engineering services for the site infrastructure, including relocation of several City-owned storm, sanitary and water mains. The project incorporated innovative first floor retail to provide on-campus services to students.

Academic Classroom Building, Mesa State College, Grand Junction

Project Manager for engineering services for a 55,000 SF classroom addition to the campus. The project includes the development of a utility composite plan, grading plan, and drainage plan as well as analysis and design of semi-permanent parking. Currently under construction, the project is striving for LEED Gold certification.

Temporary Parking Lots, Mesa State College, Grand Junction, CO

Project Manager for design of temporary parking lots during expansion of the campus. The lots are located north of Elm, west of College, and south of Texas.

Softball Stadium, Mesa State College, Grand Junction, CO

Project Manager for survey, civil engineering, drainage, erosion control, and construction engineering services for the Softball Stadium.

Temporary Parking Lots, Mesa State College, Grand Junction

Project Manager for design of temporary parking lots during expansion of the campus. The lots are located north of Elm, west of College, and south of Texas.

Williams Village Apartments, University of Colorado at Boulder, CO

Drexel, Barrell & Co. served as the civil consultant for master planning and the Design/Build team for site/land use plan, utilities, streets, grading, and drainage. This included water and sanitary sewer capacity and demand analysis, including integration into the City network and hydraulic model. Jim was the engineer-of-record for production of construction documents for Phase II of the project.



EDUCATION

Bachelor of Science, Civil Engineering, Georgia Institute of Technology, 1994

REGISTRATION

Professional Engineer, Colorado
Leadership in Energy and Environmental Design Accredited Professional (LEED AP)

DTJ DESIGN, Inc.

General Firm Information

DTJ DESIGN, Inc. (DTJ) is a Colorado-based design firm with offices in Boulder. An experienced staff of 30 provides Architecture, Planning, and Landscape Architecture services to private and public sector clients nationwide and internationally.

Nine design principals serve as a source of inspiration and leadership for each project, bringing developmental experience, market awareness, and inventive solutions for both residential and commercial uses. The direct involvement of the principals from concept design through construction documents and administration ensures implementation of the project vision.

DTJ understands the important relationship among sensitive site planning, distinctive architecture, notable amenities and thematic landscape elements to define the site/community character. In a collaborative process with the client, DTJ provides multi-discipline services for the following project types:

- **Residential Communities** – master planning and visioning, site design, architecture and landscape architecture for amenitized residential communities. DTJ is especially known for its expertise in site sensitive planning and architecture
- **Resort / Golf Course Communities** – master planning and visioning, site design, architecture, and landscape architecture for resort/golf communities, with a special emphasis on the village core
- **Mixed-Use / Retail** – architecture, interior design, visioning, master planning, and site design for mixed-use environments including village and town centers with residential, retail and office components
- **Public Environments** – architecture, master planning, site design and landscape architecture for public environments including churches, libraries, hospitals, government, and educational facilities
- **Commercial / Business Environments** – architectural design, planning, and landscape design for business parks and corporate campuses, new and renovated commercial buildings, including office, retail and restaurants

Numerous awards programs including Builders Choice, Gold Nugget, Best in American Living, Urban Land Institute, American Society of Landscape Architects, American Institute of Architects, and MAME have recognized DTJ's work.



DTJ DESIGN

Western Ecological Resource, Inc.

Statement of Qualification

Western Ecological Resource, Inc. (WER) is a professional ecology consulting firm with capabilities in the areas of vegetation, wetlands, reclamation, and soils. WER is located in Boulder, Colorado but has provided services to clients in Colorado and throughout the Rocky Mountain West since 1978. WER provides ecological services to the recreation/resort, real estate, mining, oil and gas development, electric utility, transportation, water development industries, as well as to local and state government and to federal agencies.

Ecological Studies

We have extensive experience with the ecology of all major ecosystem types within Colorado and the Rocky Mountain West. Our experience includes work in the desert, plains, montane, subalpine, and alpine ecosystems. This experience includes vegetation type identification and mapping, qualitative and quantitative plant community inventory and description, productivity studies, and floristic inventories. We also develop plans for the enhancement and restoration of disturbed ecosystems, conduct weed assessments, develop weed management plans and complete wildfire hazard assessments. Our wildlife expertise includes habitat type mapping and description, qualitative and quantitative inventories, big game surveys, raptor surveys, and development of wildlife and habitat mitigation plans.

Wetlands

WER has an extensive and comprehensive background in wetland work. Our services include: identification, delineation and description of wetlands; hydric soil identification and mapping; mapping of histosols; wetland hydrology analysis; groundwater hydrology studies; evaluation of wetland functions and values; coordination of projects with the U.S. Army Corps of Engineers and other regulatory agencies; wetland permitting for both nationwide and individual permits; preparation of mitigation plans for numerous types of wetlands; wetland creation, monitoring and maintenance; development of performance standards for wetland creations; and riparian habitat restorations.

Federally Listed Species

WER personnel are knowledgeable of the threatened and endangered species issues in Colorado and elsewhere in the Rocky Mountain West. WER conducts studies for threatened and endangered species, and prepares habitat assessments as well as biological assessment for these species. Federally protected species we frequently work with include Ute ladies' tresses orchid (*Spiranthes diluvalis*), Uinta Basin hookless cactus (*Sclerocactus glaucus*), Prebles meadow jumping mouse (*Zapus hudsonius preblei*), Boreal toad (*Bufo boreas boreas*), and the Colorado lynx (*Lynx canadensis*). Personnel at WER are considered an authority on Harrington penstemon (*Penstemon harringtonii*), a state sensitive plant of big sagebrush habitat, in Colorado. WER personnel discovered a new plant, Penland penstemon (*Penstemon penlandii*) in western Colorado, which is now classified as a federally endangered plant.

Reclamation

We have an extensive background in reclamation, including preparation of plans for the restoration of numerous types of native plant communities, including native prairies, riparian habitat, as well as the vegetation types of montane, subalpine and alpine biomes. Additionally, we have a background in green house and test plot studies, and monitoring the success of reclaimed area.

Soils

Our soils background includes: mapping, description and classification of native soils; wetland soil identification and classification; identification and mapping of histosols and soils with histic epipedons; development of soils criteria for reclamation; assessment of soils suitable for reclamation; and calculation of topsoil volumes.

Mining

WER's experience with mining includes preparation of baseline vegetation, wildlife and soil studies; development and implementation of reclamation plans; establishment of reclamation success standards; and monitoring of reclamation success.

NEPA Experience

WER has extensive experience in the preparation of NEPA compliance documents include Environmental Impact Statements and Environmental Assessments for numerous project types including resource developments, federal land exchanges, electric transmission lines, transportation systems, and oil and gas development. We have prepared Biological Assessments for many of the threatened and endangered species of the Rocky Mountain West and have an extensive background in preparing Environmental Impact Reports for Eagle County, Colorado.

Experience in Mountains

WER works extensively in the mountains of Colorado, including the Counties of Eagle, Summit, Grand, Routt, Jackson, Gunnison, Garfield, Pitkin, Rio Grande, and others. We have also provided professional services to many of the mountain towns, including Vail, Avon, Beaver Creek, Silt, Winter Park, Eagle, and others. Our Gilpin County experience includes a wetland delineation for a potential golf course site near Central City.

Telesto Solutions, Inc.

2950 East Harmony Road, Suite 200, Fort Collins, CO 80528

970-484-7704

Fred Marinelli, fmarinelli@telesto-inc.com

Telesto Solutions, Inc. is an environmental consulting firm with recognized expertise in groundwater hydrology, hydraulics, and chemistry. The firm employs geologists, hydrologists, and engineers with specialized training and advanced degrees in groundwater and related disciplines.

Dr. Fred Marinelli is a groundwater engineer/geologist with over thirty years of experience in all aspects of ground water hydrology including aquifer hydraulics and water well technology. He holds an MS in Hydrology from the University of Arizona and a Ph.D. in Civil Engineering (Groundwater Program) from Colorado State University. He is a registered Professional Engineer (PE) in the State of Colorado. While Dr. Marinelli has worked most of his career in private-sector consulting, has also participated in academic research and teaching at various colleges and universities.