

WILLIAM S. CARLETON

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STRENGTHS

Developing and managing renewable energy and vertical and horizontal developments with a portfolio of complex and award-winning projects, representing 40 years of work. Generating significant cost savings over a broad range of product types. Delivering high quality projects of sustainable design, efficient in their construction cost, usable space and energy efficiency, and known for setting new standards for lowest operation and maintenance costs. Implementing high quality construction practices throughout all design and construction phases. Providing the talent and leadership qualities to build strong development teams and client relations that result in a positive, honest and collaborative working environment.

RENEWABLE ENERGY EXPERIENCE

MISSION ENERGY

NOV. 2019 – DEC. 2023

EXECUTIVE VICE PRESIDENT, CO-FOUNDER

Mission Energy provides turnkey solar and energy efficiency project development, funding and implementation services for nonprofit organizations. Built and managed the construction department for this start-up company. Oversaw over 40 projects in 21 states, through origination, development and construction. Distributed generation projects ranged in size from 150 kW to 3.5 MW, totaling over 12 MW.

Responsibilities and Accomplishments:

- Increased team project management capacity from 6 to 16 active projects at one time.
- Worked closely with sales and evaluated all projects for viability and feasibility.
- Handled all design, budgeting, project pricing, bidding and purchasing of construction contracts.
- Oversaw all aspects of construction through completion, start up and commissioning; secured contractors.
- In charge of client communications, utility company coordination and investor reporting.
- Negotiated deal terms with utility companies and worked through any design and operational issues.

WINTER PARK DEVELOPMENT COMPANY, LLC

APRIL 2017 – NOV. 2019

DIRECTOR OF DEVELOPMENT

Headwaters Ecology and Community Center. Managed design, construction, budget and timelines for a 21,520 sf multipurpose community center powered by solar and batteries with natural gas generators as back-up, built from a 4,400 sf historic barn relocated from Ohio. Utilized past renewable energy experience to provide design, budget and buildability direction. Also drove the controls scheme for the energy management system. The center is home to an ecology center called River Journey, with interactive exhibits around water usage, conservation and the effects of water rights on fish, wildlife and the environment on the first floor; a 4,400 sf event center with a 3,000 sf deck plus a full commercial kitchen on the second; and a distance learning facility with ties to the Colorado College hotel and restaurant school with access to the commercial kitchen on the third.

Operational Details:

This building operates on DC power from a DC bus in which voltage is maintained by the battery power. DC energy from the solar panels charge the batteries and operates the building during the day. Batteries hold 6 to 10 hours of building operation depending on load. Backup generators, operating on natural gas, support the building load as needed to cover inclement weather or high building electrical demand. AC inverters provide AC power to operate those items not yet designed for DC operation.

- 85 kW of rooftop and canopy solar. 380 W bifacial solar modules.
- 18 AMPT voltage regulators provide a constant voltage output from solar to the DC bus.
- 300 kWh of Toshiba LTO batteries.
- 2 – 100 kWh generators for backup operation and assistance with load.

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E LIGHT ELECTRICAL SERVICES, LLC
SR. PROJECT MANAGER

AUG. 2016 – APRIL 2017

Project Manager for the 130 MW Lamesa Solar Project for E Light's electrical scope of work, hired to manage the fast-paced project with a challenging client. The project developer is RES Americas. The project was sold to Southern Company at COD and the power was sold to Garland, TX.

BIOSTAR SOLAR, LLC
COO

DEC. 2012 – MAY 2016

BioStar Renewables is an energy development company working in the renewable energy sector on solar, biomass, LED lighting, waste to energy and energy efficiency. BioStar Solar is the Program Management, EPC and O&M company for BioStar Renewables' solar and gas projects. Typically teaming with an early stage developer or buying a project from one, BioStar's business model is to finance, EPC, own and operate their facilities. As COO, my role was to manage the Engineering, Procurement and Construction as well as the Operations and Maintenance of the owned and contracted assets. As with any start-up company, I also aided in business development, utilizing my past business connections and people skills to find like-minded development partners. A partial list of projects includes:

- 4 projects in the NE totaling 9 MW in the entitlement process, NTP spread out over 2016.
- Pre-development of a combination solar and street lighting, averaging 15,000 units.
- Pre-COD purchase and tax equity of a portfolio of projects in HI and NJ.

SUNEDISON, LLC
PROJECT DEVELOPMENT MANAGER

DEC. 2010 – SEPT. 2012

Responsible for coordination of all phases of construction for utility-scale solar developments, from design, bidding, construction, commissioning to final close out. Key liaison to the financial institutions involved in the projects as well as the key contact for the utility company involved.

- 25 MW Apex solar installation (\$100M+) in North Las Vegas with 4 field staff.
- Managed the development of a 55 MW solar installation (\$200M+) comprised of 5 individual sites in NM with 3 field staff, and managed the in-house, project-oriented departments including design and commissioning.
- Identified and realized several million dollars of savings through a redesign and rebidding process. Integral in establishing the processes and procedures for the new utility division.

DEVELOPMENT AND CONSTRUCTION EXPERIENCE

WINTER PARK DEVELOPMENT COMPANY, LLC
DIRECTOR OF DEVELOPMENT

APRIL 2017 – NOV. 2019

Sitzmark Projects. Managed design, budget, construction and schedule of a large, mixed-use development in Winter Park. Worked for the owners of Devil's Thumb Ranch. Project consisted of:

- 43-unit apartment sold to the Town of Winter Park for attainable housing.
- 2-story precast public parking garage.
- Grocery store leased as Fireside Café and Eatery.
- 2,400 sf retail building with tenants including a real estate firm, furniture store and liquor store.
- 2 twin buildings with 12 two-story condos over retail each.
- A 4-story, 34-condo building with underground parking. 1st post tension podium building in WP.

CARLETON COMPANY, LLC
OWNER - OWNER/AGENT AND CONSULTANT

FEB. 2008 – CURRENT

Museum of Contemporary Art, Denver: Project Manager for the development of an exterior permanent art piece with Mark Mothersbaugh.

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P4P: Project Manager. Gratis, assisted in the development of a low-cost cable solar suspension system.

Davis Graham & Stubbs LLP: Expert witness for a multimillion-dollar residential home litigation.

Biennial of the Americas, Denver 2010: Project Manager for a public art installation by Gonzalo Lebrija, which entailed the vertical installation of a muscle car suspender over a reflecting pond outside the MCA. This piece has relocated and is currently installed in Palm Springs.

Energy Nexus Group: Consultant for a 50 MW waste-to-energy facility, project development and product development for an innovative solar racking company and renewable upgrades including CHP for a casino in CA.

Salvation Army: Due diligence and pre-project planning for a \$5 million transitional housing project.

Riverwalk: Worked with Turnkey Property Services and City of Fort Collins on due diligence, entitlement and master planning for a 300-acre mixed use development.

Western Development Group: Project Manager in charge of build-out of 12 condominiums valued at over \$25 million, covering all aspects of construction and field inspection. Buyer liaison for property owners and potential buyers.

CONTINUUM PARTNERS, LLC

OCT. 2002 – NOV. 2007

PARTNER/PROJECT DIRECTOR/PROJECT MGR. (O/D/C)

Belmar is an \$850 million, 103-acre, 22-block, mixed use, downtown district for the City of Lakewood, Colorado. During the 5 years at Belmar, I managed over 700,000 sf and over \$110 million of concurrent construction including 185,000 sf of retail, 184,000 sf of residential, in 6 buildings, over 1.5 acres of rooftop solar, in addition to 1.25 acres of public plaza and several acres of site work. Project details include:

- Plaza Residential Building: \$43 million, 190,942 sf. 62 high end, for sale condominiums.
- The Plaza Building: \$22 million, 109,949 sf retail building including the retail users.
- Belmar Plaza: \$3.4 million, 1.25-acre granite paved, public plaza. Managed the design-build process of the Belmar Plaza ice skating rink. The built-in ice rink and snow melt system are integrated in the Plaza Building's HVAC system to store and swap waste heat.
- Block 7 Garage and Art Galleries: \$11 million, 302,000 sf, 900 parking stalls and arts studios. Includes a 1.5+ acre rooftop solar system as part of a Green Bonds supported installation.
- Theater Lofts Building: \$3 million, 27,308 sf. Consists of 12 loft-style condominium flats.
- 460 S. Teller Building: \$2.5 million, 21,170 sf. 8 two-story apartment condominiums.
- 410 S. Teller Building: \$7.6 million, 63,888 sf. 35 single-floor apartments.

WSC CONSTRUCTION MGT., INC., ROCHESTER, NEW YORK

APRIL 1998 – OCT. 2002

OWNER/PRESIDENT

Monroe Community Hospital 1st Floor Renovations: (O/A) \$1.2 million historical renovation.

Henrietta Department of Public Works: (CM) \$2.6 million Maintenance and Operations Facility.

Waterfront Village Tenant Fit-up: (CM) \$3.1 million. Provided all preconstruction design support, scheduling, estimating, contract administration and construction management for Pioneer Development Company.

Waterfront Village Addition & Renovation: (CM, O/A) \$3.3 million building expansion in Buffalo, NY for Pioneer Development Company.

CHRISTA CONSTRUCTION, INC., VICTOR, NEW YORK

JULY 1994 – APRIL 1998

PROJECT MANAGER

Greece Town Hall: (CM) \$6.5 million new Town Hall Facility of 42,000 sf.

Newfield Central School District: (CM) \$10.5 million K-12 expansion.

Rundel Library Expansion Project: (CM, O/A) \$24.5 million expansion of the Rochester Public Library.

PIONEER DEVELOPMENT COMPANY, SYRACUSE, NEW YORK

JUNE 1987 – JUNE 1994

PROJECT MANAGER

MARCH 1982 – SEPT. 1983

Canal Ponds Business Park: (O/D/C) Project Manager for a 300-acre office, industrial and retail development. Successfully negotiated all environmental agency approvals and permits. Concurrently managed \$45 million of

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construction including \$26 million in buildings and \$18.5 million of infrastructure. Occupants include Eastman Kodak Company, IBM, Gannett, Johnson & Johnson.

Clinical Diagnostics Division: (O/A) \$18.3 million, 259,000 sf, 2-story R&D and manufacturing facility.

Park Ridge Medical and Daycare: (O/D/C) \$4.2 million, 42,000 sf medical building.

Summit Federal Credit Union: (O/A) \$3.8 million, 32,000 sf, 1-story bank with drive-up tellers.

250 Clinton Street: (O/D/C) \$18 million, 185,000 sf, 7-story, Class A multi-tenant downtown office.

Three City Centre: (O/D/C) \$18 million, 225,000 sf, 8-story, Class A single-tenant downtown office.

One City Centre: (O/D/C) \$8 million, 125,000 sf, 5-story, Class A multi-tenant downtown office.

**EDGEWATER DEVELOPMENT COMPANY, SYRACUSE, NEW YORK
PROJECT MANAGER**

OCT. 1983 – MAY 1987

Glen Park Hydro: (O/D/C) \$45 million, 45 MW Hydro-electric Power Plant on the Black River, Glen Park, NY. Construction Project Manager and Liaison between owner, NYSDEC and the FERC.

IBM Facility in Kingston, NY: Design-build contracts which include a \$33 million, 300,000 sf, design-build, demountable office facility; \$1 million, design-build, enclosed pedestrian and utility bridge; and \$2.1 million, design-build, 30,000 sf office and maintenance facility.

Pudding Pops Expansion: (CM) \$12 million, 50,000 sf product line expansion at General Foods.

EDUCATION

Business and personal development coaching with Culture Counts

Rapport Leadership International, Leadership One

State University of New York at Buffalo, Buffalo, NY

State University of New York at Alfred Agriculture and Technical College, Alfred, NY