

Planate-Scout Joint Venture

CAPABILITY STATEMENT

The Planate-Scout Joint Venture unites two mission-driven firms, with complementary strengths and a shared commitment to advancing U.S. Government environmental and infrastructure programs worldwide. This strategic partnership combines Planate's established capabilities in architecture, engineering, construction, and global logistics services with Scout's deep expertise in environmental planning, NEPA compliance, asset management, and aquatic sciences. Together, Scout and Planate deliver full-spectrum solutions that integrate technical excellence, operational agility, and proven past performance - supporting mission readiness across CONUS and OCONUS locations.



Planate Management Group

- ▶ 18 years of global experience specializing in multi-disciplinary projects including Architecture & Engineering, Engineering Support Services and Technology Innovation.
- ▶ Headquartered in Alexandria, VA with 9 offices in Washington, Florida, Philippines, Kenya, Ukraine, Taiwan, Guam, Thailand, and Papua New Guinea.
- ▶ Team of over 350 professionals delivering projects across 24 U.S. states and 25 countries on five continents.
- ▶ Offers 24/7 global on-site and reach-back support for critical operations.

Scout

- ▶ Founded in 2017 in San Diego, California, with a core focus on delivering specialized environmental consulting and compliance services to U.S. Government clients.
- ▶ Provides expertise in environmental planning (NEPA), aquatic sciences, and engineering facility condition assessments, supporting sustainable and regulatory-compliant infrastructure development.
- ▶ Brings a proven record of success across VA, Navy, USACE, and Indo-Pacific programs, including complex NEPA and aquatic resource projects throughout Guam and the Marianas region.
- ▶ Recognized for its technical depth, agility, and client-focused delivery, positioning Scout as a trusted SDVOSB partner capable of leading large-scale environmental and engineering initiatives.

CAPABILITIES:

ARCHITECTURE AND ENGINEERING SERVICES

- ▶ Full Designer of Record Services
- ▶ Construction Drawings & Specifications
- ▶ MEP (Mechanical, Electrical, and Plumbing) Design – integrated building systems
- ▶ Fire Protection & Life Safety Engineering – code-compliant safety systems
- ▶ Architectural, Structural, Civil Design – comprehensive facility design
- ▶ Cost Estimating & Quality Assurance/Quality Control (QA/QC)
- ▶ BIM (Building Information Modeling) & 3D Laser Scanning – digital modeling for design accuracy
- ▶ UFC (Unified Facilities Criteria) Compliant Designs – DoD standards adherence
- ▶ Specialized DoD Infrastructure – airfields, hangars, weapons storage
- ▶ Interior Design & Space Planning
- ▶ Specialized Design and Construction for DoD, Explosive Storage Facilities, Airfields and Supporting Infrastructure, Critical Power Systems, Sensitive Compartmentalized Information Facilities

ENGINEERING SUPPORT SERVICES

- ▶ Project and Program Management
- ▶ QA/QC
- ▶ Planning/Estimating/Engineering Technician Support
- ▶ Geographic Information Systems (GIS) & Mapping
- ▶ MILCON & FSRM Project Development
- ▶ Stationing Analysis & Installation Development Plans
- ▶ Basic Facility Requirements (BFR) and Facility Planning Documents (FPD)
- ▶ Independent Design Reviews
- ▶ DD1391 Programming and Cost Estimates
- ▶ Energy and Water Management (IEWP)
- ▶ Cleared (TS/SCI) Engineering/Construction Staff
- ▶ Facility Condition Assessments
- ▶ Engineering Studies (Feasibility, Utility Studies, etc.)
- ▶ Engineering Division/Staff Augmentation

ENVIRONMENTAL PLANNING

- ▶ NEPA (National Environmental Policy Act) – environmental impact assessments for federal projects
- ▶ CEQA (California Environmental Quality Act) – state-level environmental compliance
- ▶ Air Quality Analysis – emissions modeling and regulatory review
- ▶ Noise Analysis – acoustic impact studies for infrastructure
- ▶ Transportation Analysis – traffic and mobility assessments
- ▶ Cultural Resources – Section 106 compliance and historic preservation
- ▶ Natural Resource Management – habitat, flora, and fauna stewardship
- ▶ Environmental Compliance – audits, permitting, and regulatory adherence
- ▶ Multi-Disciplinary Environmental Baseline Studies - Phase I ESA, traffic, etc.

FACILITIES MANAGEMENT & ENGINEERING

- ▶ Facility Condition Assessments
- ▶ Electrification Studies
- ▶ Long-term Facility Planning
- ▶ Capital Planning Needs
- ▶ Sustainability Planning
- ▶ Facility Permit Reviews/Applications

AQUATIC SCIENCE

- ▶ Water and Sediment Quality Monitoring and Assessment
- ▶ Regulatory Compliance and Permitting
- ▶ Dredging and Sediment Management
- ▶ Aquatic Ecology Studies
- ▶ Aquatic Habitat Restoration
- ▶ Beneficial Reuse Studies

TECHNOLOGY SERVICES

- ▶ Advanced Robotics
- ▶ Artificial Intelligence Integration
- ▶ Autonomous Systems (Air, Land, Sea)
- ▶ Sensor Integration
- ▶ Rapid Prototyping
- ▶ Large-Part 3D Printing (All Materials)
- ▶ Drone Mapping and Remote Surveying
- ▶ AUV and Underwater ROV Operations
- ▶ 3D Laser Scanning
- ▶ Photogrammetry
- ▶ GIS Mapping and Analysis

PLANNING SERVICES

- ▶ MILCON/FSRM (Military Construction / Facilities Sustainment, Restoration, and Modernization) Project Development
- ▶ BFR (Basic Facility Requirements) & FPD (Facility Planning Documents)
- ▶ Facility **Condition Assessment (FCA) Using BUILDER (R)**
- ▶ FIAR (Financial Improvement Audit Readiness) & Records Support
- ▶ Facility & Space Utilization Surveys
- ▶ DD Form 1391 & DD 1354 Development – programming and cost documentation
- ▶ GIS (Geographic Information Systems) Mapping & Site Planning
- ▶ Installation Energy & Water Plans (IEWP)
- ▶ Vision Plans, Charrettes, and Facilitation
- ▶ Cleared (TS/SCI) Engineering/Staff Augmentation
- ▶ Technical Support Center in Southeast Asia for Engineering Design & Contract Manufacturing
- ▶ Worldwide Sensor Integration & Robotics Development Sites
- ▶ Large Part Scanning and 3D Printing Services for all materials
- ▶ Drone Solutions and GIS Services
- ▶ Provide cost-effective solutions in complex operational environments
- ▶ Operational Facilities and Infrastructure Management
- ▶ EHS (Environmental, Health, and Safety) Baseline Studies – foundational assessments for safe development
- ▶ Crane Safety & Operational Risk Reviews – specialized safety evaluations
- ▶ Staff Augmentation

PAST PERFORMANCES

Environmental Baseline Studies and NEPA Support – VA Palo Alto & Menlo Park, CA

Planate and Scout support VA Palo Alto Health Care System with environmental and cultural resource management for building and demolition projects, including creek restoration monitoring, Section 106 consultation, and ongoing compliance through development of Programmatic Agreement covering routine and non-routine maintenance and construction activities.

Environmental Planning and Compliance Projects – VA Nationwide

Over the past 8 years, Scout has managed 50+ environmental projects for VA nationwide, providing baseline studies in utilities, natural and cultural resources, transportation, and NEPA due diligence for new or expanding facilities. Scout recently secured a national contract to continue providing compliance and planning services for VA CFM via a prime Department of Interior contract.

BUILDER Facility Condition Assessment – Defense Logistics Agency San Joaquin, CA

As JV lead with Planate's support, Scout deployed three teams over four weeks to assess ~5 million SF of facilities and 900K SY of site areas. The teams evaluated structural, mechanical, electrical, and civil systems per ASTM Uniformat II and BUILDER standards, verifying inventory and documenting asset conditions.

Environmental Impact Statement – Audie L. Murphy Medical Center Relocation, TX

Scout is preparing the Environmental Impact Statement and baseline studies for the proposed relocation of the Audie L. Murphy VA Medical Center in San Antonio. The project includes studies on air quality, traffic, cultural resources, hydrology, and hazardous materials to assess potential environmental impacts of future construction and operations at the 59-acre site.



PLANATE MANAGEMENT GROUP

1800 Diagonal Road, Suite 600,
Alexandria, VA 22314
Tel: (703) 232 - 1491
Email: marketing@planate.com

SCOUT HQ

169 Saxony Road, Suite 214
Encinitas, CA, 92024
Tel: (833) 726 – 8836
Email: hello@scoutenv.com

PLANATE PRIME CONTRACT VEHICLES

- GSA OASIS+ SB & SDVOSB
- GSA Professional Services Contract
- Seaport NXG
- NAVFAC FE ROICC Thailand AE IDIQ SATOC
- VISN 8 AE IDIQ – North Region
- USACE LRD Civil Works CMS MATOC
- DOI BIA Construction Management BPA

PLANATE SUBCONTRACT VEHICLES

- U.S. Army LOGCAP V
- U.S. Air Force AFCEC V
- U.S. Air Force AFCEC AE Next
- NAVFAC Southeast MACC – Guantanamo Bay, Cuba
- NAVFAC FE AE IDIQ – Planning & Multi-Disciplinary Projects
- NAVFAC Pacific GCSMAC III
- DTRA FALCON (Facilities & Laboratory Construction Observation Network)
- DTRA Cooperative Threat Reduction Integrating Contract IDIQ
- GSA OASIS – Large Business
- Diplomatic Platform Support Services (DIPSS) – Large Business
- USACE Medical Facility Support Services IIIb

SCOUT PRIME CONTRACTS

- Department of Veterans Affairs (VA), Nationwide Environmental Services ID/IQ, Western
- U.S. Geological Survey, Environmental Reviews for Pacific Northwest Seismic Stations
- U.S. General Services Administration (GSA) MAS, SINs 541620 and 541330ENG
- U.S. Navy, ID/IQ Multiple Award Contract, SeaPort Next Generation
- USGS CA EEW CATEX contract

SCOUT PRIME CONTRACTS WITH JV PARTNERS

- Department of Veterans Affairs (VA), Nationwide Environmental Services ID/IQ, Central
- USACE Tulsa District, Environmental Services in Support of Southwestern Division
- Air Force Installation Contracting Center, 772'd Enterprise Sourcing Squadron BUILDER FCAs CONUS
- USACE Fort Worth District, MATOC for A-E Services
- OASIS+ MAC Program Small Business IDIQ
- USACE Sacramento District, MATOC for Environmental and Cultural Resources Services
- U.S. Army Environmental Command, Environmental Compliance Conservation Services

SCOUT SUBCONTRACTS

- U.S. Coast Guard, IDIQ Nationwide Environmental Contract
- USACE Mobile District, IDC for AE Services
- NAVFAC Southwest CLEAN Contract
- NAVFAC Southwest Environmental Planning Contract
- AFCEC NEPA MATOC
- Port of San Diego, Environmental Analytical Services and CEQA/NEPA Support
- Port of Los Angeles Water Quality, Sediment Quality, and Biological Resources Services and CEQA/NEPA Support
- Port of Long Beach, Sediment Quality, Water Quality, and Marine Resources Support



POINTS OF CONTACT

WILLIAM WARNOCK
Chief Growth Officer
william.warnock@planate.com
+1-917-922-8988

REESE MANGARAN
Head of BD & Capture
reese.mangaran@planate.com
+1-703-887-9327

RYAN PINGREE
President
+1-760-239-9611
ryan.pingree@scoutenv.com

MELANIE HERNANDEZ
Vice President
+1-760-917-7416
melanie.hernandez@scoutenv.com

