

MISSION STATEMENT

Butsko Utility Design, Inc. is committed to being a leader in planning, management and engineering services within the utility and energy industries. We are dedicated to public and private sector client satisfaction while establishing long-term relationships by providing technical expertise, project control, measurable results and value.

THE SINGLE SOURCE FOR ALL OF YOUR DRY UTILITY NEEDS

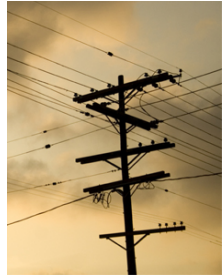
Butsko Utility Design, Inc. (Butsko) is the single source for all of your dry utility - electrical, telephone, cable television, fiber optics and natural gas - planning, management, design and engineering needs. By focusing on what our clients want and need - quality service, communication and performance - Butsko has established a prominent position as a leader in the utility industry. Since 1994, Butsko has effectively contributed our skills to projects of all types, sizes and geographic regions. These projects include master planned communities, municipal improvement projects, commercial and industrial centers, residential subdivisions and developments, electric substation site design, golf courses and redevelopment projects throughout California and the western states.

Butsko has a thorough knowledge and understanding of the current utility design and construction standards and practices. Combined with regulatory experiences gained as a technical representative for the California Building Industry Association (CBIA) on California Public Utilities Commission (CPUC) matters, Butsko has a keen awareness of utility rules, tariffs and design alternatives. Butsko's legislative involvement also provides Butsko with a clear vision of the many anticipated changes occurring from utility de-regulation and green energy options available to benefit our client's interests.

Butsko's staff is comprised of utility design, engineering and management professionals with experience working for utility companies and private design consulting firms. This unique compliment of skills enables Butsko to understand issues from both sides of the table; from the client's perspective, helping Butsko to better meet the client's project goals and from the utility company's perspective, further helping our clients to achieve the design and operating integrity required by the utility companies. This ultimately benefits Butsko's clients by seamlessly meshing their project goals and objectives with the typical utility company constraints.

With office locations established in San Diego, Orange County/Los Angeles, Inland Empire, Palm Desert and Northwest/Seattle. Butsko is acquainted with each utility company's global and local office design, construction and organizational structure.

The bottom line is that by leading the way through the utility community - which is becoming ever increasingly chaotic due to rapidly changing technology and governmental regulations- Butsko is able to save clients both time and money during these challenging economic times.



CONTACT US

Butsko has offices strategically placed to better serve our industry in California and the Northwest. For the office nearest you, choose from the list below.

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Fax: 951.834.9930
Principals in Charge:
Dave Pettersen, Senior Vice President
Patrick Gorgas, Vice President
Carl Richards, Division Manager

Orange County / Los Angeles Division

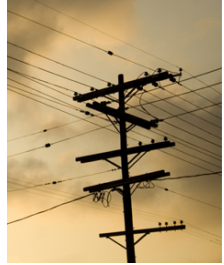
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John Pyles, Division Manager

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Principal in Charge:
Dave Pettersen, Senior Vice President

Northwest Division

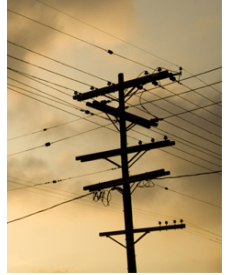
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Fax: 425.776.4709
Principals in Charge:
Gregg A. Butsko, President
Ashok Nayudu, Division Leader



LAND DEVELOPMENT SERVICES

UTILITY DUE DILIGENCE AND COST ESTIMATING

Identifying the utility related issues, as a part of a site acquisition proforma, land use planning or tentative map preparation, is critical in determining how the project can be best utilized. Understanding the potential conflicts that may occur between existing utility systems and proposed project improvements in the early stages of the project will help you to determine what should be anticipated. Butsko is experienced in site due diligence by regularly performing these site studies on a weekly basis for lenders, utility companies, municipalities, developers and engineer/land planners. Butsko's utility research includes obtaining utility company as-builts/facility maps, conducting interviews with key utility company staff and field verifying the site conditions.



Accurately determining the magnitude of the utility related costs is essential to the financial success of a project. By utilizing Butsko's site due diligence information, Butsko can perform cost estimates ranging from comprehensive and detailed to order of magnitude and ballpark. Cost estimating your utility company charges (refundable, non-refundable/taxable), contractor costs (contractor provided material) and facility relocation costs will only be as accurate as your familiarity of the CPUC or utility company rate applications, design methodologies and construction standards. Butsko has extensive work experience with local regulated and non-regulated utility companies. Butsko's knowledge of each utility provides us with a good foundation to accurately determine utility and applicant responsibilities and the related costs.



UTILITY ENVIRONMENTAL IMPACT REPORTS

When faced with the complex task of reviewing dry utility issues and how they relate to the potential environmental challenges for each development, Butsko is uniquely qualified to answer these questions for clients during the Environmental Impact Report (EIR) stage of development. Every Butsko dry utility study thoroughly covers the complex research needed to complete the EIR including: calculating gas and electric load studies, determining locations of existing dry utilities near each project, researching regional gas and electric transmission/generation infrastructure and investigating California electric industry de-regulation and preparing a site exhibit. Finally, Butsko will respond to the EIR team questions, meet with utility representatives, and prepare the final technical report.



UTILITY PLANNING & MANAGEMENT

The management and coordination of the utility planning and design process can be complicated and a difficult task. This process usually involves coordinating between each project team member (consultants, contractors, project management, construction management, sales and marketing). By effectively communicating activities and managing tasks, schedules are more likely to be maintained and financial budgets met. Butsko has an internal project management team to ensure clear and timely communication and project control.

Butsko's team consists of a Principal-In-Charge, Project Manager/Designer and Project Coordinator. Client representation and advocacy is a priority for the Butsko team throughout the life of a project.

UTILITY CONSTRUCTION COORDINATION

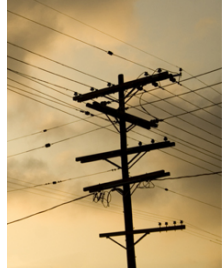
Ranging from shared construction responsibilities to turnkey utility installations, Butsko offers its' clients a full range of construction services through its strategic alliances with highly experienced, qualified installers of dry utility systems. Options can range from bid quantities and contractor procurement and utility installation and energizing coordination. By combining the design and construction options and services, better control over the entire utility system process can be achieved.



DESIGN AND ENGINEERING

UTILITY COMPANY/GOVERNMENTAL AGENCIES

Butsko performs design and engineering services for utility company's in California and the Northwest. These service capabilities include; overhead electric design, overhead to underground design, electric and gas line extension design, electric system capacity and reinforcement design, telecommunication/fiber ring design, substation getaway design; and electric and gas load analysis and engineering.



APPLICANT DESIGN (ELECTRIC AND GAS)

Butsko has established itself as a leader in utility designs as an active participant working with the CPUC implementation of electric and gas "Applicant Design" since January 1996. Butsko has successfully performed more applicant design projects than any other design/engineering firm in California. Applicant Designs are approved by the CPUC as a "permanent" option to help meet the needs of the building industry by providing flexibility, choice and control over the planning and design process.



COMMUNICATION SYSTEM DESIGN

Butsko has extensive experience in telecommunications design, working for local service providers and designing master planned communities' communications system infrastructure requirements.

LIGHTING SERVICES

Butsko's Lighting Services Division is energy and nighttime sky conscious while providing lighting design and engineering services. Butsko's lighting design experience includes but is not limited to public and private streets, parking lots, parks and entertainment projects.



Working closely with Butsko's staff provides for better coordination in identifying electrical service points for street lights and/ or meter pedestal locations. Butsko's continued relationship with the client and landscape architects help to establish a clean, coordinated lighting project.

CONCEPTUAL COMPOSITE EXHIBITS

With today's projects becoming ever complex, Butsko's concept utility composite exhibits help to consolidate multiple engineering disciplines into a single reference to easily identify potential conflicts early in the project.

COMPOSITE EXHIBITS

With today's projects becoming ever complex, Butsko dry utility composite exhibits help to consolidate multiple engineering disciplines into a single reference exhibit for Butsko's clients, their contractors and other team members. A dry utility composite is a great tool to easily identify potential conflicts early in the project. Working closely with civil engineers, landscape architects and consultants, Butsko's dry utility composite exhibits can be regularly updated to reflect the project's most accurate and up to date plans.



PROJECT EXPERIENCE

Master Planned Communities

4S Ranch
Alberhill Ranch
Bressi Ranch
Chapman Heights
Eastlake
Empire Lakes
Foothill Ranch
Harveston Ranch
Heritage Palms
Horsethief Canyon Ranch
Lake Hills
May Ranch
Otay Ranch
Paseo Del Sol
Playa Vista
Redhawk
Riverpark
San Elijo Hills
Sierra Lakes
Solera Diamond Valley
Sun City Palm Desert
Sundance
Sun Lakes
Temeku
Tournament Hills 1 & 2
Vail Ranch
Victoria By The Bay
Yokohl Ranch
Woodbury

Residential Multi-Family

Ashton Westwood
Autumn Terrace
Lofts at Moonlight Beach
Mission City
North River Village
Piazza D'Oro
Pinnacle Towers
Ritterhouse Square
Roosevelt Center
San Sevaine Vilas
Seranada College Grove
Winding Walk

Residential Single Family

Bonita Creek
Big Horn
Brookside
Crowne Hills
Crown Point Estates
Crystal Cove
Eagle Lodge
Emerald Ridge
Greer Ranch
Haskell Canyon
High Meadow Ranch
Meridian
Mockingbird Canyon
Rancho Bella Vista
Rancho Etiwanda
Rancho Pacifica
Seven Oaks
Shady Grove
Spencers Crossing
StoneBridge
Stetson Ranch
Sycamore Estates
The Bridges
The Orchard
The Ranch
Tournament Hills
Traditions La Quinta

Hotels/Resorts

719 Ash
Desert Willows
Escondido Marriott
Hampton Inn
Hotel Indigo
Juniper Springs Lodge
Prospera Hotel
The Village at Mammoth
Carlsbad Hilton

Parks and Recreation

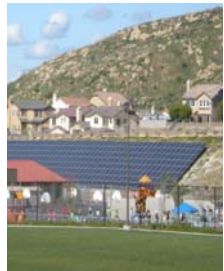
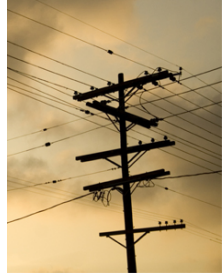
Cabazon Community Center
Big League Dreams
El Cerrito Sports Park
Eller Park
Fontana Sports Park
Romoland Community Center
The Great Park, Irvine

Re-Development

9th & G, Nexus
15th & Market
Alicante
Avalon Plaza
Bayview Naval Housing
Boeing Long Beach
Corona North Main
Father Joe's 16th & Market
Greenspot Village Marketplace
Indio Re-Development
Mammoth Mountain
McClellan Air Force Base
Squaw Valley
Southern California Logistics Airport
Trilogy on 5th

Shopping Centers and Malls

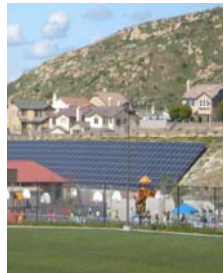
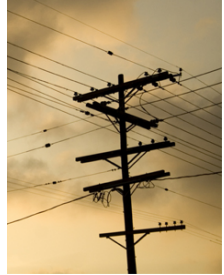
4S Ranch Center
Bressi Ranch Center
Escondido Pavillion
Imperial Marketplace
Talega Valley Town Center
Temecula Promenade
The Crossings
Victoria Gardens Mall
Florida Promenade
Commercial/Industrial
Agua Mansa Commerce Center
Countryside Marketplace
Corona Summit
Crown Plaza
Fenton Carroll Canyon
Gardenwalk
Highland Regency Center
Meridian
Murrieta Education Center
New Century Center
North Jefferson Center
Oceanside Gateway
Promenade Mall Expansion
San Diego Spectrum
Siempre Viva Business Park
Spectrum 6 Technology Drive
The Orchard
Sycamore Vista Business Center
Vernola Marketplace



ENGINEERING/ARCHITECTURAL FIRMS

Adams Engineering
Architects BP Associates
Awbrey Cook McGill Architects
BHA Engineering
Burkett & Wong Engineers
BV Engineering
Carrier & Johnson
CDC Engineers
CFA
Cipparone Architecture, Inc.
Civcom Engineering
Consultants Collaborative
Clark & Green Associates
CSL Engineering, Inc.
C.W. Clark
Engineering Partners, Inc.
Fehlman LaBarre
Flores Lund Consultants
Fusco Engineering
Gillespie Moody Pattersen, Inc.
Hamann Construction
H&M Architects
Hewitt-Zollars Engineering
Hoffman Planning
Hunsaker & Associates
H2A Architects
Kimley-Horn & Associates
KMA Architects
K&S Engineering, Inc.
Joseph Wong Design Associates
Land Development Consultants

Latitude 33 Engineering
Leary Childs Mascari Warner Architects
Leonard, School & Paul Architecture
Mainiero Smith Associates
Martinez + Cutri Architects
Mayers & Associates
Nolte Associates
PB Americas
P&D Consultants
Pitassi Architects
Polaris Development Consultants
Poutney Psomas
Project Design Consultants
Psomas & Associates
RBF Consulting
RHA Landscape Engineers
Rick Engineering
Robinson Engineering
RHA Landscape Architects-Planners, Inc.
Rossi Architecture
Safdie Rabines Architects
SLS Associates
Sprotte-Watson Architects
Stantec Consulting
Starck Architecture
Stewart Engineering
SW Engineering
Walsh Engineering
Wilson Mikami Corporation
Zagrodnik @ Thomas Architects



UTILITIES & SCHOOLS

CITY & COUNTIES

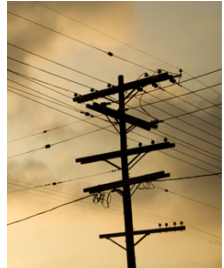
City of Beaumont
City of Colton
City of Corona
City of Escondido
City of Industry
City of Indio
City of Irvine
City of La Quinta
City of Lancaster
City of Murrieta
City of Oceanside
City of Palm Desert
City of Riverside
City of San Clemente
City of San Diego
City of San Marcos
City of Temecula
City of Victorville
County of Riverside
County of Santa Barbara
Town of Mammoth Lakes

UTILITY AGENCIES

Bear Valley Electric
City of Riverside Electric
Corona Department of Water and Power
Eastern Municipal Water District
Industry Public Utility commission
Mission Springs Water District
Moreno Valley Municipal utility
Rancho Cucamonga Municipal Utility
San Diego Gas and Electric
Seattle City Light
Snohomish PUD
Victorville Municipal Utility Services

SCHOOLS & UNIVERSITIES

California State University Fullerton
City of San Diego Unified School District
La Sierra University
Murrieta Valley Unified School District
Pacific Ridge School
San Marcos Elementary School District
Sweetwater Unified School District
Temecula Unified School District
University of California Channel Island
University of California Irvine
University of California Riverside



REFERENCES

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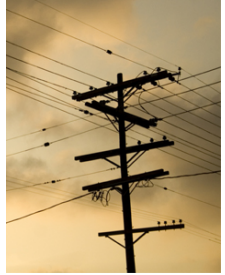
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