



Bruce Dalton, PE
Sr. Project Manager
Principal
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Education

B.S. Biology, University of North Carolina at Charlotte
B.S. Civil Engineering, University of North Carolina at Charlotte

Registrations

Registered Professional Civil Engineer, North Carolina
Registered Professional Civil Engineer, South Carolina
Registered Professional Civil Engineer, Pennsylvania

Affiliations

Member, American Society of Civil Engineers

Having over 17 years of diverse experience with due diligence, environmental, construction materials testing and geotechnical consulting firms, Mr. Dalton has worked on numerous projects involving construction, environmental engineering, and real estate transactions. His experience with numerous regional and national lenders, as well as real estate investors, owners/developers and contractors, on various types of developments including residential, commercial and industrial projects, has given him a well-rounded understanding of the construction and financing process.

In addition to involvement during the development and construction phases, Mr. Dalton has considerable experience in providing property condition and due diligence assessment services for real property. These services have been provided for real estate lenders, investors and owners throughout the United States, including Fannie Mae and Freddie Mac DUS lenders, for residential, commercial and industrial properties. His experience has included Phase II Environmental Site Assessments (Phase II), Comprehensive Site Assessments (CSA), design and construction of remedial action systems,

forensic investigations, construction fieldwork, geotechnical sub-surface explorations, groundwater monitoring well development, construction materials testing and monitoring projects, and soil and groundwater investigations.

Specific project experience includes:

National REIT Client – Various Locations

Mr. Dalton provided coordination and review of property reviews for a 250-property portfolio. The reviews presented the current conditions at the properties, costs to address deficiencies and costs to address future capital replacements.

Regional and National Lending Clients – Various Locations

Completed CMBS, Fannie Mae DUS and/or Freddie Mac scope Phase I Environmental Site Assessments, Property Condition Assessments and Seismic Evaluations for lending and acquisition purposes for various regional and national real estate developers and management firms varying from five sites to 145 sites throughout the U.S.

Insurance Client, Various Locations

Mr. Dalton reviewed Record of Decision (ROD), Corrective Action Plan (CAP), sampling reports and other documents to provide comprehensive site summaries, for a portfolio of commercial properties throughout the United States. The sites were previously engaged in heavy manufacturing activities and had various levels of exposure to contamination, primarily involving volatile organic compounds (VOCs), including chlorinated solvents and Priority Pollutant Metals (PPMs). The analysis included summarizing soil and ground water sampling results. In addition, Mr. Dalton provided a cost analysis of potential remedial activities, estimated from \$120 to \$150 million.

Industrial Client, Various Locations

Mr. Dalton provided inspection and certification services for facilities engaged in pressure-treating wood products with Chromated Copper Arsenic (CCA). Services included observation of drip pads and development of repair plans for facilities located in several states.

Industrial Client, Hickory, North Carolina

Mr. Dalton assisted client by preparing a Corrective Action Plan (CAP) to identify and remediate all environmental concerns found at a textile manufacturing facility with various environmental issues including releases of petroleum products and hazardous materials. Due to the

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continuous use of these hazardous materials this site was considered a significant concern due to its potential impact on the environmental condition of the property and surrounding properties.

Industrial Client, Mooresville North Carolina

Mr. Dalton provided environmental remediation services to industrial client whose property was impacted by lead. The remediation plan included excavation and removal of impacted soil.

Industrial Client, Shelby, North Carolina

Mr. Dalton was responsible for all aspects of regulatory compliance for client. Services included permit preparation for air, wastewater and storm water releases and hazardous waste management.

Land Development Client – Charlotte, North Carolina

Mr. Dalton provided geotechnical and construction materials testing services to client, who was completing a large residential development. The scope of services included determination of soil boring locations for initial geotechnical exploration, analysis of soils recovered from the site, development of pavement and foundation design recommendations, monitoring construction activities, including removal of undesirable soils, monitoring placement of fill soils and construction elements.