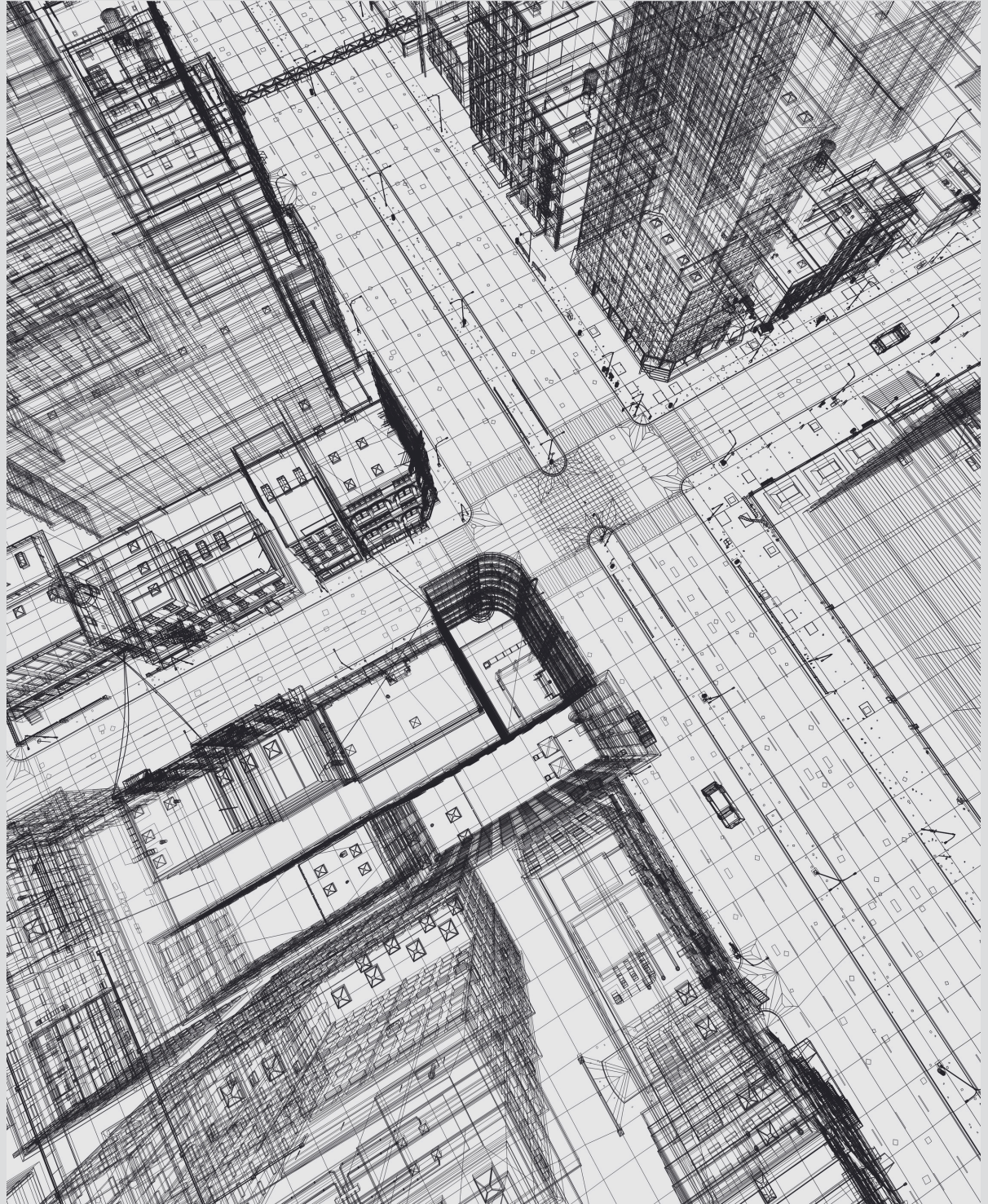


statement of qualifications for

ENGINEERING AND CONSTRUCTION SERVICES



EXCEED
ENGINEERING

RDR CONSTRUCTION
SERVICES

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COMPANY LEADERSHIP

Exceed Engineering and RDR Construction are led by seasoned construction professionals who share a fundamental belief in honesty, hard work and continually earning their client's trust to be viewed as advocate rather than adversary.

Our promise to you is simple: We provide personalized expert engineering and general contracting services with precision, care and attention to detail; in order to deliver a one of a kind "white-glove" experience.

Ray Thomas: Company Owner & Register Professional Engineer

Ray Thomas is a founding owner of RDR Construction Services and co-owner of Exceed Engineering. He is a licensed registered professional engineer and holds a Bachelor of Science in Civil Engineering from University of Texas at Tyler. Ray has 15 years of experience in project management, civil-structural engineering and design. He has provided engineering and design for schools, commercial buildings, Petro-chemical and agricultural structures and industrial projects of many types.

Ray Brumley: Company Owner & Project Manager

Ray Brumley is a founding owner of RDR Construction Services and co-owner of Exceed Engineering. He serves as Project Manager, Production Manager and Construction Manager. He has over 30 years of experience in most all areas of the construction industry. His background includes the design, bid and development of educational, commercial, industrial, municipal and residential projects. Ray specializes in helping school districts and municipalities plan and construct their critical infrastructure development.

Dyde Manning: Company Owner

Dyde Manning is a founding owner of RDR Construction Services and owner of Van Zandt Steel, Inc. and has 35 years of experience with steel frame and metal building construction. He has undertaken countless commercial projects and has a reputation for constructing pristine, cost- effective projects that stand the test of time. Dyde's connections with industry professionals throughout the state is a tremendous asset to RDR. His relationships with quality tradesmen and ethic of common-sense costing enable RDR to procure the lowest bids for our clients' projects.



WHAT WE DO

With over 100 years of combined experience in:

- Site Development
- Master Planning
- Infrastructure
- Commercial, Industrial, and Institutional Construction

We are committed to delivering innovative and tailored solutions for every project.

From concept to completion, we exceed expectations by focusing on three key elements:

- **Clarity:** Ensuring alignment among designers, clients, and construction teams through active communication.
- **Value:** Delivering quality results within budget constraints.
- **Confidence:** Providing expert project management, cost control, quality assurance, and personalized service.

Exceed Engineering and RDR Construction are relentless in our pursuit of excellence and will not be outworked in delivering exceptional client experiences.

A UNIFIED PARTNERSHIP

Exceed Engineering and RDR Construction work seamlessly to deliver turnkey design-build solutions. Exceed's expertise in architectural and engineering disciplines ensures technically sound and innovative project designs that meet all regulatory standards. RDR Construction excels in translating these designs into reality, managing procurement, construction, and final commissioning with efficiency. This integrated approach guarantees a smooth process, offering clients a single point of contact and accountability throughout the project lifecycle. Together, we ensure that each project meets or exceeds client expectations in functionality, aesthetics, and cost-effectiveness.



By focusing on excellence, innovation, and integrity, Exceed Engineering and RDR Construction deliver solutions that not only meet the unique needs of each client but also exceed expectations in every aspect of the project.

FULL SERVICE ENGINEERING FIRM

Exceed Engineering is a full-service engineering firm that offers comprehensive solutions to meet all of a client's engineering and project management needs. With expertise across civil, structural, mechanical, electrical, and environmental engineering, Exceed Engineering delivers a wide range of services from initial site planning and design to project execution and management. Whether it's designing infrastructure, ensuring regulatory compliance, or overseeing construction, Exceed Engineering is equipped to handle every phase of a project, providing clients with efficient, high-quality, and sustainable solutions tailored to their unique requirements.



TECHNOLOGY

- AutoCAD
- AutoCAD Architectural
- AutoCAD Civil 3D
- AutoCAD MEP
- Autodesk Storm and Sanitary
- Autodesk Recap
- BlueBeam
- Hilti Profis
- MS Office Suite
- MS Projects
- Revit
- Risa 3D
- Total Station Surveying Equipment
- Leica Geosystems Scanning Equipment

Civil Engineering

- Site planning and development
- Grading and drainage design
- Roadway and Highway design
- Water supply and wastewater management
- Stormwater management
- Environmental assessments and impact studies
- Permitting and regulatory compliance

Structural Engineering

- Building design and analysis
- Foundation design
- Structural inspections and assessments
- Bridge design and analysis

Mechanical Engineering

- HVAC design
- Plumbing system design
- Fire protection system design
- Energy efficiency and sustainability consulting
- Industrial machinery design and maintenance

Electrical Engineering

- Power distribution and electrical system design
- Lighting design (indoor and outdoor)
- Low-voltage systems (communications, fire alarms, etc.)
- Building Automation and control systems

Environmental Engineering

- Water and Wastewater plant design
- Environmental site assessments (ESA)
- Solid Waste management

Geotechnical Engineering

- Soil and foundation analysis
- Slope stability analysis
- Groundwater and dewatering services
- Pavement design and analysis

Architectural Engineering

- Building envelope design
- Interior layout and space planning
- Code compliance and permitting

Surveying and Mapping

- Land surveying (topographic, boundary, and construction)
- GIS mapping
- 3D laser scanning and modeling
- As-built surveys

Project Management

- Feasibility studies and project scoping
- Resource allocation and management
- Contract administration
- Risk assessment and mitigation
- Stakeholder communication and coordination

Construction Management

- Project planning and scheduling
- Cost estimation and budgeting
- Quality control and assurance
- On-site construction supervision
- Safety management and OSHA compliance



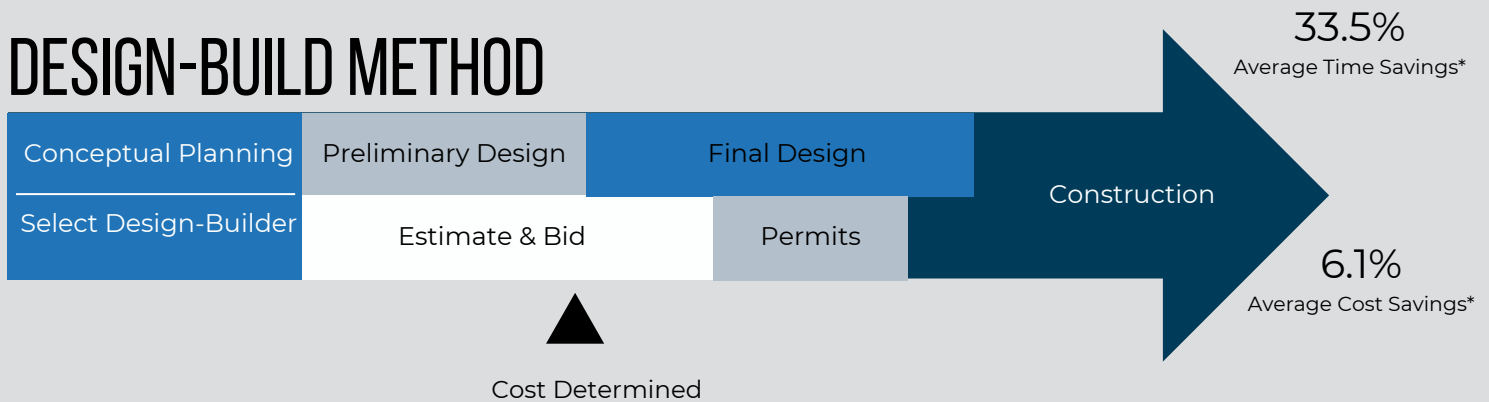
DESIGN-BUILD SERVICES

Design-build integrates the design and construction phases into a single cohesive process. By assuming full responsibility for both, we are able to start managing every aspect of your project from day one.

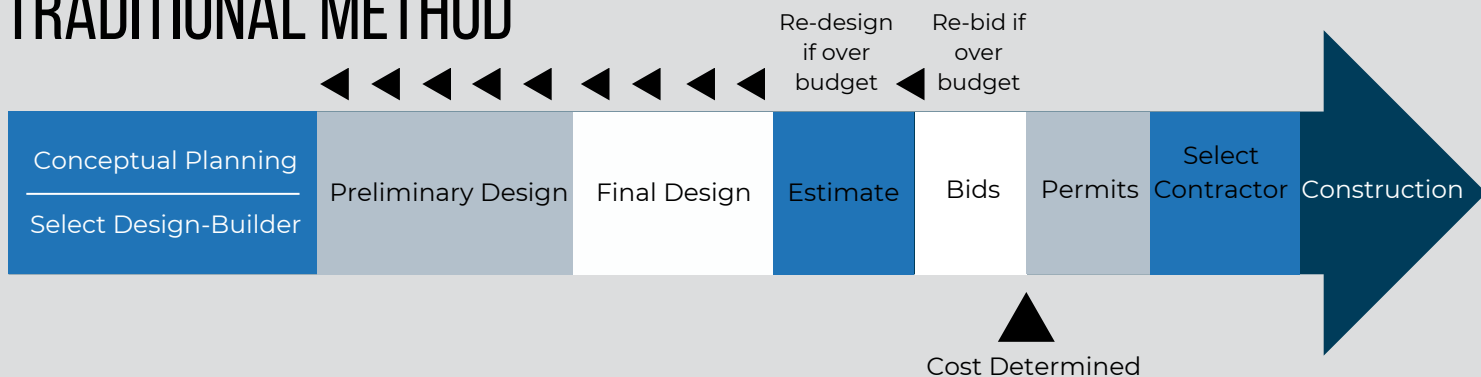
Benefits of the Design-Build Method:

- 1. Single Source of Responsibility:** Freeing the owner from coordinating between architects, engineers, and contractors.
- 2. Teamwork:** Streamlining collaboration between the design-build team and your business ensures outstanding project results.
- 3. Early Knowledge of Firm Costs:** Costs are established alongside the preliminary design, ensuring the project stays within budget
- 4. Quality:** performance expectations are established and monitored consistently, delivering results.
- 5. Time Savings:** Construction can begin before the completion of final plans, minimizing delays.
- 6. Cost Savings:** Budget is created and maintained throughout the project, minimizing change orders and accelerating the project timeline.

DESIGN-BUILD METHOD



TRADITIONAL METHOD



*Source: Construction Industry Institute CityPene State research comprising 351 projects ranging from 5,000 to 2.5 million sf.

CONSTRUCTION MANAGER AGENT

Construction Manager - Agent (CM-Agent) services provide clients with expert oversight and advocacy throughout the construction process without assuming direct contractual responsibility for the work. Acting as the owner's representative, the CM-Agent ensures that projects are completed on time, within budget, and according to specified quality standards. They coordinate between the owner, design team, and contractors, offering valuable input on budgeting, scheduling, risk management, and quality control. This approach provides transparency and flexibility while allowing the owner to maintain direct contracts with trade contractors and vendors.

Preconstruction

- Assist with project planning and feasibility studies
- Develop and manage the project budget
- Establish a preliminary construction schedule
- Advise on design decisions to optimize cost and efficiency
- Assist with contractor and vendor selection
- Identify and mitigate potential risks

Construction

- Oversee daily construction activities and coordinate work
- Monitor project costs to ensure budget compliance
- Ensure adherence to safety and quality standards
- Facilitate communication between the owner, contractors, and design team
- Address issues and conflicts to keep the project on schedule
- Conduct regular progress reporting

Post Construction

- Oversee final inspections and project closeout
- Ensure completion of punch list items
- Assist with obtaining occupancy permits and final documentation
- Coordinate training for facility operations and maintenance staff
- Ensure the owner receives as-built drawings and warranties
- Provide final cost reconciliation and closeout reports



CONSTRUCTION MANAGER AT-RISK

A Construction Manager at Risk (CMAR) contract is a project delivery method where RDR Construction serves as both the construction manager and the general contractor, taking on the responsibility for delivering the project within a Guaranteed Maximum Price (GMP). This approach allows us to work closely with our clients from the early stages of design through to construction, providing valuable input on cost estimation, scheduling, and constructability. The CMAR method benefits our clients by fostering collaboration, reducing risks, and ensuring that projects are completed on time and within budget. By having RDR Construction involved from the outset, clients gain the advantage of our expertise and commitment to quality, leading to more efficient project execution and a final result that meets or exceeds expectations.



01

Preconstruction

- **Project Planning and Feasibility:** This includes defining the project's scope, goals, and budget. Collaborating with the owner and design team to develop a clear understanding of the project requirements.
- **Design Development:** RDR Construction works closely with architects and engineers to ensure the design aligns with the project's budget and schedule. This includes reviewing plans, suggesting materials and methods, and conducting value engineering to optimize costs without compromising quality.
- **Cost Estimating and Budgeting:** Our Company provides detailed cost estimates throughout the design process to keep the project within budget. This phase also involves setting a Guaranteed Maximum Price (GMP), which is a cap on the total cost that the owner will pay.
- **Scheduling:** Our Project Manager develops a comprehensive project schedule, identifying key milestones, critical paths, and timelines for completion. This helps in planning resources and managing the project's pace.
- **Permitting and Approvals:** RDR Construction assists in obtaining necessary permits and regulatory approvals to ensure the project complies with local building codes and regulations.

02

Construction

- **Bidding and Procurement:** We manage the procurement process, selecting subcontractors and suppliers based on competitive bidding, qualifications, and best value for the project.
- **Construction Management:** RDR oversees day-to-day construction activities, coordinating with subcontractors, suppliers, and the design team to ensure work is completed according to the plans and specifications. This includes on-site supervision, quality control, and adherence to safety protocols.
- **Cost Control and Reporting:** Project Management monitors the project budget, manages change orders, and provides regular cost reports to the owner, ensuring transparency and financial control throughout the construction process.
- **Schedule Management:** We track progress against the project schedule, addressing any delays or issues that arise to keep the project on track.

03

Post Construction

- **Commissioning and Start-Up:** RDR Construction coordinates the final inspections, testing of systems, and ensures all building components are functioning as intended. This phase also includes training the owner's staff on the operation and maintenance of the new facility.
- **Project Closeout:** We complete all final documentation, including warranties, as-built drawings, and maintenance manuals. The project is officially handed over to the owner.
- **Warranty and Follow-Up:** Our company remains involved after the project is completed to address any issues during the warranty period and ensure the owner's satisfaction.

OUR CORE TEAM

Eric Burns: Senior Project Manager of RDR Construction

Eric Burns has over 30 years of experience in construction management. Previously owning and managing his own general contracting firm, Eric is experienced in providing clients with turn-key solutions for their construction needs. With an extensive list of skills that include budgeting, contract negotiation, planning and logistics, and project close-out, Eric provides each client with exceptional project management.

Eric Roberts: Registered Professional Engineer & Project Manager

Eric Roberts has over 11 years of experience in mechanical engineering, design, specifications and project management. Projects include Petro/chemical upstream facilities, schools, office buildings, industrial buildings, industrial HVAC, commercial kitchens and manufacturing facilities. Eric received his Bachelor of Science in Mechanical Engineering from the University of Texas at Tyler. He joined the Exceed team in 2021 after working extensively with the company in a consulting capacity.

Matt Taylor: Registered Professional Engineer, Civil and Structural

Matt Taylor is a graduate from the University of Texas at Tyler with a Bachelor of Science in Civil Engineering. He has 8 years of experience in structural engineering and design and has worked on residential, commercial and industrial projects of various sizes. Matt has been an engineer with Exceed Engineering since 2018 where he has widely focused his efforts in structural engineering including foundation design and wood and steel frame construction. Matt has also been integral in assisting with management and design review of Exceed's Engineers in Training program.

Erma Maves: Senior Architect

Erma joined Exceed Engineering in 2024, previously the Architectural Services Manager for a large grocery store chain overseeing all design aspects of their new builds and remodels. With a Master of Architecture from the University of Illinois Urbana-Champaign, and extensive experience with commercial and publicly funded projects, Erma brings a wealth of knowledge and exposure to Exceed's Architectural Engineering and Design Department.

MARTIN'S MILL ISD CAMPUS IMPROVEMENTS

Client: Martin's Mill ISD
Contact: Dan Morrow
Contract Amount: \$3.1
Million
Completed 2024



The Martin's Mill ISD Campus Improvements project was a Design-Build contract that included the construction of a new 14,000-square-foot CTE building and a remodel of existing classrooms to support the school's Special Education Department. The new CTE building features a robotics lab and competition room, wood metal, and welding shops, and new restrooms.

NPIC OFFICE REMODEL

Client: NPIC
Contact: Ricardo Martinez
Project Amount: \$1 Million
Completed 2024



The NPIC Renovation project involved Design-Build services for a phased expansion and renovation of a 50,000-square-foot existing manufacturing facility in Plano, Texas. The renovation included updates to restrooms, offices, the reception area, conference rooms, and break rooms.

ENNIS ISD NEW TRANSPORATION FACILITY

Client: Ennis ISD
Contact: Jay Tullos
Budget Amount: \$7.9 Million
Completed 2023



The Ennis ISD Transportation Facility project involved the design and construction of a new 10,000-square-foot building. This ground-up construction included a fueling station, washing station, administrative offices, restrooms, a conference area, a kitchen, and 5 acres of paving.

VAN ISD GIRLS LOCKER ROOM RENOVATION

Client: Van ISD
Contact: Daniel Morrow
Contract Amount: \$747,000
Completed 2023



In 2023, RDR Construction completed the renovation of the Van High School Girls Locker Room. This project involved updating 3,400 square feet of restrooms, locker rooms, administrative areas, and storage rooms.

CANTON ISD JR HIGH EXPANSION

Client: Canton ISD
Contact: Jay Tullos
Budget Amount: \$2.9 million
Completed 2022

The Junior High Expansion for Canton ISD added 13,800 square feet to the facility, including new restrooms, five classrooms, theater rooms, and a choir room.



ENNIS ISD DAEP REMODEL

Client: Ennis ISD
Contact: Jay Tullos
Contract Amount: \$157,000
Completed 2022

Exceed Engineering and RDR Construction completed a 9,200-square-foot remodel of Ennis ISD's former bus barn, transforming it into their new DAEP center. The renovation included several classrooms, restrooms, offices, and a reception area.

CANTON ISD HIGH SCHOOL EXPANSION

Client: Canton ISD
Contact: Jay Tullos
Budget Amount: \$2.3 million
Completed 2020



The Canton ISD High School Expansion project involved the design and construction management of a 14,000-square-foot addition to the high school. The expansion included eleven classrooms, a commercial kitchen, and outdoor courtyards.

AEROSPACE AIRCRAFT HANGER

Client: Blue Origin Texas
Contact: Lucas Lizana
Contract Amount: \$7 Million
Completed 2023



In 2023, our firms completed the design and construction of an aerospace aircraft hangar for Blue Origin Texas. This ground-up project involved constructing a 12,547-square-foot, 80-foot-tall building that included a conference room, restrooms, an IT room, a break room, and a maintenance area.

REFERENCES

Ennis ISD
Jay Tullos, Superintendent
972-872-7000

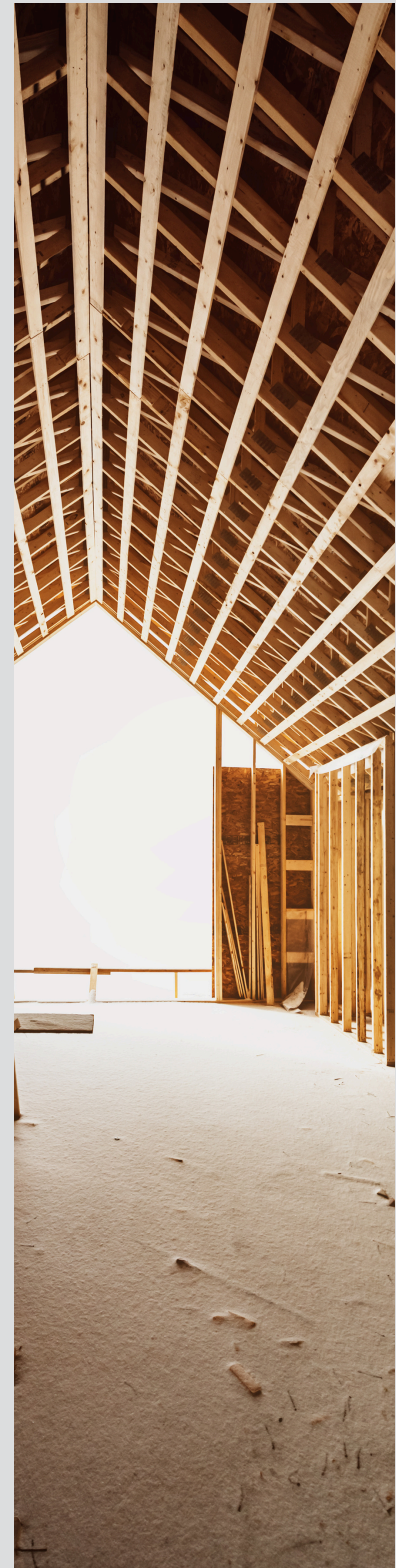
Martin's Mill ISD
Dan Morrow, Board Member
903-340-4995

Van ISD
Don Dunn, Superintendent
903-963-8710

Canton ISD
Denise Stone, Former Finance
Director
214-801-8636

Blue Origin
Lucas Lizana, Construction Project
Manager
214-801-8636

Mill Creek Ranch Resort
Norm Bissonnette
903-502-5401



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