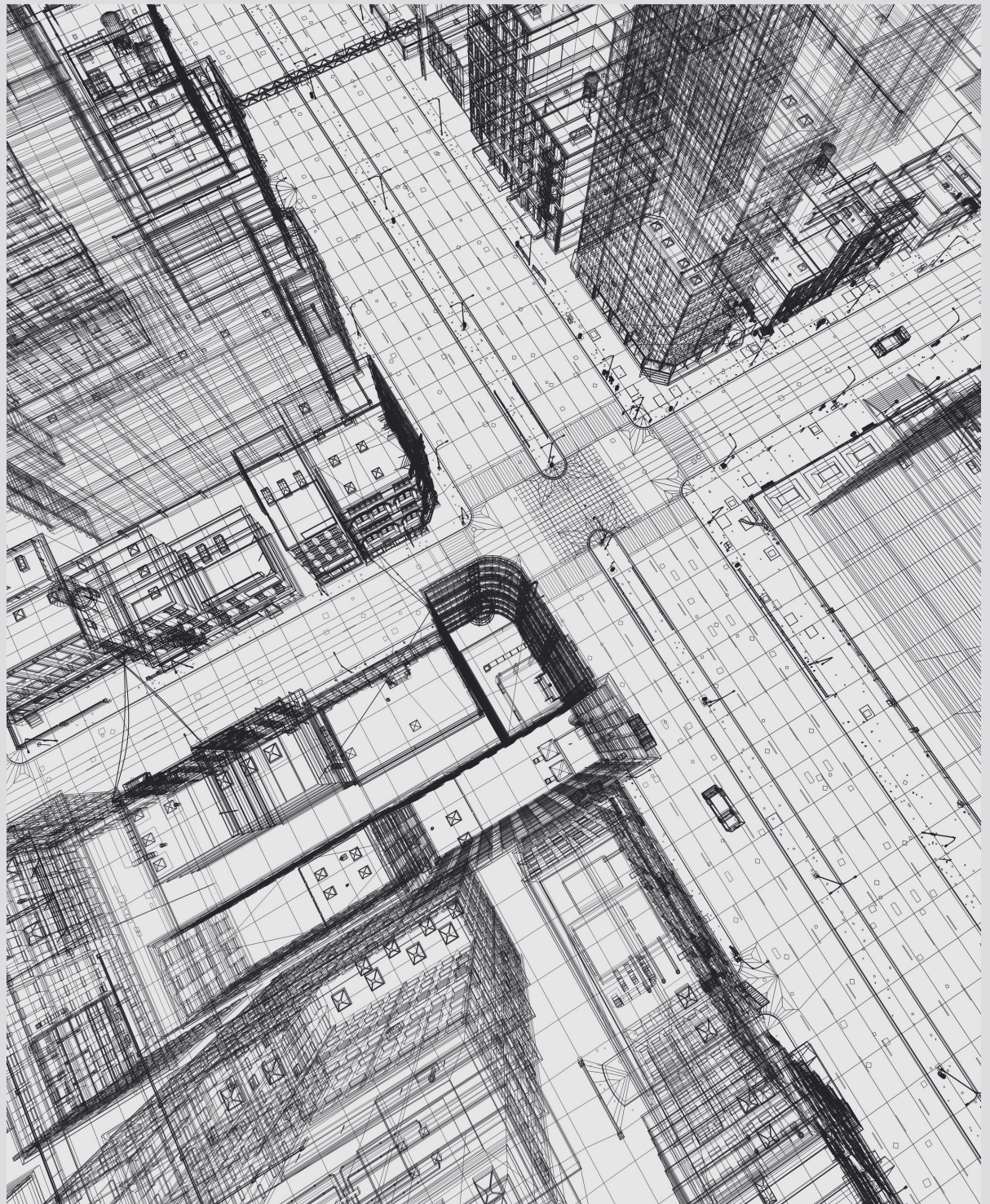




statement of qualifications for

# FULL-SERVICE ENGINEERING SOLUTIONS





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## *What We Do*

Our firms specialize in providing comprehensive engineering and design-build services. With a steadfast commitment to innovation and excellence, we deliver high-quality solutions tailored to meet the unique needs of each project. From concept to completion, Exceed Engineering integrates cutting-edge technology with expert design, ensures precision and efficiency in execution. Together, we manage every phase of development, whether it's infrastructure, commercial, or industrial projects. We are dedicated to exceeding expectations and creating sustainable, functional environments that stand the test of time.





## *About Us— Exceed Engineering*

Exceed Engineering, established in 2016 as a multi-state registered design firm, specializes in providing integrated architectural, engineering, and construction services. Based in East Texas with two locations, Exceed has achieved rapid growth due to its innovative approach. Our diverse portfolio spans K-12 education, churches, recreational facilities, government, industrial, corporate and commercial, retail, and healthcare sectors. Committed to developing practical, technically reliable, and cost-effective solutions, Exceed Engineering ensures client satisfaction through comprehensive project delivery.

Company  
Established in

2016

States Exceed  
provides  
services to

11

Office  
Locations

2

Satisfied Clients

100+



# EXPERT TEAM

At Exceed Engineering, we pride ourselves on delivering comprehensive turn-key solutions that seamlessly guide our clients through every stage of their projects. From the initial concept to the final build, our expert team integrates engineering and design-build services to provide a cohesive and streamlined experience. We handle all aspects of the project, including planning, design, construction, and final implementation, ensuring that each phase is meticulously managed and aligned with our clients' vision and objectives. By offering a single point of contact and a unified approach, we simplify the process, reduce risks, and deliver exceptional results that exceed expectations.

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## ***Ray Thomas: Company Owner & Registered 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.

## ***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.

### ***Shelby Eskandani-Knight: Engineering in Training (EIT)***

Shelby Knight-Eskandani has an Associates of Business Administration from Tyler Junior College and a Bachelor of Science in Civil Engineering from the University of Texas at Tyler. In her role as an Engineer in Training, Shelby has assisted in the design of foundations, retaining walls, wood framing design and steel design. Relevant municipal projects include a Troup Hwy Valve House Roof and Platform for City of Tyler, Longview City wide Parks Improvements and the City of Palestine Water Treatment Plant Improvements.





# 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

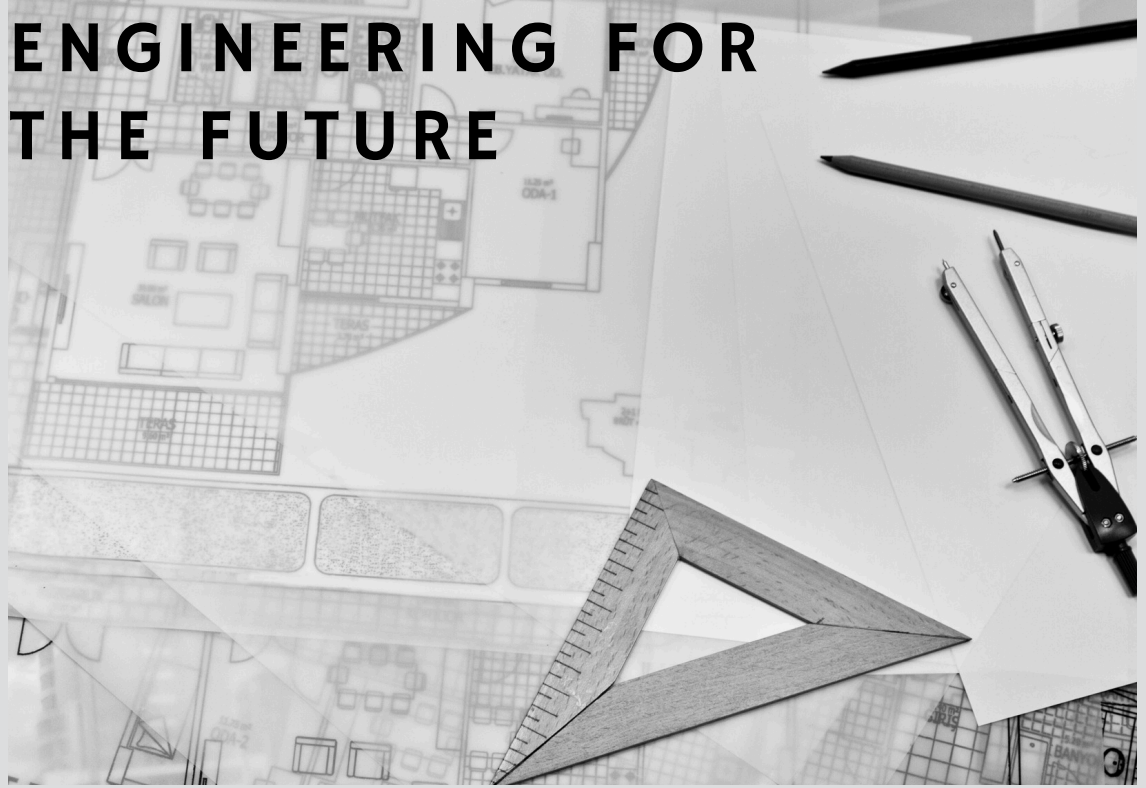
- Feasibility studies and project scoping
- Resource allocation and management
- Contract administration
- Risk assessment and mitigation
- Stakeholder communication and coordination

## Construction Management

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



# ENGINEERING FOR THE FUTURE



## **CREATIVE SOLUTIONS**

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Engineers are innate problem-solvers who approach every project from multiple perspectives to determine the optimal course of action. Innovative solutions stem from extensive experience and rigorous testing. At Exceed, our deep familiarity with materials, gained through years of work across diverse site locations and varied soil structures, enables us to create stable and safe structures for our clients. By attentively listening to our clients' needs, we often discover new approaches to addressing emerging challenges.

Offering options is crucial for addressing budgetary concerns. Although engineers are often perceived as prioritizing function over form, our collaboration with architectural consultants has enhanced our designs, making them both economical and aesthetically pleasing. By partnering with RDR Construction, we frequently participate directly in the construction of our engineered designs. This hands-on involvement has significantly deepened our understanding of how these designs transition from paper to reality in the field.

## **VISION FOR GROWTH**

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Because Exceed frequently collaborates with municipalities and schools, we possess an acute understanding of yearly budget structures. We are adept at aligning project timelines with budgets and bonds, ensuring flexibility to meet financial constraints. Additionally, we design with future expansion in mind, accommodating growth and additional funding as they become available.



## VALUE ENGINEERING

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Value engineering is a systematic approach to improving project value by analyzing functions and finding ways to achieve necessary performance at the lowest possible cost. This method examines materials, design, construction methods, and maintenance to identify cost-saving opportunities without compromising quality, safety, or functionality. By focusing on essential functions, value engineering aims to eliminate unnecessary expenditures, optimize resources, and enhance project efficiency. Exceed Engineering offers value engineering to ensure the delivery of cost-effective, high-quality solutions tailored to clients' needs, promoting innovation and sustainability while strengthening client relationships and fostering a reputation for excellence and reliability.

## QUALITY ASSURANCE

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Exceed Engineering prioritizes high-quality engineering design and construction. Our engineering team diligently tracks professional development hours to maintain compliance with licensing regulations, and the firm carries \$2,000,000 in professional liability insurance. All designs undergo peer review, and every drawing package receives a senior-level engineering review before being issued for construction. To keep clients informed and allow for scope adjustments, we conduct client reviews at 30%, 60%, and 90% completion intervals.





# CUSTOMIZED CONSTRUCTION MANAGEMENT

Exceed Engineering collaborates seamlessly with its sister company, RDR Construction, to offer comprehensive construction management services. By leveraging the engineering expertise of Exceed and the construction proficiency of RDR, clients benefit from a fully integrated approach to project delivery. From initial design and planning through construction execution, this partnership ensures smooth coordination, streamlined communication, and efficient project timelines. Together, Exceed Engineering and RDR Construction provide clients with a one-stop solution for both engineering and construction management, ensuring high-quality results that meet the unique needs of each project.



## ***Construction Manager At-Risk***

The Construction Manager At-Risk (CM-At Risk) delivery method significantly reduces project completion time. As the CM-At Risk, RDR is engaged from the earliest planning phase, holding the subcontractor contracts and assuming project liability. This approach provides the owner with a guaranteed maximum price for construction and a set completion date, ensuring both cost and schedule certainty.

## ***Design-Build Services***

Design-Build services integrate the design and construction phases of a project into a single, cohesive process. In this approach, our company assumes responsibility for both the design and the construction of the project. The design-build process begins with a comprehensive evaluation of the client's needs and goals. The design-build team collaborates closely with the client from the outset, ensuring that design concepts align with project requirements and budget constraints. Once the design phase is complete, the same team transitions seamlessly into the construction phase, managing all aspects of the build, including procurement, scheduling, and quality control.

## ***Construction Manager-Agent***

The Construction Manager-Agent (CM-Agent) delivery method enables the client to actively participate in the bidding and selection of subcontractors, with full transparency of all project costs for client review. This management approach grants clients the highest level of control over their project. While our firm oversees the bidding and payment recommendation processes, all subcontractors are directly employed and paid by the client.

## ***General Contractor***

When a client needs a single, accountable contractor to coordinate and execute a project designed by a third party, our company acts as the General Contractor. We collaborate with a network of specialized subcontractors to deliver comprehensive services, including site clearing and grading, utility installation, concrete foundations and roadways, reinforced masonry structures, plumbing, HVAC, electrical systems, pre-engineered metal building fabrication and erection, steel stud and wood framing, and structural steel fabrication and erection.



# MARTIN'S MILL ISD CAMPUS IMPROVEMENTS

*Client: Martin's Mill ISD  
Contact: Scott Tyner  
Contract Amount: \$3.1 Million  
Completed 2024*



The Martin's Mill ISD Campus Improvements project was a Design-Build contract that included the design and construction of a new 12,000-square-foot CTE building and a remodel of existing classrooms to support the school's Special Education Department. The new CTE building featured a Robotics Lab, woodshop classrooms, and new restrooms.



# 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.



# 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 CITY HALL

*Client: City of Canton*

*Contact: Lonny Cluck*

*Budget Amount: \$1.2 million*

Exceed Engineering provided the design and construction oversight of the new 8,600 square foot City Hall, that included block paving and sidewalk improvements



## CITY OF CANTON ELEVATED STORAGE TANK MODIFICATIONS

*Client: City of Canton*

*Contact: Lonny Cluck*

*Contract Amount: \$26,000*

*Completed 2023*

Exceed Engineering provided professional engineering services for the raising of a 0.25-million-gallon elevated water storage tank. The contract also included contract creation and bidding services, as well as TCEQ submittals.



# 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.



# WILLS POINT ISD TERRACE DR IMPROVEMENTS

*Client: Wills Point ISD*

*Contact: Jeff Russell*

*Completed 2021*

This project involved the design, bidding oversight, and construction oversight for the repair and replacement of an existing asphalt driveway, approximately 1,500 linear feet long and 29 feet wide.



# CANTON ISD HIGH SCHOOL BASEBALL TRAIL

*Client: Canton ISD*

*Contact: Denise Stone*

*Completed 2022*

Our firms provided Canton ISD with design and construction management services for a 3,900-square-foot access trail and parking lot, seamlessly connecting the existing baseball field and tennis court.



# WILLS POINT EDC INDUSTRIAL PARK ROADWAY

*Client: Wills Point EDC  
Contact: Pam Pearson  
Project Amount: \$1 Million  
Currently Under Construction*



Exceed Engineering and RDR Construction are currently managing the design, bidding and construction of a 1,500-linear-foot, 31-foot-wide roadway for the Wills Point EDC's Industrial Park. The project includes the installation of sanitary sewer and water main services and is estimated to be completed by October 2024.



# 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.



# 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.



# VAN ZANDT COUNTY FIRE STATION

*Client: Van Zandt County ESD #4*

*Contact: Scott Davenport*

*Budget Amount: \$1.6 Million*

*Completed 2022*



The Van Zandt County ESD #4 project involved the construction of a new fire department facility featuring eight bay doors, four dorm rooms, a classroom, showers, and a state-of-the-art kitchen. RDR Construction provided bidding services and comprehensive construction oversight, successfully completing the project in September 2022.



# 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*

