



**Finance and Administration Committee
September 22, 2026**

Information Item

FAC – 2 Selection of Designer – High Rise Roof Replacement

Background Information

At the December 6, 2013, meeting of the Board of Trustees, the Board authorized the Chancellor, ex officio, to appoint architects and engineers for projects with authorized funding of \$2,000,000 or less and authorized the Chancellor to report all such appointments to the Board at its next meeting.

The scope of this project is to evaluate the best solution and implement replacement, restoration, and/or refurbishment of the existing modified bitumen roofing systems on the Cone, Grogan, and Reynolds Residence Halls, which are at the end of their useful lives. The scope shall address coping, flashing, and caulking issues around the roof perimeters that require repair and/or replacement. Walkway pads will need to be added for safety and access to HVAC equipment installed over the years. Given the relatively small footprints of the three buildings, this work has been packaged into a single project for efficiency and potential bid-day savings.

Project Authorization: \$1,575,000

The University of North Carolina System website advertised the request for qualifications and letters of interest for engineering services for this project. Twelve (12) firms submitted letters of interest, one (1) from Guilford County.

The Designer Selection Committee reviewed the letters of interest and invited three firms to interview on August 4th and 5th, 2026, to present their qualifications and recommend the following in ranking order.

1. Raymond Global, Inc., Raleigh, NC
2. SKA Consulting Engineers, Greensboro, NC
3. REI Engineers, Inc., Charlotte, NC

The firm of **Raymond Global, Inc.** is recommended as the Designer for the following reasons:

1. Raymond Global Inc. demonstrated the most relevant experience in projects similar to this one in both the scope of work and in dealing with similar site constraints on high-rise roofing projects.
2. This firm has shown repeated success with past roofing projects for the University, maintaining both schedule and budget for their projects.

3. Raymond Global Inc.'s presentation exhibited the most thorough understanding of our schedule and how to address the challenges of completing the work on time.

Based on the above information, the Chancellor approved the selected firm on August 28, 2026, as indicated in the attached memorandum.



John Loonan

Vice Chancellor for Finance *and* Administration

Attachments:

- Signed memorandum from John F. Loonan to Chancellor Franklin D. Gilliam, Jr., regarding the Selection of Designer – High Rise Roof Replacement
- Raymond Global Inc's Letter of Interest



UNC
GREENSBORO

Finance and Administration

254 Mossman Building
PO Box 26170, Greensboro, NC 27402-6170
336.334.5200 Phone 336.334.4754 Fax

MEMORANDUM

TO: Chancellor Franklin D. Gilliam, Jr.

FROM: John F. Loonan 

DATE: August 6, 2026

RE: Selection of Designer –
High Rise Roof Replacement

At the December 6, 2013, meeting of the Board of Trustees, the Board authorized the Chancellor, ex-officio, to appoint architects and engineers for projects whose authorized funding is \$2,000,000 or less and authorized the Chancellor to report all such appointments to the Board at its next meeting.

The scope of this project is to evaluate the best solution and implement either replacement, restoration, and/or refurbishment of the existing modified bitumen roofing systems on the Cone, Grogan, and Reynolds Residence Halls which are at the end of their useful life spans. The scope shall address copings, flashings, and caulking issues around the roof perimeters that need to be repaired and/or replaced. Walkway pads will need to be added for safety and access to HVAC equipment that has been added over the years. Given the relatively small footprints of the three buildings, this work has been packaged under one project for efficiency and possible bid day savings.

Project Authorization: \$1,575,000

The University of North Carolina System website advertised the request for qualifications and letters of interest for engineering services for this project. Twelve (12) firms submitted letters of interest, one (1) from Guilford County.

The Designer Selection Committee reviewed the letters of interest and invited three firms to interview on August 4th and 5th, 2026 to present their qualifications and recommend the following in ranking order.

1. Raymond Global, Inc., Raleigh, NC
2. SKA Consulting Engineers, Greensboro, NC
3. REI Engineers, Inc., Charlotte, NC

The firm of **Raymond Global, Inc.** is recommended as the Designer for the following reasons:

1. Raymond Global Inc. demonstrated the most relevant experience in projects similar to this one in both scope of work and in dealing with similar site constraints on high-rise roofing projects.
2. This firm has shown repeated success with past roofing projects for the University maintaining both schedule and budget for their projects.
3. Raymond Global Inc.'s presentation exhibited the most thorough understanding of our schedule and how to address the challenges to complete the work on time.

Recommended Action

Based on the above information, the Chancellor of the University of North Carolina at Greensboro approves **Raymond Global, Inc.**, as the Engineering firm for the **High Rise Roof Replacement** project. If agreeable terms cannot be met with the recommended firm, the Chancellor authorizes the administration to negotiate terms with the other firms in ranking order.

We recommend the approval of the designer selection for this capital project.

A formal report of our procedures and your approval will be made at the next meeting of the Board of Trustees. Please acknowledge your approval by your signature below.

Attachment:

- Raymond Global Inc's Letter of Interest

Approved: 
Chancellor

Date: 8/28/2026



**UNC
GREENSBORO**

HIGH RISE ROOF REPLACEMENT FOR 3 RESIDENCE HALLS

UNC Greensboro

July 2, 2026
12:00pm EDT

316 W. MILLBROOK ROAD
SUITE 201
RALEIGH, NC 27609
919-872-7866



RAYMOND

S I N C E 1 9 9 2

TABLE OF CONTENTS

TAB 1 INFORMATION SHEET	3-4
TAB 2 LETTER OF INTEREST	5-6
TAB 3 PROJECT TEAM ORGANIZATION CHART	7
3.1 ADEQUATE STAFF & PROPOSED DESIGN/ CONSULTANT TEAM & THEIR RELEVANT PROJECT EXP.	8
TAB 4 RELEVANT EXPERIENCE & OTHER IMPORTANT FACTORS	9-10
4.1 SPECIALIZED/APPROPRIATE EXPERTISE IN THE TYPE OF PROJECT	11-12
4.2 PAST PERFORMANCE ON SIMILAR PROJECTS TO HIGH RISE ROOF REPLACEMENT	12-14
4.3 CURRENT WORKLOAD & STATE PROJECTS AWARDED	15-16
4.4 PROPOSED DESIGN APPROACH	16-17
4.5 RECENT EXPERIENCE WITH PROJECT COSTS & SCHEDULES	17-18
4.6 CONSTRUCTION ADMINISTRATION CAPABILITIES	18
4.7 PROXIMITY TO & FAMILIARITY WITH PROJECT AREA	19
4.8 RECORD OF SUCCESSFULLY COMPLETED PROJECTS WITHOUT MAJOR LEGAL OR TECHNICAL PROBLEMS	19
4.9 ENERGY CONSERVATION/LEED EXPERIENCE	20
TAB 5 MINORITY BUSINESS PARTICIPATION PLAN	21-22
TAB 6 CURRENT SF-330	23-40
ADDITIONAL INFORMATION SF-330 SECTION H	41-43
SF-330 PART II	44

TAB 1

INFORMATION SHEET



THE UNIVERSITY of NORTH CAROLINA
GREENSBORO

Information Sheet

Firm Name

Raymond Global, Inc. (Raymond)

☐ HUB Certified

If HUB,
Specify Type

☐ Female

☐ Disabled

☐ American Indian

☐ Asian-American

☐ Hispanic

☐ Black

☐ Socially &
Economically
Disadvantaged

Point of Contact

Jason Mabraten

E-mail Address

jason.mabraten@raymond.global

Street Address

316 W. Millbrook Road, Suite 201

City

Raleigh

State

NC

Zip
Code

27609

County

Wake

Phone #

919-872-7866

Fax #

919-872-4486

Type of Firm (e.g. Architectural,
Civil Engineering, Surveying, Etc)

Architectural, Engineering, and Building Envelope

Consulting Firms

Architectural:

☐ Check If
HUB

Mechanical:

☐ Check If
HUB

Electrical:

☐ Check If
HUB

Plumbing:

☐ Check If
HUB

Structural:

☐ Check If
HUB

Civil:

☐ Check If
HUB

Landscape:

☐ Check If
HUB

Interior
Design:

☐ Check If
HUB

Other (specify type):

☐ Check If
HUB

Other (specify type):

☐ Check If
HUB

TAB 2

LETTER OF INTEREST

LETTER OF INTEREST

Tim Rouse, Project Manager
UNCG Facilities Design and Construction
Gray Home Management House
105 Gray Drive
Greensboro, NC 27412
fdc@uncg.edu | tsrouse2@uncg.edu



Reference: UNC Greensboro High Rise Roof Replacement - 3 Residence Halls

Dear Mr. Rouse and Members of the Selection Committee,

Raymond is pleased to submit our Letter of Interest for the High Rise Roof Replacement project at UNC Greensboro. We value our longstanding relationship with UNCG and appreciate the opportunity to continue supporting the University on this important campus improvement project. Having successfully completed 18 projects for UNCG, including several residence hall projects, our team understands the University's standards, expectations, and commitment to quality.

For more than 34 years, Raymond has specialized in roofing, waterproofing, and building envelope consulting for higher education facilities. Our team has completed thousands of roof evaluations and replacement projects, including numerous high-rise buildings where restricted access, occupied facilities, and complex construction logistics required careful planning and coordination. This experience positions us to successfully evaluate and design the most appropriate roofing solution for Cone, Grogan, and Reynolds Residence Halls.

Our approach emphasizes thorough assessment, practical and cost-effective design solutions, and proactive collaboration throughout design and construction. From roof replacement and restoration recommendations to detailing copings, flashings, and walkway pads, we are committed to delivering a durable, high-quality solution that supports UNCG's long-term facility goals while minimizing disruption to campus operations.

Thank you for your consideration. We appreciate the opportunity to submit our qualifications and look forward to continuing our partnership with UNC Greensboro on this project.

Sincerely,



Jason Mobraten, RA, RRC, REWC, LEED AP, NCARB
Vice President
316 W. Millbrook Road, Suite 201
Raleigh, NC 27609
m: 909-607-3773
email: jason.mobraten@raymond.global



2,500+

Roof Assessment
projects completed



3,500+

**Building envelope
evaluation, roof
replacement, or testing**
projects completed



2,000+

**QA/QC or construction
administration jobs**
completed for building
envelope systems.



32

IIBEC, Inc. certified
building envelope
professionals on
staff.



TAB 3

PROJECT TEAM ORGANIZATION CHART

3.1 ADEQUATE STAFF AND PROPOSED DESIGN/CONSULTANT TEAM

Raymond will deploy an expert team of IIBEC-certified professionals, architects, and engineers for UNC Greensboro's High Rise Roof Replacement project. With extensive experience in high-rise roof replacement, restoration, and building envelope design, our team excels at evaluating existing roofing systems and developing durable, cost-effective solutions while managing restricted site access, occupied residence halls, and complex construction logistics. Our collaborative approach ensures seamless coordination throughout assessment, design, bidding, and construction administration to successfully support the University's project goals.

LEADERSHIP



Jason Mobraten, RA, RRC, REWC, LEED AP, NCARB will be your Program Manager and main point of contact. With over 22 years of industry experience, Jason brings the roofing/building envelope background you will need for this project. Jason has performed work on some of the most significant facilities in North Carolina, including UNCG buildings, ECU, Duke University and more.

Example Projects Include: UNCG Foust Building Condition Assessment | UNCG Lofts on Lee Fascia Repairs | UNC Pembroke Village Apartments Repair Report | UNC Chapel Hill Phillips Hall | UNC Chapel Hill Friday Center Skylight Repairs | Duke University Admissions Building | NC State Capitol Renovations



Bryan Meredith, PMP will be your Project Manager, bringing extensive experience with the UNC system, including multiple projects at UNCG and universities across North Carolina. His expertise extends to numerous North Carolina state agencies, ensuring seamless project execution and alignment with institutional needs..

Example Projects Include: UNCG Stone Building Roof Replacement | UNCG Mossman Roof Replacement Assessment | UNCG Roof Replacement | UNCG Petty Science Portico Waterproofing & Masonry Repairs | UNCG Spartan Recovery Renovation | UNCG Neal Building Building Envelope Water Intrusion Upgrades



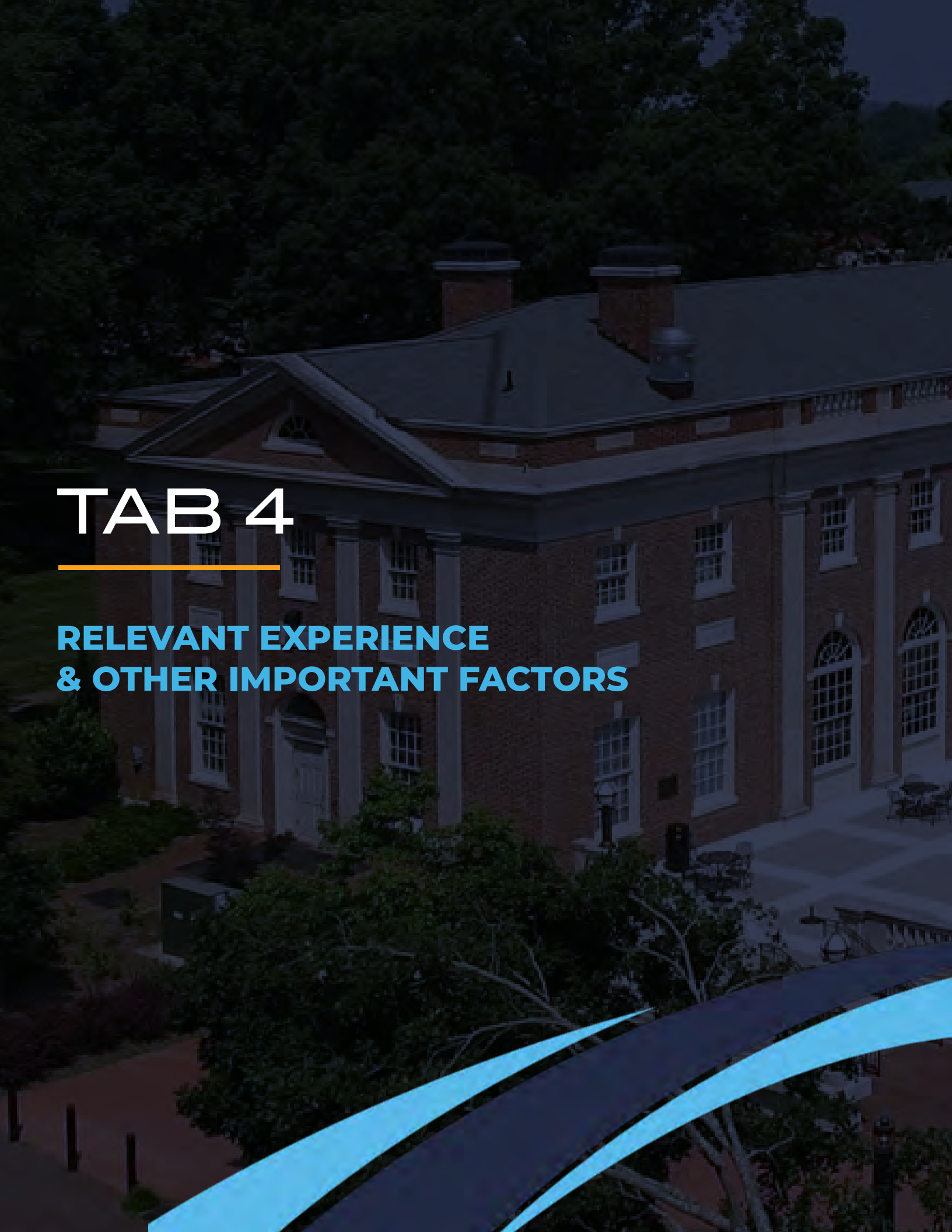
David Willers, PE, RBEC, REWC, RWC, RRC, LEED AP will serve as Senior Reviewer for the duration of this project. David brings over 32 years of experience in the State of North Carolina as an engineer. David has experience working at numerous North Carolina colleges and universities including UNCG, NCSU, ECU, UNC Chapel Hill and more.

Example Projects Include: UNCG Phillips Hawkins Dormitory | UNCG Lofts on Lee Fascia Repairs | UNCG Foust Building Condition Assessment | UNCG Tate Leak Investigation | ECU Neurosurgical and Spine Center Building Envelope Assessment and Repair | ECU Membrane Roof Replacement Student Recreation Center

KEY PERSONNEL

In the chart below, we have emphasized Raymond's education, years of experience and specialized certifications. Raymond has **80+ additional engineering & project management professionals**.

NAME	ROLE	CERTIFICATIONS	EDUCATION	YRS EXP.
Jason Mobraten	Program Manager	RA, RRC, REWC, LEED AP, NCARB	MA Architecture	22
Bryan Meredith	Project Manager	PMP	BS Applied Science	10
David Willers	Senior Reviewer	PE, RBEC, REWC, RWC, RRC, LEED AP	MS Civil Engineering	32
Rodniqua Minor	Structural Engineer	PE	BS Civil Engineering	9
Adam Cook	BE Designer	RRC, RRO, FMPC, BECxP, CxA+BE	BS Construction Management	22
San Bawi	BE Designer (additional staff if needed)	N/A	BS Civil Engineering	7
Madhura Ranjalkar	BE Designer (additional staff if needed)	N/A	MS Construction Science/ Management & BS Civil Engineering	5



TAB 4

**RELEVANT EXPERIENCE
& OTHER IMPORTANT FACTORS**

4 RELEVANT PROJECT EXPERIENCE



Raymond has developed a strong, longstanding relationship with UNC Greensboro, and we are proud to have successfully completed 18 projects across campus, including several residence hall and roofing-related assignments. The projects below reflect our extensive experience delivering roofing, waterproofing, and building envelope solutions tailored to UNCG's facilities and demonstrate our commitment to providing responsive, high-quality service. Additional UNCG experience is highlighted below:



- Tower Village Roof Replacement
- Moore-Strong Residence Hall Roof Replacement
- Stone Building Roof Replacement
- 326 Tate St. Water Infiltration
- Lofts on Lee Fascia Repairs
- Stone Building Assessment
- Petty Science Portico Waterproofing
- Philips-Hawkins Residence Hall Roof Replacement
- Stone Building Roof Investigation
- Foust Building Rehab Assessment
- Jefferson Suites Building Envelope Study
- Spartan Recovery Renovation
- Neal Building Envelope Water Intrusion
- Mossman Roof Replacement

NC UNIVERSITY SYSTEM EXPERIENCE

Raymond's Raleigh office has served North Carolina's higher education community for many years, with more than half of its current workload dedicated to colleges and universities. Our team understands the unique challenges of occupied campus facilities, residence halls, and complex roof replacement projects, bringing extensive experience in roofing, waterproofing, building envelope design, and construction administration. We have successfully partnered with numerous colleges and universities throughout North Carolina, including the institutions listed below.

- Alamance Community College
- Duke University
- Durham Technical Community College
- East Carolina University
- Fayetteville State University
- Lenoir Community College
- North Carolina State University
- UNC Chapel Hill
- **UNC Greensboro**
- UNC Wilmington
- Wayne Community College
- Western Carolina University



"We at UNC Greensboro are pleased to give a recommendation to Raymond Engineering for services provided for the Phillips Hawkins Residence Hall Roof Replacement Project. We were very pleased with the manner in which Adam Cook managed both Design and Construction phases of the project".

4.1 SPECIALIZED OR APPROPRIATE EXPERTISE IN THE TYPE OF PROJECT

HISTORY OF RAYMOND

Since 1992, Raymond has been a recognized leader in roofing, waterproofing, and building envelope consulting, providing design, assessment, quality assurance, construction administration, and asset management services for clients throughout the Southeast. For more than 34 years, we have specialized in evaluating, designing, and overseeing roof replacement and restoration projects for higher education, state, and local government facilities. Our extensive experience with occupied campuses, residence halls, and complex roof replacement projects uniquely positions us to support UNC Greensboro's High Rise Roof Replacement project.

DID YOU KNOW?

Raymond is one of the nation's leading roofing and building envelope firms with over 32+ IIBEC, Inc. certified professionals in house.



RAYMOND BUILDING ENVELOPE STAFF

12

Registered Roof Observers

9

Registered Roof Consultants

4

Registered Exterior Wall Consultants

2

Registered Waterproofing Consultants

2

Registered Building Envelope Consultants

2

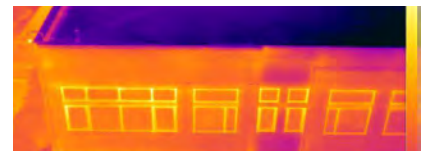
Building Envelope Commissioning Agents

1

Registered Exterior Wall Observer

Our Comprehensive Building Envelope Services Include:

Building Envelope Design	Testing & Inspection	Construction Management
- Wind Uplift Analysis - Drainage Analysis - Structural Analysis - Historical Preservation - Façade Rehabilitation / Restoration - Roofing, Waterproofing, Plaza / Terrace Systems - Field Evaluation of Existing Conditions - Preparation of Construction Documents & Specifications - Cladding Replacement Design - Fenestration Replacement Design - Below foundation and grade waterproofing - FM Global Compliant Design - Quality Assurance Inspections - Design Peer Review - Hydrothermal Analysis - Building Envelope Commissioning - Bell Chamber Testing - Structural Analysis	- Infrared Moisture Survey - Nuclear Moisture Surveys - Unmanned Aerial Vehicle Surveys - Electrical Capacitance Surveys - Air Barrier Inspection / Testing - Water Testing - Technical Investigation - Litigation Support - Research / Laboratory Testing - Design / Code Review - Construction Document Review - Construction Claims - Field Water Fenestration Testing (ASTM E1105) - Field Air Fenestration Testing (ASTM E783) - Field Air Leakage Testing (ASTM E1186) - Roof Wind Uplift Testing (ASTM E907/ FM 1-52/ TAS 124-20) - Drainage Testing - Nuclear Moisture Survey - Electrical Capacitance Surveys	- Pre-bid Conference, Bid Preparation and Review - Contract Preparation / Notice of Award - Construction Schedule Review - Preconstruction Conference - Submittal and Schedule of Values Review - Requests for Information, Change Order Review - Site Set Up / Storage / Construction Inspections - Interior Facility Preconstruction Inspection - Systems Testing / Infrared Analysis - Fastener Withdrawal Testing - Payment Application Review / Unit Price Verification - Progress Meetings - Pre-final / Punch List / Final / Warranty Inspections - Closeout/Warranty/Submittals / As Built Drawings



SPECIALIZED EXPERTISE

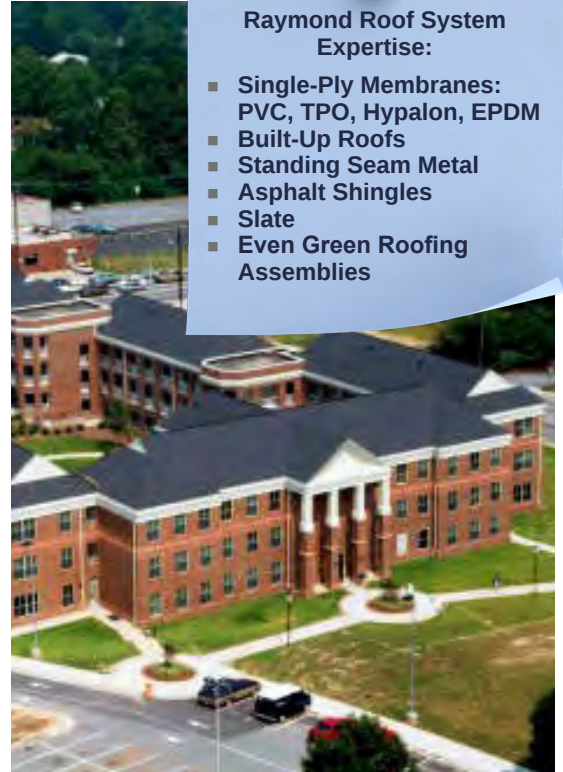
Raymond's team of more than 50 architects, engineers, and building envelope professionals has supported over \$30 million in investigative and design services focused on roofing and building envelope improvements. Our comprehensive approach includes existing conditions assessments, roof evaluations, feasibility studies, design, bidding assistance, construction administration, and quality assurance, allowing us to deliver durable, cost-effective roofing solutions while minimizing disruption to occupied facilities.

Our professionals hold some of the industry's highest credentials through the International Institute of Building Enclosure Consultants (IIBEC), including Registered Building Envelope Consultant (RBEC), Registered Roof Consultant (RRC), Registered Roof Observer (RRO), Registered Exterior Wall Consultant (REWC), and Registered Waterproofing Consultant (RWC). These certifications reflect extensive training and continuing education in roofing, waterproofing, and building enclosure systems. Raymond has been actively involved with IIBEC for more than two decades, and our President, Ray Ramos, received the IIBEC Outstanding Educator Award in recognition of his contributions to advancing industry education.

Our team brings specialized expertise in low-slope roofing systems, roof restoration and replacement, waterproofing, exterior wall systems, roofing technology, resilient building design, and construction quality assurance. This depth of experience, combined with our successful history of delivering higher education roofing projects, enables Raymond to provide UNC Greensboro with practical, durable, and high-performing solutions for the Cone, Grogan, and Reynolds Residence Hall roof replacement project.

Raymond Roof System Expertise:

- Single-Ply Membranes: PVC, TPO, Hypalon, EPDM
- Built-Up Roofs
- Standing Seam Metal
- Asphalt Shingles
- Slate
- Even Green Roofing Assemblies



4.2 PAST PERFORMANCE ON SIMILAR PROJECTS

Raymond has a proven track record of delivering high-quality roofing and building envelope design services for higher education institutions across North Carolina and the Southeast. Having successfully completed 18 projects for UNC Greensboro, including several residence hall and roofing-related projects, our team understands the University's facilities, standards, and project delivery expectations. More than 70% of our higher education work comes from repeat clients, reflecting our commitment to technical excellence, responsive communication, and reliable project delivery. Led by our Raleigh office, which manages the majority of our higher education portfolio, Raymond is uniquely qualified to deliver the High Rise Roof Replacement project for Cone, Grogan, and Reynolds Residence Halls.

RELEVANT HIGHER EDUCATION PROJECT EXPERIENCE



UNC Greensboro Contracts: Open End Roofing Agreement(2023 & 2025); Open End Architecture Agreement (2023 & 2025)

Projects:

- 840 Neal Street - Building Envelope Services
- Spartan Recovery Renovation
- Petty Science Portico - Repairs
- Mossman Building - Assessment and Roof Replacement
- Jefferson Suites - Building Envelope Study
- Lofts on Lee - Fascia Repairs Design Services
- Foust Building - Rehab Assessment
- Stone Building - Investigation
- Stone Building - Roof Replacement
- Moore-Strong Residence Hall - Roof Replacement
- Phillips-Hawkins Residence Hall - Roof Replacement
- 840 Neal Street - Water Intrusion Assessment
- 326 Tate Street - Water Intrusion Assessment and Design
- Tower Village - Roof Replacement

RELEVANT HIGHER EDUCATION PROJECT EXPERIENCE



ECU Projects:

- Human Resources Building - Roof Replacement
- Tyler Residence Hall - Exterior Testing and Renovation
- Building Envelope Assessment at the ECU Neurosurgical and Spine Center *(the report and investigation of this project received a national award by RCI, Inc., now IIBEC, Inc.)*
- Todd Dining Hall Roof Replacement
- Minges Coliseum & Classroom Building - Roof Repair and Replacement
- Student Recreation Center - Roof and Building Envelope Investigation
- Student Recreation Center Roof - Building Envelope Repair Design and Construction Management
- Mail Services Building 43 - Re-roofing Design, Bidding, Construction Administration and Project Close Out Services
- Murphy Center - Roof Design and Construction Administration Services
- Christenbury Memorial Gymnasium - Roof Assessment
- Science & Technology Building - Re-roofing, Coating Design and Construction Administration Services
- Science & Technology Classroom Building - Roof Replacement
- Neurosurgical and Spine Center - Leaking Testing & Survey Services



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

UNC Chapel Hill Contracts: Campus Roof Replacement - ITS Manning, Graham Memorial, Art Studio and Fordham Hall (2024); Open-End Design Services: Roof Engineering (2020)

Projects:

- Campus Roof Replacements
- Friday Center - Skylight Repairs
- Craige Deck - Roof Replacement
- Howell Hall - Internal Gutter Consulting and Design
- Kenan Laboratories and Friday Center - Roof Repairs & Fall Protection
- Craige Residence Hall - Roof Replacement & Fall Protection
- Giles F. Horney Building & Public Safety - Roof Replacement & Fall Protection

NC STATE
UNIVERSITY



North Carolina State University Contracts: NCSU Roofing Open-End Agreement (2022)

Projects:

- Alexander Hall - Dormer Leak Investigation
- Dan Allen Parking Deck - Top Deck Repairs
- Daniels Hall - Roof Replacement
- Administrative III Building - Water Infiltration Assessment
- Toxicology Building 805 - Above Grade Water Infiltration Survey
- NCSU Campus - Drone Roof Safety Survey of Horizontal Safety Lines, Safety Railing, and Other Roof Edge Safety Devices and Estimated Costs
- Administrative III Building - Window and Shade Structures Building Envelope Investigation and Quality Assurance Observations
- Schaub Hall - Water Intrusion Investigation
- Caldwell Hall - Selected Windows Sealant Repairs
- Carmichael Gym - Perimeter Roof Replacement
- 111 Lampe Drive - Parapet Brick Mortar Joint Repointing
- Mill River 850S Horticultural Building 455 - Roof Repair/Replacement
- Winston Hal, Peele Hall, Holladay Hall - Building Envelope Condition and Thermal Inspection, IR Drone Survey



Lenoir Community College Contracts: Lenoir Community College Roofing Services (2021)

Projects:

- Student Center - Roof Replacement
- Bullock Building - Roof Replacement
- Greene County Workforce Development Center - Roof Replacement
- Health Sciences Building - Roof Replacement
- Campus Building Envelope Investigations and Reports
- LCC Waller and Library Buildings Waterproofing and Testing
- LRC Library - Skylight Repairs
- LCC Waller Building - Roof Replacement
- Waller Building - Window Investigation
- Waller Building - Window Replacements

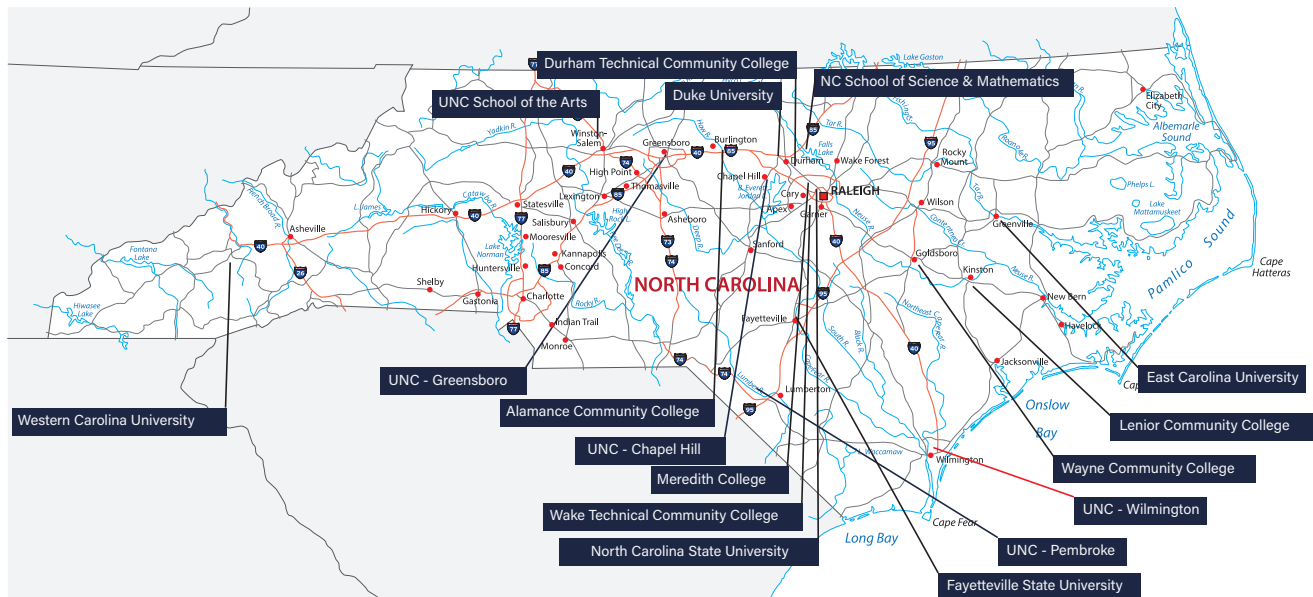
RELEVANT HIGHER EDUCATION PROJECT EXPERIENCE



Duke Projects:

- Wilson Residence Hall - Roof Replacement
- Carr Building, East Campus - Building Envelope Assessment
- Bassett Residence Hall - Roof Replacement
- East Duke Building Partial Roof Replacement
- West Duke - Roof Replacement
- Aycock Residence Hall, Jarvis Residence Hall, Gilbert-Addom Residence Hall and Southgate Residence Hall - Condition Assessments, Design, Bidding and Construction Phase Services
- Brown Residence Hall - Roof Replacement
- East Residence Hall - Roofing, Interior and Exterior Building Envelope Repairs
- Undergraduate Admissions Building - Roof Drainage Design
- Undergraduate Admissions Building - Full AE Interior and Exterior Building Renovation
- Gilbert-Addoms Residence Hall - Roof Replacement
- Card Gym Roof Replacement
- Physics Building - Window Replacement
- LSRC Below Grade Waterproofing and Structural Investigation
- Keohane 4D Residence Hall - Water Intrusion Investigation
- Card Gym - Below Grade Roof Drainage and Tunnel Waterproofing
- Scott-Murray Facade Assessment, Design and Construction Phase Services
- Keohane 4D Residence Hall - Design/Build Water Instruction Repair Design and Construction Phase Services
- Cameron and Card Gym - Utility Renewal and Design Below-Grade Waterproofing and Tunnel Repairs

Below is an overview of our experience with North Carolina universities and colleges. We have provided roof replacement design, building envelope design, waterproofing design, and construction administrations services to various facilities on each campus.



Exceeding Client Expectations:

"The Department of Facilities Design and Construction, and myself, are pleased to offer our recommendation for Raymond Engineering. Their work on the Moore Strong Roof Replacement was excellent. Adam Cook delivered prompt, accurate service throughout my involvement with the project, starting in design and going through close-out. We would gladly work with Adam and the rest of the team at Raymond Engineering again and hope to do so in the future."

- Tim Rouse, Capital Project Manager, UNC Greensboro



4.3 CURRENT WORKLOAD AND STATE PROJECTS AWARDED

CURRENT WORKLOAD

Below we have provided our current workload, including state funded projects awarded in North Carolina.

PROJECT NAME	CLIENT
RAL104825018 UNCG Walker Parking Deck Repairs	UNC Greensboro
RAL100726010 UNC Chapel Hill Lenoir Hall Roof Replacement	UNC Chapel Hill
RAL100725008 UNC CH Residence Hall Roof Replacement	UNC Chapel Hill
RAL1007.007 UNC CH Campus Roof Replacement	UNC Chapel Hill
RAL112125017 UNC Brinkhouse Bulitt Electrical Service Distribution	Dewberry
RAL112125018 UNC Phillips Hall HVAC Upgrades Bidding & CA	Dewberry
RAL1179.002 Method Community Center Improvements	Clark Nexsen
RAL1179.004 Sternberger Elementary School	Clark Nexsen
RAL101825021 Duke Center of Documentary Studies BE Design	Duke University
RAL100825010 ECU Eakin Student Center Partial Roof Replace	ECU (East Carolina University)
RAL100825011 ECU Fletcher Residence Hall BE Repairs	ECU (East Carolina University) - Multiple Clients
RAL116525012 Hourigan KSB Expansion	Hourigan
RAL1165.007 BE Arts and Innovation Academic Building	Hourigan
RAL122626001 Orange County ES	KEI Architects
RAL109426011 Ligon MS - Envelope and Roof Consulting	LS3P Associates - NC
RAL109425009 HL Cook Hall Roof Recover/Exterior Improvements	LS3P Associates - NC
RAL109426010 Sheraton Raleigh-Westin BE Consulting	LS3P Associates - NC
RAL1094.008 5401 N Raleigh Design Review	LS3P Associates - NC
RAL122426001 NC State Capitol Grounds Improvements	McCrery Architects
RAL122526001 SBI Bldg. 9 Roof Replacement	NC State Bureau of Investigation
RAL100225017 NCDOA Justice Bldg. Upgrades	NCDOA
RAL100225015 NCDOA Government Complex BE Renovations	NCDOA
RAL100226018 NCDOA Old Revenue Bldg. Section B & C Roof Repairs	NCDOA
RAL103425022 ABC Warehouse Repairs	NCDPS (North Carolina Department of Public Safety)
RAL121025003 Phase 2: NCSSM BE Improvements	NCSSM
RAL122326001 NCCU Shepard Building Windows & Doors Replacement	North Carolina Central University
RAL120825006 NCDAC Richmond CI Roof Replacement	North Carolina Department of Adult Correction NCDAC

PROJECT NAME	CLIENT
RAL120825005 NCDAC 840 W. Morgan Street Building Assessment	North Carolina Department of Adult Correction NCDAC
RAL1004.034 NCDOT Div 8 Repair Designs	North Carolina Department of Transportation NCDOT
RAL100426050 NCDOT Beryl Road Emergency Roof Replacement	North Carolina Department of Transportation NCDOT
RAL1004.012.002 NCDOT Rowan Co. Maint. Office Renovation/Addition	North Carolina Department of Transportation NCDOT
RAL104726014 Avent Ferry Complex Structural Repairs	North Carolina State University
RAL1166.004 RDU BE Design Review	O'Brien Atkins Associates, PA
RAL116625007 Operations Bldg. RDU Roof Replacement	O'Brien Atkins Associates, PA
RAL121225002 Pitt CC Campus Roof Replacement	Pitt Community College
RAL120325004 MCAS Cherry Point Chiller Plant	Summer Consultants
RAL105926007 Morrisville HS Building Envelope Consulting	Wake County Public Schools
RAL105926008 East Wake HS Partial Roof Replacement	Wake County Public Schools
RAL122726002 Norwayne MS Roof Recover	Wayne County Public Schools

4.4 PROPOSED DESIGN APPROACH

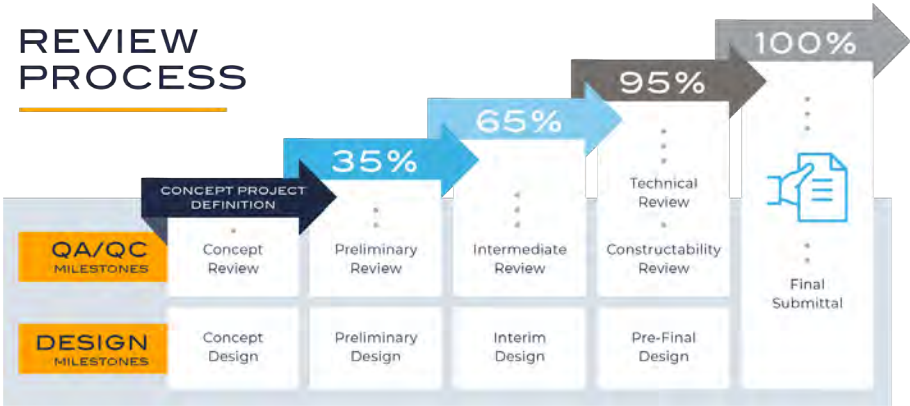


Raymond's approach to the High Rise Roof Replacement project begins with a comprehensive assessment of the existing roofing systems on Cone, Grogan, and Reynolds Residence Halls. Our team will perform field investigations, roof surveys, core sampling, and moisture testing, as appropriate, to evaluate existing conditions and determine the most effective long-term solution, whether replacement, restoration, or refurbishment. As an independent building envelope consultant, Raymond provides unbiased recommendations that balance performance, life-cycle cost, constructability, and the University's budget and schedule objectives.

Using the assessment findings, we will develop coordinated construction documents that address roofing systems, drainage, copings, flashings, sealants, walkway pads, and other critical building envelope components. Throughout design, we will work closely with UNCG stakeholders to address restricted site access, occupied residence halls, campus safety, and construction phasing while minimizing disruptions to students and University operations.

REVIEW METHODOLOGY

Raymond implements a rigorous quality control process at each design milestone, led by our Design Quality Control Manager, to verify technical accuracy, constructability, and compliance with UNC System and State Construction Office requirements. During bidding and construction, our team will provide responsive support through submittal reviews, preconstruction meetings, site observations, and construction administration to ensure the completed roofing systems are installed in accordance with the contract documents and deliver long-term performance.



Key Alignment with UNC Greensboro's Expectations:

- ✓

Comprehensive Evaluation of Roof Replacement, Restoration & Refurbishment Options
- ✓

Extensive Higher Education & Residence Hall Roofing Experience
- ✓

Independent, Unbiased Building Envelope Recommendations
- ✓

Expertise with High-Rise Roofing & Restricted Site Access
- ✓

Knowledge of UNC System & State Construction Office Procedures
- ✓

Cost-Effective, Life-Cycle Focused Design Solutions
- ✓

Collaborative Coordination with University Stakeholders
- ✓

Complete Bidding Support & Construction Administration
- ✓

Durable, Safe & Sustainable Roofing Systems

4.5 RECENT EXPERIENCE WITH PROJECT COST AND SCHEDULES

Raymond has a proven history of delivering roofing and building envelope projects on schedule and within budget for higher education clients. Our approach combines historical cost data, current market trends, and extensive experience with university roofing projects to develop reliable construction budgets and realistic project schedules from the earliest stages of design.

SAMPLE PROJECTS SHOWING EXPERIENCE WITH SCHEDULE AND BUDGET				
PROJECT	COMPLETION	ACTUAL COMPLETION DATE	EST. BUDGET	ACTUAL BUDGET
UNCG Mossman Building Roof Replacement	4/25/2025	4/9/2025	\$716,273	\$659,745
NC Dobbs Building Roof Replacement	4/29/2024	4/29/2024	\$744,000	\$596,090
NC State Capitol Restoration	7/1/2024	7/1/2024	\$9.5M	\$9.4M
Auburn University Sugg Lab Re-Roofing	02/21/2022	02/21/2022	\$363,699	\$322,770
NCDPS ABC Commission Office Roof Replacement	3/10/2023	1/30/2023	\$864,000	\$844,400



Cost management is integrated throughout our design process. Using Deltek Ajera and milestone reviews, our Project Managers monitor budgets, staffing, and resources to maintain efficient project delivery. Independent cost estimates are developed at key design milestones to validate design decisions, identify value opportunities, and keep the project aligned with the University's budget objectives.

To support successful project delivery, Raymond conducts senior-level constructability reviews throughout design and provides comprehensive bidding and construction administration services, including submittal reviews, RFIs, site observations, and pay application reviews. Our proactive communication, disciplined project management, and quality control processes help minimize change orders, reduce construction risks, and keep projects on schedule from design through closeout.



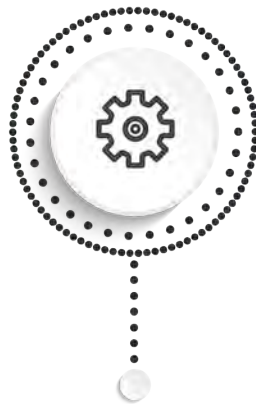
COORDINATION

Initial commissioning meeting, equipment startup plan and coordination meeting, and as-needed coordination.



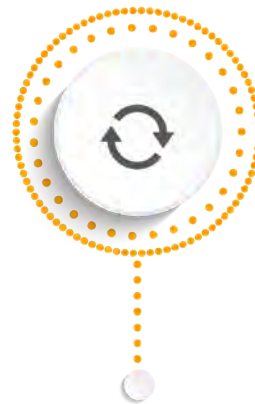
PLANNING

Development of the final commissioning plan for customer approval and sign-off.



TESTING

Execution of a thoroughly pre-planned testing process designed to ensure safety and identify existing issues.



REPORTING

Comprehensive reporting of all executed testing procedures with findings and recommendations.



DOCUMENTATION

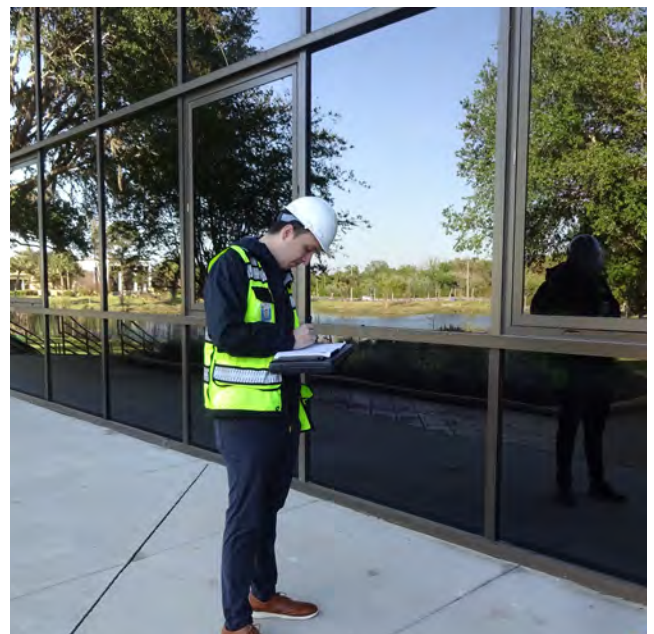
Ensure the customer has the proper documentation to support warranties, train personnel, and resolve deficiencies.

4.6 CONSTRUCTION ADMINISTRATION

For the UNCG High Rise Roof Replacement project, Raymond will provide comprehensive construction administration services focused on quality, responsiveness, and protecting the University's investment. Our team will review submittals, shop drawings, product data, and construction schedules to verify compliance with the contract documents, while responding promptly to RFIs to maintain project momentum. A pre-construction meeting will establish communication protocols, site logistics, safety requirements, and coordination strategies for work at the occupied Cone, Grogan, and Reynolds Residence Halls.

Throughout construction, Raymond will provide regular site observations, detailed field documentation, and independent QA/QC oversight to verify proper installation of the roofing systems and associated building envelope components. We will facilitate OAC meetings, review contractor progress and pay applications, and work collaboratively with University representatives to proactively address field conditions, schedule impacts, and quality concerns.

As construction concludes, Raymond will oversee punch list completion, warranty reviews, final inspections, and project closeout documentation to ensure the roofing systems are installed in accordance with the contract documents and provide long-term performance for UNC Greensboro's residence halls.



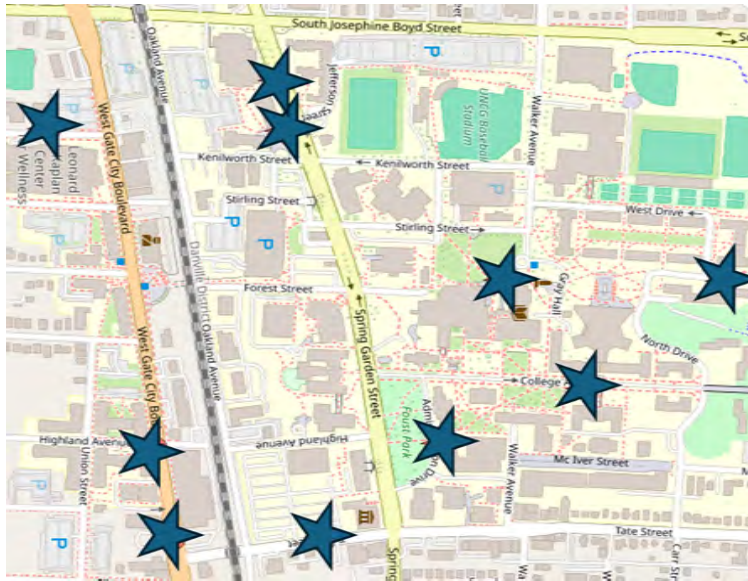
Raymond providing QA/QC oversight & documentation to protect client's interests, ensuring a smooth project closeout.

4.7 PROXIMITY TO AND FAMILIARITY WITH THE AREA

Raymond has assembled a highly qualified team that combines local accessibility with extensive experience serving UNC Greensboro. Our Raleigh office is located approximately 1 hour and 18 minutes from campus, enabling our team to provide responsive, same-day support for meetings, site visits, field observations, and construction administration whenever needed.

More importantly, Raymond brings a distinct advantage through our longstanding partnership with UNCG. Having completed and currently supporting more than 18 projects for the University, our team has developed a thorough understanding of the campus, University standards, and project delivery expectations. This familiarity allows us to efficiently coordinate with University stakeholders, navigate campus operations, and successfully deliver the High Rise Roof Replacement project for Cone, Grogan, and Reynolds Residence Halls.

Listed below are several of the projects Raymond has successfully completed for UNC Greensboro.



- Tower Village
- 326 Tate St.
- 840 Neal St.
- Phillip Hawkins
- Moore-Strong
- Stone Building
- Foust Building
- Lofts on Lee
- Jefferson Suites
- Mossman Building
- Petty Science
- Highland Hall



4.8 RECORD OF SUCCESSFULLY COMPLETED PROJECTS WITHOUT MAJOR LEGAL OR TECHNICAL PROBLEMS

LITIGATION STATEMENT

Over more than 34 years of practice, Raymond has successfully completed more than 8,000 projects for over 1,500 clients without major litigation resulting from our professional services. We attribute this record to our disciplined approach to project delivery, beginning with comprehensive field investigations and thorough existing conditions assessments, followed by complete, constructable design documents, proactive communication, and responsive construction administration. This proven process has enabled Raymond to consistently deliver successful roofing and building envelope projects that meet our clients' technical, budget, and schedule expectations while minimizing risk throughout design and construction.

4.9 ENERGY CONSERVATION/LEED EXPERIENCE

LEED EXPERIENCE/SUSTAINABLE DESIGN

Raymond is committed to incorporating sustainable, energy-efficient solutions into every roofing project. While formal LEED certification is not required for every client, our designs consistently reflect the principles of sustainable design by improving building performance, extending roof service life, reducing maintenance costs, and supporting long-term energy conservation. Our team regularly develops roofing solutions that comply with current energy codes and can contribute toward LEED certification goals when desired.

Our sustainable roofing approach includes:

- High-performance insulation assemblies that improve thermal performance and energy efficiency.
- Reflective roofing systems, including Energy Star-rated TPO, PVC, and cool roof assemblies, where appropriate.
- Durable, long-life roofing materials that reduce life-cycle costs and future waste.
- Recycling and reusing existing roofing materials whenever practical to minimize landfill waste and environmental impact.
- Selection of energy-efficient, sustainable materials that support resilient building performance.

Raymond has been very successful in implementing LEED-compliant sustainable design and energy conservative services to our clients. Most notably, Raymond was a key roofing consultant in the roof design that went into the LEED Platinum certification of the Pensacola, FL Navy Federal Credit Union. Furthermore, we regularly identify and recommend the re-use of existing materials as a cost savings and recycling measure for many of our clients. For example, our design of Lockheed Martin's B1 building (2,000,000 sqft roof) at Dobbins, AFB called for significant re-use of the existing roof materials, allowing for substantial cost savings (estimated at \$20,000,000) and improved ease of constructability. Our designs focus on maximizing roof performance, reducing energy consumption, and delivering long-term value for our clients.



Raymond has 4 LEED Certified Design Professionals



An aerial photograph of a city street scene, featuring a large brick building with a flat roof and several HVAC units. The image is overlaid with a dark blue gradient and a bright blue swoosh graphic at the bottom. The text "TAB 5" is prominently displayed in white, with a horizontal orange line underneath it.

TAB 5

MINORITY BUSINESS PARTICIPATION PLAN

5. MINORITY BUSINESS PARTICIPATION PLAN

Raymond is committed to supporting UNC Greensboro's Minority and Women-Owned Business Enterprise (MWBE) and Historically Underutilized Business (HUB) participation goals throughout the High Rise Roof Replacement project. As the design professional, we will identify opportunities for HUB participation during design and bidding and work closely with the University to encourage meaningful involvement by qualified minority- and women-owned firms.

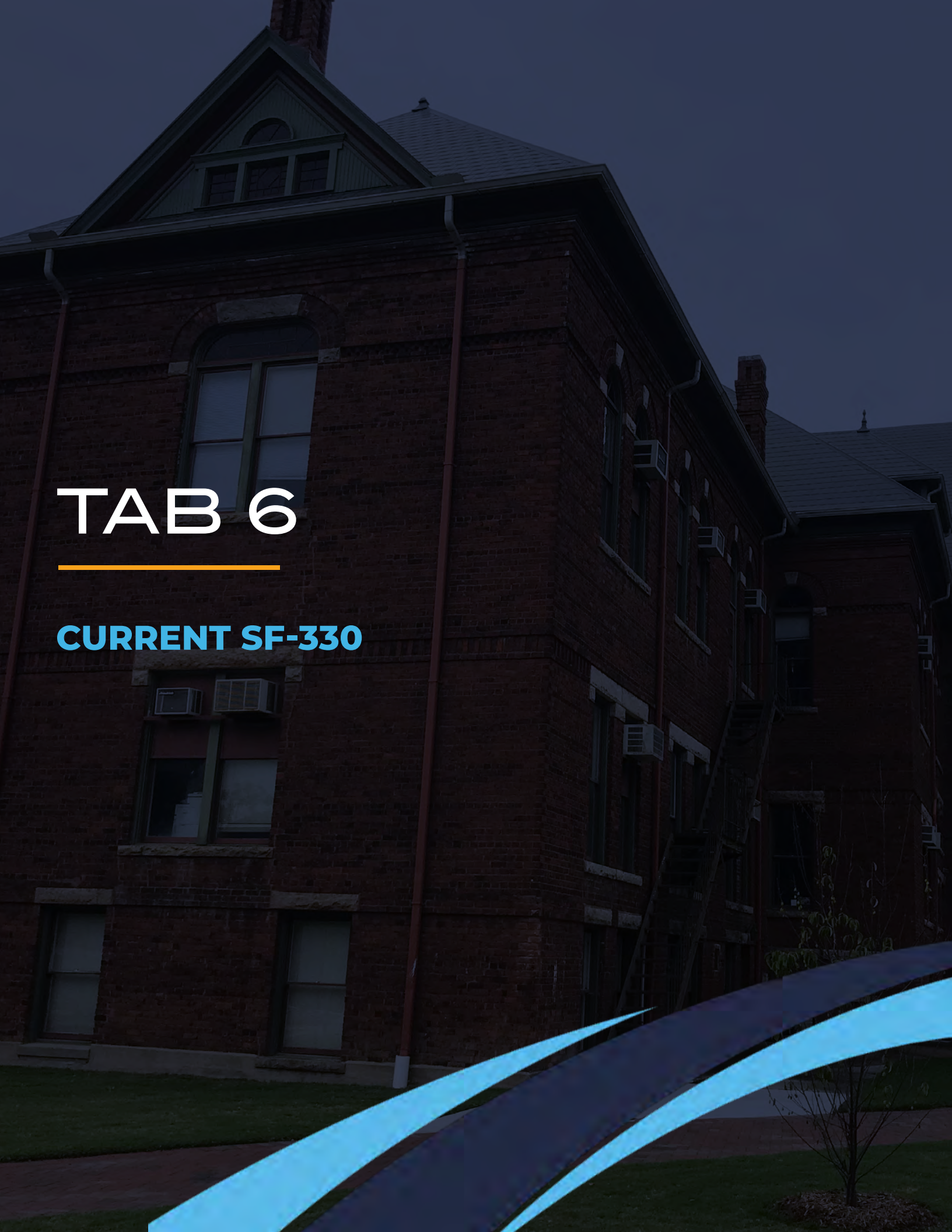
To support UNCG's participation goals, Raymond will:

- Collaborate with the University to identify project-specific HUB participation opportunities.
- Clearly communicate HUB participation goals within the bid documents and Notices to Bidders.
- Encourage outreach to qualified HUB contractors, subcontractors, suppliers, and vendors.
- Support pre-bid meetings by identifying subcontracting opportunities and promoting participation by certified HUB firms.
- Assist the University in reviewing and documenting the contractor's good-faith efforts to achieve established HUB participation goals.

Raymond has successfully supported MWBE/HUB participation on numerous public higher education and state agency projects throughout North Carolina.



UNCG Jefferson Suites Building Envelope Study Project



TAB 6

CURRENT SF-330

SF330 Part I - Contract Specific Qualifications

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

UNC GREENSBORO HIGH RISE ROOF REPLACEMENT - 3 RESIDENCE HALLS

2. PUBLIC NOTICE DATE

June 9, 2026

3. SOLICITATION OR PROJECT NUMBER

n/a

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Jason Mobraten, RA, RRC, REWC, LEED AP, NCARB - Vice President

5. NAME OF FIRM

Raymond Global, Inc. (Raymond)

6. TELEPHONE NUMBER

919-872-7866

7. FAX NUMBER

919-872-4486

8. E-MAIL ADDRESS

jason.mobraten@raymond.global

C. PROPOSED TEAM

(CHECK)

PRIME

JV

PARTNER

SUBCON-TRACTOR

9. FIRM NAME

10. ADDRESS

11. ROLE IN THIS CONTRACT

a.

 **RAYMOND**
SINCE 1992

316 W. Millbrook Rd.
Suite 201
Raleigh, NC 27609
<https://raymond.global/>

Project Management, Senior Review,
Structural Engineer, Building Envelope
Design

☒ CHECK IF BRANCH OFFICE

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

[X] (Attached)



Added-Value Support Capabilities

Building Envelope Analysis | Waterproofing Design | Roof Asset Management
Infrared Moisture Surveys | Air Barrier Testing | Electrical Capacitance Surveys | Wind Uplift Analysis
Field Leak Water Testing | Forensics/Litigation Support | Bell Chamber Testing | Nuclear Moisture Survey
Drainage Analysis | Structural Analysis | Failure Investigations | Hypothermal Analysis
Unmanned Aerial Vehicle (UAV) Surveys | Construction Administration | Building Envelope Commissioning
Project Management | Quality Assurance Inspections | FM Global Compliant Design

E. Resume of Key Personnel Proposed for this Contract

12. NAME	13. ROLE IN THIS CONTRACT	A. TOTAL	B. WITH CURRENT FIRM
Jason Mobraten, RA, RRC, REWC, LEED AP, NCARB	Program Manager	22	11

15. FIRM NAME AND LOCATION (CITY AND STATE)

Raymond | Raleigh, NC

16. EDUCATION (DEGREE AND SPECIALIZATION)	17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)
MA Architecture Clemson University BA Architecture University of Minnesota	RA: NC #13657, SC, GA, VA RRC: #0778, REWC: #0087, LEED AP #10308991

18. OTHER PROFESSIONAL QUALIFICATIONS (PUBLICATIONS, ORGANIZATIONS, TRAINING, AWARDS, ETC.)

Jason will serve as the Program Manager for the UNCG High Rise Roof Replacement project, providing overall project leadership and serving as the primary point of contact for the University. With more than 22 years of architectural and building envelope experience, he will oversee project planning, multidisciplinary team coordination, and Raymond's QA/QC process to ensure the successful delivery of the project. His expertise in roof replacement, building envelope design, construction administration, and collaboration with owners, consultants, and contractors will help ensure a durable, cost-effective solution for the Cone, Grogan, and Reynolds Residence Halls.

- Active IIBEC, Inc. Member
- Understands University Design Standards and Construction Schedules
- Experiences in Building Envelope Restoration and Preservation
- 22 years in A/E

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (CITY AND STATE)	(2) YEAR COMPLETED	PROFESSIONAL SERVICES	CONSTRUCTION (IF APPLICABLE)
a. UNC Chapel Hill Campus Roof Replacements , Raleigh, NC	2024-Active	2024-Active	2026 (est.)
(3) BRIEF DESCRIPTION (BRIEF SCOPE, SIZE, COST, ETC.) AND SPECIFIC ROLE		☒ CHECK IF PROJECT PERFORMED WITH CURRENT FIRM	

Program Manager: Jason is overseeing project planning, budget, and quality assurance for more than 56,000 sq. ft. of roof replacement for buildings ITS Manning, Graham Memorial Hall, Art Studio Building, and Fordham Hall. Responsibilities include managing client communications, coordinating with university stakeholders, and ensuring compliance with UNC System and SCO requirements throughout design and construction.

Size: 56,000 SF, **Cost:** \$1,772,492 (est.)

(1) TITLE AND LOCATION (CITY AND STATE)	(2) YEAR COMPLETED	PROFESSIONAL SERVICES	CONSTRUCTION (IF APPLICABLE)
b. UNCG Chapel Hill Residence Hall Roof Replacements , Raleigh, NC	2025-Active	2025-Active	2026 (est.)
(3) BRIEF DESCRIPTION (BRIEF SCOPE, SIZE, COST, ETC.) AND SPECIFIC ROLE		☒ CHECK IF PROJECT PERFORMED WITH CURRENT FIRM	

Project Manager: Jason is overseeing the roof replacement of four UNC Chapel Hill residence halls (Craig North, Hardin, Koury, and Horton) providing overall project leadership from assessment through construction. Overseeing multidisciplinary team coordination, client communication, quality management, and project delivery while ensuring the roofing systems meet the University's performance, schedule, and budget objectives.

Size: 4,600 SF, **Fee:** \$301,291 (est.)

(1) TITLE AND LOCATION (CITY AND STATE)	(2) YEAR COMPLETED	PROFESSIONAL SERVICES	CONSTRUCTION (IF APPLICABLE)
c. UNCG Philip Hawkins Dormitory Roof Replacement & Fall Protection , Greensboro, NC	2019	2019	2019-2020
(3) BRIEF DESCRIPTION (BRIEF SCOPE, SIZE, COST, ETC.) AND SPECIFIC ROLE		☒ CHECK IF PROJECT PERFORMED WITH CURRENT FIRM	

Project Manager: Oversaw the project which included roof replacement design, construction administration, bidding and improvement services for dormitory. The Residence Hall was experiencing water intrusion and was at the point of being aged out. The re-roofing took place on both shingle and membrane areas, adding fall protection systems where required, and repairing gutters and downspouts. The existing gutter guards were repaired and reused with custom gutters designed by Raymond. **Size:** 25,600 SF, **Fee:** \$379,850

(1) TITLE AND LOCATION (CITY AND STATE)	(2) YEAR COMPLETED	PROFESSIONAL SERVICES	CONSTRUCTION (IF APPLICABLE)
d. UNCG Petty Science Building Portico Waterproofing , Greensboro, NC	2023-2024	2023-2024	2024
(3) BRIEF DESCRIPTION (BRIEF SCOPE, SIZE, COST, ETC.) AND SPECIFIC ROLE		☒ CHECK IF PROJECT PERFORMED WITH CURRENT FIRM	

Senior Building Envelope Consultant: As Senior Building Envelope Consultant for the UNC Greensboro Petty Science Portico Waterproofing and Masonry Repairs project, Jason led the comprehensive assessment and remediation efforts. He oversaw the evaluation process, which included the strategic removal of both the 2008-era and original 1938 stone stairs to expose underlying conditions and identify the causes of waterproofing failures. Jason ensured the project addressed critical waterproofing and masonry repair needs while preserving the structural integrity and historical character of the building. **Size:** 5,000 SF, **Fee:** \$59,660

E. Resume of Key Personnel Proposed for this Contract

12. NAME	13. ROLE IN THIS CONTRACT	A. TOTAL	B. WITH CURRENT FIRM
Bryan Meredith, PMP	Project Manager	10	4

15. FIRM NAME AND LOCATION (CITY AND STATE)

Raymond | Raleigh, NC

16. EDUCATION (DEGREE AND SPECIALIZATION)17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)

BS | Applied Science | American Public University System PMP #3307030

18. OTHER PROFESSIONAL QUALIFICATIONS (PUBLICATIONS, ORGANIZATIONS, TRAINING, AWARDS, ETC.)

Bryan will serve as the Project Manager for the UNCG High Rise Roof Replacement project, overseeing day-to-day project execution, coordination, and communication with the University and project team. With more than eight years of experience managing complex projects, he has successfully led multidisciplinary teams, maintained schedules and budgets, and managed projects for UNC Greensboro, the UNC System, and other North Carolina state agencies. His expertise in project planning, operational coordination, risk management, and client service will help ensure the successful delivery of the Cone, Grogan, and Reynolds Residence Hall roof replacement project.

- Experienced with UNCG Standards
- Understands University Construction Schedules
- Experiences in Roofing and Building Envelope Restoration and Preservation

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (CITY AND STATE)	(2) YEAR COMPLETED	PROFESSIONAL SERVICES	CONSTRUCTION (IF APPLICABLE)
a. UNCG Chapel Hill Residence Hall Roof Replacements, Raleigh, NC	2025-Active		2026 (est.)
(3) BRIEF DESCRIPTION (BRIEF SCOPE, SIZE, COST, ETC.) AND SPECIFIC ROLE		☒ CHECK IF PROJECT PERFORMED WITH CURRENT FIRM	

Project Manager: Bryan is managing the roof replacement of four occupied UNC Chapel Hill residence halls, coordinating day-to-day project activities, design development, client communication, and construction administration. Working closely with University representatives, consultants, and contractors to maintain project schedules, resolve field issues, and successfully deliver durable roofing solutions with minimal disruption to campus operations. **Size:** 4,600 SF, **Fee:** \$301,291 (est.)

(1) TITLE AND LOCATION (CITY AND STATE)	(2) YEAR COMPLETED	PROFESSIONAL SERVICES	CONSTRUCTION (IF APPLICABLE)
b. NCSU University Towers Roof Assessment, Replacement, & Fall Protection, Raleigh, NC	2024-2025		2026
(3) BRIEF DESCRIPTION (BRIEF SCOPE, SIZE, COST, ETC.) AND SPECIFIC ROLE		☒ CHECK IF PROJECT PERFORMED WITH CURRENT FIRM	

Project Manager: Bryan led the assessment and design for the roof replacement at NCSU University Towers, overseeing evaluation and planning for both steep-slope and low-slope roofing systems. Responsibilities included coordinating data collection on existing conditions, managing an aerial infrared moisture survey, and directing visual assessments to determine recovery or replacement options. Ensured compliance with drainage and fall protection requirements while facilitating collaboration with stakeholders to develop a comprehensive and cost-effective roofing solution. **Size:** 21,750 SF, **Fee:** \$795,112

(1) TITLE AND LOCATION (CITY AND STATE)	(2) YEAR COMPLETED	PROFESSIONAL SERVICES	CONSTRUCTION (IF APPLICABLE)
c. UNCG Petty Science Building Portico Waterproofing, Greensboro, NC	2023-2024		2024
(3) BRIEF DESCRIPTION (BRIEF SCOPE, SIZE, COST, ETC.) AND SPECIFIC ROLE		☒ CHECK IF PROJECT PERFORMED WITH CURRENT FIRM	

Project Manager: Bryan managed the UNC-Greensboro Petty Science Portico Waterproofing and Masonry Repairs project. He coordinated the assessment, which led to the removal of both the 2008-era and original 1938 stone stairs to expose and evaluate the existing waterproofing issues. Bryan oversaw the design process of a new liquid-applied waterproofing system that matched the building's historic character, ensuring all work was executed according to plan. He also coordinated the site visits, of the replacement of windows and steel lintels, keeping the project on schedule for completion. **Size:** 5,000 SF, **Fee:** \$59,660

(1) TITLE AND LOCATION (CITY AND STATE)	(2) YEAR COMPLETED	PROFESSIONAL SERVICES	CONSTRUCTION (IF APPLICABLE)
d. UNCG Mossman Roof Replacement, Greensboro, NC	2023		2024
(3) BRIEF DESCRIPTION (BRIEF SCOPE, SIZE, COST, ETC.) AND SPECIFIC ROLE		☒ CHECK IF PROJECT PERFORMED WITH CURRENT FIRM	

Project Manager: Bryan managed the Mossman Roof Replacement project, ensuring that each phase was executed effectively, from schematic design through to closeout. He coordinated with Raymond during the site visit, where leak issues were identified, leading to the decision to replace the roofs with a system that provides positive slope drainage. Bryan is coordinated our team during demolition of the existing roof system and the installation of a lightweight insulating concrete system to correct the imperfectly flat concrete deck. He also ensured that the project design included aesthetic considerations for new scuppers and the rebuilding of internal gutter liners, keeping the project on track for completion. **Size:** 23,800 SF, **Fee:** \$85,520 (fee) \$1,182,665 (construction)

E. Resume of Key Personnel Proposed for this Contract

12. NAME	13. ROLE IN THIS CONTRACT	A. TOTAL	B. WITH CURRENT FIRM
David Willers, PE, RBEC, REWC, RWC, RRC, LEED AP	Senior Reviewer	32	11

15. FIRM NAME AND LOCATION (CITY AND STATE)
Raymond | Raleigh, NC

16. EDUCATION (DEGREE AND SPECIALIZATION)

MS/BA | Civil Engineering | North Carolina State University

17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)

PE: NC #032455, RBEC #044, REWC #0069, RWC #099, RRC #0628, FLSI #2066, LEED AP #0274452

18. OTHER PROFESSIONAL QUALIFICATIONS (PUBLICATIONS, ORGANIZATIONS, TRAINING, AWARDS, ETC.)

David will serve as the Senior Reviewer for the UNCG High Rise Roof Replacement project, providing technical oversight and quality assurance throughout design and construction. With more than a decade of experience in structural engineering and building enclosure design, he is a Registered Building Envelope Consultant (RBEC), Registered Roof Consultant (RRC), Registered Waterproofing Consultant (RWC), LEED Accredited Professional, and a licensed Professional Engineer in North Carolina and multiple other states. His expertise in roofing, waterproofing, structural engineering, and building envelope systems will help ensure the delivery of a durable, high-quality solution for the Cone, Grogan, and Reynolds Residence Halls.

- 32 Yrs. Structural Engineering Experience
- Experienced with building envelope design at university/college facilities
- Member of IIBEC, Inc.
- Working Experience with UNCG

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION (CITY AND STATE)

UNCG Chapel Hill Residence Hall Roof Replacements, Raleigh, NC

(3) BRIEF DESCRIPTION (BRIEF SCOPE, SIZE, COST, ETC.) AND SPECIFIC ROLE

Senior Reviewer: Provided senior technical review and quality assurance for the roof replacement of four UNC Chapel Hill residence halls, verifying the accuracy, constructability, and code compliance of the design documents. Supported the project through design and construction by reviewing technical submittals, resolving design challenges, and helping ensure the successful delivery of high-quality roofing systems. **Size:** 4,600 SF, **Fee:** \$301,291 (est.)

(2) YEAR COMPLETED

PROFESSIONAL SERVICES

2025-Active

CONSTRUCTION (IF APPLICABLE)

2026 (est.)

☒ CHECK IF PROJECT PERFORMED WITH CURRENT FIRM

b.

(1) TITLE AND LOCATION (CITY AND STATE)

UNCG Philip Hawkins Dormitory Roof Replacement & Fall Protection, Greensboro, NC

(3) BRIEF DESCRIPTION (BRIEF SCOPE, SIZE, COST, ETC.) AND SPECIFIC ROLE

Senior Reviewer: Provided technical oversight for the Phillips Hawkins Dormitory Roof Replacement at UNC Greensboro under an on-call contract for roof consulting services. He conducted structural assessments to ensure the integrity of both shingle and membrane roofing systems, evaluated fall protection requirements, and reviewed custom gutter designs to address water intrusion issues. His expertise supported the construction administration, bidding, and improvement phases, ensuring compliance with structural standards and long-term performance. **Size:** 25,600 SF, **Fee:** \$379,850

(2) YEAR COMPLETED

PROFESSIONAL SERVICES

2019

CONSTRUCTION (IF APPLICABLE)

2019-2020

☒ CHECK IF PROJECT PERFORMED WITH CURRENT FIRM

c.

(1) TITLE AND LOCATION (CITY AND STATE)

UNCG Moore-Strong Residence Hall Roof Replacement & Fall Protection, Greensboro, NC

(3) BRIEF DESCRIPTION (BRIEF SCOPE, SIZE, COST, ETC.) AND SPECIFIC ROLE

Senior Reviewer: Provided structural design services for the re-roofing of shingled areas, an addition of fall protection systems, and repairs to gutter and downspout systems. Raymond produced a design that best fit the requirements of the client as well as adhering to local building codes. David made sure to meet the fall protection requirements. As this was a high slope shingle roof, we made sure that the system would be both easily accessible to rooftop and building wall maintenance workers and provided the correct support and waterproofing systems. **Size:** 32,000 SF, **Fee:** \$27,500, **Construction Cost:** \$319,340

(2) YEAR COMPLETED

PROFESSIONAL SERVICES

2019-2020

CONSTRUCTION (IF APPLICABLE)

2021

☒ CHECK IF PROJECT PERFORMED WITH CURRENT FIRM

d.

(1) TITLE AND LOCATION (CITY AND STATE)

UNCG Petty Science Building Portico Waterproofing, Greensboro, NC

(3) BRIEF DESCRIPTION (BRIEF SCOPE, SIZE, COST, ETC.) AND SPECIFIC ROLE

Senior Reviewer: David led the structural assessment and design to resolve critical waterproofing and masonry issues. He coordinated the removal of the 2008-era and original 1938 stone stairs to evaluate underlying structural conditions and oversaw the design of a liquid-applied waterproofing system that preserved the building's historic character while meeting modern standards. David ensured precise execution and adherence to project plans throughout. **Size:** 5,000 SF, **Fee:** \$59,660 **Cost:** \$700,000 (est.)

(2) YEAR COMPLETED

PROFESSIONAL SERVICES

2023-2024

CONSTRUCTION (IF APPLICABLE)

2024

☒ CHECK IF PROJECT PERFORMED WITH CURRENT FIRM

E. Resume of Key Personnel Proposed for this Contract

12. NAME	13. ROLE IN THIS CONTRACT	A. TOTAL	B. WITH CURRENT FIRM
Rodniqua Minor, PE	Structural Engineer	9	2

15. FIRM NAME AND LOCATION (CITY AND STATE)

Raymond | Raleigh, NC

16. EDUCATION (DEGREE AND SPECIALIZATION)17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)

BS | Civil Engineering | North Carolina State University

PE: NC #052346

18. OTHER PROFESSIONAL QUALIFICATIONS (PUBLICATIONS, ORGANIZATIONS, TRAINING, AWARDS, ETC.)

Rodniqua will serve as the Structural Engineer for the UNCG High Rise Roof Replacement project, providing structural evaluations and engineering support for the roofing and building envelope systems. With more than nine years of experience as a licensed Professional Engineer, she has extensive expertise in the assessment and design of institutional, commercial, and educational facilities, including numerous UNC System and North Carolina state agency projects. Her experience with structural engineering, roof replacement projects, and higher education facilities will help ensure the successful delivery of long-lasting, code-compliant solutions for the Cone, Grogan, and Reynolds Residence Halls.

- 9 Years of Design & Analysis Experience
- Extensive experience with UNC Standards
- Consistently delivers projects on time

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (CITY AND STATE)	(2) YEAR COMPLETED
a. ECU Eakin Student Center Partial Roof Replacement, Greenville, NC	PROFESSIONAL SERVICES 2025-Active
(3) BRIEF DESCRIPTION (BRIEF SCOPE, SIZE, COST, ETC.) AND SPECIFIC ROLE	CONSTRUCTION (IF APPLICABLE) n/a

☒ CHECK IF PROJECT PERFORMED WITH CURRENT FIRM

Structural Engineer: Rodniqua is evaluating existing roof deck and structural conditions to support roof replacement design. Providing calculations and recommendations for system attachment, parapet integration, and load path considerations, ensuring safety, durability, and compliance with codes and standards.

Size: 39,000 sf, **Cost:** \$248,400 (fee)

(1) TITLE AND LOCATION (CITY AND STATE)	(2) YEAR COMPLETED
b. City of Rocky Mount Imperial Center Complex Building Envelope Consulting Services, Rocky Mount, NC	PROFESSIONAL SERVICES 2024-Active
(3) BRIEF DESCRIPTION (BRIEF SCOPE, SIZE, COST, ETC.) AND SPECIFIC ROLE	CONSTRUCTION (IF APPLICABLE) n/a

☒ CHECK IF PROJECT PERFORMED WITH CURRENT FIRM

Structural Engineer: The Imperial Center Complex Roof Replacement project includes a comprehensive scope of design, bid administration, and construction administration services. The project is structured with a base bid and two bid alternatives; Alternate 1 for the Theater and Alternate 2 for an additional portion of the Complex roof, thus allowing flexibility based on budget. This approach enables the City of Rocky Mount to pursue bids for all components while ensuring complete design documentation is prepared for each phase.

Size: 74,567 sf, **Cost:** \$138,940 (fee)

(1) TITLE AND LOCATION (CITY AND STATE)	(2) YEAR COMPLETED
c. Western Carolina University Lord Aeck Sargent, STEM Building, Collowhee, NC	PROFESSIONAL SERVICES 2018-2019
(3) BRIEF DESCRIPTION (BRIEF SCOPE, SIZE, COST, ETC.) AND SPECIFIC ROLE	CONSTRUCTION (IF APPLICABLE) n/a

☐ CHECK IF PROJECT PERFORMED WITH CURRENT FIRM

Structural Engineer: This six-story project included laboratory, classroom, and office spaces, with a rooftop plaza and mechanical penthouse. Rodniqua led the structural analysis and design, including steel member sizing, lateral force-resisting systems, and foundation design. Key elements also involved cantilevered spans supporting a roof garden, shear walls, concrete piers, basement retaining walls, and diaphragm stability checks.

Size: 182,900 sf, **Cost:** \$120M

(1) TITLE AND LOCATION (CITY AND STATE)	(2) YEAR COMPLETED
d. NCSU Carmichael Gym Addition & Renovation, Raleigh, NC	PROFESSIONAL SERVICES 2019
(3) BRIEF DESCRIPTION (BRIEF SCOPE, SIZE, COST, ETC.) AND SPECIFIC ROLE	CONSTRUCTION (IF APPLICABLE) 2019

☐ CHECK IF PROJECT PERFORMED WITH CURRENT FIRM

Structural Engineer: Assisted in construction administration for project closeout, primarily managing RFIs, attending OAC meetings alongside the structural project manager, and conducting site visits to ensure construction quality and compliance with structural drawings. **Size:** 87,000 sf, **Cost:** \$61.5M

E. Resume of Key Personnel Proposed for this Contract

12. NAME	13. ROLE IN THIS CONTRACT	A. TOTAL	B. WITH CURRENT FIRM
Adam Cook, RRC, RRO, FMPC, BECxP, CxA+BE	Building Envelope Designer	22	9

15. FIRM NAME AND LOCATION (CITY AND STATE)

Raymond | Raleigh, NC

16. EDUCATION (DEGREE AND SPECIALIZATION)17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)

BS | Construction Management | East Carolina UniversityRRO #1506, RRC #824, BECxP, CxA+BE, FAA Drone Pilot #395227, FMPC (Fenestration-Master)

18. OTHER PROFESSIONAL QUALIFICATIONS (PUBLICATIONS, ORGANIZATIONS, TRAINING, AWARDS, ETC.)

Adam will serve as the Building Envelope Designer for the UNCG High Rise Roof Replacement project, leading the evaluation and design of the roofing and building envelope systems. With more than 22 years of experience in roofing and building envelope consulting, he brings extensive expertise in roof design, condition assessments, construction administration, and quality assurance for higher education, government, and commercial facilities. As an FAA-certified Remote Pilot, Adam also utilizes drone technology to perform efficient aerial roof inspections and evaluations, supporting the development of durable, cost-effective solutions for the Cone, Grogan, and Reynolds Residence Halls.

- Experience working with UNC Greensboro
- 22 years of construction administration experience
- Certified FAA Drone Pilot

19. RELEVANT PROJECTS

a.	(1) TITLE AND LOCATION (CITY AND STATE)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (IF APPLICABLE)
	UNCG Chapel Hill Residence Hall Roof Replacements, Raleigh, NC	2025-Active	2026 (est.)
	(3) BRIEF DESCRIPTION (BRIEF SCOPE, SIZE, COST, ETC.) AND SPECIFIC ROLE ☒ CHECK IF PROJECT PERFORMED WITH CURRENT FIRM		

Building Envelope Designer: Adam is leading the evaluation and design of replacement roofing systems for four UNC Chapel Hill residence halls, including roof condition assessments, detailing, specifications, and construction documents. Providing technical expertise throughout design and construction to ensure durable, code-compliant roofing and building envelope solutions that support the University's long-term facility goals.
Size: 4,600 SF, **Fee:** \$301,291 (est.)

b.	(1) TITLE AND LOCATION (CITY AND STATE)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (IF APPLICABLE)
	NCSU University Towers Roof Assessment, Replacement, & Fall Protection, Raleigh, NC	2024-2025	2026
	(3) BRIEF DESCRIPTION (BRIEF SCOPE, SIZE, COST, ETC.) AND SPECIFIC ROLE ☒ CHECK IF PROJECT PERFORMED WITH CURRENT FIRM		

Building Envelope Designer: Adam assisted in the evaluation and design of the roof replacement for NCSU University Towers, focusing on both steep-slope and low-slope roofing systems. Responsibilities included analyzing existing roofing conditions, interpreting aerial infrared moisture survey data, and contributing to the development of design solutions for recovery or replacement. Provided technical support in material selection, detailing, and coordination with project stakeholders to ensure a durable and efficient roofing system. **Size:** 21,750 SF, **Fee:** \$795,112

c.	(1) TITLE AND LOCATION (CITY AND STATE)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (IF APPLICABLE)
	UNCG Phillip-Hawkins Residence Hall Roof Replacement, Greensboro, NC	2019-2020	2020
	(3) BRIEF DESCRIPTION (BRIEF SCOPE, SIZE, COST, ETC.) AND SPECIFIC ROLE ☒ CHECK IF PROJECT PERFORMED WITH CURRENT FIRM		

Construction Administrator: Provided construction administration services for this aging residence hall that was experiencing water intrusion. The re-roofing took place on both shingle and membrane areas, adding fall protection systems where required, and repairing gutters and downspouts. The existing gutter guards were repaired and reused with custom gutters designed by Raymond. **Size:** 25,600 SF **Contract:** \$30,330 **Cost:** \$370,000

d.	(1) TITLE AND LOCATION (CITY AND STATE)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (IF APPLICABLE)
	UNCG Moore-Strong Residence Hall Roof Replacement, Greensboro, NC	2019-2020	2020
	(3) BRIEF DESCRIPTION (BRIEF SCOPE, SIZE, COST, ETC.) AND SPECIFIC ROLE ☒ CHECK IF PROJECT PERFORMED WITH CURRENT FIRM		

Building Envelope Designer: Provided building envelope design support for this project. Shingle and membrane roof replacement, addition of fall protection anchors at steep slope and low slope areas, custom retrofit debris guards at existing gutters. **Size:** 32,000 SF **Contract:** \$27,550 **Cost:** \$319,340

F. Example Projects Which Best Illustrate Proposed Team's Qualifications for This Contract			20. EXAMPLE PROJECT KEY NUMBER		1
21. TITLE AND LOCATION (CITY AND STATE)			22. YEAR COMPLETED		
UNC Chapel Hill Residence Hall Roof Replacements, Chapel Hill, NC			PROFESSIONAL SERVICES	CONSTRUCTION (IF APPLICABLE)	
			2025-Active	2026 (est.)	
23. PROJECT OWNER'S INFORMATION					
A. PROJECT OWNER		B. POINT OF CONTACT NAME		C. POINT OF CONTACT TELEPHONE NUMBER	
UNC Chapel Hill		Kyle Hawkins, PE, PM		Phone: 919-609-7080	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (INCLUDE SCOPE, SIZE, AND COST)					
Background Raymond partnered with UNC Chapel Hill to replace the low-slope roofing systems at four residence halls: Craige North, Hardin, Koury, and Horton. Each building houses hundreds of students, requiring solutions that not only resolved existing roof failures but also improved safety, energy efficiency, and long-term performance with minimal disruption to daily campus life.					
Scope of Work Our team conducted comprehensive roof assessments, including drone-based infrared surveys, core sampling, and asbestos testing through an industrial hygienist partner. These findings informed schematic narratives and cost estimates for each building, aligning project scope with UNC's goals. We developed full design documents, including roof plans, staging logistics, details, and CSI-formatted specifications. Design solutions called for full roof removal to the structural deck, raising penetrations and curbs, and installing a new vapor barrier, insulation, cover boards, and fully adhered PVC/KEE membrane systems. Services also included bid-phase support, pre-bid conferences, addenda preparation, and certified bid tabulations.			risk, while final assemblies provided positive slope drainage, upgraded flashings, and sheet metal details. Our design and construction administration processes were aligned with UNC System and SCO standards, ensuring quality, compliance, and accountability. During construction, our team reviewed submittals, attended OAC meetings, made regular site visits, and provided quality oversight through closeout, including punch lists, corrective action tracking, and final documentation.		
Technical Approach Raymond's approach emphasized proactive assessment, careful staging, and resilient roof assemblies tailored for long-term watertight performance. Temporary drainage systems were integrated during construction to mitigate			Benefits to Client UNC Chapel Hill received modern, durable roofing systems designed to extend service life, reduce maintenance costs, and enhance building resilience. Through careful coordination, transparent cost estimating, and rigorous quality control, Raymond minimized disruption to students, ensured safety, and delivered solutions aligned with UNC's long-term capital planning goal.		
This project highlights Raymond's ability to deliver complex residence hall			roof replacements for UNC campuses, balancing technical performance with the operational needs of a live student environment. The Horton, Craige North, Koury, and Hardin project demonstrates our strengths in accurate assessments, compliant design, and thorough construction oversight, all critical capabilities we will bring to UNC Greensboro's High Rise Roof Replacement project.		
					
Project Details Size: 4,600 SF Construction Cost: \$301,291					
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT					
(1) FIRM NAME		(2) FIRM LOCATION (CITY AND STATE)		(3) ROLE	
a. Raymond		Raleigh, NC		Prime: A/E Services	

F. Example Projects Which Best Illustrate Proposed Team's Qualifications for This Contract

20. EXAMPLE PROJECT KEY NUMBER

2

21. TITLE AND LOCATION (CITY AND STATE)	22. YEAR COMPLETED
UNC Chapel Hill Campus Roof Replacements, Chapel Hill, NC	PROFESSIONAL SERVICES2024-ActiveCONSTRUCTION (IF APPLICABLE)2026 (est)

23. PROJECT OWNER'S INFORMATION		
A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER
UNC Chapel Hill	Kyle Hawkins, PE, PM	Phone: 919-609-7080

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (INCLUDE SCOPE, SIZE, AND COST)

Background

This project was initiated due to the aging and deteriorating roofing systems on four buildings at the UNC Chapel Hill Campus: ITS Manning, Graham Memorial Hall, the Art Studio Building, and Fordham Hall. Over time, the roofs on these buildings have suffered from various forms of damage, including sun exposure, weather impacts, oxidation, corrosion, and material shrinkage, leading to compromised integrity and increasing the risk of leaks and further structural damage. The need for a comprehensive replacement of these roofing systems was identified to ensure the buildings remain watertight and structurally sound, addressing the immediate concerns of wear and tear and preventing more extensive repairs in the future.



Scope of Work

The scope of work for this project involves the comprehensive replacement of roofing systems on four buildings located on the UNC Chapel Hill Campus: ITS Manning, Graham Memorial Hall, Art Studio Building, and Fordham Hall. For ITS Manning, the existing two-ply modified bitumen roof, approximately 27 years old, will be fully removed down to the structural deck, with repairs to any damaged decking and installation of a new roof system. Graham Memorial Hall's 35-year-old composite asphalt shingle roof will be similarly replaced, including the installation of a fall protection system along the ridge. The Art Studio Building's 47-year-old metal roof will be removed and replaced, addressing any damage caused by oxidation and corrosion. Lastly, Fordham Hall's

31-year-old EPDM roofing membrane, which has deteriorated due to age and heat-induced shrinkage, will be replaced, ensuring a complete, watertight roof assembly for each building, including all necessary metal flashing and accessories.

Technical Approach

The technical approach for the UNC Chapel Hill Roofing Replacement project, currently at 60% design, involves a thorough assessment and design process for four buildings: ITS Manning, Graham Memorial Hall, Art Studio Building, and Fordham Hall. Raymond has conducted a comprehensive review of existing documentation and performed drone infrared surveys for ITS Manning and Fordham Hall to assess moisture infiltration. Fieldwork, including test cuts and core sampling, was carried out

to evaluate the condition of the existing roofing systems. Following these investigations, Raymond prepared a Schematic Design Narrative for each roof, detailing observations, survey results, and design recommendations. This narrative, along with updated construction cost estimates, will guide the development of final design documents, which include roof plans, detail drawings, and specifications, ensuring a complete and watertight roof assembly for each building.

Project Details

Size: 56,000 SF

Construction Cost: \$1,772,492

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE
a. Raymond	Raleigh, NC	Prime: BE Services

F. Example Projects Which Best Illustrate Proposed Team's Qualifications for This Contract

20. EXAMPLE PROJECT KEY NUMBER

3

21. TITLE AND LOCATION (CITY AND STATE)	22. YEAR COMPLETED
Red Hat Office Tower Roof Replacement, Raleigh, NC	PROFESSIONAL SERVICES CONSTRUCTION (IF APPLICABLE)
	2020 2020

23. PROJECT OWNER'S INFORMATION		
A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER
Red Hat	Adria McGlamery	Phone: 919-301-3219

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (INCLUDE SCOPE, SIZE, AND COST)

Background

The high-rise Red Hat office tower is a 20-story building in the down-town area of Raleigh, North Carolina. The need for the facility's roof replacement was documented 4 years earlier after Raymond performed a nuclear moisture survey of the insulation that revealed that the majority of the roof insulation was saturated, thus compromising the ability to maintain a leak-free interior environment.

Scope of Work

Raymond provided a full roof evaluation and design for the roof replacement at the 20th story and 9th story roofs.

Technical Approach

Access from the ground levels to the roofs is incredibly limited due to busy downtown streets and sidewalks on the north and west sides of the building and elevated parking deck levels on the south and east sides. Furthermore, the lower roof can only be accessed through the building by walking out of a 9th floor building window (scaffolding construction for roof access cannot be installed as the adjacent parking deck levels are not sufficient to support its concentrated loads).

The roof itself had multiple mechanical penetrations for cooling towers, condensers and other equipment. Reinforcing to support the elevated screen wall penetrated various locations of the roof making for challenging waterproofing details. To protect the roof system, details included a vapor barrier, ridged cover board and highly puncture-resistant, fleece-backed, single-ply membrane, flashed and terminated with PMMA (epoxy type) liquid applied membrane. This design wrapped all sides of the insulation system and ensured insulation encapsulation. Precast concrete joints above the roof membrane were sealed to prevent water infiltration. During installation the project required membrane breach

Project Details

Size: 160,000 SF

Design Fee: \$165,686

Construction Cost: \$3.2M



RAYMOND
SINCE 1992

testing of the vapor barrier and new single-ply membrane prior to project completion. This level of detail ensured that water would not enter the building through the roof, joints above the roof, or through the surfaces of the screen walls.

In order to ensure proper contractor access to the building, Raymond developed a Roof Access Narrative Report. This report included input from the City of Raleigh, the parking deck operations company, traffic control companies, the building owner, selected contractors and Client (building occupant) that was ultimately included in the drawings and specifications provided to contractors for bidding.

During the design phase, our team interfaced with multiple stakeholders (e.g. client, construction manager, building management company, parking deck management, City of Raleigh, etc.) to ensure full transparency throughout the project. Private and group meetings were circulated between all parties to help limit project noise and odor and maximize material storage, parking deck usage, portable toilet servicing, and contractor vacuum truck services. Prior to bidding, meetings were held

to introduce all parties to each other to establish a clear understanding of construction limits and communication following bidding and project award.

During the bid process we learned from the owner that the roof system would be insured by FM Global. Through our detailed design, responsiveness and clear communication with stakeholders both prior to this notification, our team promptly submitted the project for FM Global approval, which was achieved in a matter of days.

Benefits to the Client

Our design provided a robust long-lasting roof system that involved stakeholders input on this high-profile project.

Our team's quick response in gaining FM Global approval allowed for these requirements to be included in the project bid pricing. This was appreciated by the client.

Our team provided a cost effective and timely delivery of the design.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE
a. Raymond	Raleigh, NC	Prime: Roofing/BE Consultant

F. Example Projects Which Best Illustrate Proposed Team’s Qualifications for This Contract

21. TITLE AND LOCATION (City and State)		22. YEARS COMPLETED	
NCSU, University Towers Residence Hall Roof Replacement, Raleigh, NC		PROFESSIONAL SERVICES 2024-2025	CONSTRUCTION (if applicable) 2026
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER	
North Carolina State University	Elizabeth Caliendo PM	Phone: 919-771-4626	
24. BRIEF DESCRIPTION OF THE PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, cost)			
SIZE:	21,750 SF	COST:	\$795,112 est.
Background. The NCSU University Towers roof, installed in 1989, featured a single-ply membranes on both low- and steep-slope areas. The steep-slope roof has a membrane over a metal deck with insulation, while the low-slope roof was supported by a concrete slab. Drainage was managed by gutters for steep slopes and internal drains for low slopes, with fall protection on the upper low-slope areas. Scope of Work. The scope of this phase for the NCSU University Towers Roof Assessment involved several key tasks. First, data was gathered on the age, materials, and installation methods of the existing roofing to evaluate options for the recovery or replacement of both the steep-slope and low-slope areas. An aerial infrared moisture survey was conducted to identify potential moisture issues within the roofing system. Additionally, an initial visual assessment of the roof systems was carried out to observe their current condition and any apparent issues. Technical Approach. The aerial infrared moisture survey conducted by Raymond involved several key steps. Roof thermography utilized the principle that moisture-laden insulation retains heat longer than dry insulation, revealing moisture through infrared imaging after sunset. The survey employed a DJI Mavic 2 Pro and Inspire 1 sUAS, equipped with a Hasselblad L1D-20C color camera and a FLIR Zenmuse XT infrared sensor. The field survey began with color imagery collection at 3:00 pm under favorable weather conditions, capturing 242		photos. Infrared imaging followed at 5:00 pm, recording 90 images. The data analysis included adjusting thermal images for optimal brightness and contrast, comparing them with color photos to eliminate false positives, and overlaying thermal images on daytime orthomosaics for detailed review. The survey identified four thermal anomalies indicating potential moisture intrusion, suggesting that a roof recover assembly could be viable, except for the low-slope roof, which showed significant ponding. The recommendations included a recover system for the steep-slope roof and a complete removal and redesign of the low-slope roof to address drainage issues. Proposed updates for the steep-slope roof included a new adhered PVC membrane and metal flashings over the existing assembly. The low-slope roof was recommended to receive a new PVC membrane, gypsum cover board, and polyisocyanurate insulation with tapered crickets. Additionally, the report recommended the future replacement of gutters and downspouts, new metal counter flashings, and repairs to the damaged EIFS cladding on penthouses. Access ladders were advised to be replaced, with new ladders added for penthouse maintenance. Existing fall protection railings and snow guards, while currently satisfactory, were recommended for replacement due to their age. This assessment aimed to guide the necessary actions to ensure the roof system’s effectiveness and longevity.	
Project Challenges. A key challenge for this project was coordinating with design elements beyond Raymond and NCSU. The roof work was part of a broader renovation, requiring careful alignment with various meetings, design criteria, and the owner’s expectations. Navigating these complexities during the design phase was a significant hurdle we needed to overcome. Benefit to the Client. Our team provided crucial insights during the design phase, answering many unknowns due to the lack of as-built drawings. We identified the steel truss type and strength, which was vital for the structural integrity of the larger project and the fall protection system for NCSU maintenance staff. We delivered the project ahead of schedule and within the owner’s construction budget. Additionally, we collaborated closely with NCSU staff to select a fall protection system that met their approval and ensured their maintenance team’s comfort and safety.			
			
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE	
a. Raymond	Raleigh, NC, Conyers, GA, Orlando, FL	Prime: A/E - Building Envelope	

F. Example Projects Which Best Illustrate Proposed Team's Qualifications for This Contract

20. EXAMPLE PROJECT KEY NUMBER

5

21. TITLE AND LOCATION (CITY AND STATE)

UNCG Phillips Hawkins Dormitory Roof Replacement, Greensboro, NC

22. YEAR COMPLETED

PROFESSIONAL SERVICES

2019

CONSTRUCTION (IF APPLICABLE)

2019-2020

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER

UNC Greensboro

B. POINT OF CONTACT NAME

Buddy Hale

C. POINT OF CONTACT TELEPHONE NUMBER

Phone: 336-334-5269

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (INCLUDE SCOPE, SIZE, AND COST)

Background

The building that houses Phillips-Hawkins Residence Hall opened in 1967 and was named after the Director of Public Relations (Phillips) and the Director of the Housing Bureau (Hawkins). Raymond currently supports UNC through our existing on-call contract to provide roof consulting services.

Scope of Work

The Phillips-Hawkins Residence Hall was experiencing water intrusion and the roof had reached UNC-G's internal criteria for being aged out. Our team was contracted to provide re-roofing design, construction administrative, bidding phase and improvement services.

Technical Approach

Raymond prioritized the collection of all relevant and available building documents before starting the initial inspection. To ensure collection of the most accurate photographs of the areas of work, our team utilized drones during the inspection. Test cuts were made to determine if existing materials could be reused and Infrared scanning was utilized to determine the extent of water intrusion.

Our team generated an RFP for asbestos testing which was completed by a 3rd party contract. The existing roof system consisted of a 2-year shingle roof. The re-roofing took place on both shingle and membrane areas, adding fall protection systems where required, and repairing gutters and downspouts. The inspection concluded the roof membrane needed to be replaced and the gutter guards repaired. We were able to reuse



insulation. The existing gutter guards were repaired and reused with custom gutters designed by Raymond.

Schematic and Design Development phase documents were presented for review and comment, and all design documents included logistics plans. After finalization of plans and specifications, our team aided with the bidding phase. Our team attended a pre-bid conference at the site to review the project requirements with prospective bidders and prepared meeting minutes for distribution to those who required them.

During the construction phase, our team attended the contractors weekly progress meetings in conjunction with our quality assurance inspections, conducted weekly progress meetings with the owner and contractor,

reviewed contractor's payment applications and any outstanding submittals. We recorded meeting minutes from weekly progress meetings in our inspection reports issued after each week's inspection.

Project Details

Size: 25,600 SF

Design Fee: \$30,330

Construction Cost: \$379,850

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE
a. Raymond	Raleigh, NC	Prime: A/E Services

F. Example Projects Which Best Illustrate Proposed Team's Qualifications for This Contract			20. EXAMPLE PROJECT KEY NUMBER	
			6	
21. TITLE AND LOCATION (CITY AND STATE)			22. YEAR COMPLETED	
UNCG Tower Village Residence Hall Roof Design, Greensboro, NC			PROFESSIONAL SERVICES	CONSTRUCTION (IF APPLICABLE)
			2016-2018	2018

23. PROJECT OWNER'S INFORMATION		
A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER
University of North Carolina Greensboro	Buddy Hale	Phone: 336-334-5269

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (INCLUDE SCOPE, SIZE, AND COST)

Background

The University of North Carolina at Greensboro engaged Raymond to provide design and construction administration services for the re-roofing of the Tower Village dormitory building. The project aimed to address aging roofing systems and water infiltration issues while enhancing long-term maintainability and safety. The dormitory, a critical housing facility on campus, required a comprehensive roofing solution to ensure durability and minimize future disruptions.

Scope of Work

Raymond's scope of work included the replacement of 36,000 square feet of shingle roofing and 2,500 square feet of single-ply membrane roofing. The project also encompassed sealing leaking gutter joints and installing new fall protection anchors to improve safety for future maintenance. In addition to the roofing replacement, enhancements were designed to improve the long-term performance of critical roof-to-wall transitions and flashing details.

Technical Approach

The technical approach focused on durability and ease of future maintenance. Raymond's design incorporated improved detailing at shingle-to-membrane interfaces and expansion joints, ensuring a seamless transition between roofing materials. Existing flashings, previously embedded behind EIFS cladding, were replaced with a new two-piece flashing system, eliminating the need to disturb EIFS during future roof replacements. Collaborating

closely with the University's Facilities Design and Construction (FDC) group, Raymond developed customized specifications that clearly defined site provisions, contractor safety requirements, and daily cleanup protocols, ensuring minimal disruption to campus operations while maintaining project efficiency.



Project Details

Size: 39,000 SF

Design Fee: \$44,300

Construction: \$286,500

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE
a. Raymond	Raleigh, NC	Prime: BE Services

F. Example Projects Which Best Illustrate Proposed Team's Qualifications for This Contract

20. EXAMPLE PROJECT KEY NUMBER	7
21. TITLE AND LOCATION (CITY AND STATE)	22. YEAR COMPLETED
ECU Fletcher Residence Hall Roof Replacement, Greenville, NC	PROFESSIONAL SERVICES 2025-Active
	CONSTRUCTION (IF APPLICABLE) n/a

23. PROJECT OWNER'S INFORMATION		
A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER
East Carolina University	Michael Talton, PM	Phone: 252-328-6858

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (INCLUDE SCOPE, SIZE, AND COST)

Background

East Carolina University selected Raymond to provide architectural and engineering services for the Fletcher Residence Hall Envelope Repairs project. The project includes repairs to the building envelope of a seven-story brick masonry residence hall located on ECU's main campus, including replacement of deteriorated window, precast, and expansion joint sealants, as well as replacement of approximately 6,900 square feet of modified bitumen roofing over the north hall. Raymond is providing the professional expertise necessary to improve the building's weather resistance, durability, and long-term performance.

Scope of Work

Raymond's scope includes performing existing conditions evaluations, developing repair recommendations, preparing construction documents and technical specifications, coordinating bidding support, and providing construction administration services. The project addresses critical roofing and building envelope components, including sealants, waterproofing details, masonry interfaces, and modified bitumen roofing systems to restore the integrity of the residence hall envelope..

Technical Approach

Raymond's approach begins with a thorough assessment of the existing building envelope to identify sources of water intrusion and deterioration. Based on these findings, our team develops practical, cost-effective repair solutions that improve long-term performance while minimizing



Project Details
Size: 6,900 +/- SF
Cost: \$600,00 (budget)



disruption to campus operations. Throughout design and construction, Raymond provides quality assurance reviews, construction administration, and coordination with University stakeholders to ensure the repairs are completed in accordance with the contract documents and industry best practices.

Benefits to Client

Raymond's comprehensive approach provides East Carolina University with durable, long-term roofing and building envelope improvements that protect the residence hall from future water intrusion while extending the service life of the facility. Through proactive planning, responsive construction administration, and technically sound repair solutions, Raymond helps the University reduce future maintenance needs, maximize

the value of its investment, and maintain a safe, reliable environment for students and staff.

The Fletcher Residence Hall Envelope Repairs project underscores Raymond's ability to successfully evaluate, design, and administer complex roofing and building envelope improvements for occupied higher education residence halls. Our experience addressing roofing, waterproofing, sealants, and exterior envelope repairs on multi-story campus facilities demonstrates the technical expertise, collaborative project delivery, and construction administration capabilities that Raymond will bring to the UNCG High Rise Roof Replacement project for Cone, Grogan, and Reynolds Residence Halls.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE
a. Raymond	Raleigh, NC	Prime: A/E & BE Services

F. Example Projects Which Best Illustrate Proposed Team's Qualifications for This Contract

20. EXAMPLE PROJECT KEY NUMBER

8

21. TITLE AND LOCATION (CITY AND STATE)

NCDOA Dobbs Building Roof Replacement, Raleigh, NC

22. YEAR COMPLETED

PROFESSIONAL SERVICES2021-2022CONSTRUCTION (IF APPLICABLE)2022

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER

NC Department of Administration

B. POINT OF CONTACT NAME

Fady Wahby, PEM

C. POINT OF CONTACT TELEPHONE NUMBER

Phone: 984-236-5448

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (INCLUDE SCOPE, SIZE, AND COST)

Background

The North Carolina Department of Administration (NCDOA) engaged Raymond to assess, design, and oversee the replacement of the roof at the Dobbs Building. The facility's existing roof system, covering an estimated 35,413 square feet, included the main roof area and three penthouse sections. In addition to roof replacement, the project scope included the installation of new drainage systems and sealing of the sheet metal parapet and penthouse walls to enhance the building's long-term durability and performance.

Scope of Work

Raymond provided comprehensive services through all project phases, including assessment, design, bidding support, construction observation, and closeout. The work began with a detailed evaluation of the existing roofing conditions, incorporating field investigations, drainage analysis, and an aerial infrared moisture survey. Design efforts focused on preparing detailed construction documents, including roof plans, specifications, and cost estimates. The firm also facilitated the bidding process, ensuring a competitive selection of contractors. During construction, Raymond provided quality assurance through regular site inspections, progress meetings, and contractor submittal reviews. The project concluded with final inspections and the compilation of closeout documentation, including as-built drawings and specifications.

Technical Approach

Raymond employs a systematic approach to ensure a durable and high-performance roofing system. Initial assessments included selective material sampling, drainage calculations, and structural evaluations that guided design decisions. The design process integrated the best practices in waterproofing, sheet metal detailing, and thermal performance that created a resilient roof system tailored to the facility's needs. During construction, weekly quality assurance inspections verified compliance with specifications, and contractor performance which were closely monitored to maintain project timelines. Final inspections and closeout documentation provided the NCDOA with a comprehensive record of the

completed work, ensuring the longevity and maintainability of the new roofing system.



Project Details

Size: 35,413 SF

Cost: \$966,511

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME

a. Raymond

(2) FIRM LOCATION (CITY AND STATE)

Raleigh, NC

(3) ROLE

Prime: Roofing/BE Services

F. Example Projects Which Best Illustrate Proposed Team's Qualifications for This Contract

20. EXAMPLE PROJECT KEY NUMBER

9

21. TITLE AND LOCATION (CITY AND STATE)	22. YEAR COMPLETED
NCDOT Roof Replacements, Raleigh, NC	PROFESSIONAL SERVICES 2018-2026
	CONSTRUCTION (IF APPLICABLE) n/a

23. PROJECT OWNER'S INFORMATION		
A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER
NC Department of Transportation	David Varel, Capital PM	Phone: 919-707-4543

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (INCLUDE SCOPE, SIZE, AND COST)

Background

Raymond partnered with the North Carolina Department of Transportation (NCDOT) to provide roofing, building envelope, and construction administration services for a multi-phase roof replacement program involving the Historic Highway Building and the Old Art Museum complex in downtown Raleigh. The program included complete roof replacement design, building envelope investigations, construction administration, and related exterior repairs to preserve the long-term performance of these historic facilities. Across the three phases, Raymond evaluated existing conditions, developed phased repair strategies, and designed replacement roofing systems and associated building envelope improvements tailored to each facility's needs.

Scope of Work

Raymond provided investigative services, roof consulting, design, bidding assistance, and construction administration for three successive phases of work. Phase I included the complete roof replacement of the Highway Building along with replacement of roof drains, masonry tuckpointing, lead paint abatement, penthouse door replacement, flashing improvements, and drainage upgrades. Phase II focused on evaluating and designing the replacement of approximately 11,000 SF of roofing over the primary portion of the Old Art Museum, including the mechanical penthouse, clerestory roofs, skylight assembly, parapet walls, and masonry components. Phase III expanded the program to include replacement of seven additional roof areas, drainage improvements, masonry restoration, skylight and clerestory repairs, exterior wall repairs, and continued construction administration services.



Project Details

Size: 148,916 +/- SF

Cost: \$2.8M (all 3 phases)

Technical Approach

Raymond began each phase with comprehensive field investigations to evaluate roofing systems, waterproofing details, drainage, masonry, flashing, and other building envelope components. Rather than limiting recommendations solely to roof replacement, our team identified additional deficiencies affecting long-term building performance and developed comprehensive repair solutions that maximized service life while remaining cost-effective. Design documents incorporated durable modified bitumen roofing systems, upgraded insulation assemblies, improved drainage, flashing enhancements, masonry repairs, and waterproofing improvements. Throughout Phase I construction, Raymond provided bidding support, submittal reviews, site observations, quality assurance, and construction administration to verify compliance with the design intent while minimizing disruption to facility operations.

Benefits to the Client

By approaching the work as a phased building envelope program rather than isolated roof replacement projects, Raymond enabled NCDOT to address underlying deficiencies

while maximizing the value of each construction phase. Our investigative approach reduced the likelihood of future water intrusion, improved drainage performance, extended the service life of the facilities, and minimized future maintenance costs. Through proactive coordination, responsive construction administration, and technically sound design solutions, Raymond successfully helped preserve two historic state-owned facilities while providing long-term protection of the buildings' roofing and building envelope systems.

This multi-phase roofing and building envelope program underscores Raymond's ability to evaluate existing roof conditions, develop comprehensive replacement and restoration strategies, and successfully deliver phased roofing improvements for complex institutional facilities. Our experience integrating roof replacement, waterproofing, drainage improvements, and building envelope repairs, while providing comprehensive construction administration, reflects the same expertise Raymond will bring to the UNC Greensboro High Rise Roof Replacement project for Cone, Grogan, and Reynolds Residence Halls

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE
a. Raymond	Raleigh, NC	Prime: Roofing/BE Services

F. Example Projects Which Best Illustrate Proposed Team's Qualifications for This Contract

20. EXAMPLE PROJECT KEY NUMBER

10

21. TITLE AND LOCATION (CITY AND STATE)

UNCG Moore-Strong Residence Hall Roof Replacement, Greensboro, NC

22. YEAR COMPLETED

PROFESSIONAL SERVICES

2019-2020

CONSTRUCTION (IF APPLICABLE)

2021

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER

UNC Greensboro

B. POINT OF CONTACT NAME

Tim Rouse

C. POINT OF CONTACT TELEPHONE NUMBER

Phone: 336-334-4317

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (INCLUDE SCOPE, SIZE, AND COST)

Background

The University of North Carolina at Greensboro (UNC-G) is a public research university that is part of the larger University of North Carolina system. Raymond currently supports UNC through our existing on-call contract to provide roof consulting services. The Raymond team was engaged to provide roof designs and construction administration for this project.

Scope of Work

This project consisted of two phases: (1) developing plans and specifications for the replacement of the existing roof system; and (2) construction administration services (e.g., preparing contracts for signature, reviewing contractor submittals, etc.).

Technical Approach

To ensure the design was both appropriate and precise for the building, Raymond began by thoroughly collecting and reviewing all existing construction drawings available for the project. This involved engaging with key UNCG personnel to obtain relevant documentation and historical data. In addition to this, our team employed drones to capture detailed aerial photographs of the building, providing a comprehensive understanding of the as-built conditions. Utilizing drones proved to be the safest and most cost-effective method for verifying site conditions and identifying potential challenges early in the process.

Fieldwork conducted by our team was meticulously coordinated with UNCG facilities staff to ensure any test cuts or exploratory work were promptly



repaired, minimizing disruption. The scope of work included re-roofing shingled areas, adding fall protection systems to enhance worker safety, and repairing or replacing gutters and downspouts to improve drainage. With these objectives in mind, Raymond developed a design tailored to UNCG's specific requirements while ensuring full compliance with local building codes and standards.

To facilitate seamless communication and project execution, Raymond hosted a pre-construction conference on-site with all key personnel to review critical aspects of the project, including operational requirements, safety protocols, and construction logistics. Throughout the project, our team actively participated in weekly progress meetings and conducted regular quality assurance inspections.

These efforts culminated in detailed weekly progress reports provided to UNCG, ensuring the client remained informed of the project's status and milestones from start to finish.

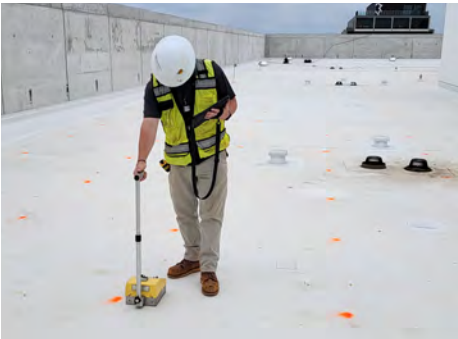
Project Details
Size: 32,000 SF
Design Fee: \$27,500
Construction Cost: \$319,340

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE
a. Raymond	Raleigh, NC	Prime: BE Services

G. Key Personnel Participation in Example Projects

26. NAMES OF KEY PERSONNEL (FROM SECTION E, BLOCK 12)	27. ROLE IN THIS CONTRACT (FROM SECTION E, BLOCK 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F									
		1	2	3	4	5	6	7	8	9	10
Jason Mabraten, RA, RRC, REWC, LEED AP, NCARB	PIC/Program Manager	X	X	X	X	X		X	X	X	
Bryan Meredith, PMP	Project Manager	X	X		X				X	X	
David Willers, PE, RBEC, REWC, RWC, RRC, LEED AP	Design QC Manager	X		X		X	X	X		X	X
Rodniqua Minor, PE	Structural Engineer	9 Years UNC System Experience									
Adam Cook, RRC, RRO, FMPC, BECxP, CxA+BE	Sr. Roofing/BE Designer	X	X	X	X	X	X	X	X	X	X

29. EXAMPLE PROJECTS KEY			
#	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	#	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	UNC Chapel Hill Residence Hall Roof Replacements, Chapel Hill, NC	6	UNCG Tower Village Residence Hall Roof Design, Greensboro, NC
2	UNC Chapel Hill Campus Roof Replacements, Chapel Hill, NC	7	ECU Fletcher Residence Hall Roof Replacement, Greenville, NC
3	Red Hat Office Tower Roof Replacement, Raleigh, NC	8	NCDOA Dobbs Building Roof Replacement, Raleigh, NC
4	NCSU University Towers Residence Hall Roof Replacement, Raleigh, NC	9	NCDOT Roof Replacements, Raleigh, NC
5	UNCG Phillips Hawkins Dormitory Roof Replacement, Greensboro, NC	10	UNCG Moore-Strong Residence Hall Roof Replacement, Greensboro, NC



Added-Value Support Capabilities

Building Envelope Analysis | Waterproofing Design | Roof Asset Management
Infrared Moisture Surveys | Air Barrier Testing | Electrical Capacitance Surveys | Wind Uplift Analysis
Field Leak Water Testing | Forensics/Litigation Support | Bell Chamber Testing | Nuclear Moisture Survey
Drainage Analysis | Structural Analysis | Failure Investigations | Hypothermal Analysis
Unmanned Aerial Vehicle (UAV) Surveys | Construction Administration | Building Envelope Commissioning
Project Management | Quality Assurance Inspections | FM Global Compliant Design

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

The following matrix summarizes how Raymond meets the evaluation criteria for the UNC Greensboro High Rise Roof Replacement project. It provides a concise overview of our qualifications, experience, and technical expertise, demonstrating our ability to successfully deliver the services sought by the University.

UNCG's Selection Criteria	How Raymond Meets the Requirements
3.1 Adequate Staff & Proposed Design Team	Multidisciplinary team of architects, engineers, and IIBEC-certified building envelope professionals with extensive experience delivering higher education roof replacement, waterproofing, and construction administration projects throughout North Carolina and the Southeast.
4.1 Specialized/Appropriate Expertise in the Type of Project	More than 34 years specializing in roofing, waterproofing, and building envelope consulting with thousands of roof evaluations and replacement projects, including numerous higher education residence halls and institutional facilities.
4.2 Past Performance on Similar Projects to High Rise Roof Replacements	Proven record of successfully delivering roof replacement and building envelope projects for universities throughout North Carolina, including 18 projects completed and underway for UNC Greensboro and numerous residence hall roof replacement projects across the UNC System.
4.3 Current Workload & State Projects Awarded	Strong North Carolina presence with dedicated staff and the resources to successfully manage concurrent state and higher education projects while maintaining responsive service and on-time project delivery.
4.4 Proposed Design Approach for the Project	Comprehensive assessment-driven approach that evaluates roof replacement, restoration, and refurbishment options to develop durable, life-cycle focused solutions tailored to the University's operational, budget, and scheduling objectives.
4.5 Recent Experience with Project Costs and Schedules	Proven history of delivering roofing projects on schedule and within budget through disciplined project management, accurate cost estimating, constructability reviews, and proactive communication.
4.6 Construction Administration Capabilities	Extensive construction administration experience providing bidding support, submittal reviews, site observations, quality assurance, and closeout services to ensure successful project delivery and long-term roof performance.
4.7 Proximity to & Familiarity with the Area Where Project is Located	Raleigh office located approximately 1 hour from campus and a longstanding relationship with UNC Greensboro, having completed and currently supporting more than 18 projects across the University's campus.
4.8 Record of Successfully Completed Projects without Major Legal or Technical Problems	More than 34 years, over 8,000 successfully completed projects, and more than 1,500 clients served without major litigation resulting from our professional services, reflecting Raymond's commitment to quality, communication, and technical excellence.
4.9 Energy Conservation/LEED Experience	Experienced in designing energy-efficient, code-compliant roofing systems utilizing sustainable materials, cool roof technologies, enhanced insulation, and LEED-informed design principles that maximize long-term building performance.
5.0 Minority Business Participation Plan	Committed to supporting UNC Greensboro's HUB and MWBE participation goals through proactive outreach, meaningful subcontracting opportunities, and collaboration with qualified minority- and women-owned firms throughout the project.

UNIQUE APPROACHES, CREATIVITY, TECHNOLOGY INTEGRATION

Our customers and partners know Raymond is a leading-edge A/E firm that is investing heavily in bringing the newest technologies and approaches to our design projects. From a technology perspective, Raymond was one of the first companies to explore AutoDesk Revit integrations with Virtual Reality (Oculus) or how TwinMotion (Epic Games) could be used as a real-time rendering and design environment could be used on a design project. Our drive to track, understand, customize, and implement new technologies is built into our company – **our President, Michael Ramos, directly oversees and drives our technology initiatives, including Internal Research & Development (IRAD) that we are actively bringing to market.**

For your reference, we would like to highlight a few of our ongoing initiatives and how they relate to our design approach.

Sustainable Design

A common misperception for sustainable facilities is that the focus should be solely on sustainable design for how the facility operates, post-construction. And while we agree that this is critical for a sustainable solution, few people realize that during the lifespan of a facility, only ~50% of the facility's carbon impact is from the building operations. Meaning, the best heating/cooling and building envelope designs can only impact ½ of the facility's total impact – embodied carbon, generated during construction, represents the other half. Here at Raymond, we proactively survey the state of R&D and new emerging companies to look at how sustainability can be pushed forward. We're continually tracking the new approaches and materials (manufacturing of materials is a significant source of embodied carbon) can positively impact design. Further, we regularly present an AIA course on this topic so as to also educate our peers and ensure sustainable design moves forward. **Scan the QR code at right to see a full listing of our AIA educational topics.**



Veritas Platform for Facility Condition Assessments, Maintenance, and Construction Quality Control

Raymond developed the Veritas Platform to solve some of our greatest inefficiencies – field data collection and report writing. Veritas was designed for mobile data collection, using a highly specific data ontology custom to A/E/C, while leveraging an intuitive User Interface that enabled rapid data collection while on-site. The digital data could then be exported to custom reports related to Condition Assessments and Construction Quality Control. Further, the platform was designed to be a holistic Asset Management Program, complete with Maintenance Work Order Management. For Maintenance and Asset Management, it is a first of its kind platform that directly integrates data collected from facility condition assessments with building a maintenance program. The Veritas Platform currently specializes in Roofing, Building Envelope, and Pavement, but will cover all building systems in 2024. Veritas is a 100% non-proprietary platform that anyone can use, with many companies (including Raymond competitors) already using it today.



The Turing Platform

When it comes to Artificial Intelligence (AI), services like ChatGPT have an inherent information and cybersecurity flaw – any data sent to them is retained by them. With this in mind, Raymond is standing up our new Turing Platform (named for Alan Turing, the inventor of the computer). First and foremost, Turing is specifically designed to overcome the cybersecurity and data retention issues with ChatGPT. Further, we are training Turing to be a first of its kind AI customized solely for the A/E/C industry. We are training the system with only AEC technical documentation (e.g., Building Codes, ASTM Standards) so that it provides highly relevant outputs that can assist designers during a project. This provides our team with more efficiency both in referencing project technicalities and in quality control during project reviews. Further, custom applications and use cases can be built on the Turing AI, as the need arises.

The Mach I Platform

Mach I is solving one of the most confounding challenges for creating construction documents – the coordination of drawing files (Revit, AutoCAD) with specification writing. Existing commercial software solutions typically take the approach of building integrations between their specification writing software and AutoDesk. In contrast, Raymond is looking at how specification writing software can be removed altogether, and rather manage only a single database (e.g., Revit), which creates efficiencies in generating specifications and quality control reviews (i.e., we remove any user error created by the movement and management of data between two different software systems).

Building Information Modeling (BIM)

Raymond considers Building Information Modeling to be the cornerstone of our design projects. Even as a small business, Raymond has invested in building BIM design standards across our disciplines, leveraging Revit on our design projects,

and driving overall consistency with BIM as the project backbone. While Revit remains our primary design and delivery platform, Raymond personnel can also leverage competitor platforms such as Unreal Engine, Google Sketchup, and Dynamo. We leverage the correct platform to meet our customer needs, while driving efficient design, and a high-quality standard.

Virtual Design & Construction

While having a strong BIM foundation and design approach is efficient to design projects, stopping there would be a disservice to the full capabilities of what BIM provides. In particular, Raymond invested in the spring of 2018 in virtual design and construction services, implementing new Virtual Reality (VR) hardware to provide our customers a new view of their future projects. While VR has become more popular in 2019, Raymond was still one of the first players in the A/E industry to implement and commit to VR, while being perhaps the first small business entity to bring this technology to bear.

VR provides an immersive environment for our customers to understand and experience their future buildings, well before construction breaks ground. Using our Oculus Rift hardware, we can load Revit and Unreal Engine design files to create a fully realistic rendering of the designed project that the user can experience and “walkthrough” in real time. With the ability to use this platform throughout the design process, we can translate traditional 2D blueprints into a readily understandable medium that allows for creative interaction between us and the customer, thereby ensuring the final design is finished as envisioned and intended.

LiDAR Scanning

Raymond specializes in modernizing, updating, repairing, and renovating existing facilities. When working with older buildings, we prioritize finding and/or researching the existing as-built files, to be more efficient in building the new design files; however, the older the building, the more likely the as-built files are not accurate or available (digitally or otherwise). Depending on the project, it can actually be more efficient to conduct a 3D Scan (LiDAR Scan) of the existing facility so as to build the base Revit model and kickstart the design process. Raymond will propose this an option to you if this is a more cost-effective option than doing manual measurements and updates to your existing as-built files. We do not advocate for 3D scans in all projects, but under the right circumstances, this approach can be very beneficial to you and ensure we are cost effective and timely in our design process.



Interior & Infrastructure Scanning

Depending on the complexity of your facility, Raymond will leverage either Leica RT360 or Navvis VLX 3D scanning equipment. Both options offer incredible precision in mapping 3D environments, with simple and efficient conversion to AutoDesk Revit as-built files – our team is experienced in both the data capture (3D scanning) and the integration with Revit. The Navvis VLX is particularly appealing when mapping large areas (e.g., an entire school) in short timeframes and for highly complicated and compact infrastructure areas (e.g., building facility and maintenance rooms).



Exterior Scanning

Our team is highly experienced in using DJI drones (e.g., the Mavic 2, Inspire series) for exterior mapping and analysis. Our team of licensed drone pilots can quickly survey entire building envelopes of even your most complicated buildings. We leverage DroneDeploy software to orthomosaic mapping of visual and Infrared Imagery to pull together high-resolution, three-dimensional maps of your buildings, which can be subsequently converted to Revit as-built files.

I. AUTHORIZED REPRESENTATIVE

The Foregoing is a Statement of Facts

31. SIGNATURE

32. DATE

07/2/2026

33. NAME AND TITLE

Jason Mobraten, Vice President

ARCHITECT-ENGINEER QUALIFICATIONS**Part II – General Qualifications**

2a. FIRM (or Branch Office) NAME

Raymond Global, Inc. (Raymond)

2b. STREET

316 W. Millbrook Rd.
Suite 201

2c. CITY

Raleigh

2d. STATE

NC

2e. ZIP CODE

27609

6a. POINT OF CONTACT NAME AND TITLE

Jason Mabraten, RA, RRC, REWC, LEED AP | Regional Vice President

6b. TELEPHONE NUMBER

919-872-7866

6c. E-MAIL ADDRESS

Jason.mabraten@raymond.global

8a. FORMER FIRM NAMES

Raymond Engineering – Georgia, Inc. / Raymond Engineering-Georgia, LLC

8b. YEAR ESTABLISHED

1992

8c. UNIQUE ENTITY IDENTIFIER

84-048-8324

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index #
		(1) FIRM	(2) BRANCH			
02	Administrative	32	--	A06	Airports; Terminals & Hangars	4
06	Architect	16	1	A11	Auditoriums & Theaters	3
12	Civil Engineer	9	--	B01	Barracks; Dormitories	1
14	Computer Programmer	5	--	C06	Churches; Chapels	3
15	Construction Inspector	12	1	L04	Libraries; Museums; Galleries	4
21	Electrical Engineer	4	--	C10	Commercial Building; Shopping Centers	6
37	Interior Designer	3	1	C13	Computer Facilities; Computer Services	2
42	Mechanical Engineer	8	--	C15	Construction Management	6
48	Project Manager	17	5	D07	Dining Halls, Clubs, Restaurants	2
54	Security Specialist	1	--	E02	Educational Facilities; Classrooms	7
57	Structural Engineer	6	2	F02	Field Houses; Gyms; Stadiums	3
58	Technician/Analyst	15	5	G01	Garages; Vehicle Maintenance Facilities; Parking Decks	6
				H09	Hospital & Medical Facilities	6
				H10	Hotel; Motels	1
				H11	Housing (Residential, Multi-Family...)	5
				J01	Judicial and Courtroom Facilities	5
				O01	Office Buildings; Industrial Parks	6
				P08	Prisons & Correctional Facilities	3
				S09	Structural Design; Special Services	4
				T02	Testing & Inspection Services	6
				W01	Warehouses & Depots	4
Specialty:	Registered Roof Consultants	10				
	Registered Roof Observers	14				
	Registered Building Envelope Consultants	2				
	Registered Waterproofing Consultant	2				
	Registered Exterior Wall Consultant	4				
	LEED Professionals	5				
	RCDD	1				
	CxA, BCxP, CxA+BE	3				
		Total	128			15

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRMS FOR LAST 3 YEARS

a. Federal Work	6
b. Non- Federal Work	6
c. Total Work	7

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than \$100,000	6. \$2 million to less than \$5 million
2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million
3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million
5. \$1 million to less than \$2 million	10. \$50 million or greater

a. SIGNATURE



c. NAME AND TITLE

Brent Iverson, Chief Operating Officer12. AUTHORIZED REPRESENTATIVE *The foregoing is a statement of facts.*

b. DATE

4.15.2026

STANDARD FORM 330 (REV. 7/2021)