ROOF CONSULTING SERVICES, INC.

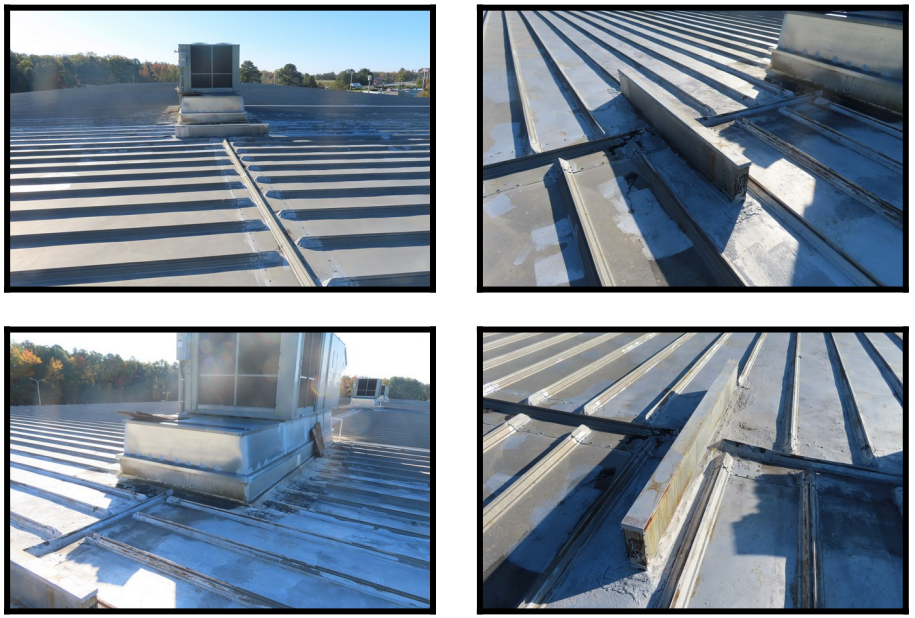
Project Name & Location	Roof Issue:	Service Type:	Date:	Estimated Cost (In Thousands) RCS Cost to Client	Estimated Cost (In Thousands) Potential Cost Savings to Client
Client: West Engineering Company Project: Roof Retrofit & Exterior Painting Address: 10106 Lewistown Road, Ashland, VA Contact: Dan West Email: dan.west@westengineering.com	Aging standing seam metal roof with fiberglass skylight panels over an active manufacturing facility (58,185 SF); single ply TPO retrofit recover design	Retrofit Design Construction Admin. QC Inspections Pay App Review	Since October 2024	$27,350.00	$242,000.00 (Contract award vs. high base bid)

In October of 2024, RCS was contracted by West Engineering Company to provide roof replacement design and construction administration services for its manufacturing facility at 10106 Lewistown Road in Ashland, VA. The building's production, office and paint booth areas are covered by approximately 58,185 square feet of standing seam metal roof panels with fiberglass skylight panels, over vinyl faced batt insulation.



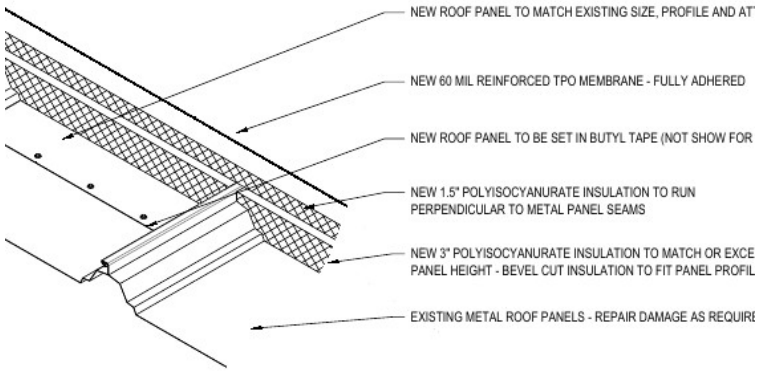
Existing facility prior to roof retrofit and exterior repainting

Rather than remove the metal roof over an operating plant, RCS designed a single ply retrofit recover. In May of 2024, field fastener pull-out testing performed by Trufast and witnessed by the roof system manufacturer, Mule-Hide, confirmed that heavy duty #15 fasteners would provide the required withdrawal resistance into the structural purlins. The design removes the skylight panels and replaces them with metal panels to match, fills the panel flutes with bevel cut insulation, and installs 1-1/2" polyisocyanurate insulation and a 60 mil thermoplastic polyolefin (TPO) membrane mechanically fastened into the purlins, backed by a twenty (20) year manufacturer's No Dollar Limit warranty and a two (2) year contractor warranty.

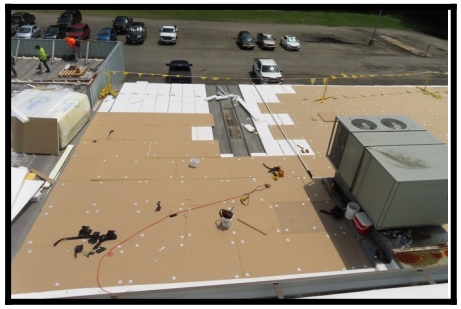


Existing standing seam metal roof: deteriorated panel coatings, failed sealant repairs and corroded curbs

RCS led a December 2024 pre-bid meeting, issued two (2) addenda including RFI responses and sample AIA A101 / A201 contract documents, and received bids from six (6) roofing contractors in January 2025. Base bids ranged from $528,540 to $712,000. A deductive alternate for EPS flute fill and a best and final round led by RCS produced a contract award to Old Dominion Roofing of **$470,000, roughly $242,000 less than the highest base bid**.



Through construction, RCS reviewed contractor submittals, performed in-progress quality control inspections, monitored contractor progress, and reviewed and approved each monthly payment application against work completed. The new roof system was successfully installed and the specified manufacturer and contractor warranties were issued.





In-progress: bevel cut flute fill and mechanically fastened insulation over existing panels



Completed 60 mil TPO retrofit roof system

Following completion of the roof installation, RCS also assisted West Engineering with contracting an exterior painting project, during which the entire exterior of the building was repainted to match the tenant's branded colors. The painting was completed within three (3) months of the roof installation. We are confident that West Engineering will continue to rely on RCS for its facility needs.





Before: original exterior finish



After: exterior repainted in the tenant's branded colors