

R A N D ENGINEERING & ARCHITECTURE, DPC



RAND Engineering & Architecture, DPC is a 90-person New York City firm that designs, specifies, and administers programs for repair, upgrade, restoration, and new construction. Since our founding in 1987 we have helped owners, managers, and cooperative and condominium boards keep their buildings well maintained, operating efficiently, and looking good. We invite you to take a look at what we can do for your property.



BUILDINGS SPECIALISTS, INSIDE AND OUT

As a multi-disciplined firm, RAND's engineering and architecture expertise enables us to provide a full range of services that cover all of the major building systems, from roof to cellar, exterior and interior:

- Exterior Restoration
- Mechanical, Electrical, and Plumbing
- Architectural Design
- Structural Engineering
- Forensic Surveys
- Energy Services

PROPERTIES, LARGE AND SMALL

In our 31 years of service, RAND has worked on more than 5,700 properties of all sizes and building types, including:

- Residential cooperatives and condominiums
- Multi-building complexes
- Commercial buildings
- Offices and professional spaces
- Retail spaces
- Restaurants
- Schools and universities
- Hotels
- Hospitals, medical facilities, and doctors' offices
- Houses of worship
- Townhouses and brownstones





RAND BY THE NUMBERS

5,700

Properties worked on since 1987.

17,200

Projects since 1987.

7

Times named one of Crain's Best Places to Work in New York City.

3,500

Local Law 10/80, 11/98, and FISP reports filed in the past seven inspection cycles.

180

Repair, renovation, and upgrade projects designed and administered each year.

\$60 million

Dollar value of construction work administered annually.

90

Staff members

20

Licensed engineer and architects

40

Number of Special Inspections RAND is certified to perform.

PRESERVE AND PROTECT

RAND has extensive experience designing and administering repair and restoration programs for keeping buildings well maintained and watertight while preserving their architectural significance. Our **Facade & Roofing** Team covers the entire spectrum of the building envelope, including:

- Facade Inspection Safety Program (Local Law 11/98)
- Facade restoration
- Roofing repair/replacement
- Window and door replacement
- Balcony and terrace repairs
- Cornice repair/replacement
- Leakage evaluations and infrared thermography
- Historic restoration/preservation

ALL SYSTEMS GO

Beyond a building's skin and bones—its bricks and mortar and glass and steel and concrete—lie its vital organs: its heating, cooling, plumbing, and electrical systems. Efficient building operation depends heavily on the proper functioning of these essential elements. RAND's **Mechanical, Electrical, and Plumbing** Team performs detailed surveys, and designs and administers upgrades and installations for all of the major building systems and components:

- Heating plants
- Ventilation and air conditioning
- Chillers and cooling towers
- Domestic, sanitary, and storm water systems
- Electrical service and metering
- Gas services and piping
- Oil-to-gas conversions
- Fire protection
- Backflow prevention
- Generators and emergency power systems
- Utilities relocation
- Elevators and escalators

BEARING THE LOAD

Buildings and their supporting elements are subjected to damage and deterioration that can compromise their structural integrity. RAND's **Structural Engineering** Team evaluates structural systems and designs and administers a wide range of structural rehabilitation projects for residential, commercial, and institutional properties.

- Sidewalks, vaults, and foundations
- Roofs, facades, balconies, and terraces
- Building additions and expansions
- Parking garages
- Retaining walls
- Bulkheads and chimneys
- Pre- and post-construction surveys
- Renovations, retrofits, and adaptive re-use
- Recreational roof decks and green roof installations
- Conversion studies
- Temporary shoring and bracing

DESIGN INSPIRATION

RAND's **Architectural** Team combines eye-catching aesthetic design with efficient and functional space planning for new and retrofitted spaces. From the initial concept to final sign off, RAND handles the entire design and development process for a wide variety of projects:

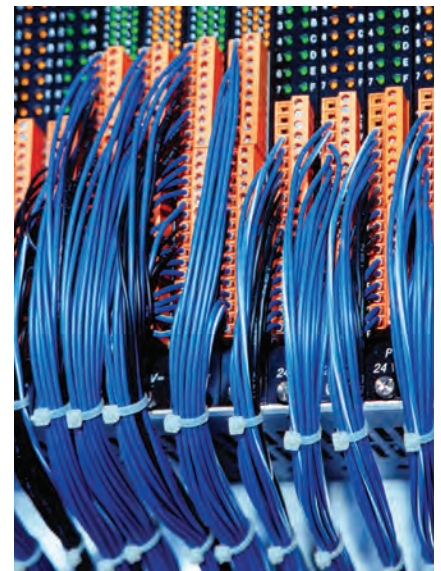
- Build-outs for offices, retail spaces, showrooms, and restaurants
- Apartment combinations and alterations
- Conversions, renovations, extensions, and additions
- Roof decks and recreational roof systems
- Medical offices, clinics, and facilities
- Marquees and building entrances
- Lobbies, courtyards, community rooms, and laundry facilities
- Gyms, pools, and playrooms
- Schools, universities, and places of worship
- Theaters, exhibition spaces, and cultural venues
- ADA-compliant ramps and facilities

SMOOTH OPERATIONS

To help owners and managers improve the energy efficiency of their properties, RAND draws on its extensive expertise in keeping buildings well maintained and watertight and ensuring that their mechanical systems function properly. Building on that foundation, RAND's **Energy** Team provides the following services:

- Benchmarking (Local Law 84/09)
- Energy audits
- Commissioning and Retro-commissioning (Local Law 87/09)
- Oil-to-Gas Conversions
- Green Roofs
- NYSERDA and Con Ed Partnerships /Funding Incentives





UP TO CODE

RAND's **Code & Zoning Compliance** Team is well-versed in the rules and regulations governing the buildings industry. With extensive knowledge of the policies and procedures of government agencies, our expeditors facilitate the process of obtaining approvals for projects. Our Code & Zoning Compliance services include:

- DOB, LPC, DOT, and Parks Department work permits
- Building records and plans research
- Code and zoning analyses
- Certificates of Occupancy
- Violations removal

// Hiring RAND was a case study in how a successful project should be run. //

Helen Blackwood
Board Member
Park Lane Owners Corp.

OUR SURVEYS SAY . . .

A Physical Condition Survey is an effective way to diagnose the overall condition of a property. RAND's **Building Forensics** Team performs comprehensive roof-to-cellar surveys of properties to evaluate the condition of major systems and components. Example surveys include:

- Capital Needs Assessments and Reserve Studies
- Condominium Offering Plan Reviews/Defect Surveys
- Pre-purchase and Due Diligence Surveys
- Major Capital Improvements Reviews

Our Physical Condition Survey reports contain:

- Detailed descriptions of systems and components
- Budget projections and timetables
- Prioritized list of recommended repair/replacement and capital improvement items

Our survey reports provide building owners and agents with an invaluable blueprint for planning major capital improvements and determining how to best allocate short- and long-term expenditures.

ADDITIONAL SERVICES

RAND's expertise also includes the following capabilities:

- Construction Administration
- Bid Solicitation and Analysis
- Feasibility Studies
- Plan Reviews
- Special Inspections
- Exterior Site Upgrades
- Peer Reviews
- Expert Witness Testimony

YOUR BUILDING IS OUR BUSINESS

For more information on RAND and how we can help your property, please visit our website at randpc.com or contact us at **212-675-8844** or info@randpc.com. We look forward to working with you and your building.