



## About RAND

**RAND Engineering & Architecture, DPC** is a New York City-based consulting firm specializing in the evaluation, design, and administration of building repair, restoration, improvement programs, and adaptive reuse.

Since 1987, we have helped owners and managers of residential, commercial, institutional, and retail properties across New York City and the surrounding region address complex building conditions, improve performance, and plan strategically for long-term capital needs.

## At a Glance

Established	<b>1987</b>	Employees	<b>120+</b>
Properties Served	<b>6,500+</b>	Projects Completed	<b>20,600+</b>

## Why RAND

- **Independent**, 100% employee-owned firm
- **Licensed engineers and architects**, and building professionals directly involved in every project
- **Extensive experience** with existing buildings and complex conditions
- **Integrated project delivery** from investigation through design and construction administration

## Core Services

### Building Systems & Design

- Building Envelope
- Mechanical, Electrical, and Plumbing (MEP)
- Structural Engineering
- Architectural Design

### Advisory & Compliance

- Building Surveys
- FISP / Parapet Inspections
- Parking Garage Inspections (PIPS)
- Energy Services (LL97, LL87, LL84)
- Code & Zoning Compliance
- Special Inspections

### Advanced Access & Technology

- Industrial Rope Access
- Drone Surveys

## Talk to Us About Your Project

We work with owners, boards, property managers, and institutions across New York City and the surrounding region.



# BUILDING ENVELOPE

At RAND Engineering & Architecture, DPC, we specialize in keeping buildings protected and compliant through expertly designed and cost-effective repair and restoration programs. Our Facade & Roofing Team covers the full range of building envelope services, from inspections and waterproofing to comprehensive exterior restorations. We focus on long-term durability and regulatory compliance, helping your building remain both resilient and visually appealing.

## Why Choose RAND?

**Specialized Expertise:** Our team of licensed architects, professional engineers, and Qualified Exterior Wall Inspectors (QEWIs) has decades of experience addressing the unique needs of building envelopes, applying the latest technology and best practices.

**Comprehensive Services:** From routine inspections and leakage evaluations to waterproofing and complex repair programs, each service is customized to fit your building's needs.

**Regulatory Leadership:** Our expertise in FISP, Local Law 97, and other NYC and local regulations allows us to help your building meet the highest standards of compliance.

**Cutting-Edge Approach:** Using industrial rope access, drone surveys, infrared thermography, and 3D laser scanning, we provide accurate assessments and targeted solutions that can save time and cost.

**Proven Results:** With a portfolio of over 6,500 successfully completed projects, we are trusted to deliver solutions that keep buildings watertight, sustainable, and aesthetically pleasing.



## Our services include:

- Facade Inspection Safety Program (FISP)
- Facade Evaluations
- Parapet Inspections and Repairs
- Exterior Restoration
- Roofing Repair/Replacement
- Window & Door Repair/Replacement
- Balcony & Terrace Repair/Replacement
- Cornice Repair/Replacement
- Masonry Repair/Restoration
- Waterproofing
- Leakage Evaluations
- Curtain Wall Consulting & Repairs
- Historic Preservation & Restoration
- Cladding Systems Repair/Replacement
- Infrared Thermography
- Drone Surveys
- Industrial Rope Access
- 3D Laser Scanning



# MEP SERVICES

## Comprehensive MEP Expertise

For nearly four decades, RAND Engineering & Architecture, DPC has provided comprehensive mechanical, electrical, and plumbing (MEP) services to help buildings operate more efficiently, meet regulatory standards, and improve occupant comfort. Our solutions are tailored to each building's unique needs, delivering maximum value and long-term performance for every project.

## Optimized System Design & Upgrades

We specialize in the design and upgrade of essential systems like heating plants, HVAC, plumbing, and electrical services. Whether it's replacing outdated boilers, upgrading HVAC systems, or modernizing plumbing, we make certain that all systems meet the latest performance and regulatory standards, enhancing energy efficiency and improving indoor environments.

## Safety & Compliance

We prioritize safety by providing fire protection systems, backflow prevention, and emergency power services to safeguard your building and its occupants when needed. Whether it's fire sprinklers, standpipes, or backup generators, our designs help keep buildings operational and secure during emergencies or power outages.

## Seamless Integration & Future Planning

Our services go beyond individual system upgrades. We provide comprehensive master planning to guide long-term infrastructure development, so your building's MEP systems are prepared for future growth and operational demands.



## Our services include:

- Heating Plants & Boiler Replacements
- Ventilation and Air Conditioning (HVAC)
- Plumbing Systems (Domestic, Sanitary, and Storm Water)
- Electrical Service Upgrades & Metering
- Gas Services & Piping
- Oil-to-Gas Conversions
- Chillers, Cooling Towers, VFDs, and Pumps
- Fire Protection Systems
- Generators & Emergency Power Systems
- Backflow Prevention & Cross-Connections
- Utilities Relocation
- Ejector Pumps
- Riser Replacements
- Chimney Flue Liners or Extensions Evaluations/Installations
- Laundry Room Upgrades
- Cogeneration Systems
- VRF (Heat Pump) Conversions/Upgrades
- Master Plan Developmentx

# ENERGY & SUSTAINABILITY

## Our Services

- Local Law 97 Compliance (Carbon Emissions Reduction)
- Lighting and Sub-Metering Upgrades (Local Law 88/09)
- Benchmarking (Local Law 84/09)
- Energy Audits and Retro-Commissioning (Local Law 87/09)
- Electrification (Local Law 154/21)
- Electric Vehicle Charging Stations (Local Law 55/24)
- Green Roofs and Sustainable Design
- Solar Power System Installations
- Co-Generation Systems
- Resiliency and Floodplain Management
- Emergency Preparedness



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Contact us today.

## Driving Energy Savings and Sustainability

In today's evolving regulatory landscape, optimizing your building's energy performance is not just about reducing costs—it's essential for compliance, tenant comfort, and long-term sustainability. We offer a comprehensive range of energy services that help buildings operate more efficiently, reduce carbon emissions, and meet stringent local laws. Our team is dedicated to providing smart, customized solutions that position your property for the future.

## Strategies for Carbon Reduction Compliance

Our expertise in Local Law 97 helps building owners navigate the complex carbon emissions regulations. We develop strategies to make sure your building remains compliant while maximizing energy savings. These custom solutions reduce penalties, minimize environmental impact, and align with New York City's sustainability goals.

## Optimizing Building Performance

Whether through energy audits, retro-commissioning, or lighting upgrades, we identify the most effective ways to improve building performance and energy efficiency. Our approach uncovers hidden inefficiencies and helps prioritize upgrades that have the greatest impact on reducing energy consumption and costs.

## Resilience in a Changing Climate

With increasing risks from extreme weather and other environmental challenges, resilience is more important than ever. Our energy services include strategies for floodplain management and emergency preparedness, to make sure your building is ready to withstand power outages and other disruptions.

## Practical Solutions for Energy Efficiency

We understand the challenges building owners face in meeting today's energy and sustainability requirements. Our team assists with every aspect—from compliance and audits to design and implementation—helping your building stay on track with its sustainability goals, improve efficiency, and reduce long-term costs.



# ARCHITECTURAL SERVICES

RAND's Architectural Team collaborates across disciplines to create functional and aesthetically pleasing spaces for a wide range of properties, including residential, commercial, retail, institutional, and cultural buildings. From concept to completion, we manage the entire design and development process to deliver customized solutions that meet the unique needs of each client.

Contact RAND for innovative and practical architectural solutions that seamlessly blend design, functionality, and efficiency to bring your vision to life



## Our Expertise

### Residential Design

- Apartment alterations and combinations tailored to specific needs.
- Plan reviews for apartment alterations
- Penthouse renovations and extensions
- Townhouse renovations and additions, modernizing historic and contemporary homes.

### Commercial, Retail, and Hospitality Design

- Build-outs for offices, retail spaces, showrooms, restaurants, and cafes.
- Residential and commercial conversions to adapt buildings for new uses.

### Shared Spaces and Amenities

- Upgrades for lobbies, laundry rooms, courtyards, and other common areas.
- Gyms, pools, and recreational spaces designed to meet the specific needs of each building.

### Accessibility

- ADA-compliant ramps, entrances, and facilities to ensure buildings and spaces are accessible to all.

### Outdoor and Rooftop Spaces

- Roof decks and recreational roof systems designed to enhance value and tenant experience.
- Building entrances, facades, and exterior structures for improved curb appeal.

### Specialized Facilities

- Medical offices, clinics, and educational facilities designed for functionality and efficiency.
- Theaters, exhibition spaces, and cultural venues created for unique experiences.
- Renovations and new designs for houses of worship and community centers.



# STRUCTURAL ENGINEERING

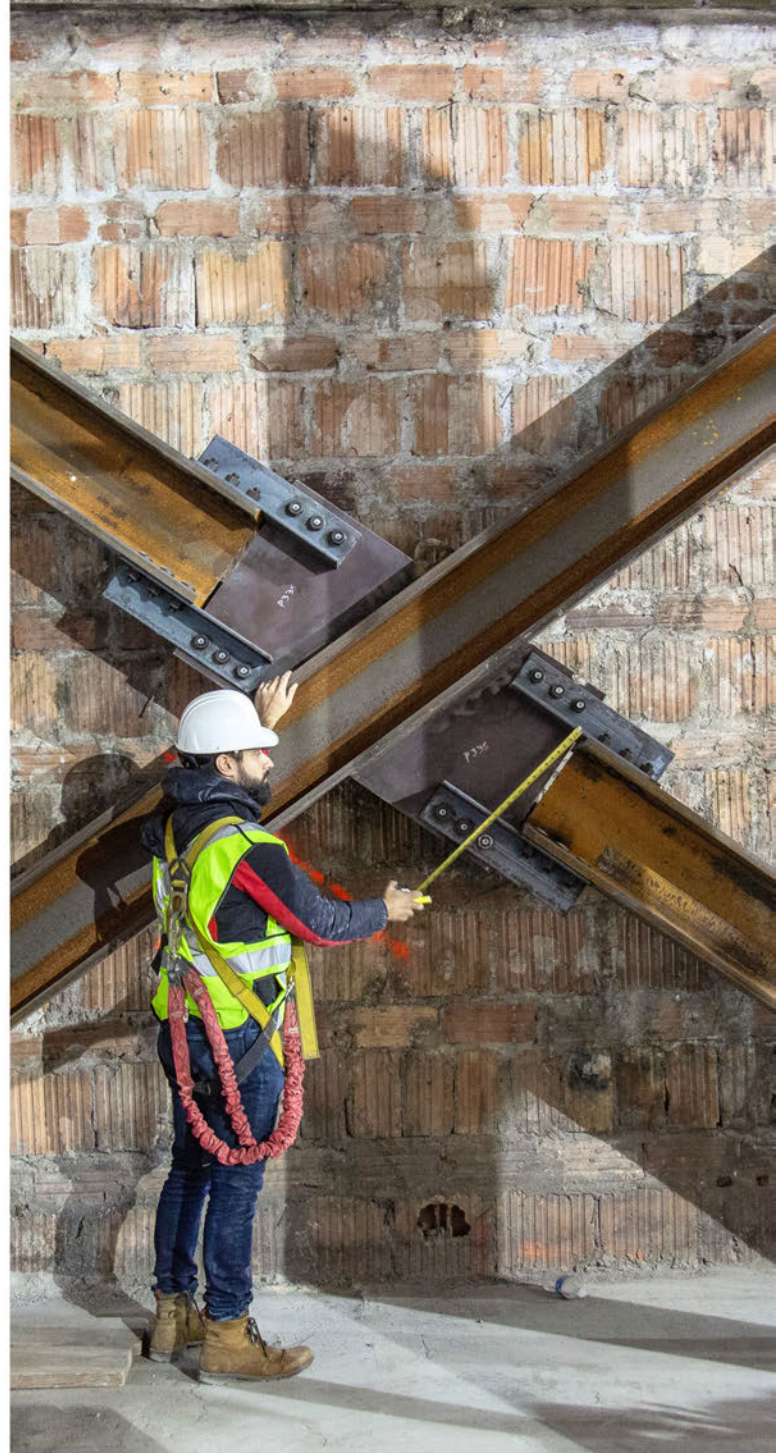
## Strengthening Structures, Safeguarding Buildings

Every building relies on a sound structural foundation to support its operations and protect the safety of its occupants. Over time, environmental exposure, usage, and aging can weaken critical structural elements. From adapting existing buildings for new uses to addressing emergency repairs, RAND provides expert structural engineering solutions to keep your building stable, secure, and compliant.

### Our Services

- Structural Evaluations and Repair Programs
- Feasibility Studies
- Sidewalk Vaults (Inspection, Waterproofing, and Rehabilitation)
- Parking Garage Inspections, including Periodic Inspection of Parking Structures (PIPS) Compliance
- Parking Garage Repairs
- Building Extensions and Vertical Additions
- New Construction and Green Roofs
- Adjacent Construction Evaluations (Pre- and Post-Construction Surveys, Document Reviews, Monitoring)
- Special Inspections
- Retaining Wall Repairs
- Emergency Response Services
- Expert Witness Testimony

**Contact RAND today to learn more about how our structural engineering services can help protect and enhance your building.**





# FORENSIC SURVEYS

## Comprehensive Building Evaluations and Surveys

Buildings are complex systems, and understanding their overall condition is key to making informed decisions about maintenance, investment, and repairs. RAND offers a full range of forensic survey services to diagnose property conditions, plan capital improvements, and achieve compliance with regulations. Our surveys deliver actionable insights for building owners, property managers, and investors.



Contact RAND today to learn more about how our forensic survey services can support your building's performance, compliance, and investment planning.

## Our Services

### Physical Condition Survey (PCS)

- Comprehensive assessment of building conditions.
- Reports designed to guide capital planning and maintenance strategies.

### Condominium Offering Plan Review

- Preparation of Description of Property and Building Condition Reports for sponsors.
- Offering Plan reviews for boards and tenant associations.
- Documentation of building defects, recommended repairs, and budget estimates.
- Expertise in submissions to the NY State Attorney General's office for arbitration and corrective repair programs.

### Capital Reserve Analysis

- Evaluation of reserve fund adequacy based on projected income and expenditures.
- Includes detailed reserve studies to support financial planning.

### Due Diligence Survey

- Detailed assessments for commercial and investor entities.
- Identifies repairs and budget projections to assist in building purchase negotiations.

### Pre-Purchase Survey

- Assessments for apartments and small property purchases.
- Reports focus on repairs and budget projections for owner-occupied residences.

### Integrated Physical Needs Assessment (IPNA)

- Evaluations designed to address the unique challenges of affordable multifamily housing.
- Combines analysis of physical condition, energy efficiency, and health-related factors.
- Provides prioritized recommendations, budget projections, and compliance strategies for regulations like Local Law 97.



# ROPE ACCESS INSPECTIONS

## Safe, Efficient Access for Hands-On Facade Inspections and Exterior Surveys

RAND's certified Professional Rope Access Technicians perform close-range inspections of building facades and exterior components where traditional access methods, such as pipe scaffolding or motorized rigs, may be impractical, disruptive, or cost-prohibitive. Rope access provides an efficient, low-impact solution for reaching difficult areas of the building envelope and conducting detailed evaluations.

### Advantages of Rope Access

- **Faster Mobilization:** Minimal equipment allows for quicker setup – often within a few hours – and same-day inspections.
- **Less Disruptive:** No need for beams or platforms on rooftops or sidewalks; preferred for buildings with sloped roofs, terraces, or resident concerns.
- **Flexible Access:** Technicians can inspect areas that are inaccessible by scaffolding, including complex or irregular facades.
- **Thorough Evaluations:** Greater mobility supports more comprehensive inspections, resulting in clearer scopes of work and cost estimates.
- **Cost Savings:** Reduced set-up and equipment needs lowers inspection costs, especially for multiple drops or facades.

### FISP Compliance

Rope access is a practical and efficient method for conducting the hands-on inspections required under NYC's Facade Inspection Safety Program (FISP). Buildings over six stories must be inspected at intervals no greater than 60 feet on street-facing and public-facing facades, making rope access effective for accessing required drop locations.



### Applications

- FISP hands-on inspections
- Exterior condition surveys
- Leak investigations
- Repair quantification
- Construction monitoring
- Pre- and post-repair assessments
- Emergency evaluations and stabilization (e.g., removal of loose or hazardous materials during inspections)

### Why Choose RAND

- Nearly four decades of NYC facade inspection experience
- Over 4,400 facade inspection compliance reports filed
- A skilled team of licensed engineers and architects, Qualified Exterior Wall Inspectors (QEWIs), Certified Industrial Rope Access Technicians, and FAA-Licensed Drone Pilots
- Comprehensive, cost-effective solutions from initial inspection through to significant repair programs



# DRONE SURVEYS

Discover a cutting-edge approach to building evaluations with RAND's Drone Team. Offering a safe, swift, and cost-effective alternative to traditional survey methods, drones soar above challenges posed by inaccessible locations and hazardous conditions.

Our FAA-certified drone pilots capture clear, high-resolution video and photography for close-up observations and accurate analysis of building systems, even in the hardest-to-reach areas and from unique perspectives not possible with traditional methods. Our team operates across all areas of New York City and beyond, providing comprehensive coverage wherever it's needed.



## Our services include:

- ✓ Facade inspections
- ✓ Roof assessments
- ✓ Leakage investigations
- ✓ Infrared thermal imaging
- ✓ Property condition assessments
- ✓ Emergency response
- ✓ Curtain wall analysis
- ✓ Facade repair quantifications
- ✓ Special inspections
- ✓ Cataloging of materials
- ✓ Post-disaster recovery and insurance claims
- ✓ New construction and renovation progress documentation
- ✓ High-quality marketing photos and videos of properties

Ready to elevate your building inspections? Contact RAND at 212-675-8844 or [info@randpc.com](mailto:info@randpc.com).