

RND CONSULTANTS, INC.

Clients First. Results Driven. People Focused

RND provides our public and private clients with a tailored approach for executing a project from inception through construction. RND has offices in MA and SC providing comprehensive consulting services to clients involved in real estate development and transportation infrastructure projects – with a focus in Transit Oriented Development. Clients include government agencies, municipalities, private developers, institutions, and engineering firms.

Founded in 2017, our goal is to contribute to transformative projects that will spark economic development and growth. We firmly believe there is no "one size fits all" when it comes to project management and delivery. Our team comes from a mix of backgrounds and focuses on marrying technical services with strategic and innovative solutions. Whether it be a large transit infrastructure project or a new mixed-use development, RND's staff brings extensive experience and a tailored, forward-thinking approach throughout the project life cycle.

RND has built its reputation by focusing on our guiding principles of "Clients First. Results Driven. People Focused." By doing so, RND has cemented itself as the team that clients turn to assist with real estate development and transportation infrastructure projects - delivering best-in-class solutions to complex projects.



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DBE/WBE/SBE Certified

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ADVISORY SERVICES



Owner: MassDevelopment - Redevelopment of a City Block in Brockton

Role: Advisory & Real Estate Services

Professional Services:

- Acquisition and Disposition Strategy
- Proforma & Finance Strategies
- Public and Private Development Strategies
- Feasibility Report
- Alternatives Analysis
- Market Analysis

Project Costs: \$120M

Date of Service: October 2021-August 2022

Completion Date: 2024



Owner: Private Developer - Historic Redevelopment (20,000 sq. ft.) Mixed-Use Commercial Building in a Gateway City

Role: Owner's Project Manager/Advisory Services for the

Professional Services:

- Project Feasibility & Feasibility Reporting
- Property Scenario Modeling
- Development Financial Modeling & Proformas
- Project Management

Project Costs: \$7.5M

Date of Service: September 2021- Present

Completion Date: 2024



Owner: MBTA Beachmont Bus Facility

Role: Advisory/Real Estate Services

Professional Services:

- Project Feasibility & Feasibility Reporting
- Market Analysis
- Public & Private Development Strategy
- Project Management

Project Costs: \$TBD

Date of Service: June 2022-Present

Completion Date: TBD

Transformative Redevelopment



REAL ESTATE SERVICES



Owner/Project: MassDOT/MBTA South Coast Rail

Role: Program Management, Real Estate & Engineering Support Services

Professional Services:

- Program Management
- Real estate acquisitions (100 properties),
- Property relocations (6 businesses/3 residential)
- Third-Party negotiations and agreements
- Agency/utility coordination
- Utility force account agreements (50+)
- Engineering support services

Project Costs: \$1.2B

Date of Service: October 2014–Present

Completion Date: December 2023



Owner/Project: MBTA Central Square Station

Role: Program Management, Real Estate & Engineering Support Services

Professional Services:

- Program Management
- Real Estate Acquisitions (100 properties),
- Property Relocations (6 businesses/3 residential)
- Third-Party Negotiations and Agreements
- Agency/Utility Coordination
- Utility Force Account Agreements (50+)
- Engineering Support Services

Project Costs: \$21M

Date of Service: March 2019 - Present

Completion Date: 2024



Owner/Project: MassHousing in partnership with City of Brockton, Brockton Redevelopment Authority, and Neighborworks Housing Solutions

Role: Advisory/Real Estate Services

Professional Services:

- Create a program to acquire, rehabilitate and sell vacant and abandoned properties utilizing MGL 121A, Urban Renewal Corporations.
- Create an organizational structure (Urban Renewal Corporation Board of Directors)
- Develop a project workflow from acquisition to resale
- Develop a program schedule and preliminary budgets
- Identify potential funding sources (HOME Investment Partnership, banks, nonprofits, etc.)
- Incorporate workforce development/training program into construction model
- Outline first time home buyer requirements and candidate pipeline

Project Costs: \$2M

Date of Service: January 2021 - Present

Completion Date: TBD

ENGINEERING SUPPORT SERVICES



Owner/Project: MBTA Arlington Station

Role: Engineering Support Services

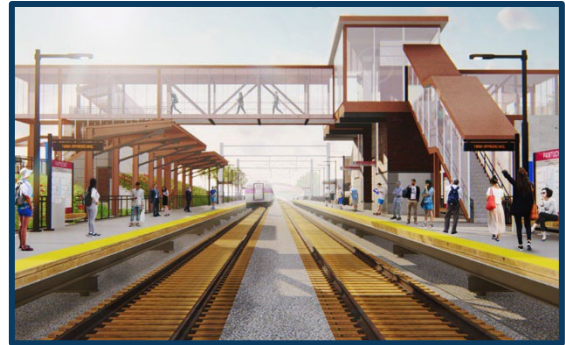
Professional Services:

- Traffic Ramp Design Support for ADA Compliance
- Utility Force Accounts
- CAD drafting for 15% - 75% Design Phases
- QA/QC and Interdisciplinary Design Review
- Prepare Civil Specification Sections for 75% Design Submission

Project Costs: \$30M

Date of Service: July 2020 - Present

Completion Date: On-Going



Owner/Project: RIDOT Pawtucket/Central Falls Commuter Rail Station, Bus Hub, and Transit Corridor Design-Build

Role: Engineering Support Services

Professional Services:

- Structural Peer Review and Interdisciplinary Coordination and Review
- Review QC Submittals for Completeness and Conformance with Amtrak, RIDOT, MBTA, P&W Design Standards
- Verify that QC Comments were Addressed

Project Costs: \$63.5M

Date of Service: 2020

Completion Date: Estimate 2023



Owner/Project: MBTA Broadway Station

Role: Advisory, Real Estate & Engineering Support Services

Professional Services:

- Market Analysis
- Real Estate Acquisitions
- Utility Investigation

Project Costs: TBD

Date of Service: July 2020 - Present

Completion Date: On-Going



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CONSTRUCTION SERVICES



Owner: MBTA Gloucester Drawbridge Replacement Project

Role: Construction Phase Services

Professional Services:

- Construction Observation
- Consultation during Construction
- Construction Reporting and Construction Logs

Project Costs: \$58M

Date of Service: August 2020

Completion Date: December 2020



Owner: City of Worcester Building Demolition

Role: Owner's Project Manager

Professional Services:

- Structural Plan Review (support)
- Prepare Cost Estimate and Schedule
- Coordination with City, Contractor, and Subcontractors
- Project Management
- Review of Project Documents and Project Bids

Project Costs: \$200,000

Date of Service: September 2019

Completion Date: Fall 2022

MBTA

- PM/CM South Coast Rail (subconsultant)
- Station Accessibility (subconsultant)
 - Arlington
 - North Station
 - Sullivan
 - Chinatown
 - State Street
 - Broadway
- PM/CN Green Line Extension (subconsultant)
- PM/CM Worcester Triple Track (subconsultant)
- Haverhill Layover Facility (subconsultant)
- PM/CM Bus Modernization (subconsultant)
- Orange Line Cars (subconsultant)
- PM/CM South Side Maintenance Facility (subconsultant)
- Beachmont Station (subconsultant)
- Mattapan Transformation (subconsultant)
- PM/CM Red/Orange Line (subconsultant)
- Downtown Crossing Station Improvements (subconsultant)

MassHousing

- City of Brockton (prime)
- City of Malden (prime)

MassDevelopment

- Two Redevelopment Sites (prime)

MassDOT

- MassDOT Highway MSA (subconsultant)
- MassDOT Rail & Transit GEC (subconsultant)

SCDOT

- SCDOT ROW On-Call Services (prime)

Municipalities

- City of Brockton (prime)
- City of Worcester (prime)
- Town of Truro/Developer (prime)
- Charleston County, SC (subconsultant)
- Marathon, FL (subconsultant)