



# ROGUE ENGINEERING AND DESIGN, INC.

## Notable Project Overview - Q4 2025

Rogue Engineering has a diverse project landscape. Our approach and project attentiveness has allowed us to build various verticals across Public Housing Authorities, Public & Private Schools, Small to Large scale Multifamily Residential Renovations and New Construction, Laboratory Space, Cannabis Grow Facilities, Restaurant Fit outs, Sports facilities, Public Safety Buildings and more. In addition to the short list of projects mentioned, Rogue has experience and is actively engaged across 30+ public housing authorities with various scopes of work as well as even more experience across unique job requirements spanning all disciplines of the MEP FP/FA trades in the private sector.

### 13 Main St Lakeville MA - Completed



## 27 Upton Grafton MA Redevelopment - Construction Phase



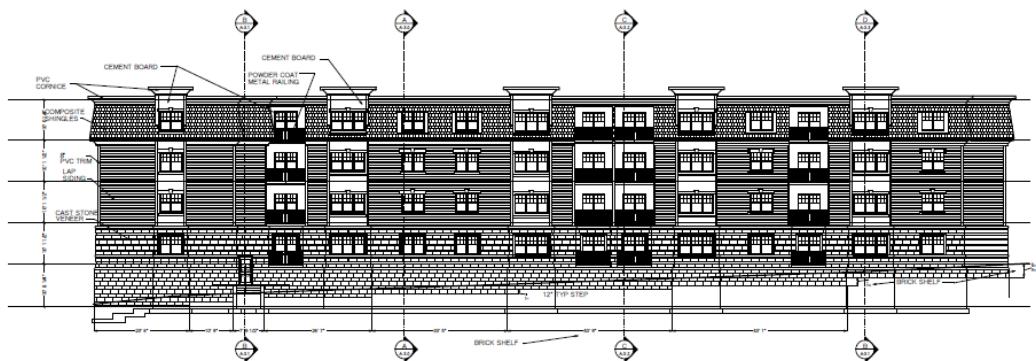
Rogue Engineering & Design Inc's  
Scope of work Is providing MEP  
FP/FA Services for a 4 story 122 unit,  
136,000 GSF New Construction  
Luxury Apartment Building in  
Grafton, MA

## Washington Station Condos – Canton MA – Completed September 202

Scope: Rogue Engineering & Design, Inc is providing The MEP Scope of this 3 story 60 Unit  
Mixed Use Apartment / Commercial New construction Development in Hopkinton MA.



**Washington Station Condos – Canton MA – Completed September 2025**



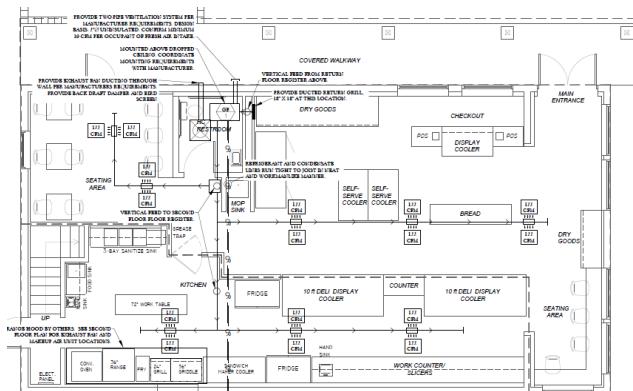
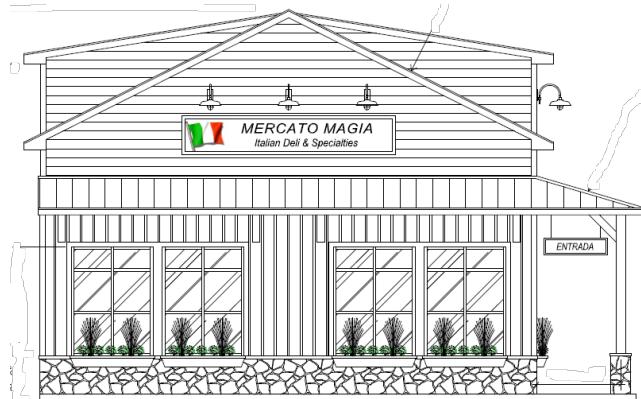
Scope: Rogue Engineering & Design, Inc is providing The MEP Scope of this 4 story 40 Unit Garden Style Condo New Construction Development in Canton MA.

## Eastwick Inn 82 Border St Cohasset MA - Design Phase



Scope: Rogue Engineering & Design, Inc is providing The MEP and Fire Alarm Scope of this Redevelopment into an Ocean Front Luxury Inn. The project is complex in nature due to its unique site features

## Mercato Magia – 209 S. Main St Middleton MA - Completed



Scope: Rogue Engineering & Design, Inc is providing The MEP and Fire Alarm Scope of this New Eatery buildout in Middleton MA

Open Play Pickleball Center – Hopkinton MA – Design Complete – Construction



Scope: Rogue Engineering & Design, Inc is providing The MEP and Fire Alarm Scope of this  
New Pickleball Facility in Hopkinton MA

Sacred Heart – 160 Seabury St Fall River MA - Construction



Rogue Engineering & Design Inc's  
Scope of work Is providing complex  
HVAC solutions for a 46 Unit Loft  
style residential conversion of an  
existing historical church in Fall River  
MA.

## Fresenius Kabi – Andover MA - Completed



Scope: Rogue Engineering & Design, Inc is providing The Mechanical and Electrical Scope of a controlled environment medical testing laboratory. The highly sensitive scales are subject to pressure differentials, ambient humidity and temperature which had to be considered in equipment selection and design.

## Additional Notable Active Projects

In addition to the short list of projects mentioned, Rogue has experience and is actively engaged across 30+ public housing authorities with various scopes of work as well as even more experience across unique job requirements spanning all disciplines of the MEP FP/FA trades in the private sector.

### Framingham Housing Authority Framingham, MA:

A largescale fire alarm and fire protection project at eight separate addresses for the Framingham Housing Authority, Rogue is the prime firm for the design work, anchoring a team of experts that includes an estimator and hazardous materials consultant.

### 9-21 Station St Brookline, MA:

Rogue is “on-call” as the engineer for this property, assisting with multiple varying upgrades as needed. Most recently, Rogue is working to design an upgrade to an antiquated steam heating system with modern, code compliant VRF units.

### **Falmouth Service Center Falmouth, MA:**

*The Falmouth Service Center provides meals to needy local's multiple times per week, no questions asked. The Service Center has grown to the point of overcrowding on active days. Rogue is the MEP/FP engineer for this important project to build a much-needed addition to support meal storage and increase the overall efficiency of meal distribution.*

### **FX Messina Braintree, MA:**

*The objective of this design-build project is to replace a problematic traditional heating setup utilizing an antiquated boiler and chiller setup with a modern VRF setup across four stories, 40,000 gsf, of miscellaneous commercial tenant space.*

### **Foxboro Regional Charter School Foxboro, MA:**

*A largescale roof replacement project, Rogue's scope includes replacement of large air handler units installed in a penthouse. Units will be craned out of penthouse during roof replacement process.*

### **New Bedford Housing Authority (NBHA) FPE Panel Replacement, Fire Pump Replacement, and Fire Alarm Improvements, New Bedford, MA:**

*A large and broad-spectrum modernization project for the NBHA, this project includes the replacement of 202 load centers, associated electrical distribution modifications, replacement of a fire pump, and replacement of four separate fire alarm systems across seven addresses of the NBHA.*

### **720 Main Street Wastewater Pumping Station, Barnstable MA:**

*Rogue is the MEP engineer for this industrial project – the construction of a brand new 10M gpd pumping station for the town of Barnstable, MA.*