

BAY AREA HOSPITALITY

CONTACT

San Francisco, California

555 Montgomery Street

Suite 1300

San Francisco, CA 94111-2517

415.955.5200

415.955.5201

Technical Excellence. Practical Experience. Client Responsiveness.



FOUR SEASONS CALISTOGA

Location: Calistoga, California
Client: Silver Rose Venture, LLC, Bald Mountain Development
Services: Geotechnical, Environmental,

OVERVIEW

Four Seasons Calistoga is a substantial multi-purpose development of a 23-acre parcel that will include two inns, commercial space, a spa, swimming pools, a vineyard and wine cave, and a below-grade parking deck. Langan performed a geotechnical investigation and a limited environmental site assessment for the proposed development. As part of our services, we performed a hydrogeologic study to evaluate the potential flow discharge rate arising from the basement wall back drain and underslab drainage system during heavy rainfall.

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144 KING STREET

Location: San Francisco, California
Client: O'Keefe Construction
Services: Geotechnical, Environmental,

OVERVIEW

The 12-story King Street hotel is in the SOMA district across from AT&T Park. Langan performed a geotechnical investigation to provide foundation and excavation recommendations for the hotel. To safely excavate, the contractor installed temporary shoring of tied-back soldier-pile and lagging under our observation. Langan's environmental team performed a site characterization, prepared a Site Mitigation Plan in accordance with the Maher Ordinance, and observed soil off-haul operations, resulting in the project receiving clean closure from regulators.

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950 MARKET

Location: San Francisco, California
Client: Group i
Architect: Handel Architects
Services: Site/Civil, Geotechnical, Environmental,

OVERVIEW

The existing building at 950 Market is being demolished to construct a 12-story development that consists of a hotel, residential units, and retail. Langan is providing multi-disciplinary services. Because the structure comprises the majority of the site, an important aspect of our site/civil engineering services is the stormwater management design. The site is adjacent to BART and MUNI tunnels, which was a key consideration in providing appropriate recommendations for foundation and shoring design. The development is subject to San Francisco's Article 22A (Maher) Ordinance, which requires that site history and soil sampling be performed.

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Credit: Grayline

AHWAHNEE HOTEL

Location: Yosemite National Park, California

Client: Delaware North Company

Services: Geotechnical,

OVERVIEW

The Ahwahnee Hotel is the centerpiece of the Ahwahnee National Historic Landmark in Yosemite National Park. The hotel, constructed in the 1920s, is a multi-level structure ranging from three to six stories. Langan performed site-specific ground motion analysis, recommended suite of time histories, and foundation design parameters for the hotel site rehabilitation, as well as a geotechnical investigation and studies that addressed necessary improvements.

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FAIRMONT HOTEL ANNEX

Location: San Jose, California
Client: Wolff-Dinapoli, LLC
Architect:
Services: Geotechnical,

OVERVIEW

Langan performed a geotechnical investigation for the 13-story, steel-framed annex at Fairmont Hotel in downtown San Jose. The annex's footprint measures 40,000 SF and includes three levels of underground parking. While the Paseo de San Antonio walkway separates the hotel and annex, a 60-foot-long tunnel connects the first level of underground parking to the hotel.

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HYATT PLACE EMERYVILLE

Location: Emeryville, California
Client: Ensemble Investments, LLC
Architect:
Services: Geotechnical, Environmental,

OVERVIEW

The Hyatt Hotel in Emeryville consists of five levels of wood-framed construction over one concrete level on grade. Additional site improvements include new parking lots and driveways, underground utilities, landscaping, and hardscaping. Our services included performing a geotechnical investigation and a limited environmental site characterization, and providing geotechnical services during construction.

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RENOIR HOTEL / SF PROPER

Location: San Francisco, California
Client: SF Hotel Investors, LLC
Architect:
Services: Geotechnical, Earthquake/Seismic,

OVERVIEW

Once updated, the 8-story Renoir Hotel in the Mid-Market Corridor will offer 135 rooms as well as restaurants on the ground floor and rooftop. The landmark Renaissance Revival-style hotel was constructed in 1909 and is listed on the National Register of Historic Places. It is to be renamed San Francisco Proper. Our services included a due diligence evaluation, geotechnical investigation, and construction observation for the seismic retrofit. Site challenges included being within liquefaction hazard zone and BART's zone of influence due to the proximity of BART and MUNI tunnels underground.

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CITIZENM HOTEL @ 72 ELLIS

Location: San Francisco, California
Client: citizenM Hotels
Architect: Gensler
Services: Site/Civil,

OVERVIEW

Located in the heart of Union Square, the former 8,423 SF parking lot is being transformed into an upscale 11-story hotel with 192 guest rooms, a rooftop terrace, main lobby, retail area, and fitness center. The Netherlands-based hotelier citizenM is developing the site. Langan's site/civil team is providing services from schematic design through to construction. Langan's work in developing innovative stormwater management solutions and preparation of Stormwater Control Plans have been recognized by the San Francisco Public Utilities Commission.

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