

ESSENTIAL E-COMMERCE - LEADER

Technical Excellence Practical Experience Client Responsiveness



2505 BRUCKNER BOULEVARD

Location: Bronx, NY
Client: Innovo Property Group
Architect: KSS Architects
Partner: Sterling Project Development Group, LLC, WSP USA, Syska Hennessy Group, LLC, Aurora Contracting
Services: Environmental, Geotechnical, Site/Civil, Natural Resources & Permitting, Traffic & Transportation

OVERVIEW

2505 Bruckner is a state-of-the-art urban logistics facility that delivers access to over 9.4 million people in a 15-mile radius. The 2-story warehouse is 840,000 SF with an adjacent 40,000-SF parking garage and 159,000-SF elevated truck court structure. Langan performed a geotechnical subsurface investigation consisting of drilled and cone probe borings that satisfied the New York City Building Code (NYCBC) and provided valuable soil and rock information for foundation design on this challenging site. Langan engaged in foundation and site/civil design efforts with the project design team and worked through significant coordination challenges. Langan also performed a site-specific seismic study for the site to assist the structural engineer with foundation design. The project required significant permitting efforts with various regulatory agencies, including the New York State Department of Transportation (NYSDOT), New York City Department of Buildings (NYCDOB), New York State Department of Environmental Conservation and others.

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FULFILLMENT CENTER - FALL RIVER

Location: Fall River, MA
Client: Clarion Partners, Trammell Crow Company
Architect: MacGregor Associates Architects
Services: Site/Civil, Geotechnical, Environmental, Surveying/Geospatial, Landscape Architecture

OVERVIEW

Langan provided a variety of services for the design and construction of the fulfillment center located in Fall River. Design services included layout of the one million SF distribution center along with 1,500± passenger vehicle parking stalls, a truck court, a rain garden, and a stormwater management basin. Langan met the water quality requirements for the site by designing a rain garden and stormwater management basin as opposed to using numerous expensive water quality manufactured treatment devices. Langan quickly and efficiently prepared and delivered a site plan submission to the regulatory agencies and approvals were obtained in short order, with few comments and very minor revisions.

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FULFILLMENT CENTER - FLORIDA

Location: Opa-Locka, FL
Client: Clarion Partners, Foundry Commercial
Architect: Macgregor Associates Architects
Services: Site/Civil, Environmental

OVERVIEW

Langan is providing site/civil engineering and environmental assessments for a new 850,000-SF fulfillment center in the Carrie Meek International Business Park, located right outside Miami. The fulfillment center will span over 90 acres and will be the largest building in the business park. Langan assisted with Phase I and II Environmental Site Assessments, and asbestos surveys for the existing buildings. We also designing the sanitary sewer pumping station as a submersible pumping station, which is being coordinated with the architect. Langan will process the plans for the sanitary sewer pumping station through MDWASD, the DERM Wastewater Section and the County Building Department.

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FULFILLMENT CENTER - SAN DIEGO COUNTY

Location: County of San Diego, CA

Client: Seefried Industrial Properties, Inc.

Services: Site/Civil, Environmental, Geotechnical, Geologic Hazards,
Surveying/Geospatial

OVERVIEW

Langan is providing site/civil and geotechnical engineering for the development of a new 703,000 SF distribution facility on a 63.38 acre site in unincorporated San Diego County, California. The development includes a multi-story AR Sort fulfillment center with 1,770 auto parking spaces, 304 trailer parking spaces and significant site improvements on an undeveloped vacant site. Challenges on the site include significant earthwork mobilization and grading design; drainage and water quality mitigation; and off-site utilities and street improvements.

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Credit: Powers Brown

RANKIN 45 DISTRIBUTION CENTER

Location: Houston, TX
Client: Trammell Crow
Architect: Powers Brown
Partner: Clarion Partners
Services: Site/Civil

OVERVIEW

Langan performed site/civil and traffic services in the support of a proposed 350,000 SF cross dock warehouse building on a 23 acre tract in Houston, TX. The continuity of the civil design allowed for a seamless integration of the pad site infrastructure into the overall design. The project included loading docks, parking lots, a public detention pond, public utilities, off-site turn lane improvements and related infrastructure required to serve the commercial pad site.

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