

HUDSON VALLEY AND SELECT REGIONAL EXPERIENCE

Learn more about our White Plains experience.

Technical Excellence Practical Experience Client Responsiveness



MATRIX BUSINESS PARK AT NEWBURGH

Location: Newburgh, NY
Client: Matrix Development Group
Services: Site/Civil, Geotechnical, Traffic & Transportation,
Surveying/Geospatial, Landscape Architecture, Natural
Resources & Permitting

OVERVIEW

Matrix Development is developing a 69-acre property in the Hudson Valley near major highways Route 17, I-84, and I-87. The project includes a 565,320-SF multi-tenant distribution warehouse. The tenants are AmersourceBergen, a Fortune 500 company and leading global pharmaceutical sourcing and distribution company, and Amscan, the largest designer, manufacturer and distributor of decorated party goods in the world. In addition to the standard site improvements associated with a warehouse development such as parking, utilities, loading, lighting, and landscaping; this project also included additional challenges such as a quarter-mile long winding driveway, steep slopes, excess of 500,000 cubic yards of earthwork, 120-foot grade change, and wetland permitting.

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TURNING STONE CASINO AND RESORT

Location: Verona, NY
Client: Oneida Indian Nation
Architect: EDSA
Services: Site/Civil, Geotechnical

OVERVIEW

The expansion of the casino included a new main entrance, a 22-story high-rise tower, a four-story hotel and luxury spa, and a five-story parking garage.

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WOODBURY COMMON PREMIUM OUTLETS EXPANSION

Location: Woodbury, NY
Client: Woodbury Associates and The Chelsea Group
Services: Site/Civil, Traffic & Transportation, Environmental,
Surveying/Geospatial

OVERVIEW

Langan spearheaded the consulting team responsible for the planning, Environmental Impact Statement, and design of the proposed expansion to the Woodbury Commons Factory Outlet Complex. The project included traffic impact studies and roadway/intersection evaluation and improvements to Routes 6 & 17, the Route 6/17 Intersection and the Route 32 intersection with Route 6 and Route 17. An important part of the EIS process involved the delineation of the site's freshwater wetland resources. A US Army Corps of Engineers permit was obtained for several small wetland areas disturbed by the improvements and facility expansion.

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WOODSIDE KNOLLS

Location: Middletown, NY
Client: Baker Residential
Services: Site/Civil

OVERVIEW

Woodside Knolls is a 250-unit residential development including a mix of single-family homes and townhouses. Langan provided site/civil engineering services for the project.

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DISTRIBUTION CENTER - MONTGOMERY

Location: Montgomery, NY
Client: SunCap Property Group
Services: Site/Civil, Environmental, Geotechnical

OVERVIEW

Langan provided multi-disciplinary engineering investigations and services for this distribution facility located on an approximately 44-acre parcel within Orange County, New York. Site development included the construction of a 250,000-SF warehouse with 460 parking spaces, 77 long trailer spaces, and associated roadways. Langan played a key role in securing site plan approval for the local municipality, New York State Department of Environmental Conservation, Army Corp of Engineers, and County Department of Transportation. We completed a Phase I Environmental Site Assessment consisting of a historical use evaluation, hazardous substances/petroleum investigation, and final report. We also completed a geotechnical feasibility study to provide the client with preliminary recommendations for various design and construction improvements.

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SOLAR FIELD - CYPRESS CREEK RENEWABLES

Location: Various Locations in New York State
Client: Cypress Creek Renewables (CCR)
Services: Site/Civil, Traffic & Transportation, Natural Resources & Permitting, Landscape Architecture

OVERVIEW

Langan is currently providing site/civil engineering for over 30 of CCR's 2-megawatt solar sites in New York State and the Dunroamin site in Massachusetts. These projects are being developed under NYSERDA's community distributed generation or 'community solar' program. Local solar farms, like the ones in New York State, benefit the environment, community and nearby residences. Langan prepared full design drawings and stormwater management reports to support the site plan application to the respective Zoning and Planning Boards for each project. These drawings included site layout, grading and drainage, soil erosion and sediment control, and landscaping plans. Langan provided high-quality deliverables on difficult sites under fast-paced schedules, due to the nature of solar funding programs. Considering the complexity of the sites, Langan adapted to the changes in scope presented to meet CCR's needs and maintains the desired schedules for the projects.

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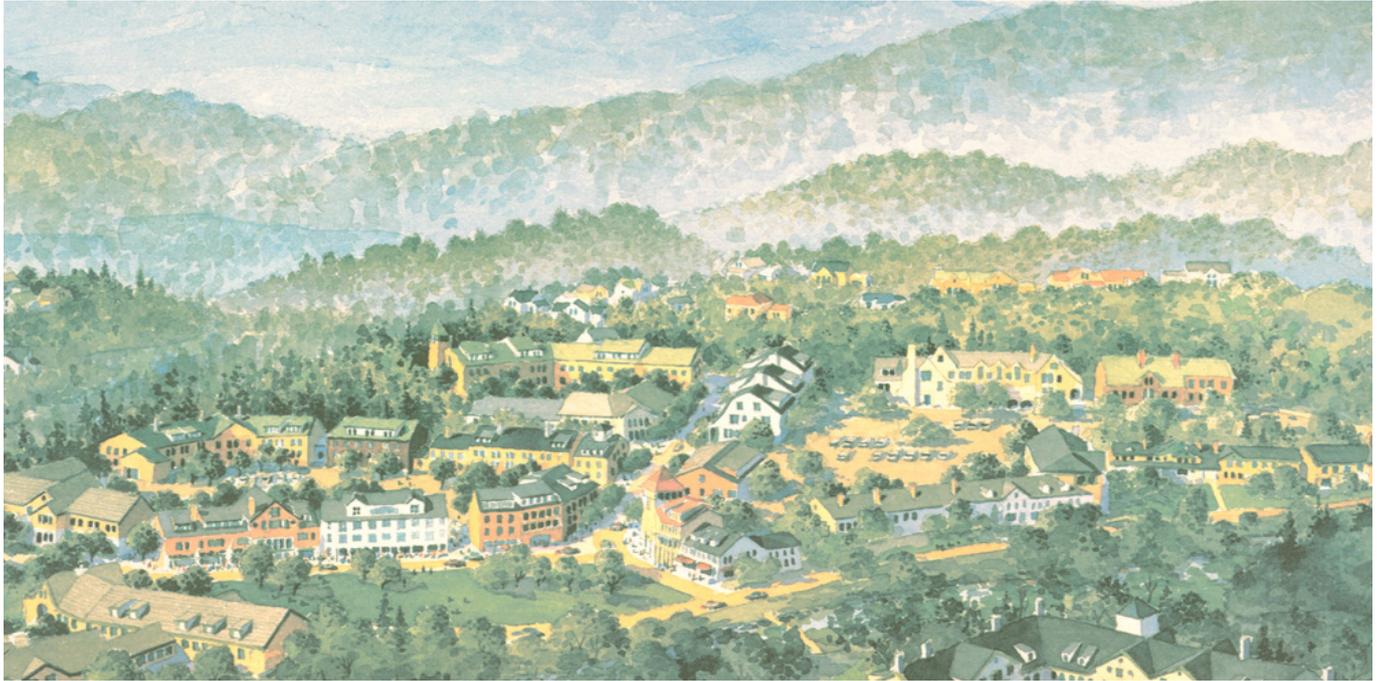
ORANGE PLAZA REDEVELOPMENT

Location: Wallkill, NY
Client: National Realty & Development Corp.
Services: Site/Civil, Environmental, Traffic & Transportation

OVERVIEW

National Realty Development Corporation redeveloped this one-million-SF property containing 700,000-SF of mall space. The redevelopment of the project consisted of demolishing a mall structure and replacing it with a two-level power center, which includes a new Wal-Mart supercenter and Kohl's anchors. Langan provided a wide range of services including site/civil engineering consulting services for the redevelopment of the 78-acre site for the 230,000-SF Wal-Mart, 90,000-SF Kohl's and additional tenants and outparcels. Langan also prepared the roadway improvement design for the widening of Dunning Road which included existing traffic signal modifications.

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TUXEDO RESERVE MASTER PLAN

Location: Tuxedo, NY
Client: Related Companies
Services: Natural Resources & Permitting, Site/Civil, Geotechnical,
Traffic & Transportation, Environmental, Traditional Surveying

OVERVIEW

Tuxedo Reserve is a planned integrated development of a 2,400-acre site located in the southeastern corner of Orange County, New York. Langan was retained to undertake all land development engineering of the site for construction of the multi-use development, which includes 1,500 residential units as well as over 30,000 SF of light industrial office commercial building.

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SUNY ALBANY - SCHOOL OF BUSINESS

Location: Albany, NY
Client: State University of New York
Architect: Perkins + Will
Services: Demolition, Environmental

OVERVIEW

SUNY Albany's new School of Business will serve as the hub of learning and innovation for the university's business students. At entry level, the two-story concourse creates a pedestrian street, linking various business programs within the building, and the training lab adjacent to the main entry. A second-level common-room will encourage informal gatherings, inter-program collaboration, and extended learning outside the classroom. The school, which connects to an existing structure, required partial demolition. Langan completed the asbestos, lead-based paint and PCB inspection and reported findings to the client. Our services included a review of original design documents for the building, interviews with personnel familiar with the building, and performance of an asbestos investigation to confirm the presence (or absence) of hazardous containing materials.

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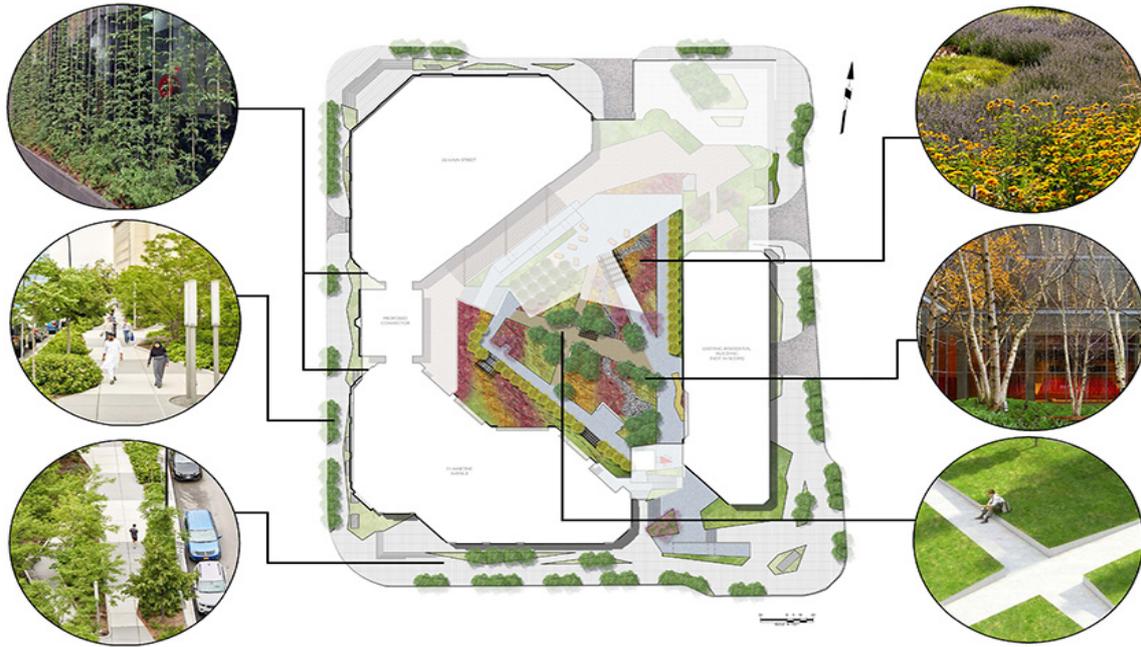
SUNY BINGHAMTON - ACADEMIC BUILDING & RESEARCH GREENHOUSE

Location: Binghamton, NY
Client: Dormitory Authority of the State of New York (DASNY), State University of New York (SUNY) Binghamton
Architect: AECOM Ellerbe Becket
Partner: LERA
Services: Geotechnical

OVERVIEW

The SUNY Binghamton campus underwent renovations that included two three-story office/classroom buildings, the expansion of a two-story greenhouse, and the construction of a pedestrian tunnel. The campus is located in the geologic region known as the Southern Tier, where subsurface conditions consist of thick glacial till deposits. Langan performed a subsurface investigation at the site and prepared geotechnical recommendations regarding the foundation system and slab design, subgrade bearing capacity, and soil excavation and stabilization methods.

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WESTCHESTER FINANCIAL CENTER

Location: White Plains, NY

Client: Robert Martin Company, Warshauer Mellusi Warshauer
Architects

Services: Landscape Architecture

OVERVIEW

The Westchester Financial Center consists of approximately 309,000 SF of existing Class A office space in downtown White Plains. Langan worked closely with the owner and architect to re-imagine this site in a much more pedestrian-friendly way. The main concept was to pull nature back into the concrete-heavy character of White Plains by incorporating ecological design. With this in mind, the streetscapes and 3-tier interior rooftop courtyards were designed using our concept of the Southern Taconic Ecological Precinct, or S.T.E.P. This unique design infuses the multi-level pedestrian space with an educational landscape that includes native species in varying layers of the local, southern New York landscape while creating an interactive outdoor office and café to enhance the office experience.

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WESTCHESTER COMMUNITY COLLEGE - GATEWAY CENTER

Location: Valhalla, NY
Client: Westchester Community College
Services: Site/Civil, Geotechnical, Traditional Surveying

OVERVIEW

Langan provided site/civil and geotechnical engineering services for the new Gateway Center, the first ever LEED Gold certified structure in New York's Westchester County. The 70,000-SF site consists of three new buildings located within 218 wooded acres of Westchester Community College's northeastern quadrant.

AWARDS

New York Construction News: Higher Education/Research - Project of the Year
American Institute of Architects, New York Design Award: Architectural Merit Award

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WESTCHESTER COUNTY AIRPORT HANGAR D-1

Location: White Plains, NY
Client: Morgan Stanley
Services: Environmental

OVERVIEW

Langan investigated environmental issues associated with leasing 26,000 SF of hangar and office space at the Westchester County Airport to house their corporate jet fleet. The hangar was formerly leased by Mobil Oil Corporation during which time spent solvents leaked into the ground beneath the hangar floor from a drum storage area.

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55 BANK STREET

Location: White Plains, NY
Client: LCOR Incorporated
Architect: SLCE Architects
Partner: Tadjer-Cohen-Edelson & Associates, Inc.
Services: Environmental, Geotechnical

OVERVIEW

Langan provided engineering services for this transit-oriented mixed-use residential/retail development located approximately 25 miles north of Manhattan. The project offers 760,000 SF of useable space to the community. The development will include a 16-story, 288-unit residential building with ground retail space and 381 parking spaces. The next phase will include construction of a second 16-story building with 273 residences, retail space, and a combination of above and below ground parking for 189 vehicles.

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US FEDERAL COURTHOUSE

Location: White Plains, NY
Client: General Services Administration
Services: Geotechnical

OVERVIEW

As part of the design-build team for this seven-story federal courthouse, Langan performed a geotechnical investigation of the sub-surface conditions at the site. Our geotechnical report led to technically feasible and cost-effective foundations and floor slab alternatives.

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MAPLE MOOR GOLF COURSE IMPROVEMENTS

Location: White Plains, NY
Client: Westchester County Department of Public Works and Transportation
Architect: Reese Jones, Inc.
Partner: Keystone Engineering, Avalon Consulting Group, James Barrett Associates, Manganaro Engineers
Services: Site/Civil, Traditional Surveying

OVERVIEW

Once part of the Griffen family farm established in 1879, the Maple Moor Golf Course was named after the abundance of maple trees on the property. The 18-hole golf course, which opened to the public in 1927, includes practice greens and a clubhouse/catering facility across 140 acres. Langan evaluated conditions and provided recommendations for the golf course improvement project, including fairway realignments and rerouting of cart paths to enhance overall circulation.

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STOP & SHOP SUPERMARKET AND PARKING GARAGE

Location: White Plains, NY
Client: Stop & Shop Supermarket Company
Services: Site/Civil, Geotechnical, Environmental

OVERVIEW

Langan provided land development, geotechnical, environmental, landscape architecture and construction management services for a 55,000-SF Stop & Shop Supermarket along with a three-level 750-space parking garage in downtown White Plains. Langan recommended and oversaw a ground improvement program, which enabled the supermarket to be supported on a shallow foundation system despite the presence of loose soils. Langan also designed the garage's foundation system based on the inspection of the weathered rock underlying about 2/3 of the garage.

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TRANSCENTER AT WHITE PLAINS RAILROAD STATION

Location: White Plains, NY
Client: Polera Building Corporation
Services: Geotechnical

OVERVIEW

Langan provided a complete engineering study and subsurface investigation for the Transportation Center at the White Plains Railroad Station. The project included the construction of 9-story terminal and parking garage, a 9-story depot and a 12-story hotel. Subsurface conditions at the site varied from surface fill materials, soft organic soils and silty sand. Langan recommended and designed foundation systems consisting of high capacity end bearing piles, high-capacity strips on improved soils and high capacity compensated footings.

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