

LANGAN ENGINEERING & ENVIRONMENTAL SERVICES



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CONTACT

HEADQUARTERS

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CRANBURY LOGISTICS CENTER

Location: Cranbury, NJ
Client: Cranbury Brickyard, LLC
Services: Site/Civil, Geotechnical, Environmental, Natural Resources & Permitting, Landscape Architecture, Traffic & Transportation

OVERVIEW

Langan prepared a general development plan submission for this 395-acre parcel adjacent to the New Jersey Turnpike. The site is contaminated with Materials of Explosive Concern as a result of an explosion that occurred at the Unexcelled Chemical Corporation in 1954. Langan's integrated team of site/civil, geotechnical and environmental engineers and scientists prepared a design to construct 2.8 million SF of warehouse distribution on approximately 150 acres of the site that is contaminated. The full build-out of the business park includes three cross-dock warehouse buildings and is one of the largest wetland mitigation projects in state history.

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FULFILLMENT CENTER - LOGAN TOWNSHIP

Location: Logan Township, NJ
Client: Dermody Properties
Architect: Ford & Associates Architects, Inc.
Services: Site/Civil, Geotechnical, Natural Resources & Permitting,
Traffic & Transportation, Landscape Architecture

OVERVIEW

Langan provided a variety of services for the design and construction of the fulfillment center located in Logan Township, New Jersey. Design services included layout of the one million-square foot distribution center along with 1,500± passenger vehicle parking stalls, a truck court, and modifications to existing stormwater management basins. The project posed several unique challenges, including frontage improvements, NJDEP Land Use permitting, a lack of sanitary sewer and water and a significant amount of coordination with the various regulatory agencies (Logan Township, NJDEP, NJAW, LTMUA, Gloucester County, USACE, Gloucester County Soil Conservation District, and Tidelands Bureau).

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MATRIX BUSINESS PARK AT 7A

Location: Robbinsville, NJ
Client: KTR Capital Partners, Matrix Development Group, CB Richard Ellis
Services: Site/Civil, Geotechnical, Traffic & Transportation, Surveying/Geospatial, Natural Resources & Permitting, Landscape Architecture

OVERVIEW

Located just minutes from exit 7A of the New Jersey Turnpike, the Matrix Business Park has become prime real estate for the industrial/distribution market in New Jersey. Langan's involvement with the Matrix Business Park at 7A began in 2005 with the design, permitting, and construction administration of an approximately 900,000-SF distribution center for KTR Capital Partners in the western portion of the park. Langan then designed and permitted three speculative facilities in the eastern portion of the park. Langan performed detailed site development design of the three additional facilities, totaling approximately 1.65-million-SF of floor space, and obtained the required entitlements from the Township, County, State, and local soil conservation district. To date, Langan is responsible for the design, permitting, and construction administration of five of the distribution facilities in the park totaling 2.8-million SF of floor space.

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GOYA FOODS HEADQUARTERS

Location: Jersey City, NJ
Client: Goya 75th Urban Renewal Co., LLC
Partner: Rockefeller Development Group, RC Andersen
Services: Site/Civil, Geotechnical, Traffic & Transportation, Traditional Surveying, Landscape Architecture, Natural Resources & Permitting

OVERVIEW

The new headquarters consists of an approximately 615,000-SF warehouse on a 40-acre site. Langan provided site/civil, geotechnical, surveying, traffic engineering, landscape architecture, and natural resources permitting services. Our multi-disciplined approach greatly simplified a complex development process, thereby bringing great value to Goya. Additionally, Langan recommended a concrete modulus column subgrade improvement program, which was designed to support a high slab loading with a minimal settlement tolerance. This solution saved approximately \$8 million as compared to a standard deep pile foundation.

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ACCURATE BOX

Location: Paterson, NJ
Client: Accurate Box Company, Inc.
Services: Environmental, Surveying/Geospatial, Geotechnical, Site/Civil

OVERVIEW

Accurate Box, one of the largest independent manufacturers of high-quality laminated packaging in the US, is a 73-year old family-owned business based in Paterson, NJ. Accurate Box called on Langan to help expand their headquarters to over 300,000 SF, so that they could continue to grow and increase much needed employment in the City of Paterson. Langan faced several technical challenges that required innovative approaches to resolving the unique conditions encountered during construction. Environmental considerations also increased the complexity of construction. A number of unanticipated underground storage tanks were identified, removed, and reported to the NJDEP.

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SORTATION CENTER - TETERBORO

Location: Teterboro, NJ
Client: Confidential
Services: Site/Civil, Geotechnical, Traffic & Transportation,
Surveying/Geospatial

OVERVIEW

Langan performed site/civil, traffic, geotechnical, and local permitting assistance for an existing facility located in Teterboro, New Jersey. The proposed development included interior building modifications to convert the existing facility to a sortation center with a delivery service component. The project required exterior site improvements, including the addition of loading docks and the reconfiguration of truck/car parking areas. Langan also went through extensive permitting with the NJDEP, as the entire site is located within the floodplain.

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2505 BRUCKNER

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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MATRIX GLOBAL LOGISTICS PARK

Location: Staten Island, NY
Client: Matrix Development Group, SIMD
Services: Site/Civil, Geotechnical

OVERVIEW

Matrix is developing a logistics Park on the West Shore of Staten Island. The former Staten Island Marine Development (SIMD) property will have four industrial and distribution buildings, including a fulfillment center and a warehouse. Langan provided site/civil and geotechnical engineering, environmental planning services, and obtained the site development approvals. Because the site does not front on a NYCDEP sanitary sewer, our utility scope included design and NYSDOT, NYCDOT, NYCDEP, and NYSDEC approvals of a mile-long sanitary sewer force main, which lies under the West Shore Expressway and in a NYC street. Our geotechnical engineers compiled historic information, new investigations, and robust analysis to streamline the foundation approval process and reduce the time and expense of a full field investigation.

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BIOTRIAL NORTH AMERICAN HEADQUARTERS

Location: Newark, NJ
Client: Biotrial
Architect: Francis Cauffman
Partner: Buro Happold, Thornton Tomasetti
Services: Geotechnical, Site/Civil, Traffic & Transportation, Landscape
Architecture

OVERVIEW

Langan is providing geotechnical, civil, environmental, traffic, and landscape architecture services to this France-based biotechnology and pharmaceutical company. The first phase of the project consists of a five-story, 70,000-SF glass building which features metal panels that rise on two sides of the building, symbolizing the nature of Biotrial's pharmaceutical testing mission. Phased site design construction plans include a screened-in service and parking area with underground stormwater storage, a public plaza at the front of the building that will carry the building pattern toward the public sidewalk, and a private volunteer garden that will provide a green resting area for building users.

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JAGUAR LAND ROVER NORTH AMERICA HEADQUARTERS

Location: Mahwah, NJ
Client: Jaguar Land Rover North America, LLC
Architect: Gensler
Partner: Jones Lang LaSalle (LLC)
Services: Site/Civil, Environmental, Landscape Architecture,
Surveying/Geospatial, Traffic & Transportation

OVERVIEW

Jaguar Land Rover North America's new headquarters is currently located on the 13-acre, former Sharp facility. This project included the renovation of the existing building and addition of the 30,000-SF development center. Langan has provided comprehensive site/civil, geotechnical, traffic and environmental engineering, surveying and landscape architecture services for this project. Project challenges included working with the Highlands Commission and Township of Mahwah on the overall design, coordinating the electric charging stations in the northern parking lot and managing the expedited schedule through both design and construction.

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SUBARU OF AMERICA NATIONAL SERVICE TRAINING CENTER

Location: Camden, NJ
Client: Brandywine Realty Trust
Architect: granum a/i
Partner: Intech Construction, Subaru of America
Services: Environmental

OVERVIEW

The Subaru of America National Service Training Center is constructed on the company's headquarters campus. Langan performed pre-acquisition environmental due diligence and identified and consolidated multiple historically open cases, dating back decades. Langan's work assisted in complying with the NJ Industrial Site Remediation Act (ISRA) and Site Remediation and Reform Act (SRRA). Our team worked around site safety and access constraints in the active ongoing manufacturing facility that was at the site, and managed facility shut down and demolition issues, including the closure of regulated and unregulated underground storage tanks, the completion of asbestos surveys, abatement monitoring, hazardous materials consolidation, and demolition materials disposal management. Langan supported the development of a construction environmental specification detailing fill management procedures, health and safety considerations, vapor system design, groundwater and dewatering management, waste reduction and cost savings alternatives.

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PANASONIC NORTH AMERICAN HEADQUARTERS

Location: Newark, NJ
Client: SJP Properties, Matrix Development
Architect: Gensler, HLW
Services: Site/Civil, Geotechnical, Traffic & Transportation, Natural Resources & Permitting, Landscape Architecture, Traditional Surveying

OVERVIEW

This 12-story, 340,000-SF high-end office building occupies a portion of a former below-grade parking structure. Langan's services included site/civil engineering, boundary and topographic surveying, traffic engineering, landscape architecture, natural resources, and geotechnical engineering. A major project challenge was the design of a 400-space parking lot, which required substantial coordination with the existing FBI complex. The building is the first of its kind in Newark, obtaining LEED Gold certification for the core and shell, as well as LEED Platinum certification for the interior.

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NOVARTIS PHARMACEUTICALS - EAST CAMPUS

Location: East Hanover, NJ
Client: Novartis Pharmaceutical Corporation
Architect: Gensler
Services: Site/Civil, Geotechnical, Environmental, Landscape
Architecture

OVERVIEW

The East Hanover Campus of Novartis Pharmaceuticals is made up of office buildings, laboratories, storage facilities, dining facilities and recreational facilities. Over the past 5 years Novartis has redeveloped the eastern portion of their campus. Improvements include new office buildings, a parking garage, landscaping of a promenade and environmental remediation. Langan provided services throughout this redevelopment process in association with the construction of two 29,430-SF office buildings and a 61,700-SF parking garage, including site/civil, geotechnical, and environmental engineering. Langan site/civil engineering services included site demolition, grading, drainage, erosion and sediment, utilities and construction details to support the building projects and the east campus landscape enhancement project. Geotechnical services included conducting subsurface investigations including borings and test pits, a geotechnical report and design support for the preparation of foundation documents for three new buildings and site improvement.

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REALOGY HEADQUARTERS - 175 PARK AVENUE

Location: Madison, NJ
Client: The Hampshire Companies
Architect: Kohn Pedersen Fox
Services: Geotechnical, Site/Civil, Traffic & Transportation

OVERVIEW

Hampshire Companies undertook the redevelopment of a 15-acre site, which formerly housed a Verizon call center, to create a new 270,000-SF office building. The site is the new headquarters for Realogy Holdings Corp., the global parent company of such leading real estate brands as Century 21, ERA, Coldwell Banker, Sotheby's International Realty, and Better Homes and Gardens Real Estate. Langan provided a full array of geotechnical and design services from due diligence through design and regulatory permitting and construction, including a variety of sustainable design elements. The building has been awarded LEED Gold certification.

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INTERACTIVECORP (IAC) HEADQUARTERS BUILDING

Location: New York, NY
Client: The Georgetown Company
Architect: Frank Gehry Architect, Adamson Associates
Partner: DeSimone Consulting Engineers
Services: Geotechnical, Site/Civil, Environmental

OVERVIEW

Langan's integrated services helped overcome numerous technical challenges that ultimately transformed a former manufactured gas plant site into an iconic structure on the Hudson River.

AWARDS

2008 American Council of Engineering Companies New York, Engineering Excellence Award, Platinum

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HEARST TOWER

Location: New York, NY
Client: Tishman Speyer Properties
Architect: Foster + Partners
Partner: WSP, Turner Construction
Services: Geotechnical, Site/Civil

OVERVIEW

The \$500 million Hearst Tower is located at 959 Eighth Avenue, just south of Columbus Circle in Manhattan. New construction includes the preservation of the six-story landmark Hearst Building facade and a 42-story environmentally friendly steel and glass tower to house the Hearst Corporation Headquarters.

AWARDS

2016 Council for Tall Buildings and Urban Habitats 10 Year Award
2013 Building Owners and Managers Association New York Pinnacle Award
2008 International Highrise Award

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FAIR LAWN PROMENADE

Location: Fair Lawn, NJ
Client: Garden Commercial Properties
Architect: Appel Design Group
Services: Landscape Architecture, Site/Civil

OVERVIEW

A brownfield site, once owned by Kodak on Route 208, was in need of environmental cleanup and redevelopment. Langan provided landscape architecture services for the mixed-use development designed on 10 acres of unusable land. The main entrance to the site from Route 208 is designed as a gateway featuring low decorative knee walls adorned with decorative lighting and accent plantings. The promenade and centerpiece of the site boasts a 30-foot-wide by 256-foot-long area providing two small patio spaces and a permeable paver pathway in a park-like setting, complete with decorative benches and lighting that winds through a cleverly designed landscape.

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700 JACKSON REDEVELOPMENT & RESILIENCY PARK

Location: Hoboken, NJ
Client: Bijou Properties, Intercontinental Development, Inc.
Architect: Marchetto Higgins Stieve Architects
Services: Geotechnical, Site/Civil, Environmental, Natural Resources & Permitting, Surveying/Geospatial

OVERVIEW

Langan is part of a design and construction team completing the investigation, demolition, remediation and design of a two-city block redevelopment in northwest Hoboken.

The project's site design includes three residential high-rise towers (424 units) atop a pedestal comprised of commercial and retail space as well as an open air parking deck incorporated into the rear of the building. The project also includes the design and construction of two public parks and a multi-use community center/gymnasium that will be deeded to the City at the completion of their construction.

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IRONSIDE NEWARK

Location: Newark, NJ
Client: Edison Properties, LLC
Services: Site/Civil, Environmental, Traditional Surveying

OVERVIEW

Langan provided rooftop landscape architecture, survey, site/civil, and environmental engineering services as part of Edison's redevelopment of various land parcels adjacent to the Prudential Center. The redevelopment is to include retail, office, and residential uses as well as a new park, called Mulberry Commons, which will link downtown Newark to Penn Station and the Ironbound.

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NEW JERSEY NEW YORK CONNECTICUT PENNSYLVANIA OHIO VIRGINIA GEORGIA FLORIDA TEXAS CALIFORNIA ARIZONA WEST VIRGINIA
ABU DHABI DUBAI GREECE LONDON QATAR TURKEY PANAMA



Credit: Visualhouse

HUDSON YARDS REDEVELOPMENT

- Location: New York, NY
- Client: Hudson Yards, a Related Oxford Venture
- Architect: Kohn Pedersen Fox, Skidmore, Owings & Merrill, Diller
Scofidio + Renfro, Ismael Leyva Architects, Rockwell Group
- Partner: Thornton Tomasetti, WSP
- Services: Geotechnical, Environmental, Site/Civil, Traffic &
Transportation, Traditional Surveying, Terrestrial
Scanning/BIM

OVERVIEW

This major New York City redevelopment, under the joint guidance of the City, the Metropolitan Transportation Authority, and State of New York initiatives, is in the process of reinventing the Hudson Yards area in midtown Manhattan. Langan has been retained by multiple teams to provide geotechnical, site/civil, environmental, and traffic engineering, seismic design analysis, and surveying services during the pre-design phase of development.

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ABU DHABI DUBAI GREECE LONDON QATAR TURKEY PANAMA