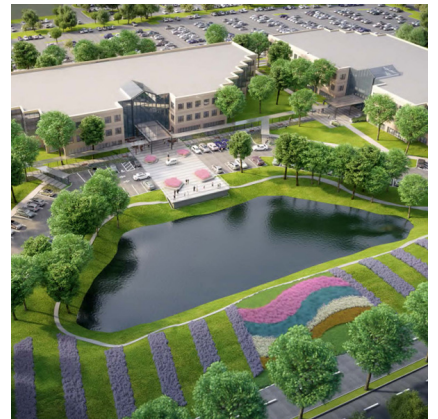


LANGAN & MACK-CALI



Technical Excellence Practical Experience Client Responsiveness

NEW JERSEY NEW YORK CONNECTICUT MASSACHUSETTS PENNSYLVANIA OHIO VIRGINIA FLORIDA TEXAS ARIZONA COLORADO
WASHINGTON CALIFORNIA ATHENS CALGARY DUBAI LONDON PANAMA



HARBORSIDE FINANCIAL CENTER

Location: Jersey City, NJ
Client: Mack-Cali Realty
Services: Geotechnical, Site/Civil, Landscape Architecture

OVERVIEW

The Harborside Financial Center includes 6.4-million SF of office, retail and structured parking facilities located along the Hudson River waterfront. Langan has been responsible for the geotechnical, site/civil and landscape design of approximately 4 million-SF of Harborside. Langan also designed nearly one-half mile of waterfront walkway on an existing pier as well as 700 feet of a new two-level promenade.

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SCHWAB BUILDING/PLAZA 10 HARBORSIDE

Location: Jersey City, NJ
Client: Mack-Cali Realty
Services: Geotechnical, Site/Civil, Traditional Surveying

OVERVIEW

Mack-Cali has fully leased this 18-story building, with upwards of 500,000 SF of Class A Commercial office space, to Charles Schwab. Langan successfully resolved unique geotechnical engineering challenges by using an unusual foundation system, over 100 feet deep, consisting of 225-ton concrete-filled steel pipe piles and grouted rock-anchor tendons to counter wind-generated uplift forces. Langan provided full geotechnical engineering services during both design and construction phases, and also site/structural engineering services for adjacent park furnishings consisting of bleacher and bench seating, retaining walls, cheek-walls, free-standing walls, stairwells and steps.

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PLAZA 5 HARBORSIDE

Location: Jersey City, NJ
Client: Mack-Cali Realty
Services: Geotechnical, Site/Civil, Landscape Architecture,
Surveying/Geospatial

OVERVIEW

Mack-Cali's towering 35-story Plaza 5 Harborside has approximately 1 million SF of Class A Commercial space plus an additional 6 stories of garage parking to accommodate 1,283 spaces. Langan provided geotechnical engineering, site/civil engineering, surveying and a range of related services including landscape architecture, railroad (LRT) settlement monitoring and construction inspection. Special challenges were presented in the form of a deep foundation system consisting of both 200-ton concrete-filled steel pipe piles and 9-foot diameter concrete caissons socketed into bedrock to offset tower wind loads.

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PLAZA 4A HARBORSIDE

Location: Jersey City, NJ
Client: Mack-Cali Realty
Services: Site/Civil, Landscape Architecture, Surveying/Geospatial

OVERVIEW

Langan provided full site/civil engineering and landscape architectural design for this significant downtown Jersey City project near the Hudson River Waterfront. This was the first of a series of major building projects at Harborside by Mack-Cali, and the ten-story building serves primarily as a parking garage for 1,500 spaces on the lower seven floors, thereby clearing the way for high-rise commercial office towers in previously existing commuter parking lots.

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HARBORSIDE PROMENADE

Location: Jersey City, NJ
Client: Mack-Cali Realty
Services: Site/Civil, Geotechnical

OVERVIEW

The Harborside Promenade is 700 feet long and consists of a bi-level structure, with upper and lower walkways separated by a 30-inch vertical distance and a combined span 32 feet in width. The upper walkway is a concrete deck on concrete-filled steel pipe piles and is finished with decorative concrete pavers for an 'urban' feel. The lower walkway is timber decking for a more 'marine' experience atop wood pilings.

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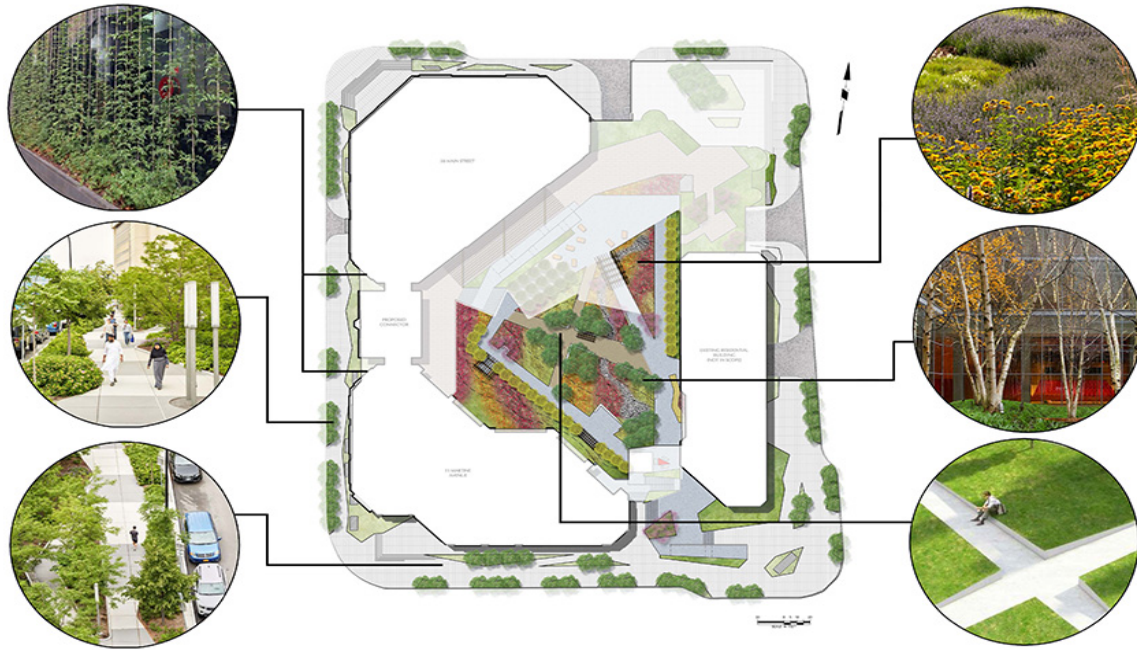
KULIK PARK ESPLANADE

Location: Jersey City, NJ
Client: Mack-Cali Realty
Services: Geotechnical, Site/Civil, Landscape Architecture

OVERVIEW

Langan was presented with highly unusual challenges in tackling the restoration of a failed 800-foot-long steel bulkhead for the Kulik Park Esplanade adjacent to the Schwab Building on the Hudson River waterfront. Langan's preload program stabilized the sheeting to support the Hudson River Waterfront Walkway that was subsequently built.

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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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SYLVAN WAY IMPROVEMENTS

Location: Parsippany, NJ
Client: Mack-Cali Realty Corporation
Architect: HLW International
Services: Site/Civil, Landscape Architecture

OVERVIEW

Langan provided site/civil engineering and landscape architecture services in support of upgrades and improvements to an aging office park campus undergoing a re-tenanting program. The campus features three buildings of Class-A office space totaling nearly 450,000 GSF in Northern New Jersey. Langan worked with the architect and owner to design site improvements that included entry renovations, additional outdoor circulation and gathering spaces and connectivity throughout the buildings and existing parking areas. Our landscape architects designed an associated path and plantings to create a pedestrian greenway connecting two of the three buildings. Our project scope also includes landscape design and finishes for an existing stormwater pond on the property.

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SOUTH WESTCHESTER EXECUTIVE PARK

Location: Yonkers, NY
Client: Mack-Cali Realty (formerly The Robert Martin Company)
Services: Environmental, Site/Civil, Geotechnical, Natural Resources & Permitting

OVERVIEW

The design of this multi-use business park had to account for numerous physical constraints including numerous and erratic rock-out crops, extensive deposits of soft compressible soils in lowland areas, and high groundwater tables in certain portions of the property. The business park is sited on a 140-acre tract of land and when fully developed, will contain in excess of 1 million square feet of new buildings.

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DMAVA PARK AND HUDSON RIVER WALKWAY

- Location: Jersey City, NJ
- Client: New Jersey Department of Property Management and Construction
- Services: Landscape Architecture, Environmental, Natural Resources & Permitting, Geotechnical

OVERVIEW

Langan designed this project for the NJDEP, including 1,600 linear feet of new Hudson River Waterfront Walkway, a new bulkhead and waterfront esplanade, a new timber boardwalk, and a 3-acre park along the Morris Canal Basin, across from Liberty State Park.

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COLGATE-PALMOLIVE WATERFRONT

Location: Jersey City, NJ
Client: Colgate-Palmolive Company
Services: Waterfront & Marine, Geotechnical, Site/Civil, Environmental,
Traffic & Transportation, Landscape Architecture

OVERVIEW

Langan provided waterfront, geotechnical, site/civil, traffic, and environmental engineering, and landscape architecture services for the redevelopment of Colgate Center, which formerly served as the main Colgate-Palmolive production facility for more than 150 years. The project involved the construction of 1,100 LF of anchored sheet pile bulkhead, a box culvert manifold, new relieving platform, and a world class promenade with sweeping views of Lower Manhattan.

AWARDS

2000 ACEC NJ Engineering Excellence Award

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Credit: Perkins Eastman

HUDSON EXCHANGE WEST

Location:	Jersey City, NJ
Client:	Forest City Enterprises
Architect:	Perkins Eastman
Partner:	WSP (Phase IA), McNamara Salvia Structural Engineers (Phase 1B)
Services:	Geotechnical

OVERVIEW

Hudson Exchange West is an 18-acre neighborhood development project that will introduce new residential buildings, outdoor park areas, transportation access, and retail amenities to the downtown waterfront community of Jersey City.

Langan is providing geotechnical engineering services during the design development and construction development phases. Our scope of work includes a site specific seismic study, site coordination, subsurface investigation, geotechnical engineering report, and construction controlled inspections for the deep foundation installation and load tests.

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