

LANGAN STATEN ISLAND EXPERIENCE



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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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STATEN ISLAND MALL EXPANSION

Location: Staten Island, NY
Client: General Growth Properties
Architect: S9 Architecture
Services: Site/Civil, Geotechnical, Landscape Architecture, Traffic & Transportation, Surveying/Geospatial

OVERVIEW

Langan is providing multiple engineering services in support of an approximately 340,000-SF expansion to the existing 1.2M-SF mall in the Heartland Village neighborhood. The project includes a two-story mall expansion, two outparcel buildings, a plaza area and the construction of a multi-level, 825-space parking garage on the 100-acre facility.

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LIGHTHOUSE POINT

- Location: Staten Island, NY
- Client: New York City Economic Development Corporation (NYCEDC), Triangle Equities
- Architect: Cooper Carry, Garrison Architects, Perkins Eastman
- Partner: Hollister Construction
- Services: Site/Civil, Geotechnical, Traffic & Transportation

OVERVIEW

Located adjacent to the Staten Island Ferry, this project is part of a larger NYCEDC initiative to transform the island's waterfront neighborhood of St. George and the adjacent Bay Street Corridor. When complete, Lighthouse Point will feature a 175-room Westin hotel, 65,000 SF of retail and office space, a 12-story residential building, and more than one acre of public space. Langan's geotechnical engineers completed a subsurface investigation, conducted a seismic evaluation, and provided foundation recommendations in a final report. Langan's site/civil and traffic engineers planned and permitted a new signalized intersection on the busy Bay Street artery to accommodate a new private road serving the development (The Circle).

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Credit: James Ewing/OTTO

ARTHUR KILL LIFT BRIDGE FENDERING REPAIRS

Location: Staten Island, NY & Elizabeth, NJ
Client: Hudson Meridian Construction Group New York City
Economic Development Corporation
Services: Waterfront & Marine

OVERVIEW

Built in 1959, the Arthur Kill Lift Bridge is a railroad-only, vertical-lift connecting Elizabeth, NJ to Staten Island, NY. The bridge has the distinction of being the longest vertical lift bridge in the world. Langan provided design review and construction inspection services for the bridge's fender rehabilitation program. Responsibilities included verifying the quantity concrete spalls on the piers; quantity and quality of installation of the cathodic-protection anodes on the steel sheet piles and king piles. Langan also provided pre- and post-concrete pour inspections of the replacement king pile foundations. Langan's recommendations permitted the client to maximize the repair effort.

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STATEN ISLAND ZOO MASTER PLAN

Location: Staten Island, NY
 Client: Staten Island Zoo
 Architect: Gruzen Samton Architects
 Services: Surveying/Geospatial, Site/Civil

OVERVIEW

Langan assisted in the development a long term master plan for the Staten Island Zoo facility. Master planning services include review of the survey and inventory; analyzing, developing, identifying and prioritizing issues, opportunities, goals and objectives; and generation of alternative development scenarios. Langan performed a complete utility inventory of the zoo campus including review of available civil and utility information for the site as obtained from various sources including the zoo, New York City Department of Design and Construction (NYCDDC), New York City Department of Building (NYCDOB), New York City Department of Environmental Protection (NYCDEP) and the New York City Department of Transportation (NYCDOT), and the client. We also provided analysis of existing storm drains, sanitary sewers and water utilities within the zoo, and will provide recommendations to improve the stormwater system.

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NYCDDC DSNY STATEN ISLAND DISTRICT 1/3 GARAGE

Location: Staten Island, NY
Client: New York City Department of Design and Construction (NYCDDC), City of New York Department of Sanitation (DSNY)
Architect: Ten Arquitectos
Services: Site/Civil, Geotechnical, Traffic & Transportation

OVERVIEW

Langan provided multi-disciplinary services for the new building that will house a new district office and repair garage, parking lot, vehicle storage lot, fueling station, recycling center, and salt shed for districts 1 and 3. The project also includes the renovation of the existing repair shop and expansion into the former district 3 garage.

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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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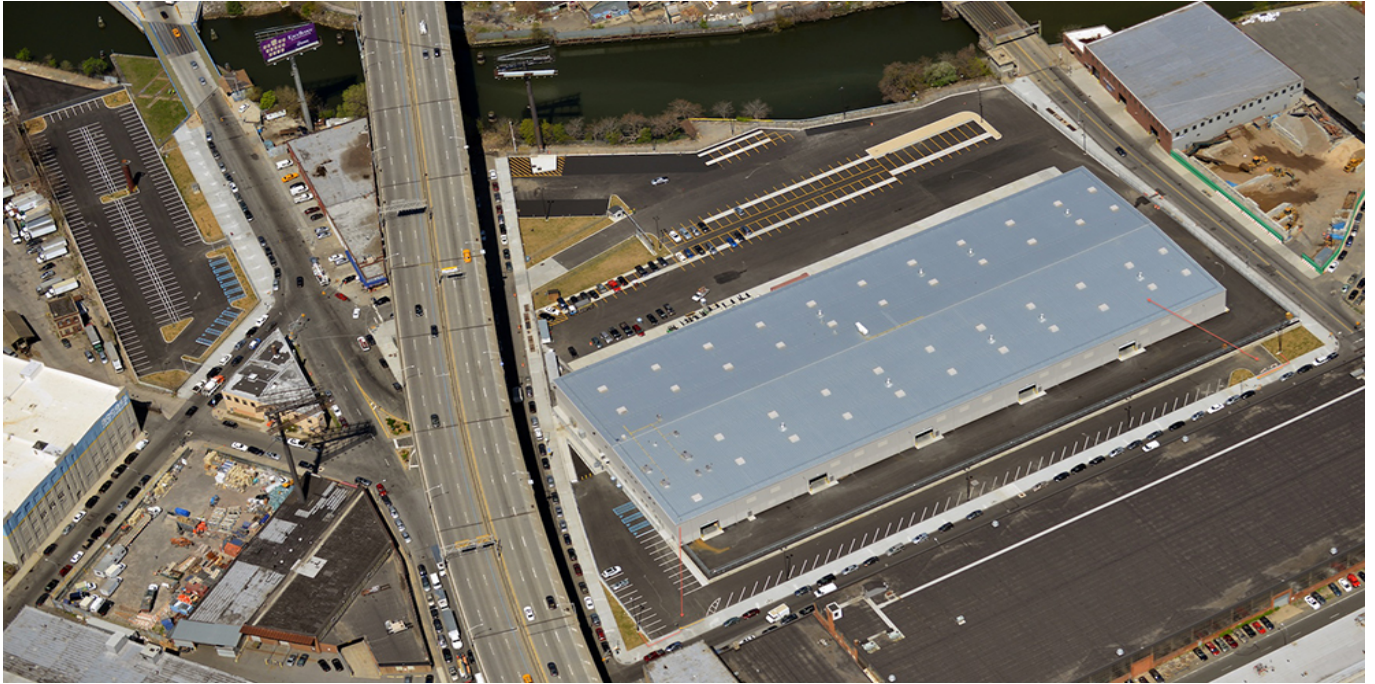
CONEY ISLAND HOSPITAL MODERNIZATION

Location: Brooklyn, NY
Client: Dormitory Authority of the State of New York (DASNY), New York City Health and Hospitals Corporation
Architect: Hillier Architecture
Services: Site/Civil, Surveying/Geospatial, Geotechnical, Landscape Architecture, Demolition

OVERVIEW

Langan provided comprehensive geotechnical and site/civil engineering services for the 7-story, 154,000-SF building addition as part of the hospital modernization program. Demolition of existing structures, relocation of utility systems and site preparation was required such that an area large enough to accommodate the addition would be provided. Additional site improvements included expanded parking facilities, design of therapeutic gardens/plazas, and streetscape enhancement. Our subsurface investigations determined that the building would need to be pile supported, and subsequent geotechnical engineering design recommendations identified the installation of an auger-cast pile foundation to be the most cost-effective.

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DISTRIBUTION FACILITY - LONG ISLAND CITY

Location: Long Island City, NY
Client: SunCap Property Group
Services: Site/Civil, Geotechnical, Environmental, Earthquake/Seismic

OVERVIEW

Langan's multi-disciplined team of engineers provided due diligence, survey, site/civil, geotechnical, seismic, environmental, and waterfront engineering services for the 8.8-acre distribution facility located at 29-01 Borden Avenue, in the Borough of Queens, New York. The development consolidated two lots, involved the demolition of two warehouses, and the construction of a new parcel distribution facility. The proximity of the site to Long Island Expressway offers the distributor key access to Manhattan.

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BLACKHAWK WAREHOUSE FACILITY

Location: Town of Hamptonburgh, NY
Client: Blackhawk Development, LLC
Services: Site/Civil, Geotechnical, Landscape Architecture,
Environmental, Surveying/Geospatial

OVERVIEW

Blackhawk Development, LLC proposed to subdivide and develop 37 acres of an 82-acre lot and construct a one-story, 340,782-SF warehouse facility within the Hudson Crossing Complex. The warehouse facility includes approximately 23,126 SF of administrative offices, 45,320 SF of loading area, and the remainder is warehouse space. Langan provided site/civil engineering, geotechnical engineering, landscape architecture, environmental, surveying, permitting, and construction administration services. We prepared the topographic and boundary map, subdivision plat, site design, landscape and lighting design, and permitting of the warehouse facility. Langan worked closely with the Town of Hamptonburgh to complete the Generic State Environmental Quality Review Act (SEQRA) Findings Statement consistency compliance review process.

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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. 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. 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. Proper remediation of the site required impact to nearly 50 acres of contaminated wetlands. In order to minimize impacts to forested areas, sparsely vegetated uplands were excavated to form shallow concave grades to allow water to accumulate in these areas, creating an amphibian habitat. An extended 10-acre stormwater basin was also used to create additional wetlands mitigation by designing planting shelves and islands within the basins to allow for wetland plantings to grow.

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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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