

LEADER DRAFT - MARCH 2019

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DISTRIBUTION CENTER - 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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UNIVERSITY OF CONNECTICUT - RECREATION CENTER

Location: Storrs, CT
Client: University of Connecticut
Architect: JCJ Architecture
Services: Site/Civil, Surveying/Geospatial

OVERVIEW

The University of Connecticut is planning the design and construction of a new 200,000-gross-square-foot Student Recreation Center to serve the general student population and respond to unmet needs of the UConn community for an exercise, fitness, wellness and recreation center. Langan provided grading, stormwater, and sanitary sewer design for the new facility. The site was held to tight site constraints due to its location in the center of campus, which led to phasing and pedestrian concerns, grading and stormwater design challenges, and existing and proposed utility conflicts. The project required detailed coordination with the project team from the demolition of the existing graduate dormitories through construction to meet UConn design guidelines and the school year schedule. The site was designed to meet LEED v4 Gold and SITES v2 Certification, both US Green Building Council building and site sustainability programs.

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PARX BEER GARDEN

Location: Bensalem, PA
Client: Parx Casino and Gaming
Architect: BLT Architects
Services: Site/Civil

OVERVIEW

Langan is the civil engineer-of-record for many on-going Parx Casino and Gaming expansion projects, including the recently opened Beer Garden. The new 7,600-SF indoor-outdoor venue features a retractable roof, floor to ceiling windows, and space for sporting events where guests can view games on two giant LED TV walls. Langan provided site/civil engineering design and permitting services for the project.

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CLEVELAND INSTITUTE OF ART STUDENT HOUSING

Location: Cleveland, OH
Client: City Architecture, Inc.
Architect: Vocon
Services: Site/Civil, Surveying/Geospatial, Environmental, Landscape Architecture

OVERVIEW

Langan provided multi-discipline services for the new 4-story, 53-unit student housing development at the Cleveland Institute of Art. This complex urban project included multiple layers of city and agency approvals for the stormwater management, utility infrastructure, road vacation, and building permitting. Langan provided site planning, surveying, civil engineering, environmental, landscape architecture, and construction administration for the project.

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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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AIR SPARGE BARRIER TREATMENT

Location: New Jersey
Client: Confidential
Services: Environmental

OVERVIEW

To prevent the migration of a contaminant groundwater plume into a nearby brook, Langan field pilot-tested, designed and implemented a full-scale air sparge barrier and soil vapor extraction system. The unique and innovative design of the system considers site-specific constraints and allows for the system operation optimization throughout the life of the project to best protect the nearby brook, as the site conditions may change over time. The required process equipment is quite substantial and is housed in two 40-foot long seabox containers - a large crane was required to set the equipment in place onsite.

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