

**SILVERCUP**

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## SILVERCUP STUDIOS

Location: Bronx & Long Island City, NY  
Client: Silvercup Properties  
Services: Site/Civil, Geotechnical, Environmental, Surveying/Geospatial

### OVERVIEW

Silvercup Studios is New York's most iconic film and television production facility, with 23 studios totaling over 500,000 SF. The studios are divided into three categories: North, Main, and East, all of which Langan supported. Sections of the studios were former industrial warehouse/parking site was previously developed with a manufactured gas plant and filling station, and were part of the NYS Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program.

Langan prepared and implemented environmental and geotechnical investigations, and designed remedial measures to clean up the site for future development. Langan designed a new bulkhead along the shoreline (about 500 linear feet) to support future development and to serve as containment barriers to prevent contamination migration. We conducted a Phase I ESA and Phase II ESI at the site. Under the Phase I ESA, Langan reviewed agency databases, historical records, and prior ownership and uses of the site. We also performed a site inspection, including the surrounding properties.

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## BROOKLYN NAVY YARD - STEINER STUDIOS

Location: Brooklyn, NY  
Client: Steiner Equities Group, LLC  
Services: Site/Civil, Geotechnical, Environmental, Landscape  
Architecture

### OVERVIEW

Langan is providing a wide range of services to Steiner Studios on the construction of their new 285,000-SF studio in Brooklyn Navy Yard. The 15-acre site is being redeveloped with new roadways, parking for over 800 cars and rehabilitation/replacement of the existing infrastructure network. Langan's design includes detailed assessment of the existing water and sewer networks, design of water and sewer repairs or new installation where appropriate; modifications to the existing traffic signal intersections at the site perimeter, and design of new internal roadways, site design of the parking lot and around the studio building.

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## R.I.P.D. PRODUCTIONS - UNIVERSAL PICTURES

Location: East Boston, MA  
Client: Universal Pictures  
Services: Environmental

### OVERVIEW

Langan provided an environmental assessment and stabilization oversight services for a former warehouse to be used as part of filming activities for a major motion picture studio. During the first phase of the project, Langan conducted a site inspection to determine potential hazards for the cast and crew of the film. Langan performed aggressive air sampling for dust, lead and asbestos; sampled bulk materials within the warehouse for asbestos; and collected wipe samples for potentially PCB-containing oils.

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## PIXAR ANIMATIONS STUDIO

Location: Emeryville, California  
Architect: Perkins + Will, Allied Works Architects  
Partner: DPR Construction  
Services: Geotechnical

### OVERVIEW

Langan provided geotechnical consultation services during the design and construction of Phase I of the Pixar Animation Studios campus. The project consists of a large two-story, base-isolated building, surface parking, and extensive landscaped recreational areas. We also evaluated the planned Phase 2 site during construction which included additional buildings and a new parking structure. Our services consisted of due diligence studies, geotechnical investigations, seismic response studies, and construction observation and testing services during demolition and site development.

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