

TEST TOUR SPLENDOR - 08/02/17



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Dear client,

We are pleased to write this description for you. We are testing line breaks in this paragraph.

These lines should all be breaking by themselves, with no need to actually add in the html entity for a line break.

We will test this now to see how it renders.

Love,
Zak

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1029 BAY STREET - BRUNSWICK, GA

Location: Brunswick, GA
Client: Rialto Capital Advisors, LLC
Services: Environmental

OVERVIEW

This 1.8-acre US EPA Brownfield site is located in a commercial and industrial area on the Turtle River in southeastern Georgia. The site was formerly occupied by the East Coast Ice Company, and housed other manufacturing and ship-related industrial uses since the 1800s. Langan provided a Phase I ESA and a Phase II ESA consisting of soil and groundwater assessment for redevelopment. The assessment included characterization of soil stockpiles, a historical 8,000-gallon underground storage tank, historical leaking USTs, potential asbestos-containing materials, and former rail and lumber wharf use.

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3877 EL CAMINO

Location: Palo Alto, California
 Client: Zijin LLC
 Architect: EID Architects
 Services: Site/Civil

OVERVIEW

Plans for 3877 El Camino are to develop a mixed-use podium-style building with 11,000 SF of retail space, 17 residential units, and an underground garage. As the site/civil engineer, Langan provided site layout, grading, and utility and stormwater management design services. Working with the City of Palo Alto's utility and stormwater departments, we coordinated off-site infrastructure upgrades and designs to meet project demands. Part of our scope includes addressing the City of Palo Alto's comments on stormwater hydraulics and hydrology and stormwater treatment. We are implementing an integrated approach - with input from the entire design team - to divert storm waters into biofiltration planters instead of directly into storm drain systems, which was part of the initial design.

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645 TEXAS

Location: San Francisco, California
 Client: Trumark Urban
 Architect: BDE Architecture
 Services: Site/Civil, Environmental

OVERVIEW

Langan provided site/civil and environmental engineering services for the 91-unit, 4- 5- story residential building with below-grade parking. It is on the edge of the Potrero Hill and Dog Patch neighborhoods. Various commercial and residential buildings formerly occupied the unique trapezoidal lot. This project had several technical challenges, including steep slopes along Texas and Mississippi streets and a water line, extending along Texas Street, which must meet San Francisco Fire Department standards.

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75 HOWARD

Location: San Francisco, California
Client: Paramount Group, Inc
Architect: Skidmore, Owings & Merrill LLP (SOM)
Services: Site/Civil, Environmental, Geotechnical

OVERVIEW

Plans for 75 Howard are to build a 20-story residential building with 133 units, 102 below-ground parking spaces and 123 bicycle parking spaces. The building will also feature 5,824 SF of ground-floor retail space. A 7-story parking garage with one partially below-grade level currently occupies the site. One important aspect of our services will be to lead the stormwater management design. As the site is tributary to the City of San Francisco combined sewer system, the project will be required to reduce peak stormwater quantity, both flow and volume, to meet the requirements of the Stormwater Management Ordinance. Langan has also performed a preliminary geotechnical evaluation and an environmental site characterization for the site.

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BLOOMIN' BRANDS

Location: Various locations throughout the US
Client: Bloomin' Brands
Services: Site/Civil

OVERVIEW

Bloomin' Brands hired Langan to perform an evaluation of site locations for their recent national expansion, which included a combination of new locations, as well as existing restaurant expansions. New locations were often considered to be freestanding sites or in-line space renovations. Langan performed site evaluations for each location, which focused on zoning constraints, development timelines with various regulatory agencies, parking analysis, alcoholic beverage restrictions, impact fees, and water and sewer connection fees. Langan's quick turnaround and comprehensive evaluations provided a great value to Bloomin' Brands decision making process.

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CADENCE CAMPUS, BUILDING 10

Location: San Jose, California
Client: RMW Architecture & Interiors
Architect: RMW Architecture & Interiors
Partner: BuildGroup. Inc
Services: Geotechnical

OVERVIEW

Langan performed a geotechnical investigation for Building 10 on the Cadence Campus. Plans included construction of a steel framed, L-shaped, 5-story office building at grade with a plan area of approximately 40,000 SF. This project also included a 2-story, 84,000 SF steel frame and concrete tilt-up office center and a full athletic facility.

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COLGATE-PALMOLIVE WATERFRONT REDEVELOPMENT

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

OVERVIEW

The 34-acre Colgate Center site has operated as Colgate-Palmolive's main production facility since 1848. After over 150 years of industrial use, Colgate had a grand vision to redevelop the site into a world class commercial center. This required major infrastructure improvements and construction of an attractive waterfront promenade to support the planned 6.5 million SF of future development. Langan provided complete geotechnical, structural, site/civil, traffic engineering, environmental and landscape architecture services for the redevelopment of Colgate Center.

AWARDS

2000 ACEC NJ Engineering Excellence Award

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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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HECHT WAREHOUSE REDEVELOPMENT

Location: Washington, DC
 Client: Douglas Development Corporation
 Architect: Shalom Baranes Associates, Antunovich Associates
 Services: Geotechnical, Environmental

OVERVIEW

Langan provided geotechnical engineering services to assist in the redevelopment of the historic Hecht warehouse into a mixed-use development. Known as one of the most significant art deco commercial buildings in the region, warehouse served as the company's central warehouse from its construction in 1937 and expansion in 1948. Langan performed a series of geotechnical borings throughout the property to assess the subsurface conditions. The study also included a review of historic foundation drawings for the warehouse structure that was built in 1937 and its 1985 addition.

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KINGS COUNTY HOSPITAL CENTER, BEHAVIORAL HEALTH

- Location: Brooklyn, NY
- Client: New York City Health & Hospitals Corporation
- Architect: RBSD Architects
- Services: Geotechnical, Surveying/Geospatial, Environmental

OVERVIEW

Phase IV of the Kings County Hospital Center (KCHC) campus-wide modernization project consisted of a new 7-story, 300,000-SF Behavioral Health Center (R Building) that provides 230 private and semi-private Inpatient Mental Health and Chemical Dependency beds and a new Psychiatric Emergency Center. Langan developed a geotechnical engineering study for the new building. Langan also performed an environmental assessment including an investigation to determine the interior building conditions with respect to asbestos containing materials, lead paint materials, and PCB/mercury components.

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