

WAREHOUSE & INDUSTRIAL - CVMNEXT CONSTRUCTION



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NEW JERSEY NEW YORK CONNECTICUT PENNSYLVANIA OHIO VIRGINIA GEORGIA FLORIDA TEXAS CALIFORNIA ARIZONA WEST VIRGINIA
ABU DHABI DUBAI GREECE LONDON QATAR TURKEY PANAMA



DIETZ & WATSON HEADQUARTERS EXPANSION

Location: Philadelphia, PA
 Client: Dietz & Watson
 Architect: Architetra
 Services: Site/Civil, Geotechnical, Environmental, Landscape
 Architecture, Surveying/Geospatial, Traffic & Transportation

OVERVIEW

After a devastating fire, the Dietz & Watson deli products distribution plant in Delanco, NJ was forced to find a new place to call home. The food industry giant opted to return to their roots in the city of Philadelphia and expand upon their existing 22-acre corporate headquarters. The expansion will include a new 200,000-SF enhancement of its corporate headquarters and manufacturing facility, and a new fleet-maintenance facility. Langan provided site/civil, environmental, geotechnical and traffic engineering; landscape architecture; and survey services in the redevelopment of a portion of the former Frankford Arsenal site along the Delaware River. Langan's brownfield redevelopment experience and regulatory expertise contributed to the accelerated permitting schedule.

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DISTRIBUTION CENTER - UPPER MERION TOWNSHIP

Location: Upper Merion Township, PA
 Client: SunCap Property Group
 Services: Site/Civil, Traffic & Transportation, Geotechnical,
 Environmental, Landscape Architecture, Surveying/Geospatial

OVERVIEW

Langan provided multiple engineering and environmental services for the development of a new \$52-million distribution facility in Upper Merion Township, PA. The development will consist of a 305,000-SF, one-story warehouse building, 563 employee parking spaces, 440 trailer staging spaces, 107 loading bays, three smaller buildings on the property, totaling an additional 10,164 SF.

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TARGET DISTRIBUTION CENTER

Location: Chambersburg, PA
 Client: Target Stores, Inc., The Walsh Group
 Architect: Harris Architects
 Services: Site/Civil, Geotechnical, Surveying/Geospatial, Traffic & Transportation

OVERVIEW

Langan provided site/civil design services for a 1.3-million-SF warehouse distribution center in Guilford Township, Franklin County, Pennsylvania. Langan provided full services for this 130-acre site located along Interstate 81 in central Pennsylvania. Langan designed and permitted all site improvements, which included detention basin design for over 150 acres of on-site and off-site development. We also designed and coordinated sanitary and water distribution systems for the regional center. Challenging constraints to the design and construction included the presence of existing twin regional high pressure gas mains along the site's border and the concurrent construction of a new high pressure gas main along adjacent roadways.

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PORSCHE NORTHEAST REGIONAL SUPPORT CENTER

Location: Palmer Township, PA
Client: IDI, Inc.
Services: Site/Civil, Traffic & Transportation, Landscape Architecture,
Traditional Surveying

OVERVIEW

The first project within the Charles Chrin Commerce Center challenged Langan to implement sustainable design and construction strategies in order to achieve a LEED Gold certification.

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CHRIN - LOT 30

Location: Palmer Township, PA
 Client: DCT Industrial, The Charles Chrin Companies
 Services: Site/Civil, Geotechnical, Surveying/Geospatial, Traffic & Transportation, Landscape Architecture

OVERVIEW

Langan developed a site feasibility study including comprehensive geotechnical and land development recommendations for a proposed 425,000-SF warehouse on the approximate 37-acre site. The feasibility study was used as a basis for the subdivision, land development plans and permits for the project. Challenges at the site include karst (limestone) geology that is prone to sinkholes, which limited the ability to meet the state storm water requirements and the need for a building surcharging program, shallow bedrock, and existing floodplain areas.

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CHRIN NW QUADRANT

Location: Palmer Township, PA
 Client: The Charles Chrin Companies
 Services: Surveying/Geospatial, Traffic & Transportation, Site/Civil

OVERVIEW

Following the success of other businesses in the Chrin Commerce Center, the latest multi-use lot to be developed will provide warehouse space for business expansion in the North East Corridor. The development will include a 1.1-million-SF warehouse/distribution center that will provide much needed storage space for the burgeoning online marketplace. Langan provided survey and traffic and transportation engineering design and permitting services for a high-volume driveway along Main Street (S.R. 1002). Challenges of the project included stormwater management design that limits the effect on the surrounding Karst (limestone) geology and roadway re-profiling to meet sight distance requirements at the new signalized intersection.

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MATRIX BUSINESS PARK AT 7A

- Location: Robbinsville, NJ
- Client: KTR Capital Partners, Matrix Development Group, CB Richard Ellis
- Services: Site/Civil, Geotechnical, Traffic & Transportation, Surveying/Geospatial, Natural Resources & Permitting, Landscape Architecture

OVERVIEW

Located just minutes from exit 7A of the New Jersey Turnpike, the Matrix Business Park has become prime real estate for the industrial/distribution market in New Jersey. Langan's involvement with the Matrix Business Park at 7A began in 2005 with the design, permitting, and construction administration of an approximately 900,000-SF distribution center for KTR Capital Partners in the western portion of the park. Langan then designed and permitted three speculative facilities in the eastern portion of the park. Langan performed detailed site development design of the three additional facilities, totaling approximately 1.65-million-SF of floor space, and obtained the required entitlements from the Township, County, State, and local soil conservation district. To date, Langan is responsible for the design, permitting, and construction administration of five of the distribution facilities in the park totaling 2.8-million SF of floor space.

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GOYA FOODS HEADQUARTERS

- Location: Jersey City, NJ
- Client: Goya 75th Urban Renewal Co., LLC
- Partner: Rockefeller Development Group, RC Andersen
- Services: Site/Civil, Geotechnical, Traffic & Transportation, Traditional Surveying, Landscape Architecture, Natural Resources & Permitting

OVERVIEW

The new headquarters consists of an approximately 615,000-SF warehouse on a 40-acre site. Langan provided site/civil, geotechnical, surveying, traffic engineering, landscape architecture, and natural resources permitting services. Our multi-disciplined approach greatly simplified a complex development process, thereby bringing great value to Goya. Additionally, Langan recommended a concrete modulus column subgrade improvement program, which was designed to support a high slab loading with a minimal settlement tolerance. This solution saved approximately \$8 million as compared to a standard deep pile foundation.

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Credit: RC Andersen, LLC

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. The site is contaminated with Materials of Explosive Concern as a result of an explosion that occurred at the Unexcelled Chemical Corporation in 1954. 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 that is contaminated. 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.

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CRATE & BARREL DISTRIBUTION CENTER

Location: Cranbury, NJ
Client: Rockefeller Group Development Corp.
Services: Site/Civil, Geotechnical, Landscape Architecture

OVERVIEW

The Crate & Barrel Distribution Center located on Half Acre Road in Cranbury, NJ consists of two buildings - a 300,000± SF warehouse and a 375,000± SF warehouse (expandable to 650,000± SF) with a Crate & Barrel Outlet store. Notable project features included a fast-track design/permitting schedule and the incorporation of a two-phase construction schedule.

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BURLINGTON NECK WAREHOUSE REDEVELOPMENT

Location: Burlington, NJ
 Client: Viridian Partners
 Services: Site/Civil, Environmental, Landscape Architecture

OVERVIEW

Langan helped engineer the redevelopment of the 130-acre former Hercules Burlington Plant, which ceased manufacturing operations in 1992, into four new warehouses totaling 1.69 million SF. The site required environmental remediation and is now capped with processed dredged material (PDM) under the supervision of NJDEP. Approximately 300,000 cubic yards of PDM were used to raise grades necessary for site development. With the help of Langan, a new stormwater management system design enabled preliminary 'pad ready' construction to continue after a failed attempt to construct two wet ponds near the Delaware River.

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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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KTR WAREHOUSE DEVELOPMENT

Location: Washington Township, Mercer County, NJ
 Client: KTR Capital Partners, LLC
 Services: Site/Civil, Geotechnical, Environmental, Natural Resources & Permitting, Landscape Architecture, Traffic & Transportation

OVERVIEW

Langan developed a site layout to overcome several constraints and provide the maximum building square footage for the client. This resulted in an 111,300-SF building on the northern lot and an impressive 905,000-SF building on the southern lot. Design constraints included 15 acres of wetlands, an unstudied flood plain, a 16-inch diameter water main in the middle of the site, high voltage electric lines and associated easements, and close proximity to a residence. Langan performed a flood study and net fill calculations to obtain a NJDEP Stream Encroachment Permit. We also designed the site lighting and landscaped buffer behind the West Manor Way residence to address all of the property owner's concerns.

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SEAFRIGO II

Location: Elizabeth, NJ
Client: E&A Ventures, LLC
Services: Site/Civil, Geotechnical, Environmental, Traditional Surveying,
Landscape Architecture, Traffic & Transportation, Natural
Resources & Permitting

OVERVIEW

This 130,000-SF refrigerated warehouse, occupied by Seafrigo, sits on approximately 10.78 acres and is near the NJ Turnpike, Newark Liberty International Airport, and the Elizabeth Seaport. Langan provided survey, site/civil, environmental, geotechnical, landscape architecture, and traffic services. Langan's major challenges included coordination with PSE&G for the relocation of above-ground utilities, vacation of a portion of Henry street, and coordination with city engineers on a mutually beneficial stormwater management approach.

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SORTATION CENTER - TETERBORO

Location: Teterboro, NJ
 Client: Confidential
 Services: Site/Civil, Geotechnical, Traffic & Transportation,
 Surveying/Geospatial

OVERVIEW

Langan performed site/civil, traffic, geotechnical, and local permitting assistance for an existing facility located in Teterboro, New Jersey. The proposed development included interior building modifications to convert the existing facility to a sortation center with a delivery service component. The project required exterior site improvements, including the addition of loading docks and the reconfiguration of truck/car parking areas. Langan also went through extensive permitting with the NJDEP, as the entire site is located within the floodplain.

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ACCURATE BOX

Location: Paterson, NJ
 Client: Accurate Box Company, Inc.
 Services: Environmental, Surveying/Geospatial, Geotechnical, Site/Civil

OVERVIEW

Accurate Box, one of the largest independent manufacturers of high-quality laminated packaging in the US, is a 73-year old family-owned business based in Paterson, NJ. Accurate Box called on Langan to help expand their headquarters to over 300,000 SF, so that they could continue to grow and increase much needed employment in the City of Paterson. Langan faced several technical challenges that required innovative approaches to resolving the unique conditions encountered during construction. Environmental considerations also increased the complexity of construction. A number of unanticipated underground storage tanks were identified, removed, and reported to the NJDEP.

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PROJECT BARK FULFILLMENT CENTER

Location: Euclid, OH
 Client: Confidential
 Architect: Macgregor Associates Architects
 Services: Site/Civil, Geotechnical, Environmental, Traffic & Transportation, Surveying/Geospatial, Landscape Architecture

OVERVIEW

The Project Bark Fulfillment Center involved redevelopment of the former Euclid Square Mall into an e-commerce fulfillment center. The entire mall and several outparcels on the 70-acre site were demolished to make way for the new 855,000-SF warehouse. Langan provided a full range of services on the project from due diligence through construction to help shave several months off the typical project delivery timeline. The fast-track nature of the project, and the aspects associated with redevelopment of a former mall site, required the close integration of survey, geotechnical, environmental, site/civil and traffic services. We will be providing full site/civil services from the lot fit stage through design and construction documents.

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CONFIDENTIAL NORTH RANDALL SITE

Location: Cuyahoga County, OH
Client: Confidential
Services: Site/Civil, Geotechnical, Environmental, Traffic & Transportation, Surveying/Geospatial

OVERVIEW

The North Randall project involves the redevelopment of a former mall, which had been partially demolished prior to Langan's involvement on the project. The redevelopment includes the construction of a new distribution warehouse and associated truck courts and parking. Langan provided Boundary and ALTA/NSPS Land Title Surveys, a Phase I Environmental Site Assessment, preliminary traffic services, geotechnical engineering, and complete site/civil services.

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MATRIX BUSINESS PARK AT NEWBURGH

Location: Newburgh, NY
 Client: Matrix Development Group
 Services: Site/Civil, Geotechnical, Traffic & Transportation,
 Surveying/Geospatial, Landscape Architecture, Natural
 Resources & Permitting

OVERVIEW

Matrix Development is developing a 69-acre property in the Hudson Valley near major highways Route 17, I-84, and I-87. The project includes a 565,320-SF multi-tenant distribution warehouse. The tenants are AmerisourceBergen, a Fortune 500 company and leading global pharmaceutical sourcing and distribution company, and Amscan, the largest designer, manufacturer and distributor of decorated party goods in the world. In addition to the standard site improvements associated with a warehouse development such as parking, utilities, loading, lighting, and landscaping; this project also included additional challenges such as a quarter-mile long winding driveway, steep slopes, excess of 500,000 cubic yards of earthwork, 120-foot grade change, and wetland permitting.

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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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