

## WEB TOUR FOR SHOOSHAN COMPANY

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## TURNBERRY TOWER

Location: Arlington, VA  
Client: Turnberry Associates  
Architect: BBGM  
Partner: SK&A Structural Engineers  
Services: Geotechnical, Environmental

### OVERVIEW

Turnberry Tower is a 25-story, 247-unit, high-end luxury condominium. The building soars nearly 400 feet above the Potomac River, and is the tallest condo building in the Washington, DC metropolitan region. The 920,000 SF, \$250 million project also includes a six-level below grade parking garage. Langan provided geotechnical and environmental services for the project.

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## 19 NINETEEN CLARENDON BOULEVARD

Location: Arlington, VA  
Client: Harkins Builders  
Services: Environmental

### OVERVIEW

Langan was retained to oversee and supervise the removal of two unknown underground fuel oil storage tanks during site development. A characterization investigation followed and a total of 1,373.59-tons of petroleum-contaminated soils were excavated from the site and transported off-site for disposal. Langan is also conducting the monthly testing and monitoring of the on-site dewatering system that was installed after the site investigation.

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## CORESITE VA3 DATA CENTER

Location: Reston, VA  
Client: CoreSite  
Architect: NORR  
Services: Site/Civil, Geotechnical, Environmental, Surveying/Geospatial,  
Landscape Architecture

### OVERVIEW

This proposed technology park will convert a 21.75-acre site consisting of four existing buildings totaling 315,000 SF from office to data center purposes. For the site/civil scope of the project, Langan will finalize the proposed layout, per Fairfax County, Fairfax Water and Virginia Department of Transportation (VDOT) requirements, Virginia Department of Environmental Quality (DEQ) regulations, and client specifications. Langan's geotechnical services include a subsurface investigation, preparation of a geotechnical report and technical specifications, and design-phase services. Our environmental services consist of a due diligence hazardous materials assessment and a Phase I ESA. Additionally, we are providing landscape architecture and surveying services.

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## WEST HEATING PLANT

Location: Washington, DC  
Client: The Georgetown Company  
Architect: Adjaye Associates  
Services: Site/Civil, Environmental

### OVERVIEW

The proposed redevelopment of this World War II-era former coal heating plant into a Four Seasons Residences in Georgetown, is both historically and environmentally sensitive. This site was purchased from the General Services Administration as part of the government's effort to minimize the federal footprint by selling unused property. Langan provided preliminary site/civil and geotechnical services and reviewed existing historic documentation for the property. We also conducted several environmental investigations, including mercury and PCB monitoring, lead paint abatement, and asbestos testing.

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## STATION HOUSE

Location: Washington, DC  
Client: Fisher Brothers  
Architect: Hickok Cole Architects, Handel Architects  
Partner: Plaza Construction  
Services: Geotechnical, Environmental

### OVERVIEW

Langan provided geotechnical and environmental engineering services for the Capitol Place mixed-use development project. The project included the construction of 375 residential units, 20,000 SF of retail space, two levels of below-grade parking, and an interior courtyard with garden and eco-pond areas. Located near Union Station, the project demonstrates transit-oriented green development and pedestrian improvements.

### AWARDS

LEED Gold Certification

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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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## UNION MARKET

Location: Washington, DC  
Client: EDENS  
Services: Site/Civil, Surveying/Geospatial

### OVERVIEW

Union Market, located in Northeast DC, is a historic market that has been a center for commerce in the city since the 1930's. Long-term planning for the overall market district includes redevelopment of the area into a vibrant urban village which will include retail space, hotels, entertainment, and restaurants. Langan provided a right-of-way and utility survey and conditions assessment of all utilities within the approximately 45-acre site. Langan also prepared a utility assessment report to document the overall size, age, and condition of the existing utility infrastructure in the vicinity of the project site.

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## JOHN F. KENNEDY CENTER FOR THE PERFORMING ARTS EXPANSION

Location: Washington, DC  
Client: John F. Kennedy Center, Paratus Group  
Architect: Steven Holl Architects  
Services: Site/Civil, Geotechnical, Natural Resources & Permitting,  
Environmental, Terrestrial Scanning/BIM, Traditional  
Surveying

### OVERVIEW

With over three million visitors annually, the John F. Kennedy Center for the Performing Arts serves as an icon of the District of Columbia and the Potomac River, presenting the greatest performances of music, dance, and theater. In need of additional space for its existing and growing programs, the Kennedy Center is expanding its facilities by 78,000 SF including three pavilions and a pedestrian bridge. Langan is providing provide site/civil, environmental, and geotechnical engineering; natural resource permitting; survey (including 3D laser scanning); and hazardous materials consulting for the expansion.

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## SOULCYCLE

Location: Washington, DC  
Client: Henderson Engineers, Inc.  
Services: Site/Civil, Traditional Surveying

### OVERVIEW

Langan provided site/civil engineering and surveying services for the improvement of existing tenant spaces, which were then converted into SoulCycle indoor cycling locations in Georgetown and on 14th Street. The facilities required upgraded water and sewer services and new electric and gas services. Due to limited street frontage, a high level of coordination was necessary in order to accommodate the new utility services for DC Water as well as new PEPCO and Washington Gas service connections.

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Credit: Duane Lempke, Sisson Studios

## ARMED FORCES RETIREMENT HOME

Location: Washington, DC  
Client: Armed Forces Retirement Home  
Partner: Hensel Phelps Construction Company  
Services: Geotechnical

### OVERVIEW

The Armed Forces Retirement Home (AFRH) in Northwest Washington, DC is an independent agency that provides residences and other services for military veterans. Hensel Phelps Construction Company provided design-build services for the new Scott Building at the AFRH. Langan was brought on to provide additional geotechnical support during construction associated with demolition and sheeting/shoring activities. We worked with the design-build team to redesign the sheeting and shoring system to fit within contractual limits and allow for ongoing demolition work.

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## DULLES RAIL YARD AND MAINTENANCE FACILITY

Location: Sterling, VA  
Client: Washington Metropolitan Area Transit Authority (WMATA),  
Metropolitan Washington Airports Authority (MWAA)  
Architect: Giuliani Associates Architects, Inc.  
Partner: Hensel Phelps Construction  
Services: Geotechnical, Environmental

### OVERVIEW

Langan provided geotechnical and environmental engineering services for the design-build Phase II, Package B - Dulles Rail Yard and Maintenance Facility. This 71 acre site being built as part of the WMATA silver line extension includes multiple large and small structures, including a train service and inspection building, warehouse, maintenance of way building, transportation and police building, and a train wash building. The site also consists of a train layup yard, ancillary structures, employee parking lots, stormwater management facilities, and a network of interior railways and roadways.

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## BRIGHT HORIZONS CHILDCARE CENTER

Location: Arlington, VA  
Client: Bright Horizons Family Solutions  
Services: Site/Civil, Surveying/Geospatial

### OVERVIEW

Langan provided site/civil engineering, site survey, permitting and construction administration services for the Bright Horizons Childcare Center. The project scope included renovating 12,000 SF of interior space within the existing office building and constructing a new 4,000-SF outdoor playground area adjacent to the building to support the center's development programs. Our team was challenged with retrofitting the existing plaza railing system around the plaza to conform to childcare safety standards. In addition, the long narrow layout of the space presented play equipment arrangement challenges that needed to be addressed while simultaneously maintaining the required child safety fall zone setbacks. Extensive planning and collaboration among the various design disciplines was required to provide efficient and cost effective solutions for the owner.

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## HUDSON YARDS REDEVELOPMENT

Location:	New York, NY
Client:	Hudson Yards, a Related Oxford Venture
Architect:	Kohn Pedersen Fox, Skidmore, Owings & Merrill, Diller Scofidio + Renfro, Ismael Leyva Architects, Rockwell Group
Partner:	Thornton Tomasetti, WSP
Services:	Geotechnical, Environmental, Site/Civil, Traffic & Transportation, Traditional Surveying, Terrestrial Scanning/BIM

### OVERVIEW

This major New York City rezoning and redevelopment, under the joint guidance of The City of New York, the Metropolitan Transportation Authority (MTA), Hudson Yards Development Corporation (HYDC) and State of New York initiatives, is in the process of reinventing the Hudson Yards area in Midtown Manhattan. Once complete, the site will include more than 17,000,000 SF of commercial and residential developments and 14 acres of open park space, as well as a cultural venue, 750-person public school and 200-room luxury hotel.

Langan's extensive knowledge and understanding of the overall West Side redevelopment plans, MTA No. 7 subway line design, and Eleventh Avenue Viaduct reconstruction has been critical to private development and agencies alike. Interaction and close coordination with agencies such as the MTA, HYDC, New York City Economic Development Corporation (NYCEDC), New York City Department of Transportation (NYCDOT), New

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## FOUNDATIONS FOR EAST YARD PLATFORM COMPLETE

Hudson Yards creates real estate out of thin air - literally. Two †platforms† will bridge over 30 active train tracks and will support towers, mid-rises, and public open space. Langan was the geotechnical and environmental engineer for the east platform, which is supported by 380 high-capacity caissons that transfer loads from the platform and buildings into the underlying bedrock.

Langan played a key role in helping to move east platform construction forward. Our unconventional approach to caisson load tests and integration of geotechnical and environmental field work translated into significant foundation construction time and materials savings. The completion of the east platform is a milestone for the project and sets the stage for vertical development, which will ultimately help to reinvigorate Manhattan's Far West Side.

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## VIA 57 WEST

Location: New York, NY  
Client: The Durst Organization  
Architect: Bjarke Ingels Group  
Partner: Thornton Tomasetti, Hunter Roberts Construction Group  
Services: Geotechnical, Site/Civil

### OVERVIEW

Regarded as a cross between Copenhagen-style residential courtyards and a New York City skyscraper, this mixed-use, 38-story residential building in Midtown West includes 709 residential units and ground floor retail space. A massive outdoor courtyard, cut into the center of the building, adds to the structure's unique pyramid-like shape. Langan performed extensive geotechnical and site/civil work including design of a bioswale; in addition, Langan produced a Stormwater Pollution Prevention Plan.

### AWARDS

2017 ArchDaily Building of the Year  
2017 Urban Land Institute Awards for Excellence in Development: Housing Development Finalist  
2016 Engineering News Record New York, Best Projects Awards: Residential Hospitality

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2016 New York Times, Best Architecture in New York

2016 Society of American Registered Architects New York, Excellence in Residential Design  
Innovation Award

2015 6SQFT Building of the Year

2012 American Institute of Architects New York, Design Merit Award

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## SALESFORCE TOWER

Location:	San Francisco, California
Client:	Boston Properties, Hines
Architect:	Pelli Clarke Pelli Architects, Kendall/Heaton Associates
Partner:	Magnusson Klemencic Associates, Clark Construction
Services:	Environmental

The new Salesforce Tower is the tallest building in San Francisco's stunning skyline. This 1.4 million SF, 60-story high-rise office building contains two to four levels of below-grade parking and many sustainability features. The tower will connect directly to the new Transbay Transit Center and will be linked to a large public park with ample recreational and green space.

Langan's environmental team is providing consulting services for this project, including soil and groundwater sampling, Site Mitigation Plan, oversight during excavation activities, project management, sampling and chemical analysis during soil handling and disposal activities.

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Courtesy of Kohn Pedersen Fox Associates, PC

## REALOGY HEADQUARTERS - 175 PARK AVENUE

Location: Madison, NJ  
Client: The Hampshire Companies  
Architect: Kohn Pedersen Fox  
Services: Geotechnical, Site/Civil, Traffic & Transportation

### OVERVIEW

Hampshire Companies undertook the redevelopment of a 15-acre site, which formerly housed a Verizon call center, to create a new 270,000-SF office building. The site is the new headquarters for Realogy Holdings Corp., the global parent company of such leading real estate brands as Century 21, ERA, Coldwell Banker, Sotheby's International Realty, and Better Homes and Gardens Real Estate. Langan provided a full array of geotechnical and design services from due diligence through design and regulatory permitting and construction, including a variety of sustainable design elements. The building has been awarded LEED Gold certification.

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