

CASE IN POINT:

FEDERAL BUSINESS CENTERS

Over the years, as the sprawling Raritan Center business complex in central New Jersey has evolved, PS&S has been with Federal Business Centers – the largest holder of land and buildings on the site – every step of the way. That was the case in the formative days of their relationship, and it remains true today.

FBC owns and maintains more than 5 million square feet of office facilities. Overall,

Raritan Center spans about 2,350 acres of property and nearly 15 million square feet of business, office and warehousing/distribution space, cutting across Edison and Woodbridge townships in Middlesex County. Tenants include UPS, FedEx and the Wakefern Food Corp., operator of the Shop Rite grocery chain. About 25,000 trucks a day pass through the facility.

Currently, PS&S is involved in about 30 FBC projects throughout Raritan Center, bringing a different expertise to each of them – civil, geotechnical and structural engineering, environmental engineering and site mitigation, architectural planning and development.

“We have so many things in the hopper that we’re working on,” said Tom Dufner, the Director of Development for FBC. Added John Orozco, an FBC consultant and former company executive who has worked closely for many years with PS&S: “It really is a partnership, in the best sense of the word.”

PS&S has proven an invaluable partner to FBC as the shape and direction of Raritan Center evolved. It is one of the busiest business parks in the Northeast, home to hundreds of companies – many of them Fortune 500 and market leaders from every walk of corporate life.

At the outset, the challenges for FBC were clear. It had purchased land deemed environmentally unsound, marred by industrial waste and contaminated silt dredged for years from the nearby Raritan River and dumped on the property. Some of the site was protected wetlands, requiring sensitive and insightful solutions to ensure a proper balance between environmental concerns and development.



67B Mountain Blvd Ext
PO Box 4093
Warren, NJ 07059

t: 732.560.9700

www.psands.com

CASE IN POINT:

FEDERAL BUSINESS CENTERS

In the 1980s, after passage in New Jersey of a comprehensive new wetlands protection bill, PS&S helped get property into shape for development while remaining committed to preserving the environmental health of the site, Orozco recalled.

There have been some rewarding – and challenging – projects along the way. The FedEx warehouse and distribution facility was built in 1997, but Orozco said the project was 10 years in the making, requiring a substantial amount of site remediation and planning, while the permitting process was lengthy and often complicated.

PS&S also played a key role in resolving tax/boundary questions that would crop up occasionally. For years, site boundaries between Edison and Woodbridge were unclear. FBC believed that it was paying more in taxes than were actually owed, Dufner said. PS&S conducted exhaustive deed searches and other reviews and “made it right,” leading to substantial savings.

Besides technical expertise, PS&S’s attention to keeping engineering and consulting teams intact to facilitate better client service is a big plus; consistency is important. “They are very customer-centric, and very diversified professionals,” Orozco said. That sense of PS&S professionalism, he noted, “trickles down to everyone in the organization, and to everything they do.”



67B Mountain Blvd Ext
PO Box 4093
Warren, NJ 07059

t: 732.560.9700

www.psands.com