

# Providing a Full Range of Architectural & Engineering Services

## Exterior Restoration & Historic Preservation

Maintaining the components of a building envelope requires both preventive and remedial attention due to continuous assault from water infiltration, temperature variations and repeated freeze-thaw cycles of the northeast. Since its founding nearly 30 years ago, L&M has concentrated on developing an expertise in exterior restoration. Today, we



have a team of over 20 professionals dedicated to the successful undertaking of exterior repairs including a full time staff of field engineers that will ensure that field conditions are properly addressed by the contractor as repairs proceed. Landmark buildings have significant architectural features that cannot be compromised during

repairs. Attention to both building details and historical context are important parts of our professional services. The quality of our services is evidenced by the fact that L&M continues to work on many of the N.Y.C. Landmark Buildings.

## Architectural Design and Interiors

Hands on participation by the firm's partners together with having all architectural and engineering services in-house ensures that projects move forward successfully toward completion within the confines of the time and budget. As a result of our multi-disciplined expertise, we have extensive experience in a variety of building types and projects including:

- Institutional & Medical Facilities
- Educational Facilities
- Low-rise Office Buildings
- Interior design & Space Planning
- Commercial / Retail
- Multi-family Residential
- Building Renovation & Restoration



## Engineering

L&M provides all engineering services required to upgrade a building's existing infrastructure as well as those required by new energy efficient buildings.

**Mechanical** To address unsatisfactory heating and cooling performance problems, we will design remedial upgrades or the installation of new systems. A significant portion of our work involves the replacement and/or conversion of boilers of any size as well as cooling towers and chillers with associated systems.



**Electrical** Our electrical engineering staff can provide the necessary analysis of a building's electrical distribution systems and design the necessary upgrades to meet the high energy demands of today. We also have the capability to design modern fire alarm systems, other low-voltage systems as well as residential and commercial lighting needs.

**Plumbing** Design the necessary upgrade for water, plumbing and gas riser distribution systems. Complete design for the installation of water pressure booster pump system and backflow preventers.

**Structural** Included in the design services offered by the firm is an in-depth structural engineering department. We now offer the following expertise to our clients: Facade Repairs, Garage Repairs & Restoration, Plaza Restoration, Structural Diagnosis and Repairs, Balcony Repairs and the design of new low rise commercial and residential buildings.

## Green Design/Energy Audits/LEED Professionals

We are member of the U.S. Green Building Council and six of our staff are LEED Certified. Our staff are also certified to perform energy audits in New York City and throughout the metropolitan area. We are currently conducting benchmarking studies and energy audits to allow our clients to comply with the N.Y.C. Energy Code requirements.



## Construction Inspection

A critical part of undertaking the repair of an existing structure or the construction of a new space or building is to ensure that its construction goes smoothly and that the contractor adheres to the design documents. Lawless & Mangione has the capability to provide any level of construction inspection required by a given project and desired by the client. Our staff is experienced with diverse project types and is committed to an orderly execution of the work. We also have a full time staff of field engineers dedicated to the inspection of exterior facade repairs to ensure that field conditions are addressed quickly and appropriately.



## Alteration Review

Co-op and condo boards use our services to ensure that any proposed apartment alterations by an individual owner will not adversely impact the building or adjacent owners. Lawless & Mangione has all of the necessary design expertise in-house to provide a comprehensive review of any proposed alteration. Particular attention is paid to sound transmission, electrical loads, potential work water damage and structural integrity.



# L&M Lawless & Mangione

Architects & Engineers LLP

A Full-Service Firm with  
30 Years of Experience  
Providing Excellent Service  
to Clients throughout  
the Tri-State Area.



**Lawless & Mangione** is a full service architectural and engineering firm with 30 years of experience. We have a staff of over 65 people with 16 licensed professionals, 9 licensed engineers and 7 licensed architects. We have 6 LEED accredited professionals on staff. All primary services required by a client are available in an integrated office and are available separately or as a complete design package.

## Exterior Restoration & Historic Preservation

## Architectural Design & Interiors

## Engineering

- Mechanical
- Electrical
- Plumbing
- Structural

## Green Design / Energy Audits

## Construction Inspections

## Alteration Reviews

Client satisfaction assured by the active daily involvement of the firm's principals.



A member of the U.S. Green Building Council

## Selected Clients

### Corporations & Institutions

Columbia University  
Cornell University  
Cottage Development Group  
Gateway Motel  
Harrison Conference Center  
Iona Preparatory School  
John D. & Catherine T. MacArthur Foundation  
Manhattan Life  
Metropolitan Life Insurance  
NY MRI Management Co.  
Pratt Institute  
Royal Regency Hotel  
Westhab  
Window on the Hudson  
Yeshiva of Lincoln Park

### Large Housing Cooperatives

East Midtown Plaza Housing Co.  
East River Housing Corp  
Gouverneur Gardens  
Hillman Housing Corp.  
Knickerbocker Village Inc.  
Le Harve Owners Corp.  
Luna Park Housing Corp.  
Morningside Heights Housing Corp.  
Mutual Redevelopment Houses Inc.  
Seward Park Housing  
Village View Houses

### Management Companies

Brown Harris Stevens  
Rose Associates, Inc.  
Rudin Management Co. Inc  
Charles H. Greenthal Management  
Cooper Square Realty Inc.  
Excelsior Management  
Goodman Management Co.  
Goodstein Management  
Gunley-Haft Inc.  
Insignia Management  
Lawrence Properties  
Mark Greenberg Realty  
Maxwell-Kates Inc.  
Metro Management Development Inc.  
Orsid Realty Corp.  
RY Management

### Government Agencies

New York City Health & Hospitals Corp.  
N.Y.C. School Construction Authority  
New York City Housing Authority  
City of Yonkers  
Town of Buchanan  
Town of New Bedford  
Yonkers Downtown Waterfront Development Corp.



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