

Lawless & Mangione (L&M) is a full service architectural and engineering firm established almost 30 years ago. L&M has a staff of over 65 people with 18 licensed professional engineers and architects. L&M is also proud to boast its 7 LEED accredited professionals and membership of the U.S. Green Building Council. With its multi-disciplinary staff and global approach to design and analysis L&M is well suited to handle the gamut of its client needs.

### Primary Services

Exterior Restoration & Historic Preservation

Alteration Reviews

Construction Administration & Inspection

Architectural Design

Engineering Design & Analysis

- Structural
- Electrical
- Mechanical
- Plumbing

Water Intrusion Investigations

Client satisfaction is assured by the active daily involvement of the firms 12 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

Sun & Surf Condominium, Palm Beach Fl  
 Biltmore Condominium, Palm Beach Fl  
 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  
 AKAM  
 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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A Full-Service Firm with a  
 30 Year Tradition of Excellent Service.



Yonkers NY  
 West Palm Beach FL



# PROVIDING A FULL RANGE 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 north-east. Since it's 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.

The quality of our services is evidenced by the fact that L&M continues to work on many of the N.Y.C. and Florida 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 buildings 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 alarmsystems, 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.



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