

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.



480 North Broadway, Yonkers, New York 10701-1945
tel: 914.423.8844 fax: 914.423.8981
<http://www.lawlessmangione.com>
info@lawlessmangione.com

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.

