

# Lawless + Mangione

Architects | Engineers



Lawless + Mangione  
renews and creates  
properties of value.  
Our architecture and  
engineering services  
bring buildings,  
whatever their age  
or use, back to peak  
performance and  
keep them there.



Lawless + Mangione Architects and Engineers is devoted to the renewal and creation of buildings of value. We offer design services that assure owners, managers and developers make the most of their building investment.

Our history of working with nearly every building type means we can address all of the physical building challenges and changes that come with property ownership. That track record includes nationally landmarked residential buildings, multi-acre complexes, and institutional buildings being proposed for new uses.

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### **Comprehensive, One stop service**

Solid as they may seem, buildings are subject to change whether it's system wear and tear, demands for different services, new safety and environmental regulations, or developments in new technology. As your expert in keeping properties current, our services address all the changes that affect your property's value. Our goal is to make sure that your building investment is secure over the long term.

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### **Anticipating the future**

L+M thinks ahead for our clients. If there's a particular project in mind, we conduct a feasibility study which outlines the need, the solution, and what's required to implement the solution as well as the effect on operations, and finally the cost. We also conduct building condition reports and energy audits that let you anticipate what will need fixing, fine tuning, or an upgrade in the coming years. They include a schedule for the required work and outline the costs involved.

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### **Innovation**

L+M emphasizes cost effective, efficient services and comprehensive solutions. But sometimes our solutions, while still cost effective, offer an unexpected approach, because we don't believe in "one size fits all" fixes. These aren't the expected solutions, but once looked at, are the "of course" answers to each of these building challenges. That is the approach we bring to every client's project.

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### **Sustainability**

Our work renewing existing structures is inherently sustainable and we maintain that approach with all of the decisions we make throughout each project. That includes the upgrading of structures, energy audits, new design and long term building condition reports.

Whatever your building needs, L+M Architects/Engineers provides services that meet them. Below we list just how comprehensive our services are, whatever the building type.

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#### Industries

Office and Mixed-Use Buildings  
Coops, Condos and Multi-Family Residences  
Historic Preservation and Restoration  
K-12 Schools  
Colleges and Universities

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#### Expertise

L+M Architecture  
L+M Structural  
L+M Electrical  
L+M Mechanical and Plumbing  
L+M Energy  
L+M Resiliency

# Masaryk Towers

Coops, Condos, and Multi-Family Residential



Location

New York, NY

Client

Masaryk Tower Corporation

Cost

\$35,000,000

Mechanical/Plumbing portion

\$6,946,992

Completion

2020 (projected)

Expertise

L+M Electrical

L+M Resiliency

L+M Structural

L+M Mechanical and Plumbing

## An Innovative Solution to Replacing a Boiler

This four-building complex of 21-story residential towers, which opened in 1966, needed a new boiler in a resilient location. The question was where to put it. A prior energy and resiliency report recommended installing a new boiler on each of the towers' roofs. But limited structural capacity made this impossible. Also ruled out was a new boiler room in each basement due to the foundation type and depth.

The solution was a single boiler in a new, underground, waterproof vault under the complex's central courtyard. We've designed the 5,600 sf plant, keeping in mind poor soil conditions and a high water table. It had to be completely water tight and flood resilient, resist buoyancy effects and, once complete, not impact the courtyard either visually or spatially. The only sign of its presence are an egress stair tower and ventilation shafts which extend upwards above the flood plain.

# Knickerbocker Village

Coops, Condos, and Multi-Family Residential



Location

New York, NY

Client

Knickerbocker Village Inc.

Cost

\$20,000,000

Mechanical/Plumbing

\$4,600,000

Completion

2019

Expertise

L+M Electrical

L+M Resiliency

L+M Structural

L+M Mechanical and Plumbing

## Making a Building Complex Resilient

During hurricane Sandy, Knickerbocker Village suffered severe damage to its HVAC equipment, electrical room and various doors and windows. L+M's repair and resiliency program for the complex included:

- Upgrading the mechanical and electrical system
- Flood proofing the existing meter rooms and proposed new ones
- Creating a new flood-proof structure over the boiler room in the courtyard to house new controls for the boilers and heating system
- Designing new parapet walls built over existing areaway walls at an elevation higher than the base flood elevation
- Replacing the electrical equipment in the four buildings where the services are located
- Installing emergency generators to provide power in case of a power outage

The apartment complex, which opened in 1935, consists of 12 attached residential building in two courts. All of the buildings are 13-stories except for one which has 10. The first floor includes a school, social clubs, restaurants and retail stores.



## The San Remo

Historic Preservation and Restoration



Location

New York, NY

Client

San Remo Tenants Corporation

Cost

\$25,000,000

Completion

2014

Expertise

L+M Architectural

L+M Structural

L+M Electrical

L+M Mechanical and Plumbing

### Restoring a Residential Landmark

The San Remo is the first twin-towered building to rise in New York and its precedent-setting design gained it fame when it was built in 1930. Designed by the acclaimed architect Emery Roth, the New York City landmark was named for a hotel that previously occupied the same spot and was converted into a cooperative in 1972.

Work included the complete restoration of the exterior including window and terrace replacements. The terracotta ornament and bricks were restored, or replaced in kind. The roof system was also replaced. Also preserved in a separate effort were the bronze doors as well as the three-story limestone base using a clean, low-dust, re-useable, abrasive sponge blasting technique.

L+M has undertaken various preservation and restoration projects as well as building upgrades and the addition of tenant amenities for over two decades.

## 1192 Park Avenue

Coops, Condos, and Multi-Family Residential



Location

New York, NY

Client

94th and Park Corporation

Cost

\$3,400,000

Completion

2017

Expertise

L+M Structural

### An Inventive Solution for a Roof Replacement

Built in 1926, this luxury, 15-story co-op building needed a new roof and deck. We found that the roof had a severely compromised cinder slab due to years of water infiltration. But replacing the 12,200 sf slab would require a two-year displacement of the top-floor tenants.

The solution, which let the tenants stay in place, was hanging the slab from the steel frame above. Repairs to the ceilings of each unit were performed simultaneously with repair of the structure above so that it remained watertight and structurally sound.

As for the new roof deck, our feasibility study found that while the columns were adequate for the new load, the deck and beams were not. The solution was to support the load of the new deck on a separate frame that transferred the loads directly to the columns. When built, the deck will rest on a solid foundation.



## 580 Fifth Avenue

Office and Mixed-Use



Location

New York, NY

Client

Forty Seventh Fifth  
Company, LLC

Cost

\$20,000,000

Completion

2017

Expertise

L+M Architectural

L+M Electrical

L+M Mechanical and Plumbing

### Repositioning an Office Tower

This masonry office tower, which opened in 1927, has received a complete reworking to reposition it as an up-to-date retail and business center. L+M has acted as both the architect of record and project manager, restoring and waterproofing the classic 34-story façade, creating two new lobbies for the 370,000 sq ft building, and managing the creation of a retail outlet for Sephora on the first two floors.

Centrally located in the heart of Fifth Avenue's main retail area, the building marks the entrance to the city's "Diamond Street," a one-block-long jewelry emporium. The extensive restoration, including the crown atop the structure, required replicating missing decorative elements and repairing the Art Deco supports for the large gargoyles at the building's top.

## PS 373

K-12 Schools



Location

Brooklyn, NY

Client

New York City School Construction  
Authority

Cost

\$22,000,000

Completion

2009

Expertise

L+M Architectural

L+M Structural

L+M Electrical

L+M Mechanical and Plumbing

### The Complete Upgrade of a School Auditorium

This public school for students with profound cognitive and disabilities wanted to upgrade its 382-seat, 2,400 sq ft auditorium to include areas for eight wheelchairs. The complete renovation included:

- Replacement of non-conforming audience chair seats with new ones and the introduction of space for wheelchairs. (382 seats and 8 wheelchair viewing positions)
- Replacement of egress doors, the floor and wall finishes throughout as well as wooden battens
- Replacement of ceiling finish with high NRC acoustical ceiling
- Restoration of stage flooring, proscenium curtains, draperies, rigging system and theatrical lighting system
- Providing ADA access to the stage via a vertical platform lift at the west end
- Renovate and make accessible the auditorium lobby restrooms