

Lo Magno Construction, Inc.  
Building for the Future



# Who we are

Lo Magno Construction, Inc. builds high-quality, cost effective, sustainable commercial offices, residences, retail stores and schools. Our experienced New York based construction company has modernized many of NYC's public schools and transformed commercial, retail and residential properties.

## What We Do

- Construction Management
- General Contracting
- Pre-construction
- Owner's Representative

LCI has more than 100 years industry knowledge and expertise through collaborative partnerships with clients, consultants, trade alliances

and professional associations. Primarily a non-union contractor we are fully bonded and insured in New York and New Jersey.



Our employees and subcontractors are first class and we supervise all construction activities to provide the highest quality service and workmanship.

We pride ourselves on our ability to visualize customer needs, articulate criteria to multi-disciplined staff, coordinate change and simultaneously manage expectations of clients and tenants. Therefore, we can mitigate issues respectfully, cost effectively and timely.

Our project involvements span commercial, retail, institutional and high-end residential. Our services range from interior renovation and exterior modification to conversions and new construction.

Our highly developed expertise in all aspects of the construction industry has allowed us to step in at any stage of a project and drive it to successful completion - on schedule, within budget and in accordance with plans and specifications.

# Pre-construction

A key ingredient to the successful completion of on-site work is the technical involvement in planning a project. LCI's pre-construction services reduce overall project costs for our clients by providing budgeting, design coordination, constructability reviews, and defining an accurate scope of work for each trade.

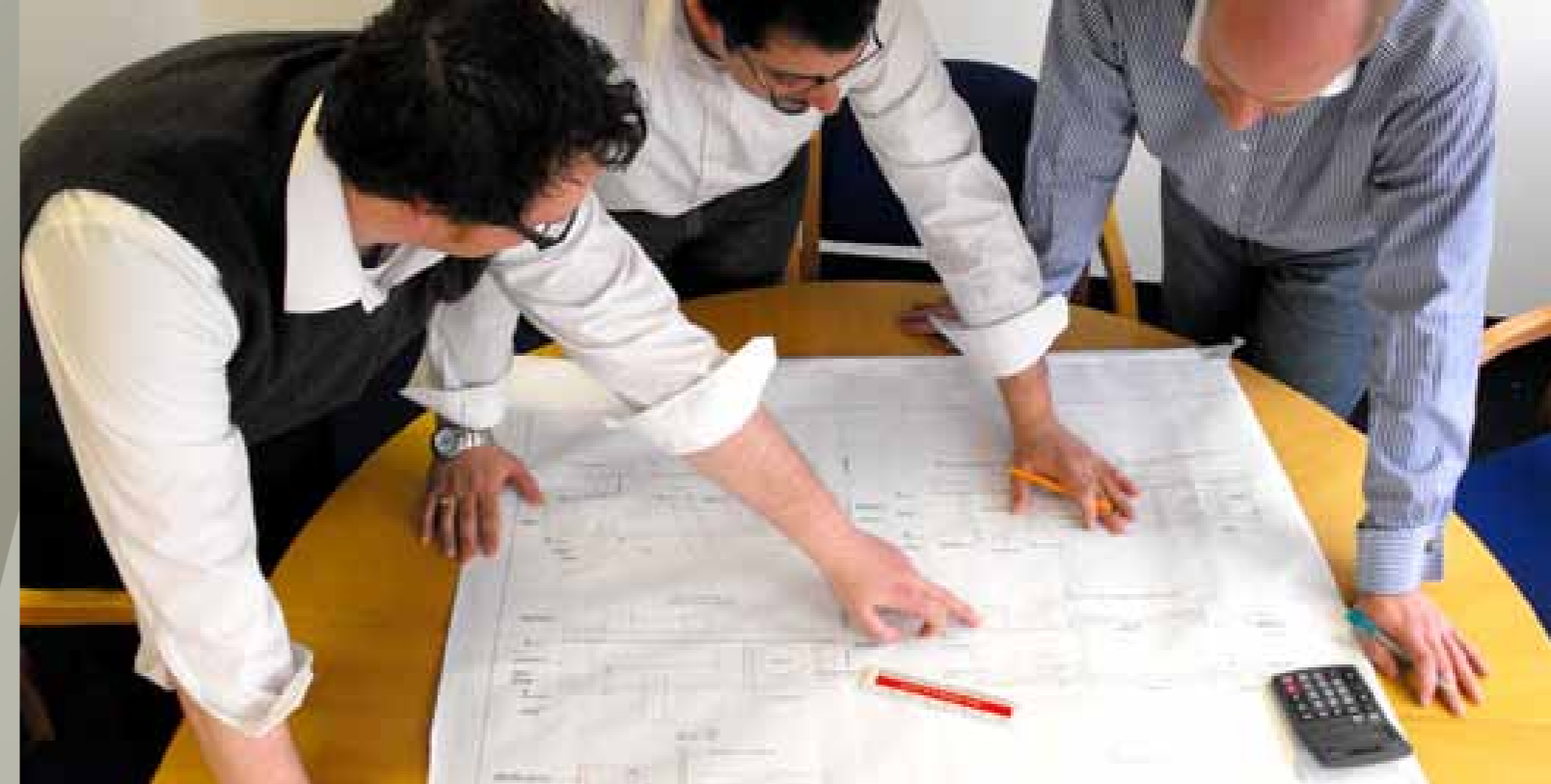
## The critical objectives during the pre-construction phase are:

- Understanding our client's expectations
- Identifying project goals
- Establishing key milestones
- Exploring opportunities for cost reduction without design impact



Our knowledge and expertise ensures that our clients receive realistic costs, effective alternatives, value engineering ideas and achievable construction program. When pre-construction services are implemented, the decisions made will significantly save the client time and money.

LCI's pre-construction and construction teams are strongly linked through all stages from schematic design to certificate of occupancy and final commissioning. All new projects undergo an extensive internal hand-over procedure to ensure all information and expertise related to the project at the pre-construction stage is efficiently passed on to the construction team.



## Key Achievements of our Pre-construction Strategy

- Development of a comprehensive set of construction documents & specifications
- Master schedule development- including milestones, critical paths/decisions & procurement timetables
- Establishment of policies and procedures with Client, Design Team & Construction Manager to facilitate the design & construction process
- Establishment of construction methods and availability of materials, labor & other factors related to cost & schedule (in conjunction with the Construction Manager)
- Reviews of site logistics and suggestions during design
- Identification of opportunities for cost savings without compromising design (value engineering)
- Coordination with public agencies & utility companies
- Coordination of owner provided Items (FF&E)
- Project budget & cost development
- Preparation of request for proposals (RFP's) for design professionals, consultants & construction manager or general contractor
- Bid document preparation & subcontractor pre-qualification
- Safety program development, temporary project facilities, equipment & services used by subcontractors

We advise on design, health & safety and procurement strategy and act as the liaison between client and sub-contractors. Our long experience of obtaining bids on our client's behalf and working closely with all sub-contractors means we can coordinate the construction program, monitor the progress, evaluate any changes and continually manage project risks.

By presenting a detailed assessment before any changes are carried out, we help the client make an informed decision on how the changes will affect the cost of the project and whether to proceed.

We visualize intricate details, develop cost and time-based solutions up front and oversee projects with a winning team attitude.

We will solicit and analyze proposals to make recommendations on the best consultants to acquire for each project. This includes Architects, Interior Designers, Expeditors, and also Structural, Mechanical, Electrical, Plumbing, Lighting, and Life Safety Engineers. We provide true representation every step of the way to guarantee the quality and standards expected by our client and design team.

Your goals are our priority and our services are top notch from concept design to pre-construction through final project close-out.



## Construction Management

Our expertise and knowledge of the construction phase enables us to identify improvements that can be made to help the contractor finish a project on time and within budget. We are at the forefront of modern construction methods, such as pre-fabrication, off-site modular construction and building information modeling ("BIM"). Using local labor and materials we are able to achieve sustainable and cost effective results.

We provide custom client services with an integrated team. Close

collaboration with clients enables understanding and transparency of the development process from conception through occupancy because we integrate the principal Construction Management disciplines:

- **Planning & Design**
- **Project/Program Management**
- **Contracts Management**

Our team provides experienced on-site supervision to provide an immediate point of contact.



# General Contracting

LCI has experience in all building sectors. We follow traditional building delivery methods, providing general contracting services throughout the New York City metro area. We provide the highest quality projects and have an in-depth knowledge of market conditions, subcontractor capabilities and past performance to reduce risk in your project. All multi-trade projects require a General Contractor to oversee the project and bring in the respective trades to complete the project.

We have built solid relationships with some of the most competent, qualified subcontractors, valuing them as an integral part of our team.

Our strong relationships have allowed us to negotiate rates with our contractors, resulting in the best value for each and every project.

As a general contractor, LCI receives drawings and provides competitive pricing for your project, strictly complying with your plans and specifications.

## The areas covered under General Contracting include:

- New Commercial, Mixed Use & Residential Construction
- Commercial Interior Renovations
- Educational Facilities

# Owner's Representative

LCI is also here to protect our client's interests with an expertise in Owner's Representation. Our philosophy is to always operate under the owner's perspective. Our focus and goal is limiting risks by working with the design team to identify the true scope of work and ensure accuracy of construction drawings to avoid changes during construction.

Although our Owner's Representation services are not a substitute for an architect, a contractor, or any legal counsel, we act as an agent for the owner working as an extension of the staff, which is proven to be a valuable supplement to the traditional construction team.



## LCI Owner's Representative Services

- Design Coordination
- Scope development, bidding & recommendations for award
- Review & tracking submittals, requisitions, & change orders
- Constructability reviews
- Preliminary budget & schedule creation
- Reviews of a project schedule supplied by the General Contractor
- Site selection
- Sustainability reviews
- Estimation & cost accounting
- Project meeting attendance with Owner, Architect & Contractor on owner's behalf
- Construction monitoring & observation
- Assistance for the Architect with lists & project closeout documents



## Early appointment of our Owner's Representative services has a number of significant benefits, such as:

- Our Owner's Representatives have an in-depth understanding of the operational & standard requirements of projects undertaken; therefore, any design issues can be resolved quickly in a cost-effective way.
- The appointment of an LCI Owner's Representative can be self-financing & should not increase overall project costs.
- The value engineering process & allocation of the project budget will be coordinated, in the most effective way, by an unbiased and experienced professional.
- The burden of the development and delivery process can be avoided by the client, enabling them to pursue other opportunities and dedicate more time elsewhere.
- Any necessary additional specialty consultants needed for the project team will be identified and appointed in a timely manner to avoid costly changes.



# Case Study

## FASHION INDUSTRIES VOC. HIGH SCHOOL

### SITUATION

Conversion of an existing classroom to state of the art Science Lab Suite, complete with new lab tables with phenolic tops, portable and stationary exhaust hoods, new millwork, new electrical systems, new plumbing and HVAC.

### SERVICES

General Contractor

### CHALLENGE

The classroom that became a science lab was located on the eighth floor above the school's cafeteria kitchen.

### SOLUTION

All of the demolition, piping, patching and painting for the construction of the science lab that occurs in the kitchen was phased to eliminate any down time for the cafeteria.

### RESULTS

The school was able to operate the cafeteria without any impact for the construction of the new science laboratory.

### KEY INFORMATION

Project Scope:	Science Lab	Architect:	Yannick Lo Stantec
Owner:	NYC School Construction Authority	Hard Costs (\$):	726,000
		Start Date:	June 2009
		Completion Date:	January 2010





# Case Study

## 315 GATES AVENUE, BROOKLYN, NEW YORK

### SITUATION

Mid-rise building with 72 luxury residential condominiums. Key project amenities include central heating and cooling, luxury touches in the kitchens and bathrooms, a cyber doorman, parking, roof terrace, and screening room.

### KEY INFORMATION

Project Scope:	New Residential Condos
Owner:	Select Holding Corp.
Architect:	Karl Fisher Architect.
Hard Costs (\$):	16,000,000
Start Date:	February 2009
Completion Date:	August 2010



### SERVICES

Construction Management-via NYCOM

### CHALLENGE

Push boundaries on existing market absorption for similar amenity heavy luxury residential. Success depended on market timing, a stringent budget and attention to details.

### SOLUTION

Construction manager, NYCOM, committed to the required schedule. Our team worked with contractors to provide solutions within the project budget.

### RESULTS

315 Gates is recognized as a pioneer in the Bedford-Stuyvesant neighborhood and has set the market rate for luxury residential apartments.



**(LCI) LO MAGNO  
CONSTRUCTION, INC.**

645 W Fingerboard Road  
Staten Island, NY  
New York 10305

**Head Office**

Tel. (718) 981-5922  
Fax. (718) 981-4111  
Email. [info@lcinyc.com](mailto:info@lcinyc.com)

[www.lcinyc.com](http://www.lcinyc.com)

LCI is a full-scale construction management and general contracting company serving New York's metro area for over 15 years with the best in quality build, design innovation and service excellence.

