

GARY P. MANCINI, P.E. LEED AP

Managing Principal, Renewal Practice Leader



Summary

Gary Mancini joined the firm in 1995 and heads Thornton Tomasetti's Renewal practice, which encompasses the repair, rehabilitation and alteration of a building structure, envelope or mechanical system. During his extensive career, Gary has worked on a variety of building types on behalf of commercial and residential owners and developers, institutions, attorneys and insurance companies. His resume includes major structural alterations and rehabilitations, façade evaluations, structural investigations, feasibility studies and forensic analyses as well as expertise in landmarked structures. Gary also serves as an expert witness.

Areas of Technical Expertise

- Structural Engineering
- Building Envelope Investigation and Repair
- Historic Preservation

Education

- M.S.C.E., 1991, Rutgers University, New Jersey
- B.M.E., 1986, The Cooper Union, New York

Registrations

- Licensed Professional Engineer in CT, NJ, NY, and PA
- Qualified Exterior Wall Inspector for NYC Façade Inspection & Safety Program
- LEED AP

Professional Activities

- Member, Structural Engineering Association of New York (SEAoNY)
- Member, American Society of Civil Engineers (ASCE)
- Member, NY Building Owners and Managers Association (BOMA NY) Codes and Regulations Committee
- Member of NYC Department of Buildings Facades Technical Roundtable, 2011-2013

CONTACT

Gary P. Mancini
120 Broadway, New York, NY 10271
917.661.8170
GMancini@ThorntonTomasetti.com
www.ThorntonTomasetti.com

Select Project Experience

Structural Engineering

200 Fifth Avenue, New York, NY. Structural engineering, historic façade restoration design, window replacement & exterior wall consulting services for the 1901 landmarked building constructed in 1901.

130 East 59th Street, UJA Federation of NY, New York, NY. Structural engineering services for the renovation and modernization of a 17-story building comprising a 1950s concrete-framed structure and a 1980s steel addition for UJA-Federation of New York's headquarters.

Boyce Thompson Institute, Yonkers, NY. Structural engineering services for the rehabilitation and adaptive reuse of an abandoned three-story, 1920s historic botanical laboratory facility.

Building Envelope Investigation and Repair

James A. Byrne U.S. Courthouse and William J. Green, Jr. Federal Building, Philadelphia, PA. Remedial design was based on technical feasibility, minimizing disruption for sensitive tenants, aesthetic issues and providing long-term value for the owner.

New York Presbyterian Hospital, Exterior Wall Restoration, New York, NY. Façade investigation and restoration design for 9 properties on Manhattan's Weill Cornell campus.

25 Sutton Place, Condition Assessment, New York, NY. Development of a long-term repair and maintenance program for a 20-story residential building. Scope included key elements of the building structure, façades, roofs and terrace.

315 Park Avenue South, New York, NY. Façade restoration services for a 20-story building, featuring a brick and limestone façade with terracotta bands at several elevations, cast iron fenestrations and a copper cornice at the roof level.

GARY P. MANCINI, P.E., LEED AP

Historic Preservation

Princeton University, Julius Romo Rabinowitz Building & Louis A. Simpson International Building Renovation and Expansion, Princeton, NJ. Structural design & envelope restoration of a 1929 laboratory building into a state-of-the-art academic center.

Macy's Herald Store, New York, NY. Structural design and consulting services for the renovation & alteration of seven entries & vestibules, architectural historic preservation for the restoration of stone masonry façades & decorative metal storefronts.

44 West 77th Street, New York, NY. Investigation & restoration of façades & roofs of a 14-story 1911 landmark building, replacement of decorative terracotta, limestone & brick repairs, restoration of original wood windows and roof replacement.

Terminal Warehouse, 261 Eleventh Avenue, New York, NY. Historic envelope restoration, façade engineering, sustainability and resilience services for the transformation of a 1.2-million-square-foot, 1891 warehouse complex into a premier workplace.

New York County Courthouse, 60 Centre Street, New York, NY. Multi-disciplinary design services to investigate and restore the building envelope to water-tight condition and return the building to sound structural condition and historic appearance.

Sworn Testimony

Deposition, Cherokee Condo. Bd. v. Contractor, regarding recovering damages from a general contractor and a designer arising from a façade & roof rehabilitation project where the end product was riddled with construction defects and leaks. February 2016.

Litigation Support and Dispute Resolution

Bass v. Lord & Taylor, expert litigation consultant on a matter involving a piece of masonry that fell from a landmarked NYC building façade, injuring a passerby. Prepared expert report in defense of the project's engineer.

Hauppauge Office Park, Hauppauge, NY, building envelope consulting services for a five-story, 80,000-square-foot commercial building that is exhibited cracking in its precast concrete exterior wall panels. Our scope included investigation of walls and recommendations for repair.

H&M, 1 Herald Center, New York, NY, expert litigation consultant on a matter involving a tenant's dispute with the landlord on a build-out of a 10-story 250,000-squares-foot commercial property that included full re-clad of the building facades and new storefronts. Our scope included an assessment of building envelope, document review, and preparation of expert reports.

Georgio Armani Corporation, 601 Madison Avenue, New York NY, expert litigation consultant on a matter involving a net-lease tenant's dispute with the landlord on a 4-story commercial property. Our scope included document review & preparation of expert reports.

Goldman Sachs, 30 Hudson Street, Jersey City, NJ, expert litigation consultant on a matter involving design, fabrication, & construction defects related to curtain wall elements on a 42-story commercial tower.

Amityville Union Free School District, Park Avenue School, Amityville, NY., expert litigation consultant on a matter involving numerous design and construction defects on the exterior envelope of a complex of four 3-story buildings undergoing a major renovation.

325 Fifth Avenue, New York, NY, building envelope consulting services for a 47-story, concrete-framed residential building with glass & metal curtain walls.

Select Papers, Lectures and Publications

"New NYC Plan To Cut Down On Sidewalk Sheds, Falling Debris," April 3, 2026. WABC-7 (interview)

"A Review of the New York City Façade Inspection & Safety Program," December 2025 (co-author)

"The Future of Sidewalk Sheds," November 2025, Cooper Union Rose Auditorium (speaker & panelist)

"NYC FISP: Get Sheds Down While Preserving Public Safety," ZAK World of Facades NY, October 2024. (speaker & moderator)

"The Delicate Art of Preservation Engineering," ACEC Engineering Inc, April 2024. (contributor)

"Florida Condo Collapse Bring Attention to the Importance of Proper Maintenance," Retrofit Magazine, January 2022. (contributor)

"How New York City Can Integrate Unmanned Aircraft System Technology Into a Façade Inspection & Safety Program," 2020. (contributor)

"Façade Conditions – An Illustrated Glossary," NYC Department of Buildings, 2013. (contributor)

BOMA-NY "Weather: the \$35 Billion Emergency," October 2011. (speaker)

"200 Fifth Avenue," Metals in Construction, October 2010. (contributor)

"Building Safety Inspections," WPIX Investigates, March 23, 2010. (interviewee)

"Hurricane Risk Assessment for Buildings in New York City," White Paper, July 2008. (co-author)

"If It Can Make It Here," Risk Management Magazine, August 2008. (co-author)

"Sleuthing the Mundane and the Catastrophic," Architectural Record, October 2006. (contributor)