

# bld architecture

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*Design Matters.*



bld architecture, (formerly Baldassano) is an established leader in architectural design on Long Island and the Greater New York Region; providing services to the private and public sectors since 1974. We offer a diverse range of design services to meet the challenges of an ever-changing marketplace. Our built work includes notable buildings for many regional and national enterprises and institutions including FedEx, Motorola, Computer Associates, Parr Organization, Goldfarb Properties, Tritec Real Estate, Touro Law School, Dowling College, Suffolk County Community College and the Suffolk County Department of Public Works.

The firm's ongoing success is based on a philosophy that the best results are achieved by teaming smart with professional experts who respond to the needs of our Clients. Specialized consulting firms are hand selected to make up the core team. Over many years we have cultivated a history of working with a variety of highly specialized mechanical, civil, structural consulting firms that are trusted for their performance.

Through this model, we have the unique ability to provide our clients with in depth services for a variety of highly specialized building types. Our reputation is built upon our ability to provide the local, rapid personal service that our firm is known for since its inception.

#### General Information

bld achitecture, dpc

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Limited Liability Partnership, Year of Formation: 1974

13 Employees, 6 Licensed Architects



## Master Planning



### **Riverhead Master Plan, Riverhead, NY**

Client Name: Ron Parr - Parr Organization

bld architecture is highly experienced with Master Planning. Responding to a developer RFP from the Town, bld architecture developed a new master plan for Riverhead's downtown. The proposal has received a number of prestigious awards for its appropriateness and innovation. The proposal won a state and local "archi" award from the Long Island and Peconic AIA as well as a finalist in Long Island's Build a Better Burb competition. The proposal looks to continue Riverhead's historic evolution as a downtown by revitalizing its historic structures, realigning its pedestrian and vehicular traffic, revitalizing its waterfront and restoring its residential population. The ultimate goal is to reposition Riverhead's downtown into a thriving residential, cultural and commercial neighborhood. We're very hopeful that the groundwork set out in this plan will help to serve the Town of Riverhead in the years ahead.



### **Cornerstone Master Plan, Rhinebeck, NY**

Client Name: Cornerstone Network - Primedika

Client Contact: Vyto Kab

Construction Cost: \$15,000,000

Completion: 2020

bld architecture is developing a Campus Master Plan for Cornerstone Facilities Network in upstate New York. Cornerstone treatment services provide medically supervised drug and alcohol rehabilitation through enhanced dignity and self-esteem counselling. The current facility is a converted, former dude ranch, located on a bucolic 40-acre property with views of Silver Lake. The Master Plan proposes renovating existing buildings and creating a new campus of buildings surrounding a recreational courtyard. The internal court helps to organize a secure campus while promoting inspirational activities for the residents. Clear separations of patient processing, discharge and visitor pathways are as important as the separation of vehicular and service vehicles on the sprawling site.

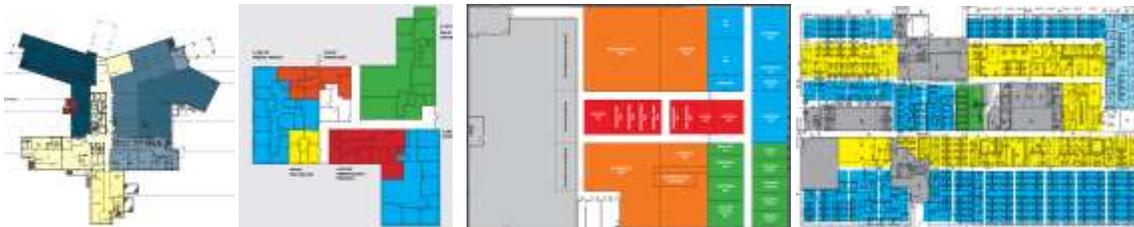


### **Stony Brook University Property Development, Stony Brook, NY**

Client Name: Stony Brook University  
Client Contact: Matthew Whalen  
Construction Cost: N/A  
Completion: N/A

bld architecture was selected and the local design architect by New Circle Development Partners for the Stony Brook University Property Development RFQ. The request solicits experienced providers for a P3 structure to deliver approximately two million square feet of renovation and expansion at the University's Stony Brook and Southampton campuses. New Circle Development Partners was short listed for consideration and working with Beyer Blinder Belle architect in NYC, bld architecture developed an initial planning concept of adding social hub locations throughout the Stony Brook campus. These interactive nodes were suggested to heighten the social and academic experience on the University campus by creating ideal space for interaction of students and faculty. These nodes foster natural intersections in the daily patterns of retail, academic, housing, and recreation life on campus.

### **Interior Blocking/ Programming**



### **Interior Programming and Blocking Studies**

Client Name: Commercial and Medical Interiors

bld architecture offers a diverse range of Interior Design services for many of our corporate clients and real estate partners which include Jones Lang LaSalle, Cushman Wakefield, Honeywell, Computer Associates, Zebra Technologies, Brookhaven Hospital, Cornerstone Facilities and Certified Laboratories. Interior programming, blocking and stacking diagrams allow prospective tenants to evaluate their current and future needs for rentable or useable space. Normally developed to REBNY or BOMA standards, these statistical space needs help to show general area requirements and adjacencies. Executive Officers and individual Department interviews are held to establish the needs and to generate a space program. This quantified list of needs establishes the recommended square foot allocations for each departments and the general working relationships of staff adjacencies. We review current industry trends and positive planning methods to enhance business goals and culture. We provide precedents and ideas to assist with the creation of the company aesthetic. Preliminary conceptual horizontal blocking plans and vertical stacking diagrams are prepared which reflect this program and the general relationships of project components (reception, offices, workstations, conference rooms, exam and procedure rooms, break out rooms, pantry, support etc). Present or anticipated departmental growth is factored together with common space for circulation and support.

Recreational



**YMCA Patchogue, Patchogue, NY**

Client Name: YMCA Patchogue  
Client Contact: Donna Boyle, Director  
Construction Cost: \$ 17,500,000  
Completion: 2011

The Patchogue YMCA commissioned bld architecture to design its new 55,000 SF three story, state-of-the-art facility on four acres in the Village of Patchogue, New York. The scope of design services included remediation of the environmentally sensitive site which required approval from Suffolk County DEC and DOH. The building program includes spaces for daycare, recreation and fitness rooms, a gymnasium and natatorium. A high degree of attention was focused to the design of necessary support spaces. Specially designed locker rooms for men, women and for families serve the needs of a highly diverse population served by this YMCA facility. To help diminish the large size of the building on a challenging site, the facility was designed as a neighborhood of smaller connected buildings. Large expanses of glass also reduce the mass of the building while allowing visitors to see in and out. Now operational, this building has won a number of design awards and is the pride of the Village. Recalling the historic Patchogue Lace Mill that once rested on this site, the YMCA is a new local landmark that marks the Gateway to the Village.



**Clinton G. Martin Pool, North Hempstead, NY**

Client Name: Town of North Hempstead  
Client Contact: Paul DiMaria, Commissioner  
Construction Cost: \$ 21,500,000  
Completion: 2019

bld architecture and JR Holzmacher, PE are currently renovating the Clinton G Martin Pool Facility in North Hempstead, NY. This 1960's Community Pool includes a 630,000-gallon outdoor pool, recreation buildings, tennis courts and plaza. The pool surround is approximately 2 acres of concrete deck and plaza with some shaded areas for tables and seating. The renovation includes full upgrades to the pool and filtration and renovations to the recreation buildings that include new lockers and changing rooms, community activity rooms, staff offices and addition of new heating and cooling systems year-round use. A new kiddie pool and water spray areas are being added along with a new slide pool. Surrounding all of the pools will be an overhead sunscreen canopy and seating. Modular paving systems with plan and bench infill patterns will break of the large concrete paving. New landscaping and areas for seating and sun bathing are integrated into the design. Wood is used in the building design and the solar screen structures to provide a warm natural look to the design.



### **Basketball Arena, Hempstead, NY**

Client Name: Forest City Ratner Development  
Construction Cost: TBD  
Completion Date: 2016

bld architecture is retained by Forest City Ratner Development to serve as the base building architect on approximately 400,000gsf of retail development at the Nassau Coliseum site. Working in collaboration with SHOP architects, this project will support the various entertainment programs envisioned at the newly renovated Coliseum. As a part of the development bld architecture is designing a number of recreation and entertainment-oriented facilities. This 50,000 gsf building is being design for league basketball events and includes 6 practice courts and one regulations court. The building structure and program utilizes shipping containers for the perimeter wall with glass curtainwall end wall and an undulating, translucent ETFE membrane roofing structure.



### **Salvation Army – Community Center, Westbury, NY**

Client Name: Salvation Army – Northeast Region  
Client Contact: Graeme Hepburn, Director of Property Services  
Construction Cost: \$ 11,000,000  
Completion: 2017

bld architecture is designing a new 30,000 gsf Community Center for the Salvation Army in Westbury New York. Prospect Avenue in New Cassel is undergoing a long overdue revitalization. An important part of this renaissance is the Salvation Army's plans for their property. The new facility will include a new indoor gymnasium, commercial kitchen / food pantry, education rooms, library and chapel. Flexibility of function and program are essential to the Salvation Army as their program and community is always changing. The new building rests within a residential community and was set a story below grade to reduce the height and blend into the neighborhood. The style of the building and materials were carefully considered to give a residential and stately feel to the building. The chapel is located along the east end and subtly distinguishes itself while maintaining its strong connection to the complex. The Salvation Army will be adopting this plan as a new prototype for its suburban operations.



**Jones Inlet Marina, Freeport, NY**

Client Name: Goldfarb Properties  
Client Contact: Tim Ross, Director  
Construction Cost: \$ 10,000,000  
Completion: 2006

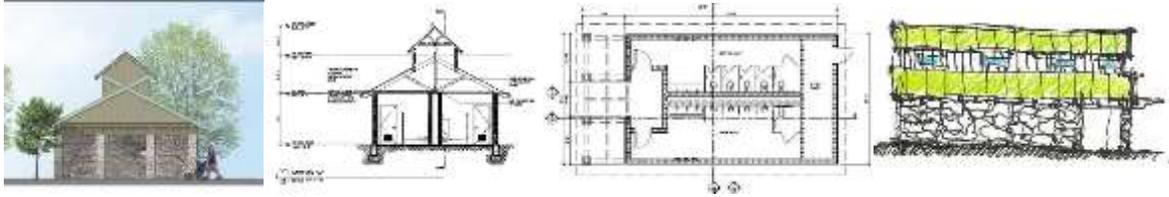
Goldfarb Properties retained bld architecture to design a new marina clubhouse facility for their Freeport Residential Condominium development. This three-story modern structure suggests a nautical theme through its progressive fluid design. The clubhouse provides full amenities to members, with showers, lockers, a dining room, kitchen and business conference center. The exterior materials are sustainable and the upper decking incorporates a zero edge lap pool for members.



**First Baptist Church – Community Life Center, Riverhead, NY**

Client Name: First Baptist Church  
Client Contact: Reverend Charles Coverdale  
Construction Cost: \$ 65,000,000  
Completion: 2018

bld architecture is developing a new master plan and community center for the First Baptist Church in Riverhead. This project transforms the 12.5-acre property of the existing church building into a campus consisting of a new 60,000 gsf multi-purpose Community Life Center, together with 125 units of workforce housing and three small business incubator buildings. For thirty-five years the church has stood as a pillar in this community and decided to create the much need services themselves. The project is conceived as a safe haven, fulfilling the spiritual, educational, athletic, health and housing needs of the surrounding community. Working with the Town of Riverhead, bld architecture has drafted the Community Benefits District (CBD) zoning ordinance necessary for the project. Included in the Community Life Center is a 25m indoor pool, lockers and changing areas, indoor gymnasium for basketball / volleyball and running track, lecture hall, inter-generational daycare and health clinics. The building follows sustainable site and building goals for daylight, irrigation and indoor air quality. The project has received regional significance from the LI Regional Planning Council and been very well received by the surrounding community and has the support of the Riverhead Town Board.



**Good Ground Park - Rest Room Facility, Southampton, NY**

Client Name: MKW Landscape / Town of Southampton  
Client Contact: John Williams - Principal  
Construction Cost: \$ 250,000  
Completion Date: 2015

bld architecture was retained by the MKW Landscape Architects on behalf of the Town of Southampton to design a 1,200 sf M&W Restroom for Good Ground Park in Southampton, New York. This small facility is intended for year-round use of the park and heated and cooled. The building is designed as a “garden feature” as an integral part of the landscape design. The facility will serve the general community both inside and out with its warm colors, timber frame construction and contextual style of design.



**FTA Sports, Hauppauge, New York**

Client Name: FTA Development LLC  
Client Contact: Mr. Charles Greenspan  
Construction Cost: \$12,000,000  
Completion Date: TBD

bld architecture was retained by FTA sports to design a new indoor soccer and lacrosse building for Long Island. The new facility will provide a clear open playing field area of 230' x 530' that allows for either full indoor soccer games or (four) quarter-field playing areas. Large indoor trusses provide the column free space and clear height of 50'. To help reduce the overall cost of the large field house, a pre-engineered building system is combined with a conventional steel framed system. The facility will also include spectator seating at the second-floor level, men and women toilets, equipment storage and indoor sports lounge and changing areas. Future planned phase for the project include a hotel and indoor gymnasium for volleyball and basketball. When completed this will be a unique venue and amenity for Long Island youth sports.

Commercial



**100 & 102 Motor Parkway, Hauppauge, NY**

Client Name: Tritec Development  
Client Contact: Bob Coughlan, President  
Construction Cost: \$ 20,000,000  
Completion: 2009

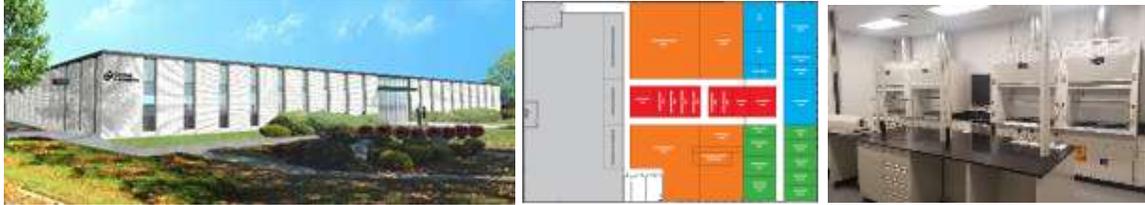
Tritec Development commissioned bld architecture to design this six story 170,000,000 gsf premier Class A commercial office building in Hauppauge, NY. The building is a second phase of the original sister building designed by bld architecture a few years earlier. Together these building provide 340,000 gsf of commercial space with pristine views of Long Island. The buildings offer state of the amenities and commanding views that include a central common elevator core, lower level food court and common fitness and business center. The high end materials on the exterior façade and interiors foster a sophisticated setting. Located between the buildings is a landscaped plaza that provides entry to either building.



**UFCW Local 1500 Headquarters, Westbury, NY**

Client Name: UFCW – Local 1500  
Client Contact: Tony Speelman – Vice President  
Construction Cost: \$ 9,000,000  
Completion Date: 2010

bld architecture designed the new 30,000 gsf Office Building for the corporate headquarters of UFCW – Local 1500, representing one of New York States largest workforce. The new three story building takes advantage of a steeply sloping site, presenting a two story façade to Merrick Avenue while providing discrete lower level access to deliveries and equipment. The building serves as the administrative hub for the overall business operations with offices for the President and staff, Human Resources, accounting, conferencing and support. The ground floor includes a large training room for staff and media events and is equipped with state of the art audio visual and communications. The exterior brick and window wall materials are combined to symbolize the strength of the organization and its membership in a progressive yet modest way.



**Certified Laboratories, Melville, NY**

Client Name: Certified Laboratories  
Client Contact: Steven Mitchell  
Construction Cost: \$4,500,000  
Completion: June 2017

bld architecture was commissioned by Certified Laboratories to design their new 60,000 gsf Laboratory building in Melville, NY. For more than 90 years, Certified Labs specializes in testing for the food industry. This national lab provides coast-to-coast services to the agriculture, dairy, juice, meat, pharmaceutical, refrigerated, seafood, and spice industries. Due to their success, Certified Lab has outgrown their existing laboratory and decided to relocate to an Industrial building nearby. The new design required a change in use of the facility and a full interior renovation with new systems and site amenities. The initial space planning was key to the operations, providing much-needed space for multiple labs for Chemistry, Microbiology, Instrumentation, and Forensic lab areas as well as front office space for executives and administration. Key to the planning was having central storage for all uses and limiting any potential of cross contamination. Varying levels of temperature and air circulation was crucial for the multiple incubation rooms, autoclaves, fume hoods, and sophisticated lab and computation equipment. This state-of-the-art facility houses cutting-edge laboratory services to ensure the company can produce their best work. With this new building, Certified Labs has the much-needed space and planning to support their current needs and projected future growth.



**31 West Main Street, Patchogue, NY**

Client Name: Tritec Development  
Client Contact: Mr. Robert Loscalzo - COO  
Construction Cost: \$ 3,000,000  
Completion: 2010

bld architecture provided architectural design services for the replacement of the façade and renovation of the building interior. The building is located in the Village of Patchogue and an important part of the Village Main Street character and the New Village development. The building's history dates to the late 19<sup>th</sup> century and had gone through a number of additions and renovations throughout the past century. It was determined early in the process that the existing brick façade was in a dangerous condition of failure and in need of replacement. Working with the local Architectural Review Board and community support, a new design of brick and limestone was detailed and constructed. Subtle modulation of the stone surrounds and cornices give added interest for the Main Street visitors. As part of the study the existing wood windows were replaced with new thermally broken, aluminum insulating glass units to match the original size and proportions. Working with the developer, bld architecture provided alternate design options and materials to balance the budget and schedule. This process began with the original design documents and continued through the construction process as elements were exposed and evaluated for overall integrity and appropriateness.



### **Mid-Rise Office Buildings, MetroTech, Brooklyn, NY**

Client Name: Forest City Ratner Development

Alex Badalamenti as former Associate Principal at Swanke Hayden Connell Architects, worked directly with Forest City Ratner on a number of very successful base building projects in MetroTech, Brooklyn. Included in this work is Atlantic Terminal, 9 MetroTech North; FDNY Headquarters, 1 MetroTech Center; Brooklyn Union Gas and 9 MetroTech Center South in collaboration with Cesar Pelli Architects. As the team leader SHCA's role included full conceptual design, zoning and leasing diagrams through construction documents and occupancy.



### **Bridgehampton National Bank, Bayshore, NY**

Client Name: Bridgehampton National Bank  
Client Contact: James Manseau, Director  
Construction Cost: \$1,500,000  
Completion: 2016

Over the past few years, bld architecture has been handling the expansion goals of Bridgehampton National Bank across Long Island. bld architecture is providing site selection, interior planning, and interior and exterior renovations of branch building in Bay Shore, Sag Harbor, Shelter Island and Wading River. The Bay Shore facility was a vacant 4,000 gsf building dating from the 1970's era and need of a full exterior and interior renovation. The building sat for years as a blight in the community and security concern. All new windows, facades, roofing, interiors, lighting and mechanical and structural systems were assessed and replaced with new. The building today is fully refreshed and a vibrant part of the community. We created our design to foster a welcoming and professional environment so that BNB can most effectively serve their customers and invest in the towns they serve.



### **Flatbush Federal Headquarters, Brooklyn, New York**

Client Name: Flatbush Federal Savings  
Client Contact: Mr. Joe Aoia - President  
Construction Cost: \$ 6,000,000  
Completion Date: June 2013

Flatbush Federal savings Bank has just completed its new four-story headquarters building in Brooklyn, New York. The building totals approximately 15,000 gsf and includes a full basement for storage and utilities. The new building is adjacent to the Brooklyn College campus. The ground floor offers retail banking for customers and the three upper floors house the Bank's executive offices which front Hillel Place. The building façade is progressive and transparent offering employees a views of the surrounding community and visitors a glimpse of the activity within. During construction Flatbush Federal Savings and Loan was acquired by Northfield Bank of New Jersey and occupy the space.



### **125 Jericho Turnpike, Jericho, NY**

Client Name: Brandywine Realty Trust  
Construction Cost: \$ 6,000,000  
Completion: 2003

Like many of Long Island's 1960's commercial buildings, the structure was sound but the exterior envelope had faded into the background. Brandywine Realty Trust was looking for an inexpensive upgrade to the façade to attract new tenant, transforming the building into Class A office space. The existing façade of the building was replaced with a new energy efficient window wall system. The new transparency gave much needed interest and light to the building occupants. Part of the challenge was ensuring that the building remain fully occupied during the renovation. Careful planning and phasing allowed for the exterior construction to take place without disturbance to the ongoing operations and interior tenants.

Residential



**Bulova Watchcase Factory – Condominiums, Sag Harbor, NY**

Client Name: Cape Advisors, Inc., New York, NY  
Client Contact: Arthur Blee – Project Director  
Construction Cost: \$ 45,000,000  
Completion Date: March - 2016

bld architecture was selected by Cape Advisors, Inc. and Racanelli Construction for this extraordinary exterior restoration, renovation and expansion of the Bulova Watchcase Factory in Sag Harbor, NY. The original masonry and heavy timber framed structure (c.1881) will be converted into luxury residential units for sale. The new addition will include seven townhouse units that share a common landscape courtyard and pool that cover a below grade parking structure. The Existing Factory Building is a designated historic landmark in the Village of Sag Harbor (known in the designation as the Bulova Plant), and the entire site is in the Sag Harbor Historic District. The Factory Building had been vacant for many years and was in a state of disrepair. Historic restoration, building repairs and the construction of adaptive reuse of the building for residential Units is underway. The factory building Units will have all new mechanical, electrical, and plumbing systems, all new fire stairs, all new elevators, new roof, all new windows and entrances. Proposed new construction adjacent to the Factory Building includes a below-grade parking structure, seventeen newly constructed townhouse units and a recreation building. The recreation building includes a fitness center, commercial kitchen, dining and spa. Due to the fragile economy and limited access to financing a scope set of drawings was developed together with a Guaranteed Maximum Price (GMP). Cost control was especially important due to the wide range of unknown conditions of converting an old building. A design build relationship was established between Racanelli Construction and bld architecture to control the budget and the design.



**Private Residential, NY**

bld architecture has designed a number of private residences where quality and performance is the key motivation. These projects from inception to completion require a devotion to detail. Sustaining this level of attention requires an appreciation for the importance of design in all things and respect for the process. Collaboration of many diverse experts is crucial to the success of the project and a strategic plan essential.



### **Private Residences, Southampton, NY**

Completion: 2019

Bld architecture has started a new movement on the East End. Bld architecture is revitalizing old Southampton by transforming the traditional farmhouse into a beautiful and modern home. Multiple Southampton residential locations are now under construction and a range of interesting prototypes are on the boards. The various projects range from 4,000 gsf to 10,000 gsf and an array of sophisticated / luxurious features such as outdoor lounge, plunge pool and outdoor kitchen patio and dining area. Some property lots will contain multiple structures in order to accommodate pool houses and detached garages. Our pool house design includes kitchenettes, entertainment centers, and bedroom suites to create the ultimate summer oasis. The separate structures will have a cohesive design and appearance of cedar and standing seam metal roofing and barnyard inspired rolling shutters. Floor to ceiling windows brighten the interior space with nature light while the vaulted ceilings create a spacious interior. The interior design takes on a contemporary open floor plan and warm minimalist look with the latest in smart technology controlled on your cellphone. Current construction projects will completed late this year while new residential locations are beginning.



### **Residential Housing, Huntington, NY**

Client Name: DeMatteis Corporation

Client Contact: John Caizzo

Construction Cost: \$45,000,000

Completion: TBD

bld architecture together with the DeMatteis Corporation recently proposed a new 150 Unit Luxury Residential Housing development for the Town of Huntington. The new building was elevated above a two-level parking garage and provide landscape plaza for residents and the public at the upper garage level. The project would provide the Town with much needed municipal parking and housing in the downtown which respects its Georgian architectural heritage.



### **Arboretum, Farmingville, NY**

Client Name: Kelly Development  
Construction Cost: 100,000,000  
Completion Date: 2017

bld architecture is currently working with Kelly Development on a 292 Unit, 65-acre multi-family development in Farmingville New York. The now vacant land was a former nursery and is being re-zoned for the Town of Brookhaven's new MF Zone. This residential development is planned for 51 single-family homes with lots that are located on the outer perimeter to mirror the surrounding residential neighborhood. Internally an additional 241 residential Units are organized into a combination of flats, townhomes and duplex condominium buildings. The site includes provides an abundance of landscape amenities that include water features, walking paths, parkland and an arboretum. A 7,500-central recreation clubhouse offers residents state-of-the art accommodations for indoor gatherings with indoor golf simulation and in-ground pool for relaxation. A 25,000 gsf commercial center is also provided for the neighboring community and residents which will offer weekly farmer's markets and outdoor events.



### **Westfield Green, Selden, NY**

Client Name: Kelly Development  
Construction Cost: 30,000,000  
Completion Date: 2017

bld architecture is currently working with Kelly Development on a 125 Unit multi-family development in Selden New York. The now vacant land was a former golf driving range located along Middle Country Road. This residential development is planned 125 residential Units that are organized into a combination of flats, townhomes and duplex condominium buildings. Residential condominium Units will include both market rate and workforce housing. All units will be wood framed with traditional materials and detailing while providing modern interior amenities. The site includes a 2,500 Community building and municipal park for the neighboring area.



**Goldfarb Properties, 57<sup>th</sup> & 58<sup>th</sup> Street Exteriors, NYC**

Client Name: Goldfarb Properties  
Client Contact: Mr. Tim Ross – Director  
Construction Cost: \$ 6,000,000  
Completion Date: June 2011

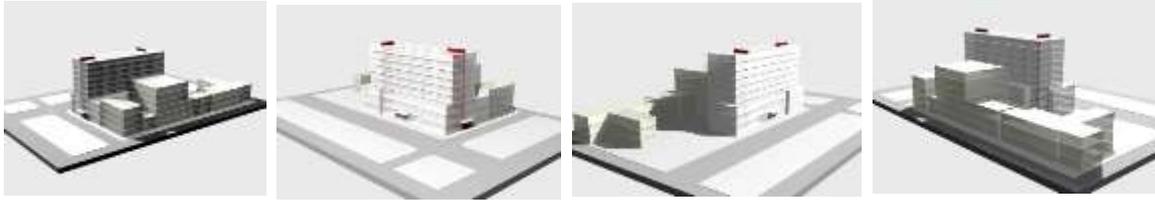
As part of a major enhancement program to their portfolio of buildings, Goldfarb Properties is working with Bld architecture for various renovations. 330 West 58<sup>th</sup> Street is a 24 story mixed use residential building that rises above a four-story office and retail base. The building provides exterior facades along 57<sup>th</sup> and 58<sup>th</sup> streets with a common lobby connecting the entrances from both streets. Renovations to the building include new ground floor storefronts and entrances to the retail and common lobby. The design includes new entrance canopies and signage band for tenants. The interior renovations include the common lobby, upgrades to residential and commercial elevators, new concierge desk / package storage and mail room, and new executive office space on floors two and three. Most recently we have begun the study of adding a new commercial elevator and lobby for the 57<sup>th</sup> Street tenants.



**Goldfarb Properties, 1700 Grand Concourse, Bronx, NY**

Client Name: Goldfarb Properties  
Client Contact: Mr. Tim Ross – Director  
Construction Cost: \$ 4,000,000  
Completion Date: January 2015

As part of a major enhancement program to their portfolio of buildings, Goldfarb Properties is working with bld architecture for various renovations. We recently completed renovations to the main lobby, leasing offices and main façade of at 1700 Grand Concourse. A new exterior canopy and glass storefront creates a new image and sense of place for the building. The lobby renovation replaced the interior flooring, mailboxes, furniture, lighting and finishes to provide for residential comfort while integrating the exterior façades. Code upgrades to the building included new life-safety and security systems along with exterior and interior ADA compliance and access to the below grade space. A new ornamental stair with glass façade connects the upper floor leasing offices with the lobby while introducing natural light into the spaces.



### **252 Schermerhorn, Brooklyn, New York**

Client Name: The Shoma Group  
Client Contact: Mr. Matt Flocks - CEO  
Construction Cost: \$ 40,000,000  
Completion Date: TBD

The Shoma Group is planning to build a new 116,000 gsf mixed-use building with a cellar at 252 Schermerhorn Street in Brooklyn, New York. The new building will house approximately 65 residential units over a three-story commercial and retail base. The site is approximately 17,964 gsf and does not require on-site parking. The retail and commercial tenant space is yet to be determined and excluded from the scope of work.



### **West Hartford Hotel – Hartford, Connecticut**

Client Name: Oak Park Group, LLC  
Client Contact: Mr. John Murray- Director  
Construction Cost: \$80,000,000  
Completion Date: TBD

bld architecture has designed a new Marriott Renaissance Hotel to capture the upbeat tempo of West Hartford's downtown business district. Marriott's distinctive Renaissance brand provides undeniable ambiance and style. Prominently visible from Interstate Route 84, this hotel will signal the eastern gateway to the downtown business and retail centers. This state-of-the-art facility embraces the surrounding community through its planning, sustainable goals and amenities. The 128-room full service destination hotel is proposed along the northwest corner of the site. The building totals approximately 130,000 gsf, rising five full stories to a height of 65 feet above grade with a lower level. The ground floor includes space for retail that is accessible from the street and the lobby, anchoring an important intersection at Memorial and Raymond Roads. The retail corner will continue the pedestrian friendly character of the neighborhood by embracing the streetscape. Our overall design is careful in the selection of materials and sightlines to ensure that this building has its unique identity while fostering the established ideals of new urbanism.

## Interiors



### **Honeywell Office Renovation, Melville, NY**

Client Name: Honeywell International Inc  
Client Contact: Richard Neuman, Jones Lang LaSalle  
Construction Cost: \$2,000,000  
Completion: 2018

Jones Lang LaSalle, on behalf of Honeywell International Inc., contracted with bld architecture to design the layout of 45,000 gsf interior space at their Melville location. Integrating the office culture and the laboratory working environments to foster healthy interactions was a part of new working strategies. The new design will include smaller breakout conference rooms and administrative areas to encourage employees to maximize collaborative work efforts. A new Super Laboratory was introduced to advance Honeywell as a top innovative leader for security systems.



### **Empire National Bank Headquarters, Islandia, NY**

Client Name: Empire National Bank Headquarters  
Client Contact: Douglas Manditch, Founder/ CEO  
Construction Cost: \$20,000,000  
Size: 19,00 gsf  
Completion Date: 2008

Brookhaven Empire National Bank began as a de nova bank under the successful leadership of its founder and CEO Douglas Manditch. After ten years in operation, they have expanded into a full-fledged retail and corporate lending institution across Long Island. Bld architecture worked directly with the organization in developing its flagship headquarter building in Islandia and its future locations in Port Jefferson, Shirley, and Mineola. The brand was built upon a commitment to the seamless integration of time-honored values, personal service, and emerging technologies. Our design for the Islandia headquarters involved the conversion of a decades old existing structure into Empire's new 19,000 gsf corporate offices. The building gives form to the company's core values and embodies the bank's image of professionalism with a personal touch. The design of the space maximizes natural light by revolving around a central courtyard with a new reflecting pool. A sophisticated palette of interior finish materials was selected in keeping with the brand and combined with cutting-edge information technology that promotes and integrated environment and visitor experience. Features include expansive interior and exterior walls of glass that surround the center courtyard and pool, creating a serene retreat that brings natural light deep into the interior workplace.



### **Zebra Technologies, Holtsville, NY**

Client Name: Zebra Technologies Enterprise Corporation  
Client Contact: Richard Neuman – Jones Lang LaSalle  
Construction Cost: \$500,000  
Completion: 2018

bld architecture is currently renovating the Main Entrance Lobby and visitor experience space for Zebra Technologies in Holtsville, NY. Approximately 8,000 gsf of interior space is more than three decades old and in need of a new image. First impressions are important and designed the new lobby with an innovative and intelligent look. As a part of the new schemes, finish materials, lighting, patterns and colors will be replaced for a new identity. To help attract talent, new unisex toilets and office spaces will be upgraded to meet the current demands.



### **Westbury Partners, Hauppauge, NY**

Client Name: Westbury Partners  
Construction Cost: \$ 500,000  
Completion: 2006

As a leader in the equity investment field, Westbury Partners looked to bld architecture to create a professional and progressive image that was in keeping with the great success of their company. The solution emphasized a new appearance, bringing in light and an attention to detail. Creating a gracious environment within the 3,000 usf limits of the space was a natural challenge. The reception area and centrally placed conference room set the tone for the experience. The interior contrast in materials of dark cherry and light wall coverings and fabrics provides for a playful dialogue of forms and materials in a minimalist scheme. The aluminum wall system alternates between clear and translucent glass for variant levels of privacy.

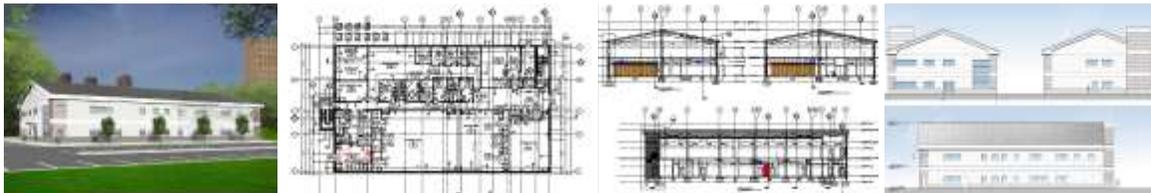
## Municipal



### **Suffolk County Department of Public Works - Police Fourth Precinct, Hauppauge, NY**

Client Name: Suffolk County Department of Public Works  
Client Contact: Gilbert Anderson – Commissioner  
Construction Cost: \$ 15,000,000  
Completion: 2010

The Suffolk County Police Department’s Fourth Precinct, located on Veterans Highway in Hauppauge, has a state-of-the-art building as its new home. The 37,000 square-foot building is built to LEED (Leadership in Energy and Environmental Design) Silver compliance standards set by the United States Green Building Council (USGBC). The building set a precedent for future municipal buildings by following an environmentally conscious approach to master planning and architecture. The site location and orientation of the building facades were important considerations during the early stages of development. The footprint of the building was held at a minimum to reduce site disturbance, preserving existing trees and maintain natural vegetation. bld architecture delivered a signature design to the County while maintaining a pre-determined budget established by the Legislature.



### **TBTA Training Facility, Randall’s Island, NY**

Client Name: Triborough Bridge and Tunnel Authority  
Construction Cost: \$ 14,000,000  
Completion Date: 2016

bld architecture was commissioned by the Triborough Bridge and Tunnel Authority (TBTA) to design their new 30,000 gsf Training Facility on Randalls Island New York. This new facility for TBTA enforcement provides for tactical and educational training of their officers. The facility includes a large tactical training room, testing area, administration offices, café and kitchen, and support spaces. The building is programmed to accommodate a future gun range adjacent to the facility. Working with Racanelli construction in a design-build approach, the team provided TBTA with a total not to exceed, lump sum GMP price at the start of the Schematic Design phase for all of the design and construction costs. The design of the building and Construction Documents are fully developed with BIM 3D Revit modelling to ensure all trade coordination and visualization. The building follows green initiatives and meets with NYC EO-88 requirements. To control the costa and offer long spans for the training areas, the building utilizes pre-engineered “Butler” system for the structural frame. Due to poor soil conditions and high-water table the building foundation will rest on structural steel piles.



### **Community Ambulance Company, Sayville, New York**

Client Name: Community Ambulance Company  
Client Contact: Marc MacDonnell  
Construction Cost: \$ 7,500,000  
Completion Date: 2014

The Community Ambulance Company is currently building a new two-story facility in Sayville, New York. The new 22,000 sf building will serve as headquarters and response center for the volunteer ambulance company. bld architecture designed this new state-of-the-art facility to give the company much needed space for their operations and equipment. Included in the building design is a bunkroom for men and women, radio room, ALS/ BLS storage, five conditioned storage bays for parking ten vehicles, large training room, classroom, offices and administrative support. The facility houses a large commercial kitchen on the second floor for Corp functions and a smaller pantry and recreation room. Ultimately this much needed facility provides the Corp the needed space for in to the next century.



### **Suffolk County Courthouse Expansion & Renovation, Riverhead, NY**

Client Name: Suffolk County Department of Public Works  
Client Contact: Mr. Gilbert Anderson – Commissioner  
Construction Cost: \$ 34,000,000  
Completion: 2006/2009

bld architecture designed an expansion and renovation of the Riverhead court complex for the Department of Public Works. A full interior renovation and system upgrade is underway for the existing building complex and a new extension has been added. The new three-story addition totals 120,000 square feet and houses eight civil courtrooms, one ceremonial courtroom and jury assembly rooms. The new building draws its architectural inspiration from the original courthouse. The cost of the project totaled approximately \$34,000,000.



**Town of Brookhaven – First National Bank of Port Jefferson**

Client Name: Town of Brookhaven  
Client Contact: Mark Brosnan – Parks Project Manager  
Phone Number: (631) 451-6187  
Construction Cost: \$ 250,000  
Completion: 2008

The building we refer to as the Brookhaven Tax Office has undergone three significant stages of construction during the twentieth century. The original building was completed in the fall of 1900, for the First National Bank of Port Jefferson and occupied the northeast corner of Main Street and East Main Street. In response to their success and growth, in 1919 a new thirteen-foot expansion was added to the east of the original building along East Main Street and abutting the Port Jefferson Hotel. Sometime between the late 1940's and early 1950's the third addition was built, replacing the former hotel. This one-story building housed the Brookhaven Police Station Annex, and later became the Brookhaven Tax Receiver's Office. With the completion of this new addition all three lots and buildings were combined into one parcel.



**Rose Caracappa Senior Center, Mount Sinai, NY**

Client Name: Brookhaven Town  
Client Contact: Tullio Bertoli - Commissioner  
Construction Cost: \$ 3,000,000  
Completion Date: 2008

bld architecture was retained by the Town of Brookhaven to design a multi-purpose senior center located at the prominent intersection of Route 25A and Patchogue-Mount Sinai Road. The 12,225 sf wellness center was designed using residential scale and detailing to create an inviting space that meets the social and physical needs of the Town's aging population. The center is intended as a venue for senior citizen club meetings, computer classes, adult daycare and wellness programs such as tai chi and yoga. The center serves the community both inside and out with its warm colors and contextual style of design.

## Educational & Cultural



### **St. Anthony's High School – Student Center and Chapel, South Huntington, NY**

Client Name: St. Anthony's School  
Client Contact: Br. Gary Cregan – Director  
Construction Cost: \$ 37,000,000  
Completion Date: September - 2010

St. Anthony's High School commissioned bld architecture to design a new Student Center and Chapel for its existing 1961 building in Huntington. As part of a multi-phase master plan, the student center included the design services for the construction of a new chapel, athletic field house and student center. The new field house building is a 170,000 gsf state-of-the-art athletic and academic building. The ground floor houses a 200' x 300' clear span indoor football / lacrosse field and 200m running track with bleacher seating for 1000 visitors. Indoor track and field events are included with progressive timing and display for NCAA events. The lower level houses wrestling rooms, men and women locker rooms, fitness center, training rooms and practice rooms for music and art classes. Religion is an important part of the school's academic and athletic program and bld architecture designed for the school a new 12<sup>th</sup> Century Romanesque styled chapel that now resides in the central courtyard. Integrating the new systems of the student center and chapel into the existing school was important to work as a whole. Integrating new digital technology and fire suppression into the older analog system presented a number of design challenges and cooperation with local authorities. Ultimately a cost conscious and unified plan was reached that satisfied all stakeholders. Now that the student center is complete, St. Anthony's will set its sights toward their future renovation of existing classroom and science laboratory spaces, a natatorium and performing arts center.



### **SUNY Stony Brook – Student Union Due Diligence Study, Stony Brook, NY**

Client Name: Stony Brook University  
Client Contact: John Fogarty – Facilities Design and Construction  
Construction Cost: \$ 45,000,000  
Completion: January – 2010 (Study)

bld architecture, on behalf of the State University of New York at Stony Brook performed a comprehensive due diligence evaluation report for the Student Union Building. The purpose of the study was to examine the adaptability of this building to their adopted policy for energy conservation and sustainability. The existing 132,000 gsf building was designed in 1966 and required a comprehensive design study and testing that assessed the repair, replacement and suitability of the current building envelope and systems. Cost models and designs were produced to illustrate the options for full building replacement or renovation.



### **Touro Law Center, Central Islip, NY**

Client Name: The Parr Organization, Inc.  
Client Contact: Ron Parr, President  
Construction Cost: \$ 30,000,000  
Completion: 2007

bld architecture designed an 185,000 square-foot facility for Touro College. The building was a new construction and includes a 40,000 square-foot law library, 500-seat state-of-the-art auditorium that doubles as a moot courtroom and high-tech classrooms. The new school is located adjacent to the Suffolk County Court Complex in Central Islip; home to both Federal and State courthouses. The proximity of the Court Complex allows faculty and students to be included in the greater legal environment. The design took this feature even further and created inviting public spaces throughout the building encouraging students to interact with each other, faculty and other legal professionals visiting the building. The architectural design team has created a versatile structure comprised of aluminum-finish metal panels, precast concrete and reflective silver glass—a progressive combination that enhances the elegant design of the building and complements the school's social, education and professional ideologies. From the projects inception the architect worked closely with the developer to achieve both schedule and budget goals. This “design/build” relationship proved successful in balancing the objectives of the school, the designers and the developer. Cost of project at completion equaled \$30,000,000.



### **Gallery North, Setauket, New York**

Client Name: Gallery North- Setauket, NY  
Client Contact: Ms. Judith Levy-Director  
Construction Budget: \$ 2,500,000  
Completion Date: June 2019

The Gallery North has been promoting contemporary Long Island arts and crafts since 1965 and is a vibrant cultural center for the community. The property was once part of the Alexander Hawkins farm and now central to the Setauket Historic District. The 2.5 acre parcel includes three primary buildings; the Gallery (Building No. 90), Conference Center (Building No. 84) and the Commercial Office (Building No. 82). In addition, there are three outbuildings; the Art Storage Barn, the Garage Storage Shed and the Anais shed. The Gallery has continued to grow since its inception and planning for their needs. bld architecture has been working with the gallery for more than five years and has developed a Master Plan. This plan reinforces the Gallery as a neighborhood of smaller buildings, expanding the Gallery building and adding a new Studio Workshop for classes and exhibits. The first phase of the master plan is the expansion of building No 84 which is underway. This space will be renovated and enlarged to meet the immediate need for studio workshop space. Once future funds are committed for the new Studio Workshop, Building 84 will be dedicated solely for printmaking. Approval required full acceptance by the Town of Brookhaven Historic District Advisory Council and the Three Village Civics Association.



### **SUNY Farmingdale – Exterior Improvements, Farmingdale, NY**

Client Name: Farmingdale State College  
Client Contact: Erika Wachter, Procurement  
Construction Cost: \$ 7,930,000  
Completion Date: 2016

bld architecture was selected by the State University of New York at Farmingdale for the exterior restoration to a select group of existing buildings on the campus. Eight of the original campus building were built between 1914 and 1930 are scheduled for exterior repairs. A total proposed program budget of \$ 7,930,000.00 dollars has been established for this work. The initial evaluations included research of the original buildings and document their current condition and the extent of repair. Included in the evaluation are the allocation of dollars and a schedule of priority and apportioned work. Many of the buildings required testing for water migration, hazardous materials and structural integrity. All work performed maintains the historic significance and architectural character of these buildings. Controlling the schedule and budget were a major concern for the project, especially with the ongoing trimming of state funds. bld architecture issued phased drawings and construction budgets to monitor and balance the costs across the eight buildings. Private restoration contractors were brought in together with our cost estimating experts to verify all proposed costs and schedules.



### **Suffolk County Community College - Culinary Arts Center, Riverhead, NY**

Client Name: Suffolk County Community College  
Construction Cost: \$ 4,000,000  
Completion: 2008

bld architecture designed the new two-story, 28,000 square foot building that houses Suffolk County Community College's successful program for culinary students. Envisioned as a community outreach program for the College, the program gives the school a Main Street presence in downtown Riverhead. The building's exterior used traditional materials of brick and stone to blend into the surrounding downtown context. A glass storefront along Main Street allows visitors entrance to the ground floor pastry shop and a glimpse into the schools program beyond. The ground floor includes a culinary lab, prep room, teaching kitchens, lecture rooms and a teaching kitchen studio. Wolf provided the College with leading edge commercial cooking equipment that has proven instrumental to the students and success of the program. The second floor provides the college with additional classrooms and support services for an array of educational programs.



**Residence Halls – Five Towns College, Dix Hills, NY**

Client Name: Five Towns College  
Client Contact: Dr. Stanley Cohen - President  
Completion: 2005

Five Towns College located in Dix Hills New York, is a creative college which specializes in developing students for careers in music and the performing arts. While largely a commuter school, bld architecture developed a residence campus for two hundred students. The two-story residence hall style buildings service the demand for on campus housing and also a much-needed common area for students and faculty to participate in the complete collegiate experience. Set in a wooded area of the campus, the brick façade and gabled roofs parallel the character of the campus and the context of the surrounding suburban landscape.



**Dowling College – Kramer Science Center, Oakdale, NY**

Client Name: Dowling College  
Client Contact: John Kelly- Director of Facilities  
Construction Cost: \$ 3,500,000  
Completion: 2003

bld architecture renovated the eastern wing of this beautiful country house for Dowling College. The building and grounds along the Connetquot River in Oakdale, Suffolk County, Long Island currently serve as the college's main campus. The house was designed by Richard Howland Hunt at the turn of the 20th century for William K. Vanderbilt. Hunt's masterpiece replaced the original "Idle Hour" cottage that was designed by his father, Richard Morris Hunt, and tragically burned to the ground in 1899. The rehabilitation of the exterior facade included full window replacement, roofing and flashing repairs, brick re-pointing and infill, and the restoration and cleaning of the building facade. During the rehabilitation an underground mechanical plant was created and 12,000 usf of interior space was recaptured within the existing structure for classroom functions. bld architecture provided preliminary budgets and value engineering options throughout the process.



**Suffolk Community College Multipurpose, Brentwood, NY**

Client Name: Suffolk County Community College  
 Client Contact: Paul Cooper, Director of Engineering  
 Construction Cost: \$ 37,500,000  
 Completion: 2003

bld architecture designed a new multipurpose facility for the Brentwood campus of Suffolk County Community College. The state-of-the-art facility serves three areas of interest/study: Health Technology, Criminal Justice and Athletics; each having its own wing. Each academic wing contains classrooms, faculty offices, and laboratories on each floor. The Field House contains a 200-meter running track, basketball and tennis courts with retractable seating for 2,500 spectators. The Natatorium houses a 25-meter swimming pool, 3m diving and a moveable bulkhead to allow for a variety of events. The field house provides seating for 270 spectators and the appropriate service and support areas. The building has been very successful for the college. As one of the large sporting venues on Long Island, the building also serves the local community as an exhibition and conference hall, providing the college with outside revenues. The project was designed and documented in full compliance with Wick’s Law.



**Brookhaven Library, Brookhaven, New York**

Client Name: Brookhaven Library- Brookhaven, NY  
 Client Contact: Ms. Jamie Papandrea -Director  
 Construction Cost: \$ 350,000  
 Completion Date: June 2015

On May 18th, 1912 a group of women from the hamlet of Brookhaven founded the Fireplace Literary Club for the purpose of establishing a library for the residents of the hamlet. The name Fireplace was used to commemorate the former name of the hamlet, which had been known as Fire Place until 1871. Sixteen charter members of the club acquired approximately 242 books through donations from private libraries. In 1926 Mr. and Mrs. James H. Post offered to give a plot of land on which to erect a new library building for its permanent home. Over the years a number of additions and expansions occurred as the Library grew. In 2013, bld architecture was retained to simplify the plan, upgrade the building for ADA and code compliance and to fix chronic water problems with the building. Approvals required full acceptance by the Town of Brookhaven Historic District Advisory Council and the Brookhaven Village Civics Association.



### **First Presbyterian Church of Northport**

**Client Name:** The First Presbyterian Church of Northport  
**Client Contact:** Charlene Cosman, Member  
**Construction Cost:** \$ 2,000,000  
**Completion:** September, 2013

The origins of the First Presbyterian Church of Northport date back to the 1790's. In 1873 the current Northport church was built. Since 1873 the church has undergone two significant expansions, one in 1908 and one in 1958. With each major expansion, the ground floor level was raised approximately two feet to accommodate the steep slope of the site. In 2010, the Renovation Committee of the First Presbyterian Church selected and prioritized a number of selective renovations needed by its congregation and sustaining the future use of the building for the generations ahead. These planned renovations include improvements in accessibility, planning efficiencies, life safety and indoor air quality. A two story addition will surgically replace the central portion of the building built in 1909. The new replacement will simplify the circulation and relocate the large Fellowship Room. Included is a new elevator for ADA compliance, new administration offices, toilets and support areas. The design approach required sensitivity to the building's history and to the congregation's fundraising limitations. The alterations and additions resolve chronic issues that have been plaguing the congregation for generations such as poor interior and exterior access to the various additions, circulation, life safety and indoor air quality. The exterior of the church as it stands today is painted white clapboard. The architectural ornament is elegantly sparse, utilizing flat rake moldings, flat trim boards and flat casings for doors and windows. The new additions will repeat the same material, color, proportion and detailing of the original building; a modest addition that will blend with an important past.

Industrial



**Grow NY (Greenmarket Regional Food Hub), Brooklyn, NY**

Client Name: New York State Regional Food Hub LLC  
Client Contact: Macel Van Ooyen  
Construction Cost: \$25,000,000  
Completion: 2020

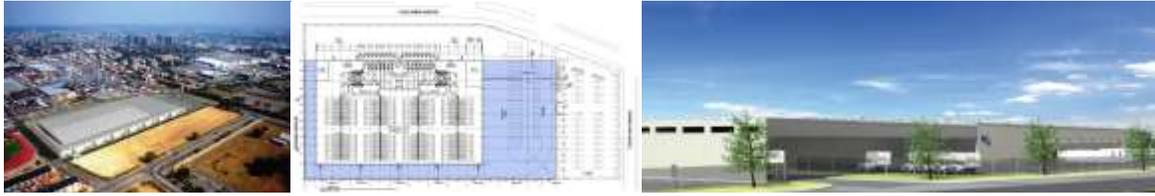
Bld architecture is designing a new 75,000 gsf cold storage distribution center in the Hunts Point section of the Bronx, NY. GreenMarket Company has been connecting local upstate farmers with NYC communities since 2012 to help keep fresh, healthy food affordable. The new distribution center includes large loading dock spaces and cold refrigerated storage for the distribution of locally grown fruits and vegetables at wholesale distribution level. Ever socially conscious, the building will be sustainable in every way practicable. Waste to water bio-digester technology will be utilized together with rooftop rainwater harvesting from green / blue systems, daylighting and photovoltaic power generation and electric vehicular charging stations. Building systems exhaust will be optimized and harvest for re-use of heat. A living green wall decorates the main façade to reduce solar gain and promote the sustainable initiatives.



**FedEx Automated Facility, Queens, New York**

Client Name: Aurora Contractors, Ronkonkoma  
Client Contact: Mr. Frank Vero Jr. – Vice President  
Construction Cost: \$ 40,000,000  
Completion Date: July 2013

bld architecture recently completed a new 140,000 gsf automated distribution facility for Federal Express in Queens, New York. SunCap Property Group of North Carolina coordinated the development and design team with FedEx as well as the long term lease of the land. This one-story building houses state of the art distribution and package sorting equipment and includes a 6,000 gsf mezzanine for office functions. An internal conveyor connects 25 exterior tractor trailer loading berths to the interior parking space for 100 waiting vans that provide local ground service by zip code. The 8.75 acre site is located along Borden Avenue in Queens with easy access to the Long Island Expressway. The site includes 250 spaces for car parking and additional room for trailer parking. The building is constructed with a pre-engineered metal building system for its large open bays with a masonry base for durability. The site is adjacent to the waterfront and Pile foundations and bulkheads are provided. The first of its type for FedEx in NYC, approvals were complex and involved the DEC, DEP, NYDOB, City Planning and Fire Department.



### **FedEx Automated Facility, Brooklyn, New York**

Client Name: Aurora Contractors, Ronkonkoma  
Client Contact: Mr. Frank Vero Jr. – Vice President  
Construction Cost: \$ 50,000,000  
Completion Date: June 2015

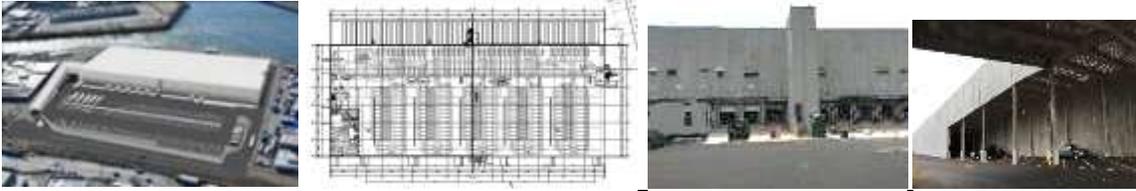
bld architecture recently completed a new 225,000 gsf automated distribution facility for Federal Express in Brooklyn, New York. SunCap Property Group of North Carolina coordinated the development and design team with FedEx as well as the long term lease of the land. This one-story building houses state of the art distribution and package sorting equipment and includes a 10,000 gsf for office and support functions. An internal conveyor connects 25 exterior tractor trailer loading berths to the interior parking space for 100 waiting vans that provide local ground service by zip code. Since this building is located adjacent to a residential development, all truck access and van access are enclosed inside a vehicular structure to eliminate any noise. The building due to its unique size and functions is conventionally framed in steel with pre-cast concrete panel walls. These approvals were complex and involved the DEC, DEP, NYDOB, City Planning and Fire Department.



### **FedEx Facilities, New York & Pennsylvania**

Client Name: SunCap Property Group  
Client Contact: Mr. Flint McNaughton – President  
Construction Cost: \$ 250,000,000  
Completion Date: 2017

Building upon a successful track record with SunCap Property Group of North Carolina, bld architecture has designed more than two-hundred million dollars of constructed facilities in Queens, Brooklyn and Yonkers, New York. These automated sorting facilities house up to 100 vans each and parking garages for 250 cars. Structural building systems are either conventionally framed or pre-engineered depending on the level of customization for the site. In addition, bld architecture is developing preliminary designs and renderings for automated and manual facilities throughout the northeast. Each building range between 125,000 – 250,000 gsf and are projected for very challenging sites and terrains. Site planning, environmental, building code compliance and community acceptance are keys to these projects for approval. These approvals were complex and involved the DEC, DEP, NYDOB, City Planning and Fire Department.



### **FedEx 57<sup>th</sup> Avenue, Queens, NY**

Client Name: Aurora Contractors, Ronkonkoma  
Client Contact: Mr. Anthony Vero – Vice President  
Construction Cost: \$ 50,000,000  
Completion Date: June 2018

Bld architecture designed the new two-story 375,000 gsf FedEx Manual Distribution Center in 57<sup>th</sup> Avenue in Queens, NY. The new building is located on 12 acres of land and will include 10,000 gsf of administrative offices as well as an enclosed parking garage on the second floor. The design accommodates multiple loading docks for all tractor trailer deliveries feeding the conveyor sorting system. There is also an enclosed second level of vehicular parking and ramp as well as internal space to house vans that tend to local delivery.



### **North Atlantic Industries, Bohemia, NY**

Client Name: North Atlantic Industries  
Client Contact: William Forman  
Construction Cos: \$ 600,000  
Completion Date: 2019

Bld architecture was selected by North Atlantic Industries to design the expansion of their existing one-story 30,000 gsf Industrial building located in Bohemia, NY. A new 40,000 gsf two-story expansion with a cellar level that provides much needed ground floor space for R&D and testing, offices, conference rooms and support. The second floor will house a large training room with outdoor terrace and storage along with storage in the cellar level. A new elevator will be added and upgrades to the existing mep systems and bus cabling systems. Variances with the Town of Islip and SCDOH will be obtained along with pine barren credits. The additional offices will give the ever-growing NAI the much-needed space to continue their successful growth.



### **Frank Lowe Rubber and Gasket, Shirley, NY**

Client Name: Frank Lowe  
Client Contact: Ira Warren, President  
Construction Cost: \$ 4,000,000  
Completion: 2009

Frank Lowe Rubber and Gasket is a new 60,000 gsf Industrial facility in Shirley, New York. The design of the building embodies Frank Lowe's corporate values of innovation, excellence, teamwork, integrity and performance. The building features simple materials used in a sophisticated way to create a progressive architectural expression that reflects the company goals. The design team provided the initial conceptual images to construction approvals, securing all town and county permits and sign offs. Key features include a 2-story atrium and that floods the entry with light and an ornamental staircase that links the buildings two operational floors. The building also provides a double height warehouse space for production and distribution of their products. All of these elements work together to provide Frank Lowe Rubber and Gasket with a bright and pleasant working environment.



### **Festo Corporation, Hauppauge, NY**

Client Name: Festo Corporation  
Client Contact: Sven Doerge, CFO  
Construction Cost: \$ 50,000,000  
Completion: 2009

bld architecture prepared a conceptual study for the expansion of the United States Headquarters of Festo, a worldwide leading supplier of pneumatic and electrical automation technologies, located in Hauppauge, NY. Festo has evolved into a performance leader within its respective industry over a period of 50 years as a result of innovation and problem solving competence covering all aspects of pneumatics. In part, thanks to its unique offerings in the field of industrial training and vocational education. This addition consists of a 3-story office tower, designed with the ability to easily adapt the interior layout, located at the corner of an integrated parking deck that is nestled into the landscape of the sloped site. The design process focused on concepts of efficiency, technology and sustainability in order to develop a solution to suit the needs of this international industry leader.

Medical



**Brookhaven Medical Art Building, Yaphank, NY**

Client Name: Brookhaven Memorial Hospital Medical Center  
 Client Contact: Richard Margulis, CEO  
 Construction Cost: \$20,000,000  
 Size: 185,000 gsf

bld architecture was selected to assist Brookhaven Hospital with their acquisition and conversion of the former John J Foley Skilled Nursing center in Yaphank, NY. The 185,000 gsf five story building was initially designed by bld’s predecessor and constructed in 1992 as a Suffolk County Facility. More recently the facility was caught in political crosshairs and left unoccupied for the past four years. As a condition of the sale, bld architecture performed a thorough Conditions Assessment of the building and systems. With the sale, bld architecture is designing the renovations to the building to allow for the conversion to a multi-tenant, medical arts facility. Upgrades include a Change of Use and Occupancy, zoning compliance, increased areas for parking and site utilities. The interior renovations to the building include new HVAC, electrical, and fire alarm distribution and cosmetic upgrades to main lobby, elevators, toilets, and core services. The new interior tenants will house space for Brookhaven Hospital’s Dialysis, Hospice, and Administration. Multiple private medical tenants will occupy the remaining floors and will include medical detox and rehabilitation and assisted living and memory care. This adaptive re-use of the facility will bring much needed services to the area and breathe new life into what was an underutilized, but very robust building.



**Brookhaven Hospital Lobby, Patchogue, NY**

Client Name: Brookhaven Hospital, Patchogue, NY  
 Client Contact: Richard Margulis, CEO  
 Construction Cost: \$2,500,000  
 Completion: 2018

Brookhaven Memorial Hospital Medical Center is located in Patchogue New York. The 4,000 gsf main visitor lobby has not been updated in over fifty years and has reached its natural lifespan. bld architecture was recommended to the hospital to create a new progressive image on behalf of its donor Walter and Rosemarie Ladick. The lobby is often the first impression a visitor has of the hospital, providing a glimpse of the high level of care within the organization. The vision for the renovated lobby is seen as a progressive and comforting image through the use of warm materials, lighting, furniture and transparency. Natural light and a contemporary interior will create a welcoming center for all visitors, patients, and employees. This renovation will extend though the entrance vestibule to improved landscaped gardens and paving on the exterior, enhancing the full visitor experience from approach to reception. The construction is multi-phased and dust free to maintain all ongoing 24/7 hours of operation. The lobby is the first of three construction phases as a renovated gift and cafe, elevator upgrades, and support functions are also on the list of updates for the hospital. bld architecture considers the main lobby as “the soul of this facility” and an appropriate legacy to the generosity of the Ladick family.



**100 Hospital Road, East Patchogue, NY**

Client Name: Damianos Realty  
Client Contact: Mr. Cris Damianos – President  
Construction Cost: \$ 7,500,000  
Completion: 2008

bld architecture met the challenge of designing a warm, inviting building for visitors and patients of this newly completed medical office building. Traditional brick combined with large glass openings provide for an inviting and progressive façade. New thermally broken, aluminum insulating glass units were installed within newly created brick openings. Careful attention was placed in the detailing of the façade and the relationship of the masonry openings and window proportions.



**21<sup>st</sup> Century Oncology, Riverhead, New York**

Client Name: Theriac Enterprises, LLC  
Client Contact: Mr. Jay Burnell  
Construction Cos: \$ 4,000,000  
Completion Date: August 2013

Theriac Enterprises, LLC of Florida are converting an old PC Richards retail building along Route 58 in Riverhead into medical use. The existing 20,000 gsf single story building will become a state-of-the-art facility for Radiation Oncology. The design of the new building reflects the progressive services provided by 21<sup>st</sup> Century Oncology, using a large expanse of glass to greet patients with natural light and a warm blend of natural colors and landscaping. The program includes a 7,000 sf radiation suite, concrete encased Linear Accelerator and Vault, 5,000 sf of medical offices and 8,000 sf of future medical expansion. The new Radiation suite is adjacent to Peconic Hospital and will provide complementary services.



### **Ruffian Equine Medical Center, Elmont, NY**

Client Name: Petrocelli Construction / IEAH Corporation  
 Client Contact: John Petrocelli - VP  
 Construction Cost: \$ 8,500,000  
 Completion Date: 2009

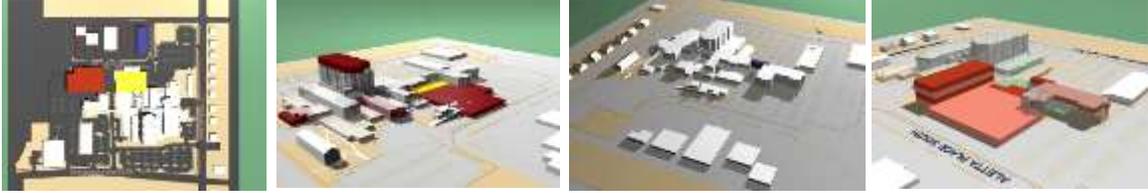
bld architecture was retained by International Equine Association Holdings (IEAH) Corporation to design the new 22,000 gsf Equine Medical Center. IEAH was best known as the owners of “Big Brown” a contender for the triple-crown. This new veterinary facility was designed as a hospital for thoroughbred race horses and conveniently located on the backstretch of Belmont Park. The state-of-the-art facility acted as a hub for area horses of all breeds and disciplines, specializing as a center for diagnostics and orthopedic surgery. The medical center includes two surgery suites, three recovery stalls, CT (computed tomography), a high speed treadmill, digital radiography with an overhead high-power generator, as well as three portable EKLIN units, nuclear scintigraphy, a full-service laboratory, a lameness strip and outdoor lunging ring, three climate controlled stalls and 26 standard stalls in the barn. bld architecture developed the program together with IEAH director John Roberts. Recently the building has been acquired by Cornell University and will become a significant extension of their veterinary school program.



### **Atria Builders, Willoughby and Brooklyn ALP, NY**

Client Name: Atria Builders, New York, NY  
 Client Contact: Ed Grunwald – Project Director  
 Construction Cost: \$ 37,000,000  
 Completion Date: 2008 / 2012

bld architecture was retained by Atria Builders in NYC to design the interior finishes and furniture for their Willoughby Care Center building. bld architecture produced the construction documents and details for the 135,000 gsf fit out. After the success of this project bld architecture was retained to produce the core and shell documents for their new four story 125,000 gsf Assisted Living Facility on Brooklyn Boulevard in collaboration with Warren Schiffman Architects and DSM design.



**Southside Hospital – Master Plan, Bay Shore NY**

Client Name: Southside Hospital  
Construction Cost: \$ 40,000,000  
Completion: 2008

The Southside Hospital Master Plan and Modernization project began in 1995 with a new Traumatic Brain Injury Unit and a new freestanding building that houses a new linear accelerator. Upon completion of the first phase, a 490,000 sf facility improvement project began. The multi-phased renovation project included several new structures: a maternity center with seven LDRs, an Obstetrics Wing, an MRI Suite, a Mammography Department, a Nursing Administration Area, Pre-Administration Testing, a Blood Bank, Medical Records Department, a Cardiology Department and a new Main Lobby. Renovation work included the modernization of the existing Emergency Department, Vascular Lab, Nuclear Medicine, Fluoroscopy Chest X-Ray and Cardiac Catheterization rooms.

The final phase consisted of the creation of a new, 26-bed, Intensive Care Unit and three-story connecting bridge. Renovations were made to the eight existing Operating Rooms and four new Ambulatory Surgery Rooms were created. The renovations ensure the existing facility is up to current health codes relative to mechanical, electrical, plumbing, fire protection and ADA/ANSI.

## Retail



### **Nassau Events Center, Hempstead, NY**

Client Name: Forest City Ratner Development  
Construction Cost: TBD  
Completion Date: 2016

bld architecture is retained by Forest City Ratner Development to serve as the base building architect on approximately 400,000gsf of retail development at the Nassau Coliseum site. Working in collaboration with SHOP architects, this project will support the various entertainment programs envisioned at the newly renovated Coliseum. The site has many challenges for parking, traffic and infrastructure to accommodate a large flexibility of uses and daily visitors. There's no doubt that once completed, this project will be a great success thanks to the collaboration of all stakeholders.



### **Manorville Commons, Manorville, NY**

Client Name: Park Ridge Organization  
Client Contact: Charles Mancini - President  
Construction Cost: \$ 15,000,000  
Completion: 2014

bld architecture designed a phased master plan for the Park Ridge Organization in Manorville, NY. The plan covers 20 acres of property that is dedicated for the "smart growth" walkable development that includes seven buildings and a village center. The plan was developed in collaboration with the local civics and the Town of Brookhaven. The design provides spaces for retail, medical, restaurants and medical offices space. Currently five of the three of the buildings are built and two more are under construction. The individual structures are united by a distinctive architecture that is derived from the rural character of the surrounding community. Inspired by vernacular residential and agricultural buildings, the campus serves as a model for development that reflects the sense of place and context of its surroundings.



### **New Village of Patchogue Retail, Patchogue, NY**

Client Name:        Tritec Development  
Client Contact:     Rob Loscalzo  
Construction Cost:  N/A  
Completion:         June 2017

Tritec's New Village residential and retail mixed-use development continues to be a great success and catalyst for the revitalization of Patchogue Village. bld architecture was retained by Tritec Development as an integral part of their team to provide oversight for the 60,000 gsf of retail tenants. As the landlords architect of record covering the retail spaces, tight design guidelines for acceptance by the Village Architectural Review Board as well as compliance with the Village Building Department, Fire Marshall and Suffolk County Department of Health. In addition to general oversight, bld provided interior design services for a number of the retail spaces, each ranging in area from 2,500 to 4,000 gsf. These shops include Say More Boutique, Small Cakes, Artisan Kaiser, The Cuban, and Virgola Italian Oyster and Wine Bar. Each space was uniquely designed to create an atmosphere that showcases the company's unique style and quality brand.



### **AJ Madison Showroom, Brooklyn, New York**

Client Name:        AJ Madison, Inc.  
Client Contact:     Mr. Michael Gross, President  
Construction Cost:  \$4,000,000  
Completion Date:    January 2013

AJ Madison is proposing an interior building renovation and relocations to 3605 13<sup>th</sup> Avenue, Brooklyn, New York. The existing two-story building totals approximately 16,000 gsf. The building's interior will require a full renovation and upgrade to meet the quality standards and service that is established by the AJ Madison brand. The new facility will foster the progressive leadership and outstanding service of the company. The ground floor will provide the identity, showroom and display for a variety of high quality residential appliances. The second floor will house the administrative support, call center, and conference rooms. A new rooftop terrace is planned to display outdoor equipment.



## ALEXANDER BADALAMENTI, AIA

PRESIDENT / CEO

### PRINCIPAL PROJECTS

#### **MASTER PLANNING PROJECTS**

Riverhead Master Plan, Riverhead, NY - 45 acre  
Downtown Revitalization  
Central Islip Master Plan, Central Islip, NY - 150 acre  
Mixed-Use Development  
Mount Sinai Village, Mt. Sinai, NY - 30 acre Mixed-Use  
Development  
EPCAL Calverton Master Plan, Calverton, NY - 600  
acre Mixed-Use Development  
First Baptist Church Master Plan, Riverhead, NY - 12  
acre Recreational/Housing Campus

#### **COMMERCIAL PROJECTS**

Suncap Development - FedEx Facilities, Brooklyn, LIC,  
Yonkers 500,000 Industrial Facilities  
Nassau Events Center, Uniondale, NY – 400,000 gsf  
Retail Development 3,500,000 Conceptual Master Plan  
102 Motor Parkway, Hauppauge, NY - 180,000 G.S.F.  
Commercial Office Building  
UFCW Local 1500, Westbury, NY- 30,000 G.S.F. Office  
Building  
31 W. Main Street, Patchogue, NY -20,000 G.S.F.  
Office Building Renovation  
4 Technology Drive, Setauket, NY- 40,000 G.S.F.  
Office Building  
330 West 57th Street, New York, NY-Two-Story  
Commercial Storefront Renovation  
245 Old Country Road, Melville, NY - 100,000 G.S.F.  
Office Building Renovation  
Manorville Commons, Manorville, NY - 70,000 G.S.F.  
Retail and Office Development  
Empire National Bank Headquarters, Islandia, NY -  
19,000 G.S.F. Office Building Renovation  
21<sup>st</sup> Century Oncology, Riverhead, NY – 22,000 GSF  
Medical Office Building  
FragranceNet, Ronkonkoma, NY- 85,000 G.S.F.  
Industrial Building  
Super Enterprises, Melville, NY - 30,000 G.S.F. Interior  
Expansion  
United Jewish Appeal Federation, New York, NY - 17-  
Story 300,000 G.S.F Office Building Renovation

#### **ACTIVE REGISTRATION**

NY, CT -AIA, NCARB - 1989

#### **EXPERIENCE**

30 Years

#### **AFFILIATIONS**

Board of Directors- American Institute of Architects - 2017  
Energies Partnership – 2017  
Board of Directors for the Gallery North, Setauket - 2017  
Board of Directors – Suffolk County Parks Foundation –  
2007- 2011

#### **EDUCATION**

Bachelor of Architecture, 1985 – Pennsylvania State  
University, PA

#### **WORK EXPERIENCE**

bld architecture, dpc – Patchogue, NY  
Baldassano Architecture, llc – Patchogue, NY  
Swanke Hayden Connell Architects – NY & UK  
Stuart M. Narofsky, AIA – Port Washington, NY

Alexander Badalamenti is responsible for firm management, leadership and quality assurance of projects. With over 30 years of experience in architectural design, his work can be seen across Long Island, New York City and abroad. His design work is not limited to one area of practice. For Alex, the integrity of the project supersedes its category. In addition to his diverse commercial background, he has a unique portfolio of high-end private residences. He enjoys working with complex architectural structures that ultimately compliment their surroundings.

As a resident of Long Island, Alex is dedicated to its local community. He has a sincere interest in buildings of historic significance and landmark status. Pair that with his boundless knowledge of state-of-the-art building materials and systems and the outcome is purposeful designs that keep these communities connected to their roots.

\*Atlantic Terminal - Brooklyn, NY - 12-Story 425,000  
G.S.F New Office Building

**COMMERCIAL PROJECTS - continued**

New Village Retail of Patchogue, Patchogue, NY –  
60,000 gsf retail space (multiple locations)  
Certified Laboratory, Melville, NY – 60,000 gsf  
\*15 MetroTech, Brooklyn, NY - 19-Story 675,000 G.S.F  
New Office Building  
Grow NYC, Bronx, NY – 75,000 gsf  
\*NYC Fire Department Headquarters, Brooklyn, NY - 8-  
Story 450,000 G.S.F New Office Building  
\*Brooklyn Union Gas Building, Brooklyn, NY - 26-Story  
1,000,000 G.S.F New Office Building  
\*One New York Plaza, New York, NY - 50-Story  
2,000,000 G.S.F Building Renovation  
Brookhaven Hospital Lobby, Patchogue, NY – 3,000 gsf

**EDUCATIONAL PROJECTS**

Gallery North, Setauket, NY Community Arts Center –  
Studio – 2.5 acres  
Stony Brook University, Stony Brook, NY - 120,000  
G.S.F. Student Union Building Renovation  
Suffolk County Community College Culinary Arts -  
Riverhead, NY - New 30,000 G.S.F. Educational  
Building  
Touro Law Center, Central Islip, NY - New 175,000  
G.S.F. Educational Building  
Saint Anthony's High School, Huntington, NY - 120,000  
G.S.F. Addition/Renovation

**MUNICIPAL PROJECTS**

Suffolk County 4th Precinct Police Station, Hauppauge,  
NY - 40,000 G.S.F. New Facility - County LEED Pilot  
Project  
Suffolk County Courts, Riverhead, NY 180,000 gsf Civil  
Courthouse  
Brookhaven Tax Receiver, Port Jefferson, NY -  
Historic/Due Diligence Report

**RECREATIONAL PROJECTS**

YMCA Patchogue, Patchogue, NY -55,000 G.S.F.  
Recreational Facility  
YMCA Bay Shore, Bay Shore, NY - 40,000 G.S.F.  
Renovation  
Jones Inlet, Freeport, NY - 28,000 G.S.F. New Yacht  
Club

International Equine Hospital, Belmont, NY - 40,000  
G.S.F. Horse Hospital  
Clinton G. Martin Pool Facility, North Hempstead, NY–  
2 acres  
\*River Creek Country Club, Leesburg, VA - Master Plan  
and 20,000 G.S.F. Clubhouse and Pool House  
\*Sonesta Beach Hotel, Southampton, Bermuda -  
Addition/Renovation to 1940's Hotel

**RESIDENTIAL PROJECTS**

Watchcase Factory, Sag Harbor, NY - 62 Unit, 150,000  
Multifamily Luxury Condominium  
Arboretum, Farmingville, NY – 292 Unit Multifamily  
Condominium  
Island Green, Selden, NY – 125 Unit Multi-family  
Condominium  
Touro Dorms, Central Islip, NY - 160 Unit Residence  
Hall  
Water's Edge, Port Jefferson, NY - 52 Unit, 60,000  
G.S.F. Multifamily Residential Building  
Goldfrab Properties, Bronx, NYC, Queens, Various  
Multifamily building and Lobby renovations  
Private Residence, East Setauket, NY - 3,000 S.F.  
Cornwallis Road Addition/Renovation  
Private Residence, Stony Brook, NY - 2,000 S.F. New  
York Avenue Addition/Renovation  
1160 Fifth Avenue, New York, NY - 6,000 S.F. Interior  
Renovation  
\*1130 Fifth Avenue, New York, NY - 30,000 S.F.  
Restoration/Renovation of 1914 Landmark  
\*4 East 79th Street, New York, NY - 20,000 S.F.  
Restoration/Renovation of 1895 Landmark Mansion  
\*Private Residence, Stockbridge, MA - 18,000 S.F. New  
Custom Residence  
\*Rockwell Senior Housing, New Rochelle, NY - 75-Unit  
Residential Building  
\*Project Completed At Previous Firm



**ACTIVE REGISTRATION**

NY

**EXPERIENCE**

25 Years

**EDUCATION**

B.S. Architectural Technology, 1990 -New York Institute of Technology

**WORK EXPERIENCE**

bld architecture, Patchogue NY

The Phillips Group (TPG), Melville, NY

Thomas Murawski Architect

Spector Group North Hills, NY

Mojo Stumer Associates P.C. Roslyn, NY

Frank G. Relf AIA / Architect P.C. Melville, NY

Ehasz Giacalone Architects, Farmingdale, NY

As Director, Tom is responsible for overall operations with firm-wide responsibility for project deliverables, management and quality assurance. Tom is a seasoned professional that can handle the management of an individual project through to completion of construction as well as overseeing the development of all projects in the office. Tom has proven leadership skills and in guiding clients and staff and coordination of consultant contracts and deliverables. As Director, Tom is responsible for establishing the general office standards and computer procedures inclusive of layering, plotting and general AutoCAD parameters. Tom has a keen knowledge of State, City and Local Building Codes and handicap accessibility standards. Provides client representation of projects at Zoning/ARB Hearings/School Board Meeting and with State Officials.

**THOMAS J. MURAWSKI, RA**  
DIRECTOR OF OPERATIONS

**PRINCIPAL PROJECTS**

**COMMERCIAL PROJECTS**

Suncap Development – FedEx Facilities, Brooklyn, LIC, Yonkers 500,000 Industrial Facilities

Nassau Events Center, Uniondale, NY – 400,000 gsf

Retail Development 3,500,000 Conceptual Master Plan

Certified Laboratories, Melville, NY – 60,000 Lab renovation.

New Village Retail of Patchogue, Patchogue, NY – 60,000 gsf retail space (multiple locations)

Lufthansa Airlines - 100,000 Square Feet of office area renovation.\*

Grubb and Ellis Management - various managed building on Long Island and New York City.\*

Computer Associates 150,000 Square Feet of office area.\*

Brookhaven Hospital Lobby, Patchogue, NY – 3,000 gsf

Grow NYC, Bronx, NY – 75,000 gsf

The Related Companies; NYC Various projects including penthouse residence for the president.\*

Equinox Health Clubs; NYC. & Westchester - 21,000 & 18,000 Sq. Ft. High-end health clubs.\*

Honeywell Office, Melville, NY – 45,000 gsf

Zebra Technologies, Holtsville, NY – 10,000 gsf

**MUNICIPAL PROJECTS**

North Merrick Fire District, South Farmingdale -

Coordinating projects and securing bonds.\*

Fifth Police Precinct; Patchogue, NY - Addition and renovation.\*

Hewlett Woodmere Union Free School District-

Renovation to the Hewlett H.S.\*

**RESIDENTIAL PROJECTS**

Watchcase Factory, Sag Harbor, NY - 62 Unit, 150,000

Multifamily Luxury Condominium

Arboretum, Farmingville, NY – 292 Unit Multifamily Condominium

Island Green, Selden, NY – 125 Unit Multi-family Condominium

Park Ave. Extended Care Center; Long Beach, NY -

140,000 Sq. Ft. 240 bed nursing home\*

\*Project Completed At Previous Firm



**EXPERIENCE**

13 Years

**EDUCATION**

Princeton School of Architecture, Princeton, NJ  
Harvard University, Cambridge, MA

**WORK EXPERIENCE**

bld architecture, LLP – Patchogue  
D.F.A, NYC  
Diller Scofidio + Renfro Architects, New York, NY  
Jeremy Linzee | Design, Stony Brook, NY  
Kohn Pederson Fox, NYC

Jeremy Linzee is an established and highly recognized architectural designer and critic. Jeremy establishes the design direction and vision on all projects providing the firm with the highest distinction of design when warranted.

**JEREMY LINZEE**  
DESIGN DIRECTOR

**PRINCIPAL PROJECTS**

**COMMERCIAL PROJECTS**

Salvation Army Community Center, Westbury, NY - 30,000 gsf  
Gallery North, Setauket, NY – 2.5 acres  
McCall's Winery, Southampton, NY – 3,000 gsf  
Newport Office Center, Newport, NJ\*  
Brasserie Restaurant Renovation; NYC\*  
Nassau Veterans Memorial Coliseum, Uniondale, NY  
Wheelock Square North Retail Building, Shanghai, China\*  
Amgen Factory, Juncos, Puerto Rico\*  
MetLife Lobby Renovation, NYC\*

**CULTURAL PROJECTS**

Cooper Hewitt National Design Museum, Exhibition and Visitor Experience, NY\*  
Cartier Foundation, Paris, France\*  
Munch Stenersen Museum, Oslo, Norway\*  
The High Line Park, NYC\*

**MEDICAL/ LABORATORY PROJECTS**

Brookhaven Memorial Hospital, Patchogue, NY  
Certified Laboratory, Melville, NY  
Texas Methodist Research Center, Houston, TX\*

**RESIDENTIAL PROJECTS**

Arboretum, Farmingville, NY – 292 Unit Multifamily Condominium  
Westfield Green, Selden, NY – 125 Unit Multi-family Condominium  
Mott Street Townhouse, NYC\*

Private Residence, Southampton, NY

**ACADEMIC / TEACHING CRITIC**

Columbia University Graduate School of Architecture, Planning and Preservation  
Irwin S. Chanin School of Architecture of the Cooper Union New York, NY  
Dartmouth University, Hanover, NH  
Princeton University School of Architecture, Princeton, NJ  
Princeton University, Department of Art History, Princeton, NJ  
University of Virginia, Charlottesville, VA

\*Project Completed At Previous Firm



**EXPERIENCE**

12 Years

**EDUCATION**

Parsons- The New School for Design, NYC  
Stony Brook University - SUNY  
Baruch College, NYC

**WORK EXPERIENCE**

bld architecture, LLP – Patchogue  
Dawn Murnak Design Inc, Bay Shore, NY  
Durukan Design, NYC  
Smith Barney, NYC

Dawn Murnak has been collaborating with bld architecture for more than five years and handles all of the Interior design and finishes and furniture for bld architecture as Interior Design Director. Dawn shares her time with her own Interior Design business, Dawn Murnak Designs in Bay Shore, New York. Dawn is very familiar with both commercial contract furniture and residential products for private and hospitality clients.

**DAWN MURNAK**  
DESIGN DIRECTOR – INTERIORS

**PRINCIPAL PROJECTS**

**COMMERCIAL PROJECTS**

Honeywell Office Building, Melville, NY  
New Village Retail, Patchogue, NY  
Bridgehampton National Bank – Bay Shore, Montauk,  
Riverhead, Sag Harbor, Shelter Island, NY  
Salvation Army Community Center- Westbury, NY  
AJ Madison, Brooklyn  
FedEx Facility, Brooklyn & Queens  
Community Ambulance Company, Sayville  
Empire National Bank, Mineola  
Flatbush Federal, Brooklyn  
HBO – Hauppauge, NY  
TBTA – Randall's Island

**RESIDENTIAL PROJECTS**

Private Residence, Southampton, NY  
1700 & 1770 Grand Concourse, Bronx NY  
1540 Pelham Parkway, Bronx, NY

**HOSPITALITY PROJECTS**

Advanced Dermatology, Roslyn  
21<sup>st</sup> Century Oncology  
YMCA, Patchogue  
Sweet & Savory, Patchogue

**HEALTHCARE PROJECTS**

Brookhaven Hospital Lobby, Patchogue, NY  
Advanced Dermatology, Albertson  
21<sup>st</sup> Century Oncology, Riverhead  
Fox Dental, Manorville, NY  
NYTSLI – Brentwood, NY  
\*Project Completed At Previous Firms