

bld architecture

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bld architecture, dpc is an established leader in architectural design on long island and within the greater new york region, providing architectural services to the private and public sectors since 1974 (formerly baldassano). located in suffolk county in the village of patchogue, we offer a wide range of design services to meet the challenges of an ever-changing market. our core services include land-use, programming, master planning, architecture and interior design, with a keen appreciation for urgency in approvals. bld cultivates longstanding industry relationships, creating a unique team of professionals that address the various challenges of projects while providing meaningful, people-centered spaces.

our built work is diverse and includes notable buildings for significant clients and organizations within the commercial, industrial, multi-family, hospitality, recreational and educational sectors. we pride ourselves in our understanding of the history, culture and landscape of the tri-state area and utilize this as the foundation of our innovative design process. our four decades of practice successfully guide the design and construction of spaces that educate, inspire and connect with communities; validating our fully client-centered approach through active listening, flexible design, and inclusive participation. we see architecture as a conversation and combine large firm depth and resources with small firm sensibility.



riverhead master plan, 2006
watercolor by paul bell

100 & 102 motor parkway office buildings

04

hauppauge, ny 11788



client contact / reference

tritec development
bob coughlan - president
phone 631.706.4112
rjc@tritecrealestate.com

project duration

completed in 2010

size	construction cost
170,000,000 gsf	\$25 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*

state-of-the-art multi-tenant office buildings located in hauppauge, new york.

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 art 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 central landscaped plaza that provides entry and exit to either building.

bld architecture

ufcw local 1500 headquarters

05

425 merrick avenue, westbury, ny 11590



client contact / reference

ufcw - local 1500
tony speelman - vice president
phone 631.236.6327
aspeel1500@gmail.com

project duration

completed in 2010

size	construction cost
30,000 gsf	\$9 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*

progressive new headquarters building for local 1500 organization.

bld architecture designed the new 30,000 gsf office building for the corporate headquarters of ufcw – local 1500, representing one of new york state's largest union workforces. 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.

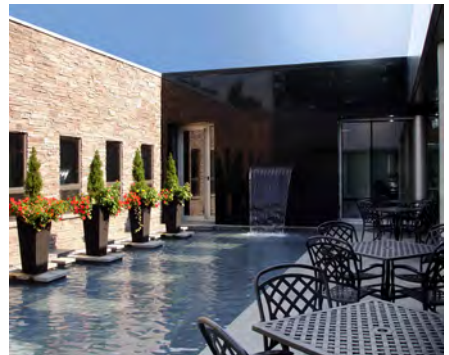
the building serves as the administrative hub for the overall business operations with offices for the president and staff, human resources, accounting, conferencing and support. the ground floor includes a large media room for events and staff training and is equipped with state-of-the-art audio and visual 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.

bld architecture

empire national bank headquarters

06

1707 veterans highway, islandia, ny



client contact / reference

empire national bank headquarters
douglas manditch - founder/ceo
phone 516.241.0498
dmanditch@empirenbank.com

project duration

completed in 2008

size	construction cost
19,000 gsf	\$20 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*

adaptive re-use transformation of 1970's style office building.

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 headquarters building in islandia, and 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.

bld's design involved the conversion of the decade's 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 combined with cutting edge information technology that promotes an 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.

bld architecture

honeywell office renovation

07

2 corporate center drive, melville, ny 11747



client contact / reference

honeywell international inc.
ray ruiz, jones lang lasalle
phone 516.521.8783
ray.ruiz@am.jcc.com

project duration

completed in 2017

size

45,000 gsf

construction cost

\$4 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*
thomas stack, ra – *design director*

integrated working environment for premier global technology company.

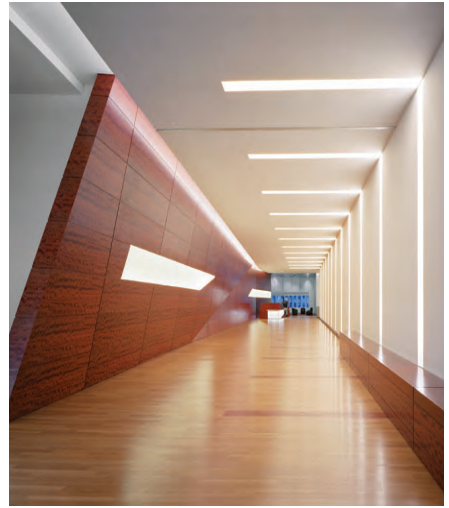
jones lang lasalle, on behalf of honeywell international inc., contracted with bld architecture to design the layout of 45,000 gsf interior space at their melville location. integrating the office culture and laboratory working environments to foster healthy interactions was a part of new working strategies.

the new design includes 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.

high-rise office buildings

08

brooklyn, ny



client contact / reference

forest city ratner / brookfield properties
john bowen
phone 718.923.8496
johnbowen@brookfieldproperties.com

project duration

16 months construction

size

400,000 - 1,000,000 gsf

construction cost

\$200 million

key staff

alex badalamenti, aia – president

nyc high-rise, multi-tenant commercial office buildings.

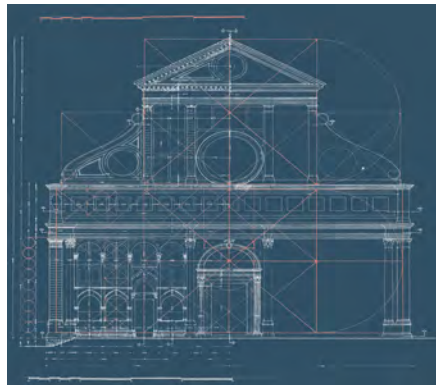
alex badalamenti, as former associate principal at swanke hayden connell architects, worked directly with forest city ratner on a number of very successful base building projects in metrotech, brooklyn.

included in this work is atlantic terminal, 9 metro tech 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. forest city ratner buildings are now owned and managed by brookfield properties.

st. anthony's high school chapel

09

275 wolf hill road, melville, ny



client contact / reference

st. anthony's high school
don corrao - director of development
phone 631.271.2020

duration

completed in 2012

size

5,700 gsf

construction cost

\$4 million

key staff

alex badalamenti, aia – *principal*
michael messina, aia – *director of operations*

12th century romanesque inspired chapel.

st. anthony's high school commissioned bld architecture to design a new student center and chapel for its existing 1961 building in huntington. religion is an important part of the school's academic and athletic program, so bld architecture designed a 12th-century romanesque chapel which was dedicated to our lady of the angels. the chapel now resides in the central courtyard of the school.

the new 5,700 sf romanesque-inspired our lady of the angels chapel, completed in 2012, was constructed in the former senior courtyard and serves as the center for the spiritual life of the school. a deliberate choice was made to keep the interior relatively unadorned in order to highlight the rugged elegance of the chosen materials and to showcase a few specially chosen pieces of art. there is a pure, elemental style that is timeless, linking the user to the essence of spiritual experience.

gallery north

10

90 north country road, east setauket, ny 11733



client contact / reference

gallery north - setauket
nancy goroff - president
phone 631.974.8514
president@gallerynorth.org

project duration

completed in 2017

size

2,000 gsf

construction cost

\$0.5 million

key staff

alex badalamenti, aia – president
michael messina, aia – associate principal

gallery north expansion for arts & education.

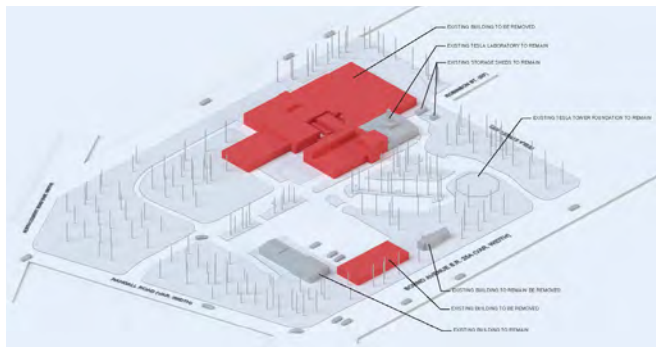
gallery north has been promoting contemporary long island arts and crafts since 1965 and is a vibrant cultural center for the community. the property was once part of the alexander hawkins farm and is now central to the setauket historic district. the 2.5-acre parcel includes three primary buildings: the gallery, the conference center and the commercial office. in addition, there are three outbuildings: the art storage barn, the garage storage shed and the anais house.

the gallery has continued to grow since its inception. bld architecture has been working with the gallery for more than five years and has developed a master plan that 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. this space has been 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

tesla science center restoration

11

5 randall road, shoreham, ny



client contact / reference

tesla science center
douglas borge - chief operating officer
phone 631.886.2632
dborge@teslasciencecenter.org

project duration

12 months construction

size	construction cost
10,000 gsf	\$4 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*

bld architecture

original 1906 nikola tesla lab restored in shoreham

tesla science center at wardencllyffe retained bld architecture to design its first phase of renovation and development for the 16.5 acre property in shoreham, new york. the site was the original laboratory and transmission tower of renowned inventor nikola tesla. the 10,000 gsf laboratory and tower were designed by the legendary architect, stanford white, and constructed in 1901 and 1902.

originally, the property included 200 acres of farmland along the north shore of long island. due to financial constraints, tesla was forced to abandon the property in 1913. by 1915 the property was foreclosed and the tower demolished for scrap in 1917. from 1939 until 1969 the site was acquired by peerless and later operated by agfa-gavaert until 1987. peerless / agfa converted the original tesla lab for the manufacturing of photographic paper emulsions and added a number of industrial buildings to the property. for more than thirty years, the lab building has remained vacant and unoccupied. while in a state of distress, a good amount of the original lab building fabric and the tower foundations remain today. in july 2018, tesla's wardencllyffe lab was added to the national register of historic places.

salvation army

992 prospect avenue, westbury, ny

12



client contact / reference

salvation army - new york
graeme hepburn - director of property services
phone 212.337.7214
graeme.hepburn@use.salvationarmy.org

project duration

set for completion in 2024

size	construction cost
30,000 gsf	\$11 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*
phil giordano - *project architect*

new residential style community center for salvation army westbury.

bld architecture (formerly baldassano) designed this new 30,000 gsf community center for the salvation army in westbury, ny. the new facility will include an 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 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.

bld architecture

first baptist church community life center

13

riverhead, ny



client contact / reference

first baptist church
shirley coverdale - director
phone 631.806.5666
secoverdale@optonline.net

project duration

set for completion in 2025

size	construction cost
200,000 gsf	\$60 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*

riverhead baptist church plans for community needs.

bld architecture (previously baldassano) developed a new master plan and community center for the first baptist church in riverhead. this project transformed the 12 acre property of the existing church building into a campus consisting of a new 60,000 gsf multi-purpose community life center, together with 135 units of workforce housing and three small business incubator buildings. for thirty-five years the church has stood as a pillar in this community. 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, baldassano drafted the planned development district (pdd) 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 been very well received by the surrounding community and has the support of the riverhead town boards.

bld architecture

winters center for autism

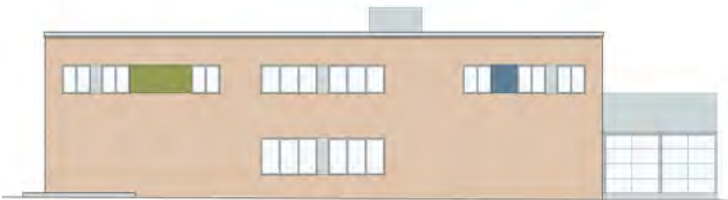
92 mahan street, west babylon, ny



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

client contact / reference

winters center for autism
christine ponzio - director
phone 516.301.3531
cponzio@winterscenterforautism.com

project duration

set for completion in 2022

size	construction cost
10,000 gsf	\$3 million

key staff

alex badalamenti, aia – president
michael messina, aia – associate principal
thomas stack, ra - director of design

bld architecture

new center for autism - the legacy of joe winters.

in 2020 bld architecture was asked by joe winters of winters brothers to design a new center for autism in honor of his son. bld architecture along with cameron engineering, happily donated their time to this worthy cause. the new 10,000 gsf center renovates an existing industrial building and adds a second interior floor and greenhouse. the center provides adult career training for individuals on the autism spectrum to help fill the gap in our support systems that end at the age of high school.

the students are trained in a number of career opportunities and basic daily personal management skills to help them cope. this is a remarkable cause and everyone involved wanted to design something that would help make a difference. in the signage design, simplicity, noise and colors are specifically selected to limit any added stress that these distractions can cause individuals. an in-house deli and server are also provided to help train students while servicing the local business community.

st.anthony's high school

15

275 wolf hill road, melville, ny



client contact / reference

st. anthony's high school
don corrao - director of development
phone 631.271.2020
dcorrao@stanthonyshs.org

duration

completed in 2011

size

150,700 gsf

construction cost

\$34 million

key staff

alex badalamenti, aia - *principal*
michael messina, aia - *director of operations*

new student center and chapel for st.anthony's.

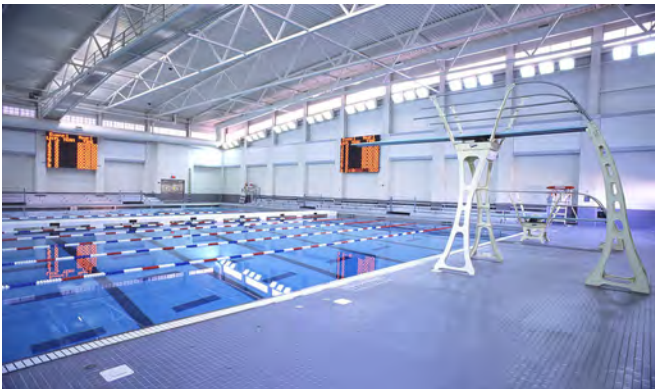
bld architecture (previously baldassano) was selected to provide architectural and interior design services for the phased expansion and renovation of the existing facilities at st. anthony's high school. the landmark expansion of the building reflects the school's commitment to excellence. the scope of services included the development of a phased master plan and three-dimensional massing study, the construction of a new student center and chapel, and the renovation of existing labs and classrooms and the conceptual design of future expansion possibilities.

the new two-story, 145,000 gsf student center includes a state-of-the art athletic facility complete with a 200 meter indoor track, new music and art rooms, a video conferencing center, a wrestling room, athletic therapy and treatment accommodations and extensive new locker facilities. a pre-engineered steel building system and a sophisticated waffle-slab floor system solve the design problems of creating a large span athletic space, with a full concourse level underneath the athletic facility. religion is an important part of the school's academic and athletic program, so bld designed a 12th-century romanesque chapel which was dedicated to our lady of the angels. the 5,700 gsf chapel now resides in the central courtyard of the school and serves as the center for the spiritual life of the school. a deliberate choice was made to keep the interior relatively unadorned in order to highlight the rugged elegance of the chosen materials and to showcase a few specially chosen pieces of art.

suffolk county community college

16

533 college road, selden, ny (brentwood campus)



client contact / reference

suffolk community college
paul cooper - director of facilities
cooperp@sunysuffolk.edu

project duration

completed in 2008

size	construction cost
100,000 gsf	\$31.5 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*

new multipurpose facility for sccc.

bld architecture designed a new 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 board 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.

bld architecture

touro law school

225 eastview drive, central islip, ny

17



client contact / reference

parr development organization
ron parr - president
phone 631.588.2000
ronparr@parrorganization.com

project duration

completed in 2010

size

185,000 gsf

construction cost

\$30 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*

bld architecture

new law school building for central islip's touro college.

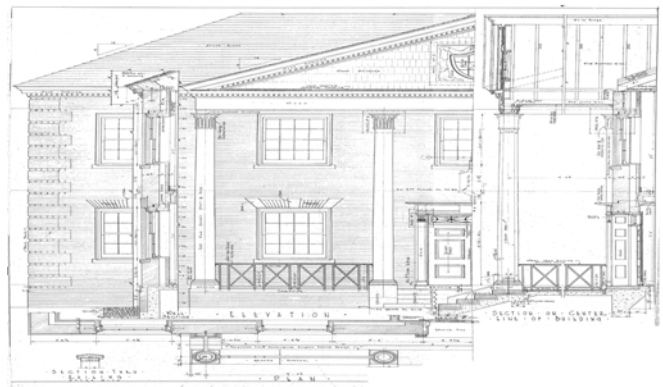
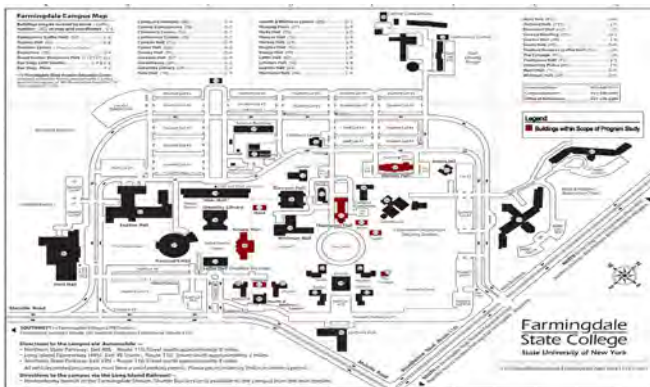
bld architecture designed an 185,000 square-foot facility for touro college. the building was a new construction and includes a 40,000 square-foot law library, 500-seat state-of-the-art auditorium that doubles as a moot courtroom and high-tech classrooms. the building is located adjacent to the suffolk 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 their peers, 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.

farminfingdale state college

18

2350 ny-110, farmingdale, ny



client contact / reference

suny farmingdale

erika murray - capital programs manager

phone 631.420.2017

erika.murray@farmingdale.edu

project duration

completed in 2017

size

30,000 gs

construction cost

\$9 million

key staff

alex badalamenti, aia – *president*

michael messina, aia – *associate principal*

bld architecture

suny farmingdale renovates 8 historic buildings.

bld architecture was selected by the state university of new york at farmingdale for the exterior restoration of eight of the original campus building which were built between 1914 and 1930. the initial evaluations included research of the original buildings to document their current condition and the extent of repair. included in the evaluation are the allocation of budget 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 was 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.

westhampton boutique hotel

19

7 beach lane, westhampton, ny



client contact / reference

five point real estate
corey gluckstal - partner
phone 631.683.8003
cgluckstal@fivepointre.com

duration

12 months construction

size construction cost

10,000 gsf \$4 million

key staff

alex badalamenti, aia – *principal*
michael messina, aia – *director of operations*
duncan white, ra – *senior designer*
thomas stack, ra – *director of design*

westhampton adaptive reuse hotel.

bld architecture was selected to design this state of the art modern hotel in westhampton beach village. located along the main beach road, this (c1900) french second empire style building has suffered fifty years of deferred maintenance.

in keeping with history, the front facade will be authentically renovated and a new, modern addition and pool will be added to the rear. when complete, this modern sixteen room hotel will be a benefit to the community combining new use and old charm.

bld architecture

soundview inn and restaurant

20

58775 county rd 48, greenport, ny



client contact / reference

eagle point hotels
erik warner - president
phone 917.449.3449
ewarner@eaglepointhotels.com

duration

9 months construction

size	construction cost
75,000 gsf	\$6 million

key staff

alex badalamenti, aia – *principal*
michael messina, aia – *director of operations*
duncan white, ra – *senior designer*

new vibe for original jack's shack out east.

eagle point hotel partners (owner) selected bld architecture and studio tack interior design to renovate the sound view inn and restaurant located along cr 48 in greenport ny. originally founded by jack and donna levin in the 1950's, the sound view inn and restaurant grew into a beloved waterfront destination in this charming north fork long island community.

in re-positioning its brand, the team created a fresh vision that embraces the local history and healthy qualities of the surrounding area. all of the guest rooms were re-furbished along with the addition of a new dining room and bar, all celebrating the beachfront location and views of the long island sound.

21



terrace motel
victoria janashvili
phone 917.239.4852
victoria@terracemotelny.com

12 months construction

50,000 gsf \$4 million

alex badalamenti, aia – *principal*
 michael messina, aia – *director of operations*
 duncan white, ra – *senior designer*

the former terrace motel is a mid-twentieth century motel serving summer retreats in the catskill region commonly known as the borscht belt. the 8-acre property is located along main street and is occupied by two buildings that house 40 residential motel units and support space.

the two-story 7,268 gsf motel will undergo various cosmetic renovations and systems upgrades while the one-story 7,008 gsf structure will be renovated to include a spa / sauna and retail shops. the newly renovated facilities will provide a combined total of 28 residential units.

jake's 58 casino hotel

22

3635 express drive north, islandia, ny



client contact / reference

suffolk county otb
jim lacarrubba - president / ceo
phone 631.853.1000
lacarrubba@suffolkotb.com

duration

18 months construction

size	construction cost
200,000 gsf	\$160 million

key staff

alex badalamenti, aia – *principal*
michael messina, aia – *director of operations*
duncan white, ra – *senior designer*
tyler okorn, aia – *project architect*

new 200,000 gsf gaming facility for long island.

bld architecture was selected to design a new gaming facility in islandia, ny. the 30-acre parcel is located along the south service road of the long island expressway and was previously undeveloped. the new proposed building totals approximately 200,000 gsf above grade with three additional levels below grade for parking. the project is located within the cr zone in the town of brookhaven and required a full segra environmental review and approval.

the gaming floor is designed to accommodate 2,000 video lottery terminals (vlt's) and supporting restaurants, offices, security and related amenities. the building is designed with state-of-the-art systems which include an energy efficient curtainwall, green roof, photo-voltaic energy, rainwater harvesting, energy efficient equipment, daylight harvesting, led lighting, dark skies, heat island reduction and other sustainable initiatives. together with on grade parking the building will handle up to 3,500 cars and busses on a vegetated plot.

bld architecture



client contact / reference

grow nyc
marcel van ooyen - executive director
phone 212.788.7907
mvanooyen@grownyc.org

project duration

12 months construction

size	construction cost
75,000 gsf	\$30 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*
duncan white, ra – *senior designer*
tyler okorn, aia – *project architect*

grow nyc's greenmarket regional food hub takes a sustainable approach to support their environmental mission.

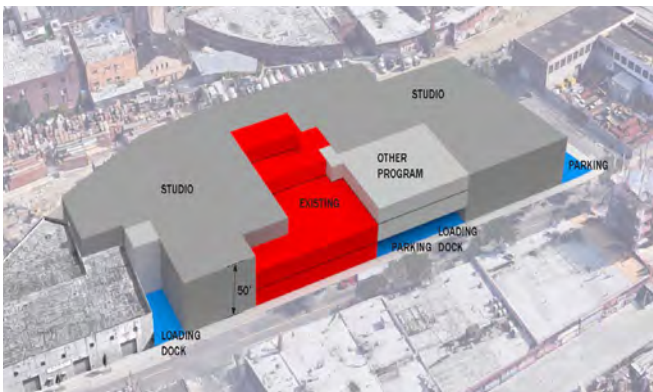
bld architecture is designing a new 75,000 gsf cold storage distribution center in the hunts point section of the bronx, ny. the greenmarket company has been connecting local upstate farmers with nyc communities since 2012 to help keep fresh, healthy food affordable. the new distribution center includes 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 harvested for re-use of heat. a living green wall decorates the main façade to reduce solar gain and promote the sustainable initiatives.

gold coast studios / netflix brooklyn

24

333 johnson avenue, brooklyn, ny



client contact / reference

gold coast studios
glenn / joe lostritto - owner
phone (516) 250-4221
glostritto@steelequities.com

project duration

12 months construction

size	construction cost
170,000 sf	\$50 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *director of operations*
duncan white, ra – *senior designer*
tyler okorn, aia – *project architect*

bld architecture

netflix's new york film and sound studio leverages 40' clear height to support cutting-edge production spaces.

bld architecture was selected by steel equities and aurora contractors to design the new york film and sound studios for netflix located at 333 johnson avenue in brooklyn. the new facility will house six new film studios of 10-20,000 gsf plus a large mill shop. each studio has a clear ceiling height of 40 feet and is constructed of 12" thick pre-cast concrete bearing wall panels.

an existing industrial building was fully renovated and converted into the business operations of the facility, including lobby / reception, executive offices, vip lounge, green rooms, hair / makeup rooms, adr, and support. careful attention was given to the location and coordination of mep&fp systems to limit any noise transmission. together with acoustic treatments to the interior surfaces, the studios achieve an overall acoustic rating below nc-30. bld architecture is also renovating the adjacent property for steel equities to create a post production studio, offices and fabrication shop. these fully renovated buildings bring vibrant new growth to an established and important industrial corridor.

fedex facilities

25

yonkers, long island city, queens, & brooklyn, ny



yonkers, ny



long island city, ny



queens, ny



brooklyn, ny

client contact / reference

aurora contractors / suncap property group
frank vero jr. - ceo
phone 631.981.3785
frankverojr@auroracontractors.com

project duration

12 months construction each

size

125,000 - 375,000 gsf ea.

construction cost

\$250 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*
duncan white, ra – *senior designer*
tyler okorn, aia – *project architect*

progressive automated distribution/warehouse centers throughout the boroughs.

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, ny. 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 ranges 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.

bld architecture

port washington studios

port washington, ny

26



client contact / reference

little rock development - setauket, ny
parviz farahzad – president
phone 631.689.1985
parviz@littlerockcc.com

project duration

estimated completion by 2023

size

110,000 gsf

construction cost

\$40 million

key staff

alex badalamenti, aia – president
michael messina, aia – associate principal
duncan white, ra – senior designer
tyler okorn, aia – project architect

state-of-the-art film / sound studio carefully nestled within residential community.

bld architecture was selected to design a new film studio for grumman studios in port washington north, ny. the 13.7 acre industrial parcel is zoned edb and housed the former home of publishers clearing house. the parcel is surrounded on three sides by residential single-family homes and a vocal condominium community. the new facility will house six movie and sound studios that total approximately 110,000 gsf above grade. individual studios range from 10,000 gsf to 25,000 gsf with clear heights of 30 and 40 feet.

support spaces include executive offices and conference rooms, hair and makeup, and green rooms for visiting actors. an extensive yearlong site plan approval process took place to allow all surrounding residents an opportunity to comment on the design. of significance were visual sightlines along the perimeter due to an increase in allowable height from 25 to 50 feet. the building will be constructed of 12" thick, pre-cast concrete panes and steel trusses. all mechanical equipment is mounted at grade to minimize any noise transmission.

riverhead development master plan

27

riverhead, ny



client contact / reference

parr development organization
ron parr
phone 631.588.2000
ronparr@parrorganization.com

project duration

completed in 2008

size

25 acres

construction cost

tbd

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*

award winning master plan proposal for historic downtown riverhead.

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 became 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.

bld architecture

cornerstone master plan

rhinebeck, ny

28



client contact / reference

cornerstone network - primedika
vyto kab
phone 631.236.6327
aspeel1500@gmail.com

project duration

set for completion in 2021

size	construction cost
40 acres	\$25 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*

campus master plan for rehabilitation center in upstate, new york.

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 courtyard 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 passenger and service vehicles on the sprawling site. all in conformance with oasas guidelines and approvals.

bld architecture

stony brook school master plan

29

stony brook, ny



client contact / reference

stony brook school
joshua crane - head master
joshua.crane@stonybrookschoo.org

project duration

completed in 2016

size

30 acres

construction cost

tbd

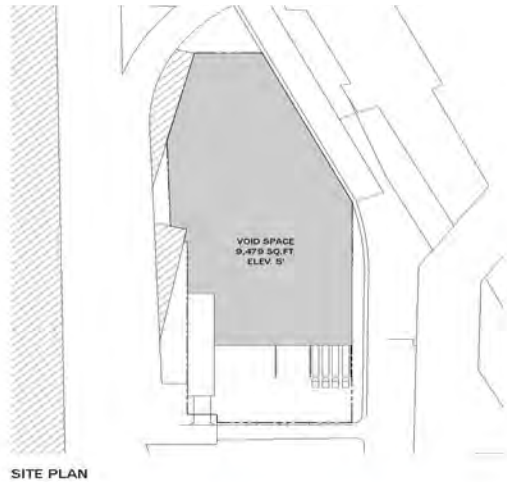
key staff

alex badalamenti, aia – president
michael messina, aia – associate principal

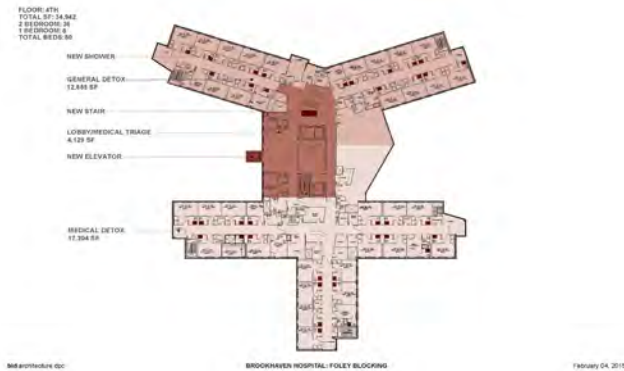
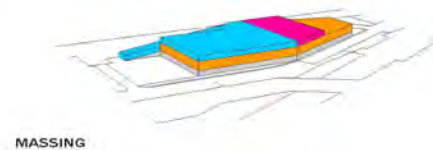
master plan and new library for prep school.

bld architecture was selected by the stony brook school to complete a phased master plan for the ten year expansion and development of their thirty acre property.

the team worked together to design a new academic village with existing central mall buildings, a newly envisioned residential commons and athletic fields. the existing library was renovated to create a progressive and innovative learning center.



PRODUCTION 54,500 SF
WAREHOUSE 19,500 SF
INDIRECT 5,000 SF
TOTAL 79,000 SF



conveniently finding peak functionality.

bld architecture provides clients with a wide range of feasibility and due diligence studies on long island and in the boroughs. zoning and yield analysis look at a particular property and evaluate the highest functionality and best use of that space. part of this study is to calculate the allowable bulk requirements of zoning. these requirements include floor area ratio, lot coverage, yard setbacks, maximum height and sky-exposure plane and parking / occupancy based on a particular use.

project duration

2 weeks

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*
phil giordano, ra – *project architect*

bld architecture

long island projects have the added complexity of maximum yield based upon onsite sanitary requirements which may be increased with tdr's, pbc's or onsite stp's. we also can prepare existing conditions reports and facility conditions assessments for acquisition or sale. these studies evaluate the current building condition of its major systems (architectural, structural, mep&fp) and suitability for expansion and code compliance. concept studies and 3d renderings are often prepared which illustrate the future potential and vision for a site.

bulova watchcase factory condominiums

31

15 church street, sag harbor, ny 11963



client contact / reference

cape advisors inc., new york, ny
arthur blee – project director
phone 212.343.1700
ablee@capeadvisors.com

project duration

completed in 2016

size	construction cost
150,000 gsf	\$45 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*
duncan white, ra – *senior designer*

historic sag harbor landmark redeveloped into luxury residential units while maintaining the building's celebrated history.

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) was converted into luxury residential units for sale. seven new townhouse structures were built and share a common landscape courtyard and pool above a lower level parking structure.

the existing factory building is a designated historic landmark in the village of sag harbor (known as the bulova plant), and the site is located in the sag harbor historic district. the building was abandoned for many years and in a state of disrepair. the project involved a change of use, historic restoration, adaptive reuse and new construction. the factory building units have new mechanical, electrical, and plumbing systems, new fire stairs, elevators, roofs, windows and entrances. adjacent to the factory building is the below-grade parking structure, a new recreation / fitness building and twenty-two residential units. cost control was especially important due to the wide range of unknown conditions of converting an old building and financing during a fragile economy.

multi-family residential development

32

second avenue, mineola, ny



client contact / reference

dematteis organization, mineola, ny
scott dematteis - president
phone 516.285.5500
sld@dematteisorg.com

project duration

estimated completion by 2022

size	construction cost
250,000 gsf	\$75 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*
duncan white, ra – *senior designer*

new multifamily high rise takes shape in mineola, ny offering rooftop gym and pool.

bld architecture was selected by the dematteis organization to design a new multi-family residential building in the village of mineola, ny. the 27,761 sf parcel is bound by station road to the north, mineola boulevard to the east and third street to the south. this new proposed building will rise 10 stories above grade and include 160 units of residential apartments above the ground level and three lower levels of parking. parking is designed to accommodate a ratio of 1.5 parking spaces per unit.

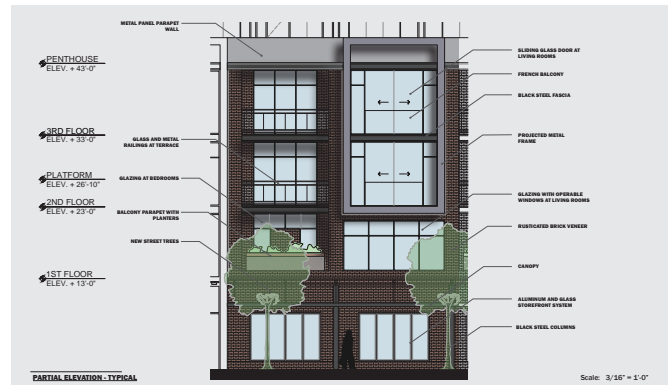
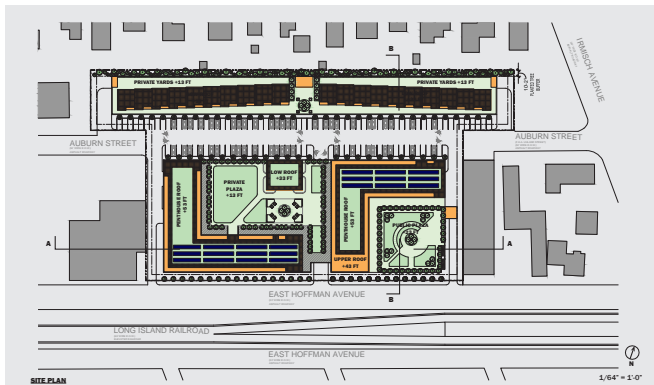
the project is located within the b-3 zoning and the business overlay district which requires a number of variances for height and density. an existing taxi company will occupy a portion of the north lots and cellar level. the residential units will be a combination of 1 & 2 bedroom layouts for rent. the second level will include a conference and business center and there will be a fitness center and pool on the roof. the proposed building area will be approximately 250,000 gsf with parking for 240 stalls. when complete, the development will identify with the historic past while celebrating the bright future of mineola village.

bld architecture

multi-family residential development

33

hoffman avenue, lindenhurst, ny



client contact / reference

levites realty - new york, ny
robert curcio
phone 631.872.3154
rcorey1@optonline.net

project duration

estimated completion by 2024

size

200,000 gsf

construction cost

\$65 million

key staff

alex badalamenti, aia – president
michael messina, aia – associate principal
duncan white, ra – senior designer

five story progressive design with elevated community gardens proposed for village.

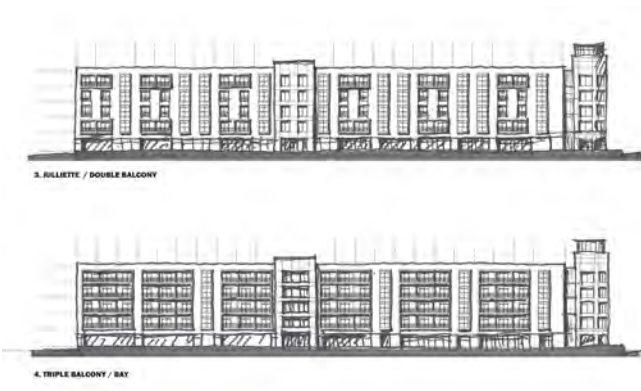
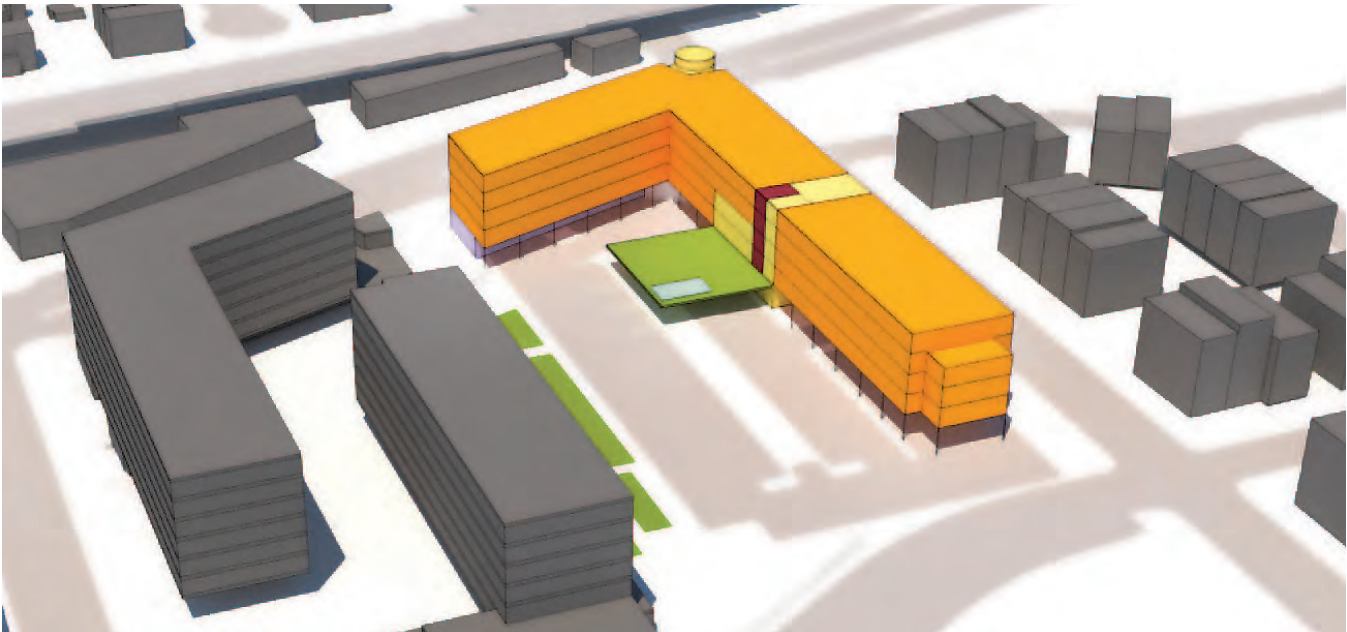
bld architecture was selected by levites realty to design a new transit oriented, multi-family residential building in the village of lindenhurst, ny. the 4.6 acre parcel is bounded by bristol street to the north, wellwood avenue to the west and east hoffman avenue to the south. this new proposed buildings will rise 5 stories above grade and include 172 units of residential apartments above the ground level of retail and parking. parking is designed to accommodate a ratio of 1.5 parking spaces per unit plus retail and municipal spaces.

the project is located within the downtown redevelopment district which requires a number of variances for height and density. the residential units will be a combination of 1, 2 & 3 bedroom layouts for rent. the second level includes both public and private landscaped plazas with a recreation center and pool. 20,000 gsf of retail space is provided to service the surrounding community and transit hub. the proposed building area will be approximately 200,000 gsf with parking for 376 stalls. when complete, the development will celebrate the bright future of lindenhurst village.

bld architecture

arverne by the sea

beach 67th street, arverne, ny 11692



client contact / reference

beechwood organization
steven dubb - principal
phone 516.935.5555
sdubb@beechwoodhomes.com

project duration

12 months construction

size	construction cost
280,000 gsf	\$60 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*
duncan white, ra – *senior designer*
thomas stack, ra – *design director*

new mid-rise micro-unit apartments for surf-side community.

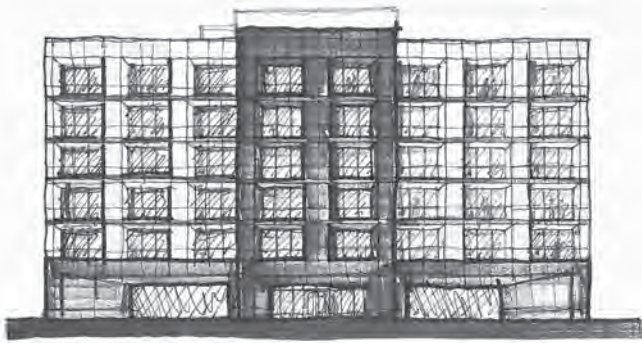
beechwood organization / arverne by the sea, llc retained bld architecture for the design and construction of a new multi-family, “micro-unit” residential development at arverne by the sea, new york. two new buildings (tides north building no. 3 & 4) will include four stories of stick framed housing above a concrete podium with parking below. a total of 220 micro-unit condominiums of approximately 400 gsf each will provide for modern living for young adults who want to live affordably by the ocean. while units are small, the amenities are enhanced and include a fitness center, tavern, resident lounges, and an exterior landscaped pool.

the ground level parking in combination with area below the mta elevated tracks will hold approximately 206 spaces for residents. parking will be provided with one space per unit with easy access to the a train into nyc. when complete, the development will build upon the recent successes and bright future of arverne by the sea while acknowledging its glamorous resort past.

the royal blue

35

101 searing avenue, mineola, ny



client contact / reference

101 searing llc.
doron pergament
phone 516.353.0331
dpergament@me.com

project duration

12 months construction

size construction cost

50,000 gsf \$60 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*
duncan white, ra – *senior designer*
phil giurdano, ra – *project architect*

new two story modern residential units in mineola village with rooftop pool.

101 searing llc retained bld architecture to design a new residential development on approximately .58 acres of land located at 101 & 105 searing avenue in the village of mineola, new york. this transit-oriented development will provide approximately 54 units of 1,000 gsf each in a state-of-the-art modern facility. the site is located in an r-5 zoning district which is very restrictive but the project as a community benefit has received bza approval for the overlay districting a relaxation of parking.

the current thought is to provide a 54-unit residential building over on-grade parking. the proposed parking will be reduced to 1.0 stalls / unit onsite and combined with 0.5 stalls /unit on an adjacent offsite remote parcel. the total buildable area will be approximately 74,000 gsf with a combination of 1 br & 2 br unit types with common core elements, ground floor lobby and upper level multi-purpose room a rooftop outdoor pool and plaza.

bld architecture

suffolk county police department fourth precinct 36

727 veterans memorial highway, smithtown, ny 11788



client contact / reference

suffolk county department of public works
james ingenito - county architect
phone 631.552.4690
james.ingenito@suffolkcountyny.gov

project duration

completed in 2010

size

37,000 gsf

construction cost

\$15 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*

new sustainable green design police department precinct for suffolk county.

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 gsf 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, preserve 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.

long island macarthur airport - southwest terminal 37

100 arrival avenue, ronkonkoma, ny 11779



client contact / reference

town of islip
shelley larose-arken - commissioner
phone 631.467.3300
slarose@islipny.gov

project duration

24 months construction

size	construction cost
150,000 gsf	\$40 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*

new southwest terminal for long island macarthur airport.

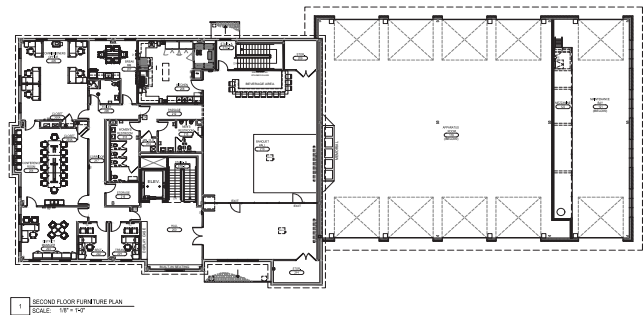
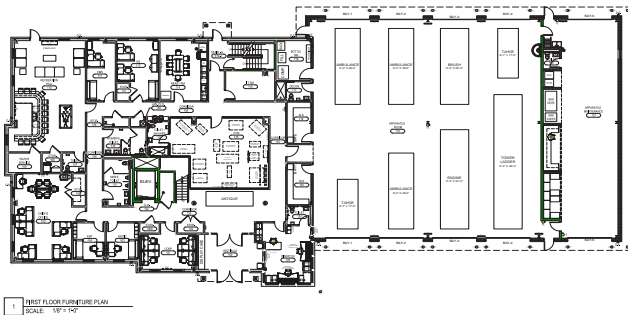
in 2002, the baldassano architectural group, now bld, was commissioned to design a 150,000 gsf addition to the southwest terminal at macarthur airport in islip, ny. the addition consists of a new terminal entrance, baggage claim, and ticketing area. the addition has a direct axial relationship with the existing terminal, allowing the function of the addition to flow seamlessly with that of the existing terminal.

the addition provided a new, state-of-the-art image to the airport through its dynamic, contemporary use of steel and glass facade systems. this design strategy creates a striking modern exterior, while simultaneously inducing a bright, lofty feeling within the interior spaces. currently, bld architecture is re-modeling the interiors of the southwest terminal for new mep/light & ceiling enhancement.

lakeland fire department

929 johnson avenue, ronkonkoma, ny 11779

38



client contact / reference

lakeland fire district
joseph fannon - district manager
phone 631.981.0368
jfannon@lakelandfd.net

project duration

12 months construction

size	construction cost
27,000 gsf	\$14 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*
thomas stack, ra - *design director*
tyler okorn, aia – *project architect*

fully efficient renovation and expansion of lakeland fire department coming fall of 2021

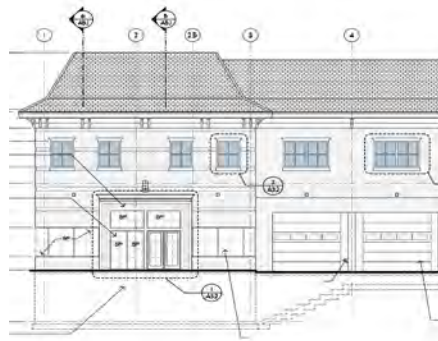
the lakeland fire department is planning a renovation and expansion of their facility located in ronkonkoma, new york. the present 21,000 gsf multi-level fire department building (c. 1970) has gone through a number of modifications over the years and the present layout is inefficient for apparatus and staff. the building systems have reached their natural life expectancy and show levels of distress. after careful evaluation, the district decided to demolish the existing building and construct two new structures.

a new 2-story 23,000 state-of-the-art firehouse building will include (4) double loaded apparatus bays that house up to (8) trucks, maintenance bay, dispatch, private offices, fitness, toilets, training room and commercial kitchen. a new 3,100 gsf single story, pre-engineered maintenance building will be built in the rear of the property with toilets. the existing 3.9 acre plot will be improved with new utilities, driveways, curbs and parking. the approval process included a public bond hearing that won full support and a rochester hearing though the town of islip for bza approvals and site plan and building permits. construction will begin in the fall of 2021 after a full public bid.

community ambulance company

39

420 lakeland avenue, sayville, ny 11782



client contact / reference

community ambulance company
marc macdonell - treasurer
phone 631.379.6785
mmacdonell86@gmail.com

project duration

12 months construction

size	construction cost
22,000 sf	\$7.5 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*
duncan white, ra – *senior designer*

new ambulance company building to service high density residential area.

the community ambulance company built a new two-story facility in sayville, ny. the new 22,000 gsf 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 corporate functions and a smaller pantry and recreation room. ultimately, this much needed facility provides the company with a great foundation to move forward.

rose caracappa senior center

40

739 ny-25a, mt sinai, ny 11766



client contact / reference

brookhaven town
beth reilly - commissioner
phone 631.451.6364
breilly@brookhavenny.gov

project duration

completed in 2007

size

12,500 sf

construction cost

\$3 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*

town of brookhaven's first dedicated senior citizen center built in 2008.

bld architecture, (formerly baldassano) was commissioned by the town of brookhaven to design a multi-purpose senior center located at the prominent inter-section of route 25a and patchogue-mt. sinai road. the 12,500 square-foot wellness center was designed using residential scale and detailing to create an inviting space that meets the social and physical needs of the local senior citizen population. the design goals were to create universal accessibility and a sense of community.

this new senior center offers a wide variety of programs for brookhaven residents including a three-day per week nutrition program, a venue for senior citizen club meetings, computer classes, adult day care, and wellness programs such as tai chi and yoga. the center serves the community both inside and out with its inviting and engaging interior spaces and the exterior design that is in harmony with its surrounding context.

bld architecture

YMCA patchogue

41

255 west main street, patchogue, ny



client contact / reference

patchogue ymca
anne brigis - ceo
phone 516.674.8091
anne.brigis@ymcali.org

duration

completed in 2011

size

54,000 gsf

construction cost

\$18 million

key staff

alex badalamenti, aia – *principal*
michael messina, aia – *director of operations*

new community ymca building in patchogue, ny.

the patchogue ymca has commissioned bld architecture to design a landmark building on approximately four acres of a former brownfield site in patchogue, new york that reflects the standards of excellence set by the ymca. our goal was to create a state-of-the-art facility that reflects the mission of the ymca and a design that contributes to the overall sense of community in the village of patchogue.

the building's location on the former land fill site of the demolished patchogue mill created a number of challenges for approval. existing soil was screened and replaced to satisfy any suffolk county department of health concerns. foundation designs were monitored and the soil was extensively compacted and tested to ensure stable bearing capacity. as a preventative measure against potential soil contamination, a sub-slab pressurization system was installed. the new 54,000 sf facility is designed to offer a diversified space that is to be used by several year-round educational and sports programs. this new building will occupy a place of significance not only on the physical grounds, but also in the daily routines and memories of its users.

bld architecture

clinton g. martin pool and bathhouse

42

north hempstead, ny



client contact / reference

clinton g. martin pool
robert fazio - deputy commissioner
phone 516.735.6710
fazior@northhempsteadny.gov

duration

12 months construction

size

2 acres

construction cost

\$20 million

key staff

alex badalamenti, aia – *principal*
michael messina, aia – *director of operations*
duncan white, ra – *senior designer*

new community facility for outdated pool.

bld architecture and jr holzmacher, pe recently renovated 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 included full upgrades to the pool and filtration system, as well as renovations to the recreational buildings which include new lockers and changing rooms, community activity rooms, staff offices and addition of new heating and cooling systems for year-round use. a kiddie pool and water spray area were added along with a new slide pool. an overhead sunscreen canopy and seating surround all of the pools and modular paving systems with plant and bench infill patterns break up the large concrete paving. wood is used in the building design to introduce a warm, natural look and solar screen structures provide sustainable shaded areas.

jake's 58 casino hotel

3635 express drive north, islandia, ny

43



client contact / reference

suffolk county otb
jim lacarrubba - president / ceo
phone 631.853.1000
lacarrubba@suffolkotb.com

duration

18 months construction

size	construction cost
200,000 gsf	\$160 million

key staff

alex badalamenti, aia – *principal*
michael messina, aia – *director of operations*
duncan white, ra – *senior designer*
tyler okorn, aia – *project architect*

new 200,000 gsf gaming facility for long island.

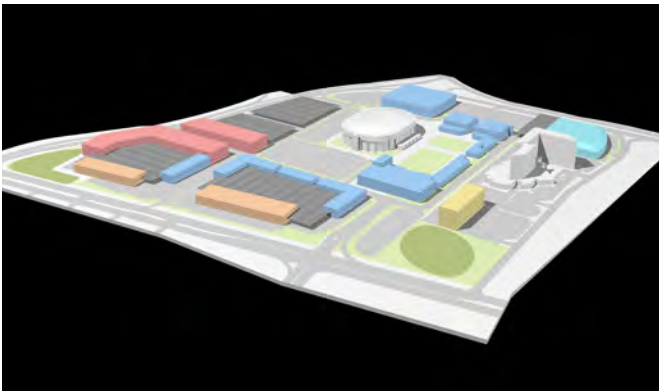
bld architecture was selected to design a new gaming facility in islandia, ny. the 30-acre parcel is located along the south service road of the long island expressway and was previously undeveloped. the new proposed building totals approximately 200,000 gsf above grade with three additional levels below grade for parking. the project is located within the cr zone in the town of brookhaven and required a full segra environmental review and approval.

the gaming floor is designed to accommodate 2,000 video lottery terminals (vlt's) and supporting restaurants, offices, security and related amenities. the building is designed with state-of-the-art systems which include an energy efficient curtainwall, green roof, photo-voltaic energy, rainwater harvesting, energy efficient equipment, daylight harvesting, led lighting, dark skies, heat island reduction and other sustainable initiatives. together with on grade parking the building will handle up to 3,500 cars and busses on a vegetated plot.

bld architecture

nassau coliseum event center

1255 hempstead turnpike, uniondale, ny



client contact / reference

rxr development
rebecca d'eloia - project executive
phone 646.546.5035
rdeloia@rxrrealty.com

duration

24 months construction

size

400,000 gsf

construction cost

\$75 million

key staff

alex badalamenti, aia – principal
michael messina, aia – director of operations

new retail center and master plan for nassau coliseum site.

bld architecture was retained by forest city ratner development to serve as the base building architect on approximately 400,000 gsf of retail development at the nassau coliseum site. working in collaboration with shop architects, this project supports the various entertainment programs envisioned at the newly renovated coliseum.

the site had many challenges for parking, traffic and infrastructure to accommodate a large flexibility of uses and daily visitors, however thanks to the collaborative effort of all stakeholders, the project turned out to be a great success.

new village of patchogue retail

45

patchogue, ny 11772



client contact / reference

tritec development

chris kelly

phone 631.706.4131

ckelly@tritecrealestate.com

project duration

completed in 2017

size	construction cost
60,000 gsf	\$18 million

key staff

alex badalamenti, aia – *president*

michael messina, aia – *associate principal*

duncan white, ra – *senior designer*

new village of patchogue re-energized with both residential and retail space development.

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 landlord's 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.

bld architecture

manorville commons

46

county road 111, manorville, ny



client contact / reference

park ridge organization
gary schneider
phone 631.761.5353
gs@parkridgeorg.com

project duration

completed in 2014

size

75,000 gsf

construction cost

\$15 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*

new smart growth retail community nestled within residential properties.

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.

bld architecture

aj madison showroom

3605 13th avenue, brooklyn, ny 11218



client contact / reference

AJ Madison, Inc.
Michael Gross - President
phone 718.732.4900
michael@ajmadison.com

project duration

completed in 2013

size	construction cost
16,000 gsf	\$4 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*
duncan white, ra – *senior designer*

full modern interior renovation of aj madison furniture showroom and administration located in brooklyn, ny.

aj madison proposed an interior building renovation and relocation to 3605 13th avenue, brooklyn, ny. the existing two-story building totaled approximately 16,000 gsf. the building's interior required a full renovation and upgrade to meet the quality standards and service that is established by the aj madison brand.

the new facility fosters the progressive leadership and outstanding service of the company. the ground floor provides 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.

condon retail development

111 - 145 alexander avenue, lake grove, ny



client contact / reference

condon enterprises llc.
paul a. bregman
phone (516) 349-1091
pbregman@bregmancorp.com

project duration

11 months construction

size	construction cost
30,000 gsf	\$5 million

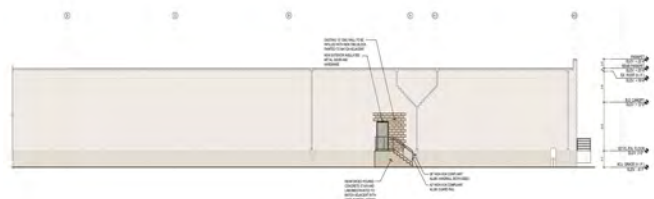
key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*
thomas stack, ra - *design director*
keri teufel, ra – *project architect*

interior / exterior architectural renovation for new lake grove store fronts.

bld architecture serves as the landlord's architect for condon enterprises who own three retail centers located in lake grove, ronkonkoma, and staten island. the lake grove site is approximately 8.5 acres and houses two buildings; an 85,000 gsf multi-tenant retail center and a 5,000 gsf freestanding restaurant.

recent interior and exterior renovations re-configure approximately 30,000 gsf of existing vacant tenant space into multi-suites for 2,500-7,500 gsf tenants. renovations include new storefronts, signage, vanilla box interiors, ada ramps and toilets, together with new mechanical and structural upgrades. all approvals for the building and site renovations were secured with the town and county for permits.



client contact / reference

basser kaufman
don o'connor
phone 516.569.3700
don@basserkaufman.com

duration

9 months construction

size

22,000 gsf

construction cost

\$4 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*
duncan white, ra – *senior designer*
phil giordano, ra – *project architect*

newly renovated planet fitness and surrounding retail space expected to open by 2022.

bld architecture is serving as the landlord's architect for Basser Kaufman's retail center located at 531 Montauk Highway in West Babylon, New York. The existing vacant space of approximately 22,000 gsf and will be retrofitted for their future tenant Planet Fitness. The scope of work includes the filing and preparation for the "vanilla box" which includes exterior envelope upgrades, facade renovations and storefront, signage, together with mechanical and structural upgrades. All filing approvals with the Town and county were secured for permits. construction is set to begin in october of 2021 and will take around 9 months.

private residence

50

479 middle line highway, sag harbor, ny



client contact / reference

confluent development
taylor klemm
phone 973.224.9448
taylor@confluentdevelopment.com

project duration

12 months construction

size	construction cost
5,000 gsf	\$1.7 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*
duncan white, ra – *senior designer*

hilltop modern southampton home.

bld architecture designed this single family home for a spec developer on a 2.0 acre vacant parcel in the village of southampton. the program includes 4,500 gsf on three levels with a detached garage, pool, terrace and tennis courts. the "l" shaped plan is organized around the central elevated terrace and swimming pool. designed on a steeply sloping site, the main entrance is located on the southern leg of the garage and the main staircase and elevator is adjacent to the kitchen, dining room and double height living room.

the second floor includes three bedrooms and baths plus a master bedroom suite. the lower level houses an additional guest bedroom and wet bar off of the pool terrace. the home is designed as a vertical modern house with stacked boxes for living. nestled atop the hill, the views to the west are stunning and overlook the pool and tennis courts below. vertical cedar siding and flat roofs gives the house its visual energy and modern elegance. in addition to the design of the residence, bld handled all zoning and site approvals, health and building department approvals, and construction oversight.

private residence

51

119 magee street, southampton, ny



client contact / reference

adg development
gian matteo lo faro
phone 917.860.7878
gm@adgdevelopment.com

project duration

12 months construction

size	construction cost
4,500 gsf	\$1.5 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*
duncan white, ra – *senior designer*

modern southampton farmhouse.

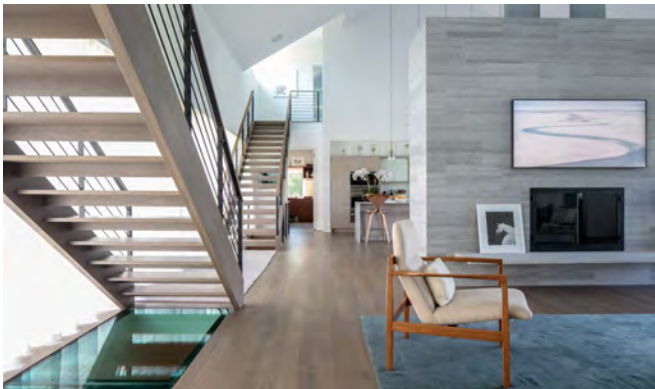
bld architecture designed this 4,500 gsf single family home for a spec developer on a 0.5 acre vacant parcel in the village of southampton. the program includes 4,500 gsf on the ground and second floor that include a garage, pool and terrace. the "l" shaped plan is organized around the central landscape courtyard and swimming pool. the main entrance foyer is nested between the living room and dining room wing and the garage and master bedroom wing.

a sculptural center stair leads to the upper bedroom floor that houses three guest bedrooms and baths. the lower level includes two additional guest bedrooms, a spa, and a laundry. the house is designed as a modern open plan and farmhouse aesthetic. vertical cedar siding is covered with cedar shingles. in addition to the design of the residence, bld handled all zoning and site approvals, health and building department approvals, and construction oversight.

private residence

52

117 magee street, southampton, ny



client contact / reference

betty wasserman
phone 212.352.8476
betty@bettywasserman.com

project duration

12 months construction

size	construction cost
3,500 gsf	\$1 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*
duncan white, ra – *senior designer*

modern home for an interior designer.

bld architecture designed this single family home for a private client on a 0.5 acre vacant parcel in the village of southampton. the program includes 4,000 gsf on the ground and second floor with a detached garage, poolhouse and terrace. the simple rectangular plan is organized around the central landscape terrace and swimming pool. the main entrance is centered between the kitchen and living/dining room which are flanked by the master bedroom to the west and a guest bedroom to the east. dual center stairs leads to the bedroom floors at either end of the main living space. the lower level includes a spa, and laundry.

the house is designed for an interior designer with careful attention to detail. the modern open plan is double height and animated by the two stairs. this compact plan is reinforced by the simple gable roof and bedroom dormer. vertical cedar siding is contrasted with the standing seam metal roof to give an overall appearance of elegance. in addition to the design of the residence, bld handled all zoning and site approvals, health and building department approvals, and construction oversight.

bld architecture

private residence

127 head of pond road, watermill, ny

53



client contact / reference

adg development
gian matteo lo faro
phone 917.860.7878
gm@adgdevelopment.com

project duration

12 months construction

size

6,500 gsf

construction cost

\$2.5 million

key staff

alex badalamenti, aia – president
duncan white, ra – senior designer
phil giordano, ra – project architect

picturesque with style.

bld architecture designed this single family home for a spec developer on a 1.5 acre parcel in the town of southampton. the program includes 6,000 gsf on the ground and second floor that include a detached garage, pool house, and tennis courts. the formal plan is symmetrical and organized around a central axis. the main entrance is flanked by the main stair and powder room and opens to a two-story central living space facing the outdoor terrace and pool. abutting the living area is the large kitchen, pantry and dining room to the east and the master bedroom, master bath, den and private office to the west.

the second floor houses four large bedrooms with private baths connected by a center balcony overlooking the living area below. the 3,500 gsf basement includes two additional en suite bedrooms, a theater, spa and playroom. the house is designed with beaux arts planning, traditional façades and romantic, landscaped views. whitewashed red brick with custom moldings evokes its eighteenth-century manor house origins. in addition to the design of the residence, bld handled all zoning and site approvals, health and building department approvals, and construction oversight.

private residence

18 north haven way, sag harbor, ny



client contact / reference

confluent development
taylor klemm - ceo
phone 973.224.9448
taylor@confluentdevelopment.com

project duration

12 months construction

size	construction cost
4,500 gsf	\$1.5 million

key staff

alex badalamenti, aia – president
michael messina, aia – associate principal
duncan white, ra – senior designer

traditional style home with modern planning.

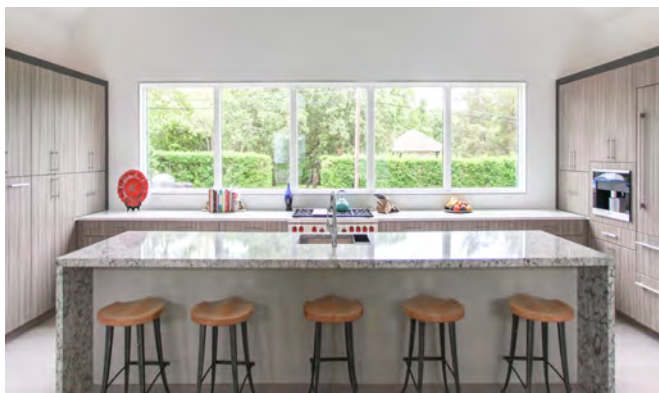
bld architecture designed this single family home for a spec developer on a 0.5 acre vacant parcel in the village of sag harbor. the program included 4,500 gsf on the ground and second floor that include a garage, pool and tennis court. the “u” shaped plan is organized around a central landscaped courtyard and swimming pool. along the center axis is the main entrance, stair and dining room flanked by the living room and kitchen / pantry.

one wing of the ground floor houses a guest bedroom and media room, and the other wing houses a smaller living space and a covered sunroom. on the second floor are three bedrooms with en suite baths and the master bedroom, master bath and terrace. the house is designed as a modern open plan with a traditional colonial façade. the painted cedar clapboard and natural stone base are roofed with natural cedar shingles. in addition to the design of the residence, bld handled all zoning and site approvals, health and building department approvals, and construction oversight.

private residence

5 lenape road, southampton, ny

55



client contact / reference

rick & eva chiorando
phone 516.669.1914
rick@austin.williams.com

project duration

12 months construction

size	construction cost
4,000 gsf	\$1 million

key staff

alex badalamenti, aia – *president*
michael messina, aia – *associate principal*
duncan white, ra – *senior designer*

bld architecture

sleek, modern home for graphic designers.

bld architecture designed this renovation for a private client in the town of southampton. the program included approximately 4,000 gsf on the ground and second floor that include a garage, rear terrace and an existing swimming pool. to help control the construction cost, the design maintained the existing basement and foundation walls. the ground floor has three expressed volumes. the central large volume includes the main entrance, kitchen, dining room and living room facing the pool and terrace. this volume is flanked to the east by the master bedroom suite and flanked to the west by a two story volume that includes the garage, office, guest and spare bedroom suites. the house is designed for two contemporary graphic artists. it has a cutting edge modern open floor plan that includes a sculptural staircase, tubes of light above the large showers and a sleek kitchen design with all below counter storage. the exterior façade makes a nod to traditional barn form while cladding in progressive yet maintenance free materials. hardy plank clapboards are carefully lapped at the corners and roofed with standing seam aluminum and gutters. in addition to the design of the residence, bld handled all zoning and site approvals, health and building department approvals, and construction oversight.

private residence

stockbridge, ma

56



client contact / reference

confidential

project duration

24 months construction

size

20,000 gsf

construction cost

\$25 million

key staff

alex badalamenti, aia – *president*

american beaux arts mansion.

alex badalamenti as associate principal of shca was the lead architect for this large single family home renovation for a private client in stockbridge, massachusetts. the original 5,000 gsf home sat on ten acres and was built in the early 1900's. the program increased the home to 20,000 gsf with a detached garage, swimming pool and landscaped gardens. the program included a master bedroom suite on the second floor with multiple guest bedrooms and bathrooms. the ground floor houses a large entry hall, living room, library, breakfast room and kitchen. the lower level includes an exercise room, wine cellar, theater and pool changing rooms. exterior terraces for entertaining face the mountain view and formal gardens.

peter pennoyer architects collaborated on the interior moldings and design. the exterior natural stone walls are a combination of random irregular blocks, stacked stone and bluestone paving. the exterior materials of cedar shingles for the siding and roofing are integrated with lead coated copper flashings and brick chimneys. the exterior american beaux arts (shingle style) incorporates a variety of forms that are of the highest quality materials and balanced proportions. all consultant and contractors were selected solely for their performance. in addition to the design of the residence all zoning and site approvals, health and building department approvals, and construction oversight were provided by the architectural team.

private residence

4 east 79th street, new york, ny



client contact / reference

confidential

project duration

24 months construction

size	construction cost
20,000 gsf	\$60 million

key staff

alex badalamenti, aia – president

private townhouse renovation in manhattan, ny.

alex badalamenti, as an associate principal with swanke hayden connell architects, nyc, in collaboration with peter pennoyer architects oversaw the design and construction of this 20,000 square foot private residence in manhattan.

this remarkable townhouse formerly the residence of nichols, was designed in 1898 by c.p.h. gilbert. in 1914 herbert lucas remodeled the exterior to a more contemporary italianate design. the building's interior mechanical systems were fully replaced. the building's exterior limestone and copper cornice were fully restored, rebuilt and re-pointed and all windows were replaced.

the residence includes state of the art mechanical, electrical and plumbing systems fully integrated with advanced audio, video, telecommunication and security systems all set in a discrete traditional context. the project was a collaboration of specialty consultants and diplomacy with neighboring community boards, civic groups and the nyc landmark preservation commission.



alex badalamenti

aia

principal in charge
bld architecture, dpc

years of experience
36

licensing / registration
registered architect:
new york, new jersey, connecticut

ncarb certified

education
bachelor of architecture, 1985
pennsylvania state university

affiliations
american institute of architects
trustee - aia - li
trustee - gallery north
trustee - usgbc-li
partner - energeia

alex is responsible for client relationships, firm-wide leadership and quality assurance of projects. with over 35 years of experience in architectural design, his work can be seen across long island, new york city, new jersey, connecticut and abroad.

his design work is not limited to one area of practice. for alex, raising the level of integrity of every project and the team through collaborations is most important. in addition to his expertise with large commercial projects, he has a unique eye for detail and portfolio of ultra high-end projects. he enjoys working with large organizations and multi-phased, sophisticated projects.

as a resident of three village, alex is dedicated to the long island community. through both professional and charitable services he has a sincere interest in our built environment and surroundings. pair that with his ample knowledge of state-of-the-art building materials and systems and the outcome is purposeful designs that keep these communities connected to their roots.

experience highlights

gold coast studios / netflix brooklyn

movie / sound studio / steel equities | brooklyn, ny
170,000 gsf new construction / renovation for class a movie / sound studio in brooklyn.
construction of (6) new 40' clear studios at nc 30 with 75,000 gsf of renovated existing commercial office and support space to state-of-the art standards.

grumman studios at port washington north

grumman studios / little rock construction | port washington north, ny
105,000 gsf new construction of a movie / sound studio on long island.
full seqra / site plan approval for industrial use within a residential zone.
(6) studios constructed with 12" thick pre-cast concrete walls and 40 foot clear.

additional experience

st. anthony's student center
175,000 sf | \$ 40,000,000

saint anthony's school
huntington, ny

otb islandia
200,000 sf | \$ 75,000,000

suffolk county otb
islandia, ny

touro law school
175,000 sf | \$ 40,000,000

touro law school
central islip, ny

ny regional food hub
80,000 sf | \$ 45,000,000

grownyc / edc
hunts point bronx, ny

bulova watchcase factory
125,000 sf | \$ 50,000,000

cape advisors
sag harbor, ny

patchogue ymca
60,000 sf | \$ 37,000,000

greater ny ymca
patchogue, ny

atlantic terminal building
600,000 sf | \$ 180,000,000

forest city ratner company
brooklyn, ny