

Architectural Portfolio

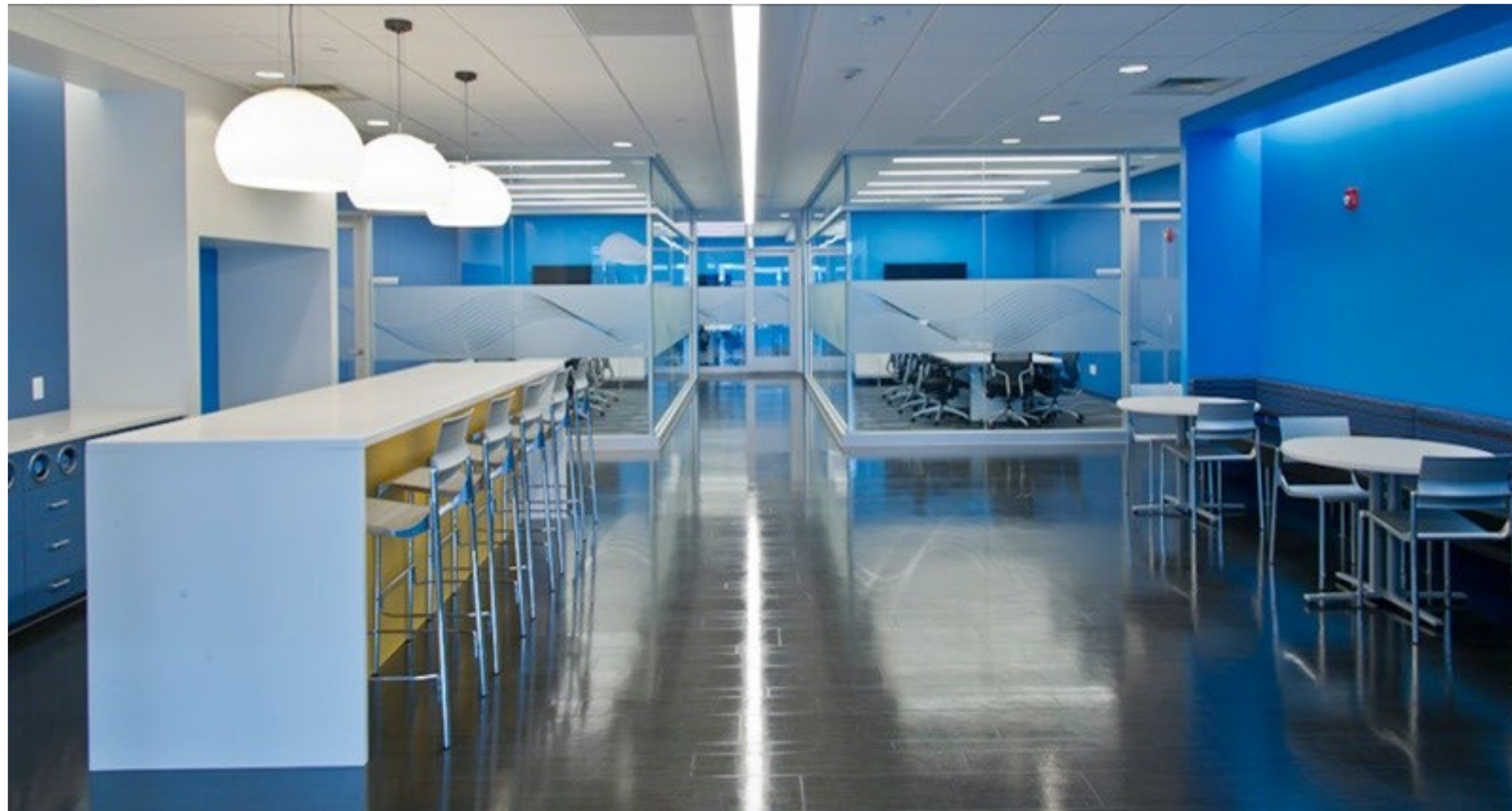
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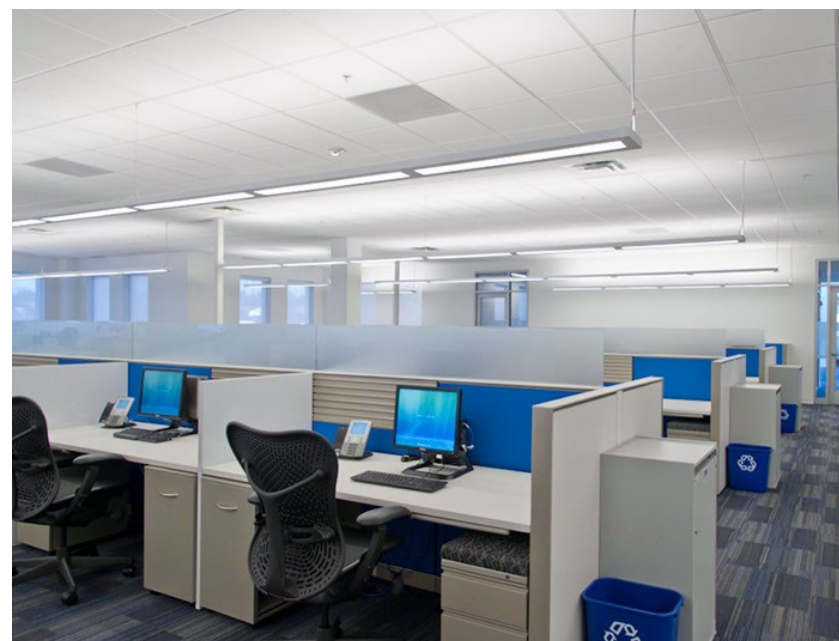
First Niagara Bank Administrative Building

Transit Road, Lockport, New York

As a result of First Niagara's real estate decisions and revised workplace strategy, the Administration Building, is now more of an organizational support building and no longer serves as the company's headquarters. There is a great deal of space that is underutilized for the departments that are occupying that building. These departments had projected significant growth that this building would not accommodate in its present state. We reconfigured the physical space and added any auxiliary requirements as necessary to meet the requirements of each department. The project included, redesign of the physical space, new finishes, new furniture resulting in higher utilization, new lighting, upgrades to the HVAC system, new communications cabling and new technology systems. The project was also FNB's second LEED certified projects.



Project Size: 66,702 sf
Project Cost: \$8,000,000
Complete: 2013
Architect: Gensler
Contractor: Lehigh Construction
Photography: James Cavanaugh



First Niagara Bank Larkin Building

Exchange Street, Buffalo, New York

The Larkin 7th Floor project goals are to expand the existing floor to better utilize space and increase efficiencies, align similar or co-dependent departments and provide planned vacancy per our workplace strategies guidelines, which prepares us for growth and change. The project anticipates leasing 44,355 USF in the Larkin building and will target Human Resources, Corporate Communications, Retail Admin, Marketing and Technology for occupancy. This project is a direct result of the Larkin Master Plan that was approved by Management Committee. The project was also FNB's first LEED certified project and achieved a silver designation.

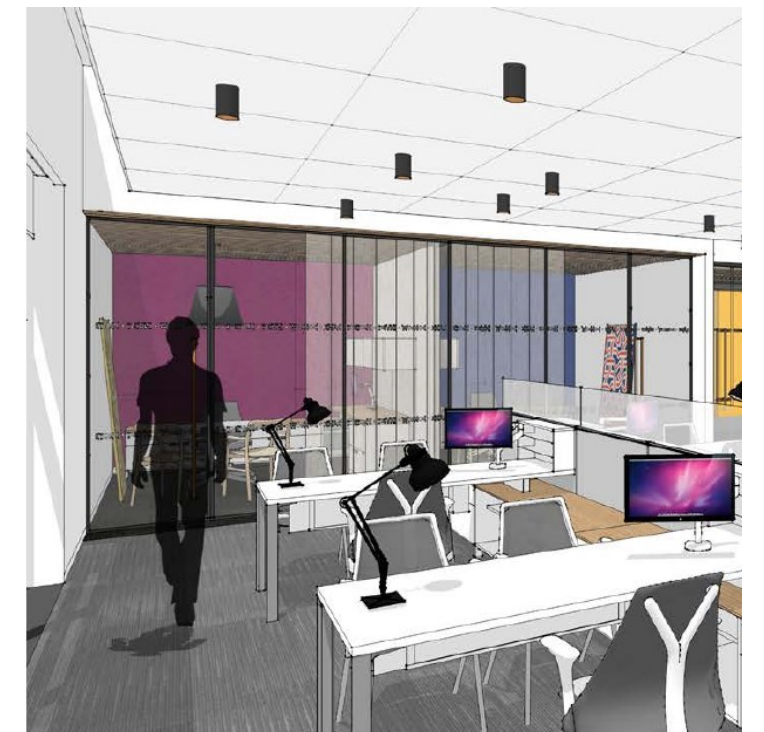
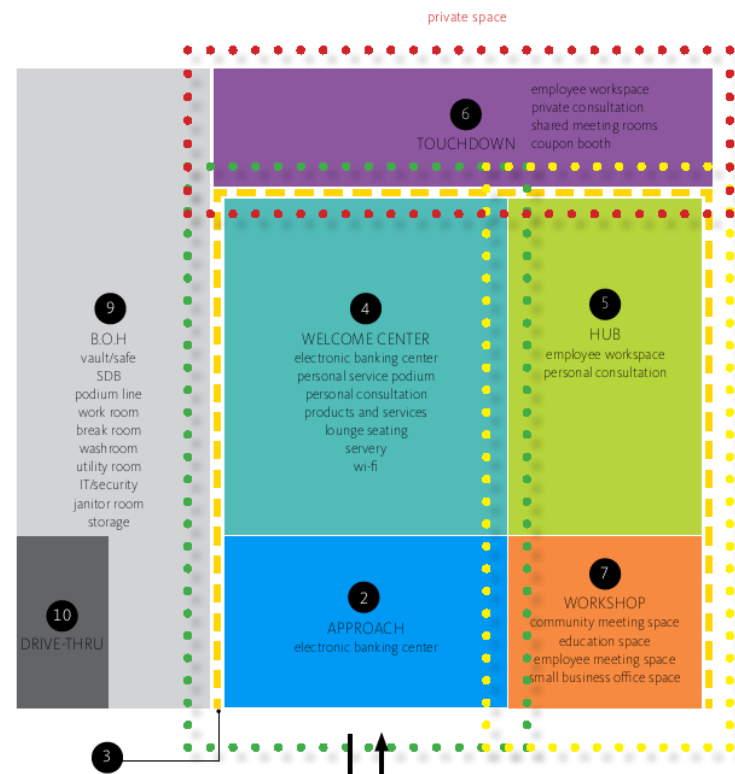


Project Size: 44,355 sf
Project Cost: \$4,000,000
Complete: 2013
Architect: BHNT Architects
Contractor: Larkin
Photography: James Cavanaugh

First Niagara Bank Retail Prototype

The retail prototype is a framework for a complete branch transformation from a flexible kit of parts made of fixed and variable components. This palette of idealized solutions allows First Niagara to respond to site and community conditions with continued flexibility, efficiency, and adaptability. Existing branches will undergo impactful transformations with user-centric principals in mind.

The First Niagara retail prototype will re-energize the brand's current customer base and position First Niagara to seamlessly serve customers with a full range of financial products and services. Over time the functions of the bank will transition from a combination of traditional personal interactions plus automated experiences, to being focused on personal service within a fully automated model. Embracing change, this new model will introduce alternate ways of retail banking and engage customers with enhanced personal service and convenience.



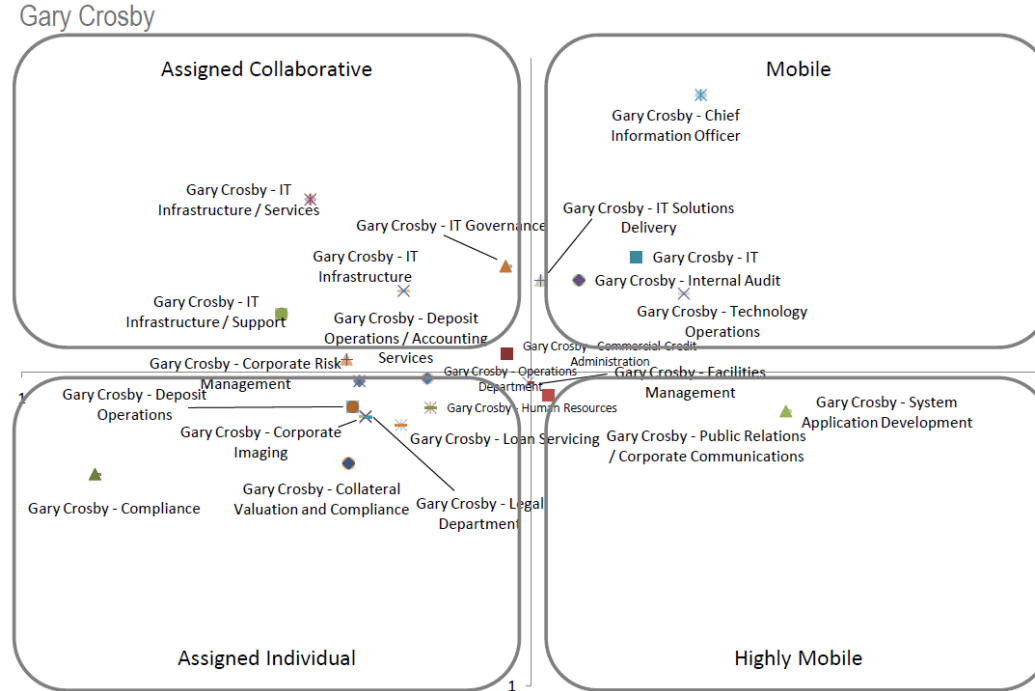
First Niagara Bank Workplace Strategy Transformation

Corporate Space Planning—Workplace Strategy

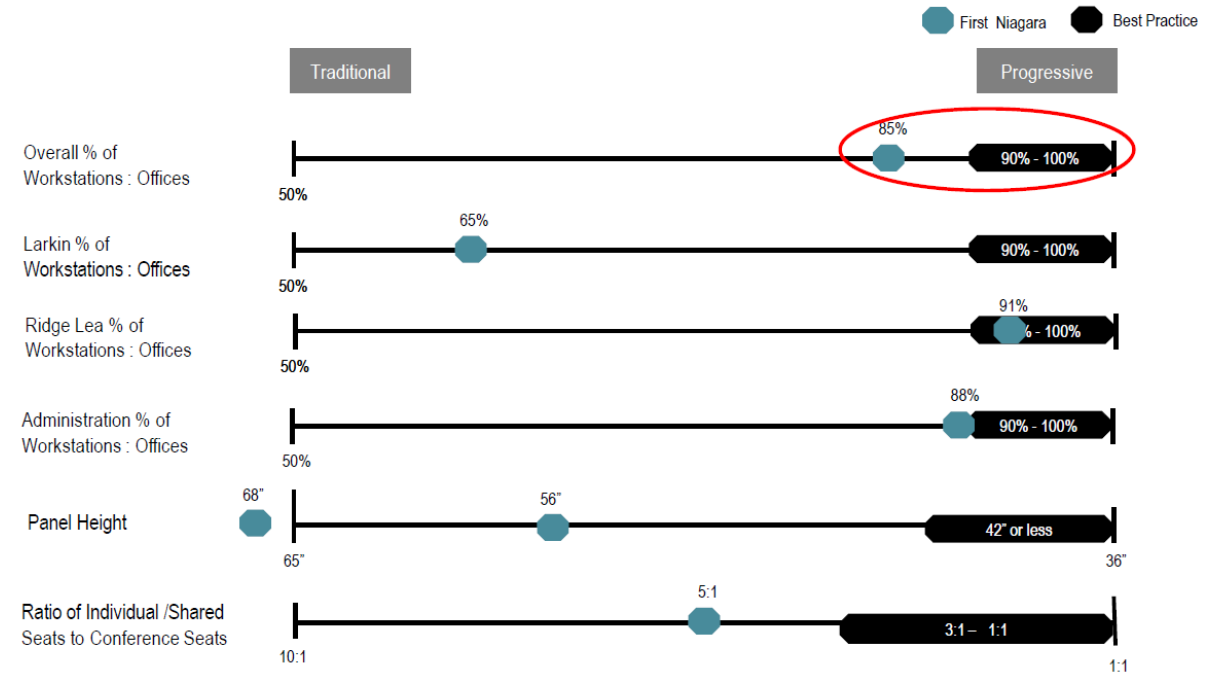
This Playbook was developed to be used by current and future First Niagara Workplace Strategy team members as a governance document that establishes what, who, how and when activities must occur in order to ensure the continuous success of the Workplace Strategy program. The First Niagara Workplace Strategy Implementation Playbook provides team members with the following benefits:

- Insight and transparency into the steps and key milestones
- An “on-boarding” document for new personnel
- A reference document for internal stakeholders
- A standardized and ongoing repeatable set of processes
- Drives accountability across the cross-functional teams
- A method of discovering opportunities for improvement in processes, tools and policies

Worker Profile Summary (continued)



First Niagara Workplace Standards Assessment



1 Optimize the Space Design to Support the Work Being Done

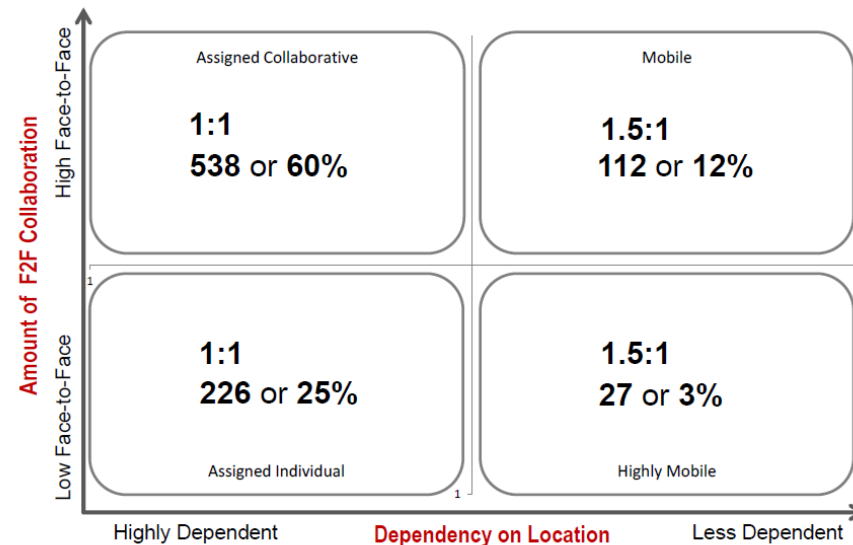
2 Increase Collaboration and Teamwork

3 Introduce Flexibility/Mobility in the Workplace

4 Align Workplace Strategy, Organizational Design and Branding

Worker Profile Matrix – Current State

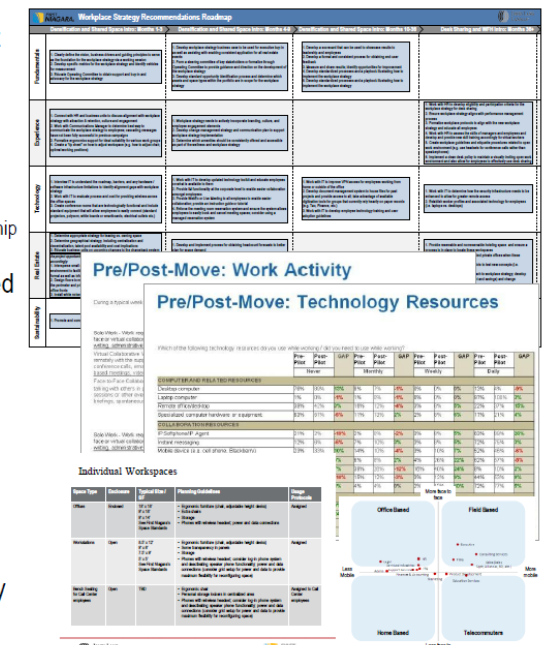
Developing First Niagara worker profile (or work style) assists with understanding of how mobile BU job functions are in the current state



Assigned Individual - Low level of mobility, low level of face-to-face collaboration
Assigned Collaborative - Low level of mobility, high level of face-to-face collaboration
Mobile - High level of mobility, high level of face-to-face collaboration
Highly Mobile - High level of mobility, low level of face-to-face collaboration

Recommendations for Making the Program Real (year one)

1. Review existing portfolio and identify where to implement increased density & reduced vacancy
 - Identify location(s) based upon SF availability, talent availability, and a strategic geographic centralization/decentralization plan
 - Engage detailed programming and test fits
 - Understand where capital projects are being planned and leverage the opportunity
 - Understand the mobile groups identified (WSS) along with their leadership interviews to determine a for work from home pilot
2. Adopt the phased recommendation roadmap (see detailed gap assessment and roadmap)
3. Establish the Workplace Strategy Program
 - Program office
 - Governance
 - Dedicate resources
 - Develop foundational elements
4. Measure the results of your 2 trial spaces (U bldg and EPA RMC) with a post occupancy evaluation. Use the feedback for program improvement
5. Address IT requirements to support the program. Identify the alignment & investment needs.



Niagara Falls Municipal Complex

Niagara Falls, New York

The Niagara Falls Public Safety Office located on Hyde Park Boulevard was vastly overcrowded and in need of maintenance repair. In addition, the New York State Office of Court Administration was looking to replace their aging courthouse facilities as quickly as possible.

In 2005, Ciminelli Development Company was selected as the lead development team for the new City of Niagara Falls Municipal Complex. Working directly with the City, the Team selected a site on Main Street between Cleveland and Michigan Avenues in the heart of the City. The new 130,982 sf three-story building will house the Niagara Falls local court system and police headquarters, and will include four court rooms and 53 holding cells.

The project is a positive step forward for Niagara Falls. City officials and residents welcome the development, as it will signify the beginning of the much needed redevelopment of North Main Street. Demolition at the site began in September of 2007, and the building is on schedule for completion in the Spring of 2009.



Project Size: 132,000 sf
Project Cost: \$45,000,000
Completion: 2009
Client: City of Niagara Falls
Architect: Gensler
Contractor: LPCiminelli
Photography:

Delaware North Top of The Falls Restaurant

Goat Island, Niagara Falls, New York

The project redesigned this well known restaurant located in the New York State Niagara Reservation Park on Goat Island at the center of Niagara Falls' precipice. The semi-circular building, originally a souvenir shop and cafeteria, has been redesigned for the restaurant operator. The new design provides exterior decks for dining and observation, and creates tiered seating levels, allowing clear sightlines of the spectacular view of Niagara Falls. A new focal point bar is provided at the main entry to the restaurant, and is separated from the central dining space by a textured glass 'water wall'.



Project Size: 5,300 sf

Project Cost: \$1,000,000

Completion: 2003

Client: Delaware North Companies Parks & Resorts

Architect: HHL Architects, PC

Contractor: Smith Brothers Construction

Photography: James Cavanaugh

Greater Buffalo Savings Bank Tonawanda Branch—Retail Prototype

Delaware Avenue, Tonawanda, New York

This branch is the third of the multiple prototypical branch banks designed by Hamilton Houston Lownie Architects, LLC for this newly established savings bank. The design of this new branch bank was inspired from a historic auto dealership building which HHL redesigned to be the bank's central offices and main branch. This new prototype has a corner entry tower vestibule, high ceilings, with six (6) teller stations, three (3) platform stations, three (3) drive-up teller lines, and extensive glazing to enable large amounts of daylight and a showroom-like experience from the exterior. To suit the context of HHL also designed the site and landscape to the branch location. This landscape design is particularly important as the site is on a busy street and borders a residential neighborhood. The landscape becomes part of the bank experience, both from the exterior and the interior due to the extensive glazing.

I over saw the site plan design and municipal approval, construction documents production, construction bidding and contracting, permitting, construction administration and occupancy.



Project Size: 3,900 sf
Project Cost: \$926,000
Complete: 2004
Client: Greater Buffalo Savings Bank

Greater Buffalo Savings Bank Corporate Headquarters & Main Branch

Main Street, Buffalo, New York

Hamilton Houston Lownie Architects, LLC, transformed the former Pierce Arrow auto showroom into a branch bank and corporate headquarters for this newly established savings bank. The project involved reconstituting the art deco styling of the showroom into a branch bank lobby and platform area. Salvaged bronze gates were incorporated into a marble teller line to reflect the marble, stone and bronze details of the existing showroom space. A new vestibule and drive-up teller canopy was added to the south (parking lot) side of the building, while the rear maintenance space was converted into the corporate offices.

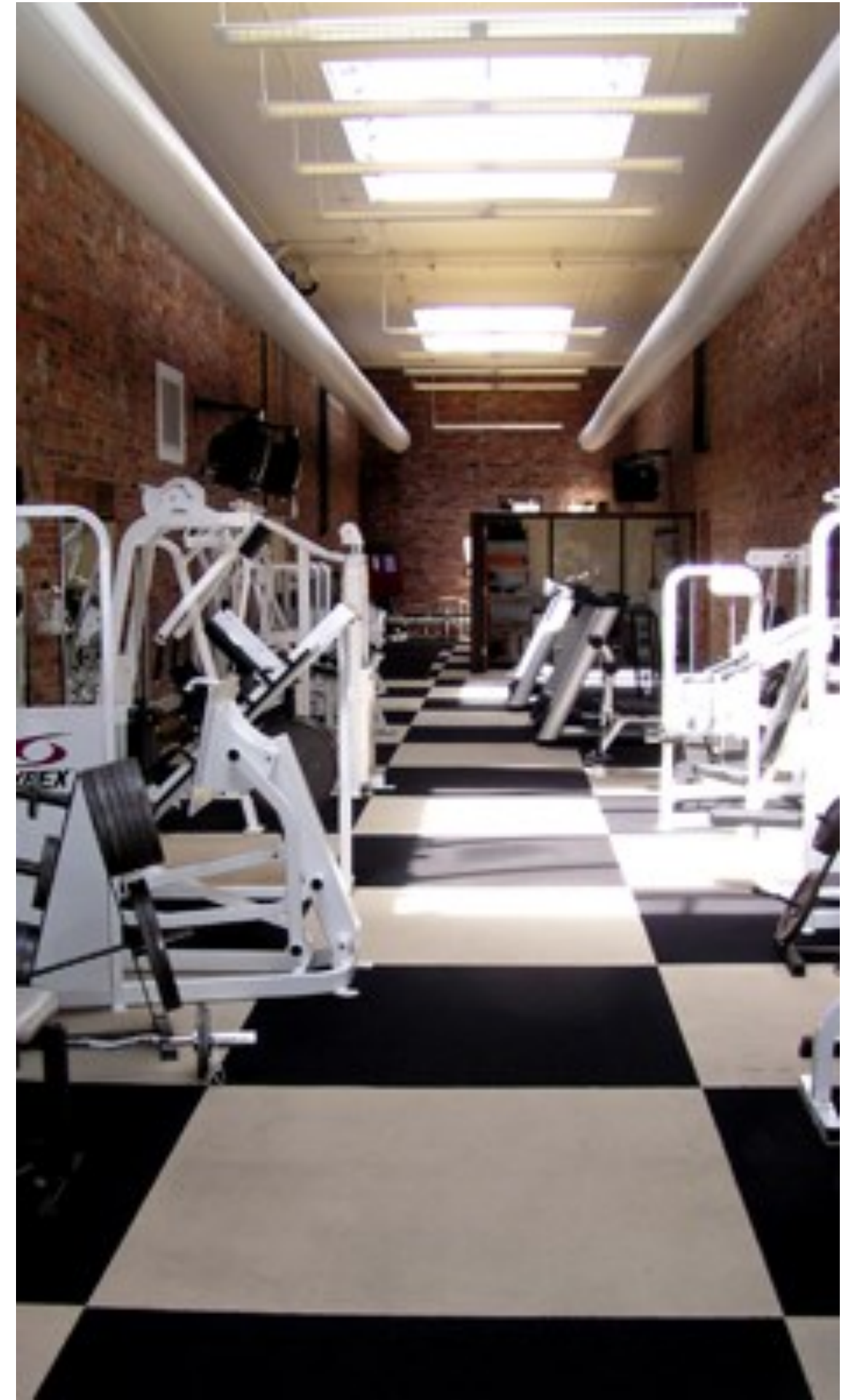


Project Size: 18,000 s.f.
Project Cost: \$1,900,000
Complete: 2002
Client: Greater Buffalo Savings Bank

The Saturn Club Fitness & Squash Courts Addition

Delaware Avenue, Buffalo, New York

The Saturn Club facility, built in 1922 is located at 977 Delaware Avenue in Buffalo, New York. HHL designed this project to include an addition for two (2) new international singles squash courts, and a renovation of the former squash court space into a new state-of-the-art fitness center. Also included were renovations to existing locker facilities, a new strategically placed elevator to provide equal access throughout the entire clubhouse, and a new accessible entry at the fitness center. The addition was designed in keeping with the Tudor style of this historic club.



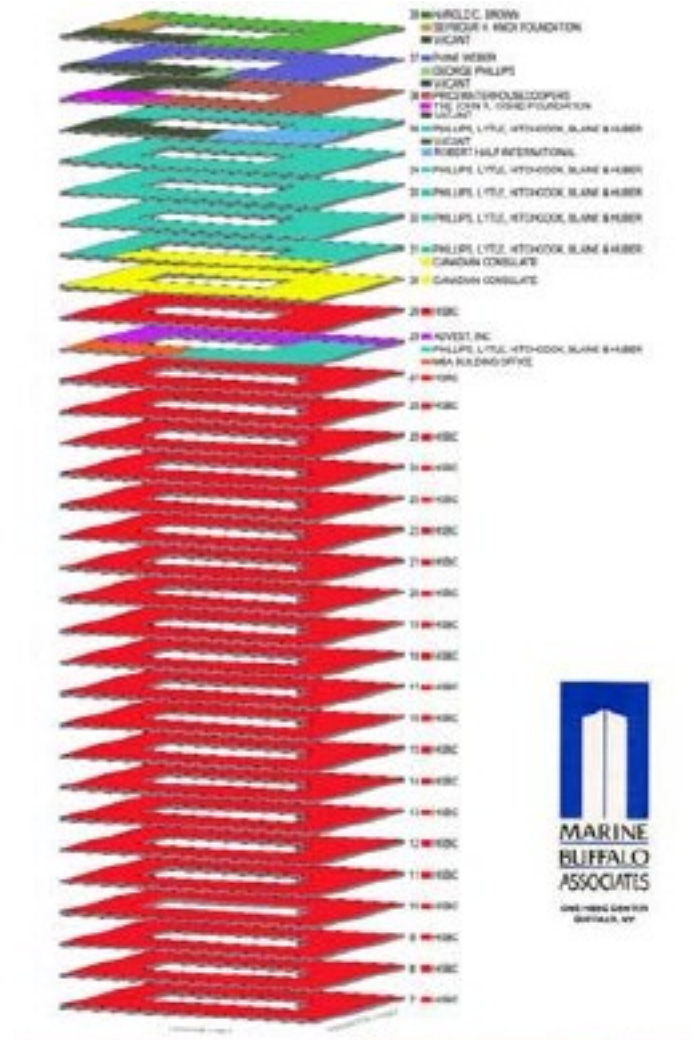
Project Size: 8,350 sf
Project Cost: \$1,000,000
Complete: 2003
Client: The Saturn Club

One HSBC Center Facilities Planning & Tenant Improvements

Seneca Street, Buffalo, New York

Hamilton Houston Lownie Architects, LLC, has provided a variety of architectural planning and design services for the owner of One HSBC Center, the largest and tallest (40 story) office building in Western New York. I led projects that included the design of Robert Half International, Oishei Foundation, the Canadian Consulate office space.

While at HHL, I designed food service and retail kiosks, a shoe shine stand, and repairs to the exterior plazas. Inclusive of my responsibilities to this client, I provided space planning services including stacking and blocking and tenant prospectus diagrams.



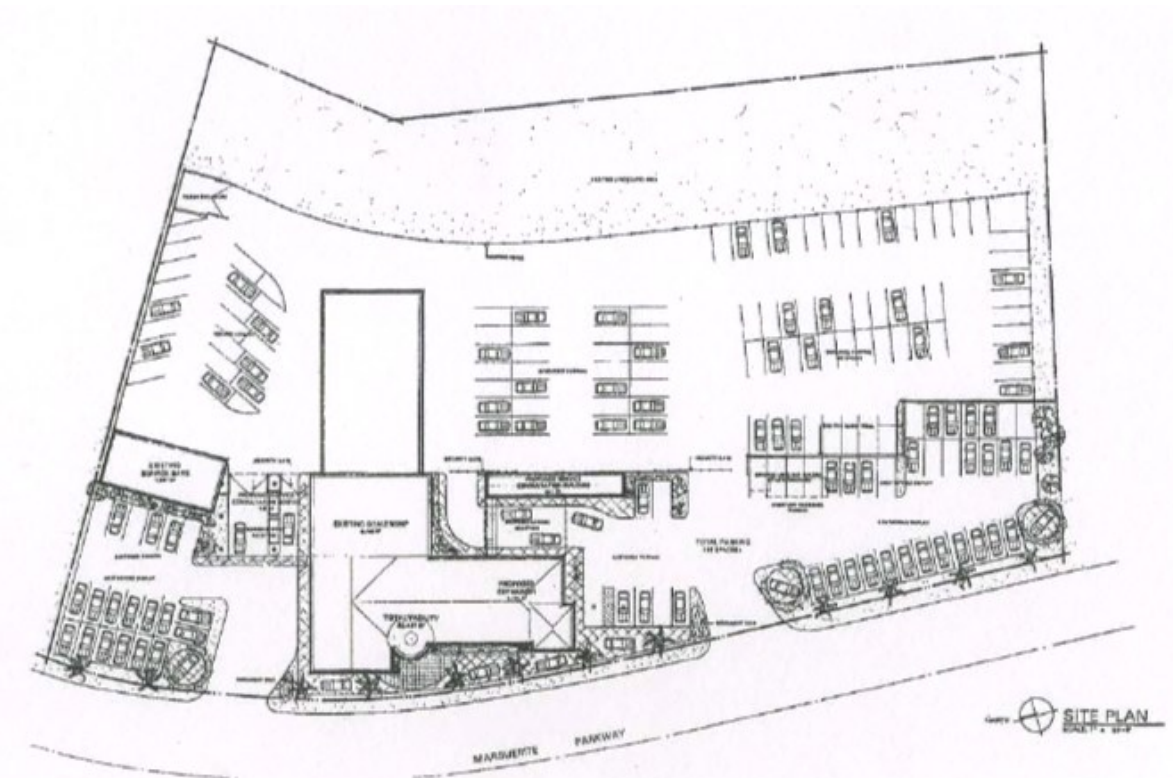
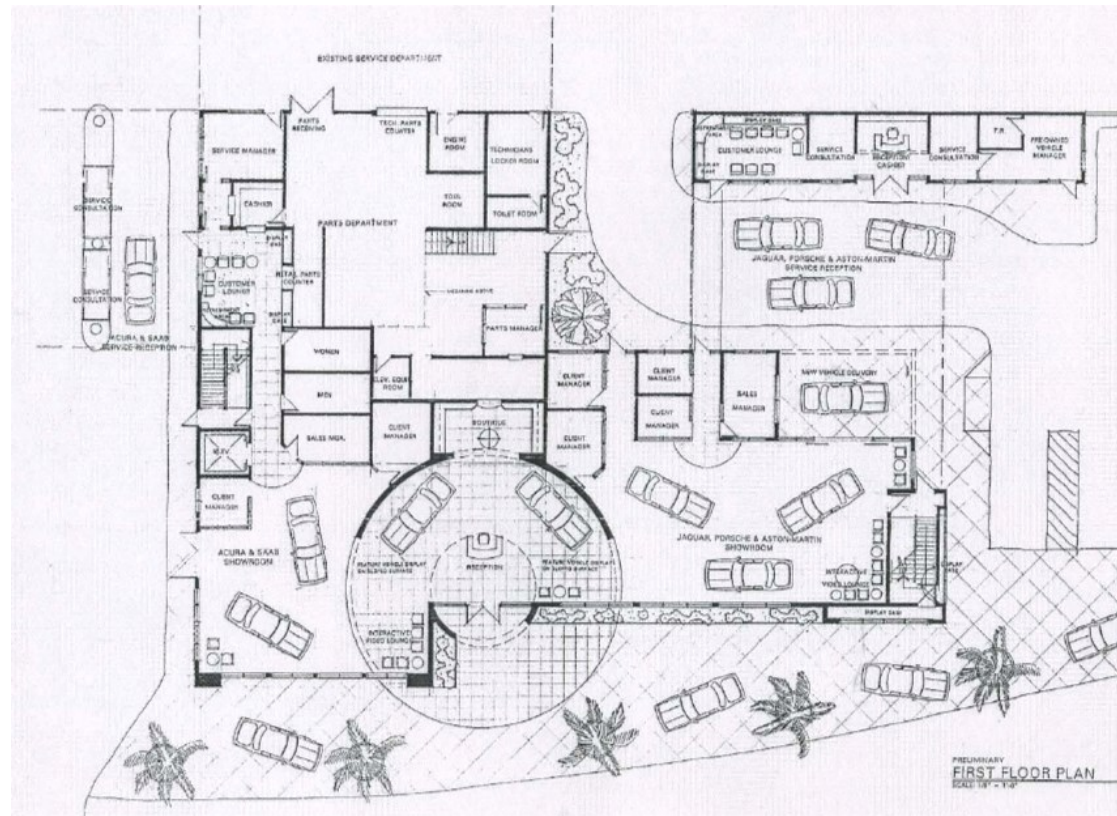
Building Size: 900,000 s.f.
Complete: Began design work in 1994
Client: Seneca One Realty LLC

Orange Coast Imports Dealership Addition & Renovation

Mission Viejo, California

The project is a complete dealership renovation in southern California. The existing facility consisted of a one-story Acura-Saab Dealership. The owner wished to renovate the existing facility to accommodate Jaguar, Aston-Martin and Porsche in addition to the Acura and Saab. This involved a complete gutting of the interior, adding a second floor, a service write-up, an exterior renovation and a new site layout.

My responsibilities were creating the preliminary concept, theme and design, selecting building materials and finishes, coordinating earthquake and structural requirements with consultants, preparing and coordinating the presentation drawings, achieving site plan approval and developing the final design.



Project Size:

Project Cost:

Completion: Project never built

Client: Ford Motor Company

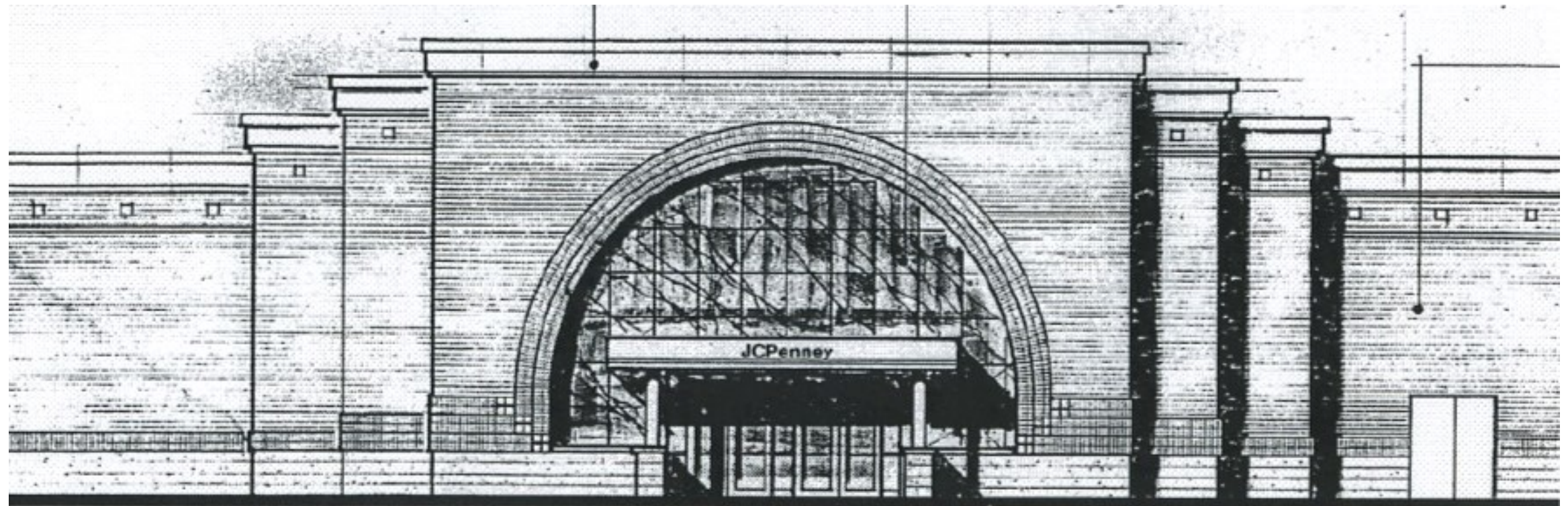
Architect: J. Howard Nudell Architects, Inc

JCPenney

Humble, Texas

The project is a new JCPenney store being constructed to an existing mall. I was given the responsibility of designing three preliminary elevation, development of the desired elevation, picking the building materials and finishes, coordinating the key elements and appearance with the landscape architects and delineator and creating the design development meeting presentation.

The site has a grade change of approximately fifteen feet from south to north. This enables the building to have a one story elevation on the south and east side and a two story elevation on the north side. The west elevation is connected to the mall. A two story cinema complex is located fifty feet from the north elevation making it a secondary entrance. The exposure and focus of the design is the south and east elevations.



Project Size:
Project Cost:
Completion: Project never built
Client: Ford Motor Company