

# BBL

## BACKGROUND AND QUALIFICATIONS



**BBL Campus Facilities**

**BBL Construction Services**

**BBL Hospitality**

**BBL Management Group**

**BBL Medical Facilities**



## National Rankings

MODERN HEALTHCARE TOP  
DESIGN-BUILD COMPANIES  
1

BUSINESS REVIEW TOP  
CONTRACTORS  
1

ENR NEW YORK TOP  
CONTRACTORS  
18

ENR TOP 100  
DESIGN-BUILD FIRMS  
66

ENR TOP 400  
CONTRACTORS  
215

## Corporate Overview

Founded in 1973, BBL is a fully diversified Design-Build, General Contractor, and Construction Management firm with annual construction sales in excess of \$400 million. BBL is a leader in the construction industry, ranking among the nation's Top 400 Contractors in ENR (Engineering News Record) magazine.

BBL currently employs over 300 highly talented and experienced construction, design, and management professionals. Our knowledge and expertise ensures that proper design and construction solutions are used on each of our projects. Our delivery process saves our clients time and money, while assuring them they will receive a high quality, successful project that will support their desired business goals.

We deliver a wide variety of construction projects including healthcare, hospitality, financial institutions, multifamily, commercial office, higher education, government, retail, and industrial projects.

With over four decades of experience, BBL has built a reputation as an industry leader. Our history of success is a result of our solid commitment to quality and an established record of delivering projects on-time and in-budget. Whether it's from our corporate office in Albany, New York or our regional office in Charleston, West Virginia, all our clients receive the same professional service and high-quality construction.



# Pitney Bowes Office

Troy, New York



SQUARE FOOTAGE  
30,000

DELIVERY METHOD  
CM at Risk

Pitney Bowes, a software company, chose BBL to complete the interior renovation of their 30,000 sf, single story office located in Troy, NY. Featuring a modern, high tech design, the space boasts an open floor plan suitable for around 300 of the company's employees. This project was completed on a very short timetable.

# SEFCU Offices Kiernan Plaza Albany, New York



SQUARE FOOTAGE  
18,230

DELIVERY METHOD  
Design-Build/Renovation

This project was a design-build project that included the renovation of the 2nd and 3rd levels of Kiernan Plaza at 575 Broadway Albany, NY. The existing building required a complete demolition of the space and transformed both levels into SEFCU's Executive Suite. Scope of work included mechanical, electrical, and plumbing design-build, framing and drywall, interior design to include high-end finishes, mill-work, and furniture layout and selection.

# Park South Redevelopment

Albany, New York



SQUARE FOOTAGE  
738,000

DELIVERY METHOD  
Design-Build

Albany Medical Center and Tri-City Rentals joined together in the Park South Redevelopment project. The area of Myrtle Avenue, Morris Street, Dana Avenue, Robin Street, and New Scotland Avenue was revitalized with medical, residential, parking, and retail space. BBL was selected to construct multiple portions of the Park South plan which include:

- Street-level retail with one- and two-bedroom upper floor apartments on New Scotland Avenue;
- One- and two-bedroom apartments with off-street parking along the west side of Dana Avenue and on both sides of Morris Street;
- A courtyard of green space connecting Dana Avenue and Morris Street;
- A five-story, 135,000-square-foot medical office building on Myrtle Avenue between Morris Street and New Scotland Avenue;
- An 800-car parking garage connected to the medical office building and fronted by green space.

# 431 Broadway Menands, New York



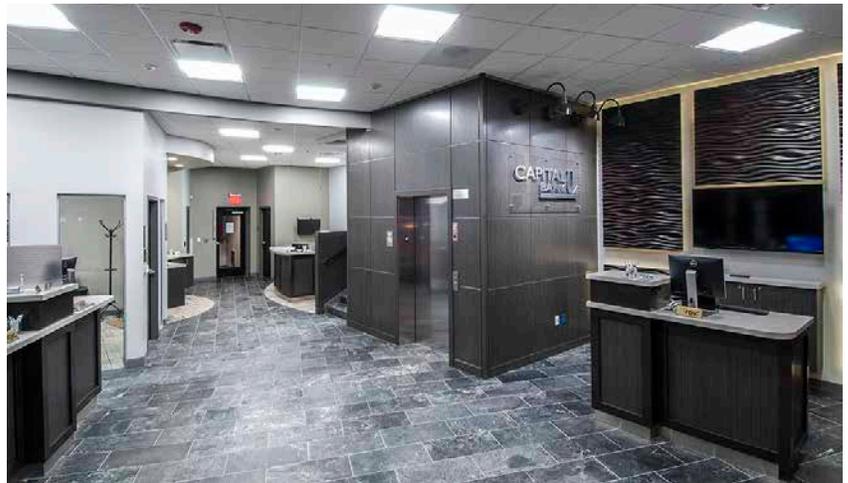
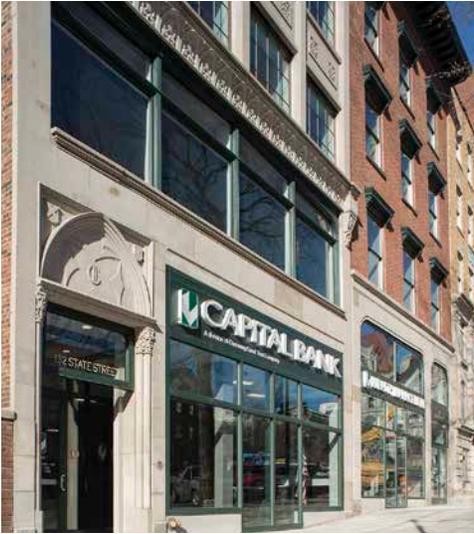
SQUARE FOOTAGE  
88,000

DELIVERY METHOD  
Renovation

The project located at 431 Broadway in Menands, consisted of two buildings which were both renovated into new office space. Building A, formerly Albany Public Market, was a complete renovation of the 35,000 sf building including interior demolition of existing walls and ceilings, asbestos abatement, installation of new aluminum windows (cut in masonry), and a storefront. Interior work included new metal stud framing, drywall, and Acoustic Ceiling Tiles (ACT). Paint, carpet, and vinyl composition tile (VCT) was installed throughout. HVAC upgrades included new rooftop units and ductwork. Electrical work included a new stand-by generator, lighting, outlets, UPS systems, projector screens, and PA System. Building B, 53,000 sf, was inclusive of a limited renovation with minor modifications to existing ductwork and lighting, new ceilings, paint, and carpet at a specified office locations.

# Wellington Row

Albany, New York



DELIVERY METHOD  
Design-Build

Originally constructed in the late 1800s and early 1900s, the buildings that make up Wellington Row has experienced severe deterioration through the years that required the City of Albany to do an emergency partial demolition in August 2004. BBL was selected to complete renovations to Wellington Row. The renovation embraced the historical character of State Street, while providing modern office space and luxury condominiums. The former Elks Lodge #49 building has been transformed into new corporate office space. The approximately 8,000 square foot building, originally constructed in 1912, has received a complete interior renovation. The new office consists of three stories, as well as a mezzanine and basement. In addition, the former Berkshire Hotel at 140 State Street was re-purposed into luxury condominiums through the construction of a five story, 10,000 square foot structure behind the preserved façade.

# Cap Com Federal Credit Union Headquarters

Colonie, New York



SQUARE FOOTAGE  
112,000

DELIVERY METHOD  
Design-Build

The new CAP COM Federal Credit Union Headquarters is a 3-story office building located in the Town of Colonie. With concrete foundations and a steel core, the exterior is constructed of masonry, metal wall panels and a curtain wall adding visual interest to the front facade. The interior finishes utilize a variation of colorful palettes with innovative lighting and unique ceiling concepts. Along with accommodating the corporate headquarters, the facility features a large lobby with a grand staircase open to the second floor, a full service bank branch with two drive-through lanes and an interactive children's area.

# Brickstreet Insurance

Charleston, West Virginia



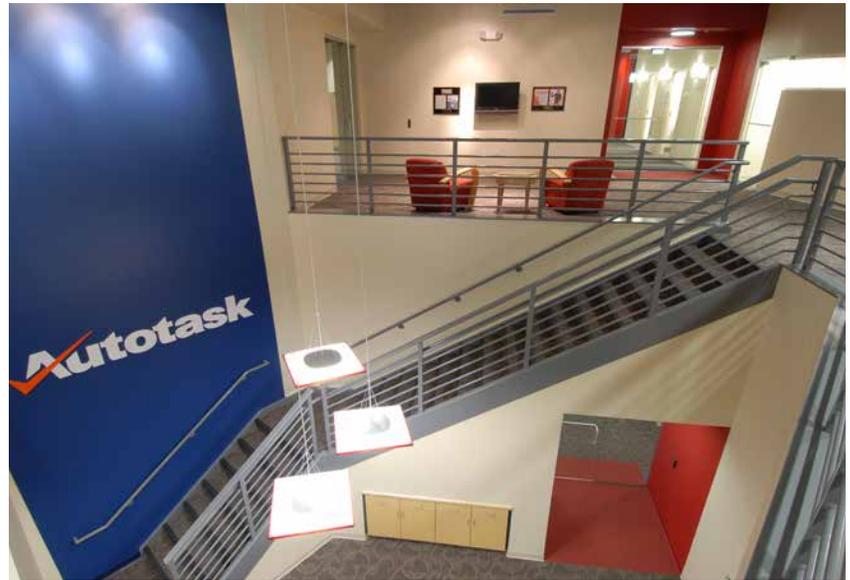
SQUARE FOOTAGE  
86,100

DELIVERY METHOD  
Design-Build

Brickstreet Insurance approached BBL to renovate the former Montgomery Wards retail space within the Charleston Town Center Mall. The 86,100 square foot renovation consolidates Brickstreet's operations under one roof with ample work spaces and offices. The first floor offers some rental space and in an effort to better serve their employees and the public, Brickstreet is accessible from the shopping center.

# Autotask

East Greenbush, NY



SQUARE FOOTAGE  
18,150

DELIVERY METHOD  
Design-Build

This project consisted of an interior fit-up of headquarters for an international leader in IT automation solutions.