

BBL

BACKGROUND AND QUALIFICATIONS



BBL Medical
Facilities®



Corporate Overview

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

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.

We employ over 300 highly talented and experienced construction, design and management professionals in the industry. Our knowledge and expertise allows us to deliver real-world construction solutions, saving our clients time and money and assuring them the highest quality construction and a successful project.

BBL Medical Facilities plans, designs, develops, and builds medical facilities for the marketplace across our nation's healthcare care spectrum. BBL offers single-source in-house planning, programming, design, development, financial, and construction resources.

BBL's Practice-Ready® delivery system provides solutions for those who wish to avoid the inherent risks and uncertainties of developing a medical facility. At the earliest stage of project development, BBL provides the following "guarantees": project cost and/or lease rate; occupancy date; and high quality construction. BBL is very flexible and offers a number of development formats: Design-Build; Lease; Condominium; Partnership; and Turnkey, which includes construction term financing. BBL also offers: real estate; site selection/acquisition; and attractive financing arrangements to meet a range of client needs.

BBL has a wealth of experience developing ambulatory care centers, medical office buildings, surgery centers, clinics, and numerous other healthcare related specialty building. BBL understands the complexities and varied requirements of each project type and provides maximum value for each of its client's construction expenditures.



Services

PLANNING

Conceptual design, cost estimates and schedules are provided to facilitate the project's completion on-time and within budget.

DESIGN

In-house architects and partner firms specialized in a variety of industries to provide innovative designs to meet our client's needs and financial requirements.

DEVELOPMENT

Expertise in obtaining municipal approvals and facilitation of the appropriate financing structure provided.

CONSTRUCTION

Our design-build process provides our clients high quality, cost efficient construction, delivered on-time and in budget.

OWNERSHIP

A variety of flexible ownership options available to suit our client's needs.

Physician groups and clinics have different needs, goals, and objectives. BBL can plan, design, develop, and build facilities that enable its entities to remain competitive.

BBL has developed medical building programs across the country; therefore, it understands regional construction circumstances and local marketplace conditions. BBL is responsible for a project from the initial planning stage through construction and building occupancy.

BBL is a privately held corporation with over four decades of experience as a design-build general contractor and professional construction manager. We deliver a wide variety of construction projects including healthcare, hospitality, office, higher education, government, retail, and industrial projects.

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.



Pediatric Specialty Center

Cedar Park, Texas



SQUARE FOOTAGE
75,000

DELIVERY METHOD
Plan-Design-Build

BBL planned, designed, and built the Strictly Pediatrics facility in Austin, TX for the Strictly Pediatrics Physicians. The Strictly Pediatrics Physicians wanted to expand and bring their services further north to accommodate the residents of the growing Cedar Park, TX area. In order to do so, the Pediatric Specialty Center was built adjacent to the Cedar Park Regional Medical Center and provides numerous pediatric services. Services include but are not limited to; neurology, oncology, imaging, urgent care, urology, gastroenterology, and cardiology.

Nebraska Spine Center

Omaha, Nebraska



SQUARE FOOTAGE
96,345

DELIVERY METHOD
Design-Build

Needing to upgrade, expand and augment their facility, Nebraska Spine Center (NSC) purchased a highly visible piece of real estate in Omaha's upscale Commercial Federal Business Park to develop a state-of-the-art orthopedic center. The physicians selected BBL to plan, design, and build their new medical office building.

NSC's clinical program consists of eight examination pods. Each pod contains four exam rooms. Two examination pods are arranged side-by-side to form a cluster of eight rooms. This gives a physician the ability to access and work anywhere from two to eight exam rooms.

The NSC consists of eight fellowship-trained orthopedic surgeons and was founded in 1979. NSC is one of only 28 spine practices dedicated solely to the treatment of spine conditions in the United States and is also the only all-spine practice in Nebraska.

Strictly Pediatrics

Austin, Texas



SQUARE FOOTAGE
130,000

DELIVERY METHOD
Plan-Design-Build

This four story Medical Office Building (MOB) is on the Children's Medical Center campus, in suburban Austin, TX. Also included is a 651 car, five story pre-cast parking garage. The MOB is connected to the medical center with a 300 foot concrete underground tunnel. The first floor of the MOB is composed of an Ambulatory Surgery Center (17,500 sf), which contains six (6) operating rooms, an imaging center with an MRI, a CT, and multiple x-ray exams. Also located on the first floor is a dialysis center, a pharmacy, and a gift shop.

This project received a 3 star rating in the Austin Energy Green Building Program, which is equivalent to a LEED Silver Certification.

Red Hills Surgical Center

Tallahassee, Florida



SQUARE FOOTAGE
17,085

DELIVERY METHOD
Plan-Design-Build

A 495 bed hospital, Tallahassee Memorial Healthcare (TMH), and a consortium of 30 physicians formed a joint venture partnership to develop a multi-specialty ASC. The consortium consisted of ENT physicians, general surgeons, obstetricians, ophthalmologists, and orthopedic surgeons.

Patients enter the ASC under a large porte-cochere and exit the surgery center under a separate discharge canopy. Staff and physicians enter through a discrete entry which accesses a lounge that is connected to male and female lockers.

The 17,085 square foot ASC consists of 5 ORs with patients entering the suite through a sterile corridor. Each OR is supplied from the rear via a semi-sterile supply corridor. The ASC features centralized nurse stations that are conveniently located between the PreOp and Stage One Recovery areas. This strategic location provides nursing with excellent visualization of the patients, during all phases of the process.

Crystal Run Healthcare

Monroe, New York

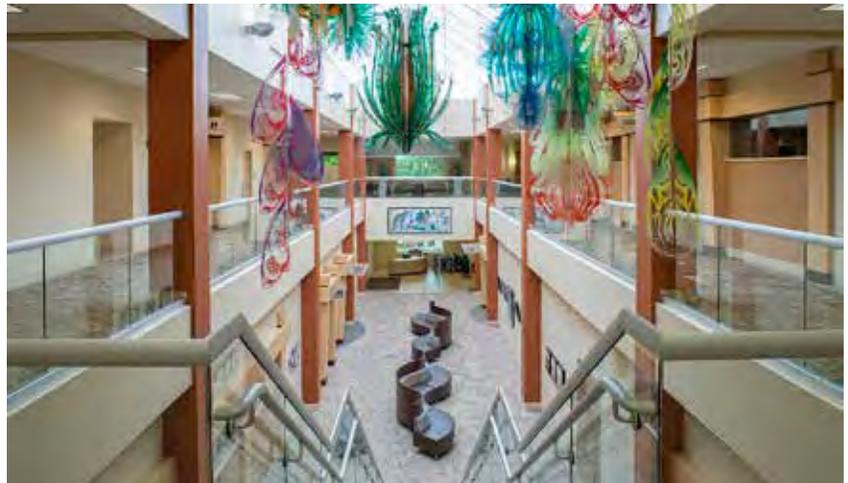


SQUARE FOOTAGE
70,760

DELIVERY METHOD
Plan-Design-Build

Existing customer, Crystal Run Healthcare chose a 9.32 acre lot in an existing industrial park for their MOB in Monroe, NY. To prepare for the building the following works items were completed; removal of contaminated soils, utility tie-ins, extensive subsurface rock removal for building foundation, and underground utilities. This 70,670 sf two-story building houses 1 OR, CT, MRI, 2 X-Rays, and a Nuclear Camera. The building is comprised of structural steel, exterior metal framing, ground face block, brick veneer, cast stone, and fiber cement paneling.

Physicians' Clinic of Iowa Cedar Rapids, Iowa



SQUARE FOOTAGE
220,000

DELIVERY METHOD
Plan-Design-Build

Physicians' Clinic of Iowa (PCI) is a 79-provider multi-specialty group of medical and surgical specialists serving the healthcare needs of Eastern Iowa. The group had 5-Cedar Rapids locations that housed its 14-specialties. PCI wished to consolidate and expand its resources at the same time become more efficient. PCI envisioned developing a state-of-the-art ambulatory care facility that consolidates PCI's existing five medical office buildings and ancillary services into one singular structure, a Medical Mall. The new Mall houses PCI clinics and specialty centers, multi-disciplinary clinics, a diagnostic laboratory, an imaging center, diagnostic testing services, a pharmacy, and a patient and community education center that also provides healthcare screening services. The facility also houses additional independent health-care related tenants and a full service café. BBL was selected to plan, design, and build PCI's medical facility. BBL has a great deal of experience developing medical malls, which was a significant factor in the company's selection. Additionally, BBL provided the physicians with an up-front "guaranteed" cost at the earliest stage of development. This "guarantee" was also a great deal less than other proposals received.

Orthopedic Partners
Niantic, Connecticut



SQUARE FOOTAGE
30,476

DELIVERY METHOD
Design-Build



Orthopedic Partners (formerly Norwich Orthopedic Group) needed to expand their practice in response to their growing patient population. BBL Medical Facilities was asked to study a number of project scenarios on behalf of the group to best meet this need.

BBL analyzed Orthopedic Partners' existing practice goals and objectives and studied their current medical office building which had available shell space. The size of the space was determined inadequate and the location would not address one of the group's access issues of a convenient office location close to their growing patient population. A second scenario would have involved the purchase of an empty building suitable for renovation to medical space, in the correct location; however the size was inadequate for the full medical program.

The final approved solution was raw land in an open field that eliminated the space concern for a new building. This location solved the access issue and provides high visibility along a major interstate, I-95. The single story, wood framed building was delivered on time and on budget. The immediate and projected needs of the group are met while providing space for future growth of the practice with available shell space.



St. Peter's Hospital Patient Care Pavilion

Albany, New York



SQUARE FOOTAGE
267,000

DELIVERY METHOD
CM at Risk with GMP

AWARDS
Pending LEED Silver

St. Peter's Hospital is one of the region's major healthcare facilities. The original site included a 442 bed acute care hospital, two skilled nursing facilities and the Community Hospice. A major infrastructure upgrade to the facility was completed in multiple phases over several years. The Phase II program consisted of upgrades to the site utilities with a new substation, and generator building, a new entrance building connecting the existing Cancer Center building to the main hospital and a new seven story Patient Care Pavilion Tower addition on the west side of the hospital's acute care facility.

The Tower consists of: main entrance, chapel, four procedure room endoscopy suite, and pharmacy. First Floor Cardiology Department; one 1,400 sf hybrid heart operating room (1 of only 29 in the world), three vascular ORs and four heart ORs. Second Floor Surgical Department; sixteen ORs. Third Floor; 35-bed post partum unit, neonatal intensive care nursery and general nursery. Fourth and Sixth Floors; two 35-medical/surgical bed units, one M/S unit per each floor. These upgrades added over 267,000 square feet of new space to the hospital.

Berkshire Medical Center

Pittsfield, Massachusetts



SQUARE FOOTAGE
51,000

DELIVERY METHOD
Plan-Design-Build

The Berkshire Medical Center hired BBL to plan, design, and build a new medical facility and an employee parking structure to address program requirements. With BBL's trademarked Practice-Ready delivery system, the company provided BMC with up-front "guaranteed" pricing at the earliest stage of project development.

An 8-OR ASC is located on the second level of the new two-level 51,000 square foot structure which includes 11-pre-op stations, 8-post-anesthesia recovery bays, and 12-phase two recovery stations. The ORs are supplied by a rear service corridor via a case-cart system. To segregate admission and patient-discharge, separate elevators are provided: one elevator to access patients, a second to egress patients, with a third elevator to accommodate staff and material supply.

The building program also includes a new physical therapy department that is located on the first floor and a 618-car parking structure.

Orthopaedic Associates of
Fort Walton Beach
Fort Walton Beach, Florida



SQUARE FOOTAGE
8,600 sf ASC
47,000 sf MOB

DELIVERY METHOD
Plan-Design-Build



Orthopaedic Associates (OA) and Emerald Coast Eye Institute wished to upgrade its main Fort Walton Beach offices. The physicians requested to expand services and develop a state-of-the-art ambulatory surgery center (ASC), on the campus of the 247 bed, Fort Walton Beach Medical Center. The group selected BBL to plan, design, develop and build its new medical office building to include the Orthopaedic Center, Eye Clinic, and ASC.

BBL designed a contemporary facility that is focused on customer convenience, satisfaction and efficiency. A large canopy easily permits patients to be dropped off and picked up under cover. An attractive lobby and spacious reception/waiting area warmly greets patients at OA's 1st floor practice location and the 2nd floor Eye Center. Physical Therapy for the OA group is also housed on the 2nd floor.

OA's 3-OR ASC is located on the 3rd floor. The ASC is designed to save steps with patients escorted in an efficient circular pattern. Incoming surgery patients do not cross paths with discharged patients. OA administration, IT and a conference room are also located on the 3rd level.



Athens Gastroenterology Associates

Athens, Georgia



SQUARE FOOTAGE
16,500

DELIVERY METHOD
Plan-Design-Build

Athens Gastroenterology Associates (AGA) is a 2 physician GI provider serving Northeast Georgia. AGA needed to expand its practice by developing a medical office building (MOB) and an endoscopy center. The physicians purchased a pad-ready land parcel located in a 6-unit-condominium-site medical park. BBL offered AGA plan/design/build services and up-front "guaranteed" pricing at the earliest stage of project development.

The MOB's 11,000 sf first floor consists of an efficiently clustered 12 exam room clinical area and a 3 procedure room endoscopy center, each area having separate waiting areas. A main entrance and a discrete endo-suite exit were provided to ensure patient privacy. A strategically located 2 station Remicade Treatment Infusion Center provides patients and physicians with immediate access to the Center. The endo-suite's centrally located nurse's station affords AGA staff with direct peripheral-observation of the 3 prep bays and 9 recovery stations. Four physician offices, administration, billing, IT, conference, and a break room are located on the MOB's 5,500 sf second floor.

Eden Hill Medical Center

Dover, Delaware



SQUARE FOOTAGE
140,000

DELIVERY METHOD
Design-Build

The Eden Hill Medical Center wanted to create a health-park, medical office building (MOB), and medical-mall for the community. The physicians' new medical facility consists of medical office space, a dental suite, a 6 OR ambulatory surgery center and an imaging center. Completing the look of this new medical office building is a Mansard style roof.

BBL was able to provide a "guaranteed" cost to plan, design and build the project by employing its trademarked Practice-Ready® Delivery System. Practice-Ready® has been specifically created for entities that wish to avoid the uncertainties and inherent pitfalls of developing medical building programs.