

# BBL

## BACKGROUND AND QUALIFICATIONS



SENIOR LIVING EXPERIENCE







## 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

## 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.

### MANAGEMENT

Professional property management services tailored for each client's requirements.

## 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.

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 is a privately held company with over four decades of experience as a design-builder, general contractor, and professional construction manager. We deliver a wide variety of construction projects including office, municipal, hospitality, commercial, medical, and heavy construction 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.



# BBL Family of Companies



**BBL**Campus  
Facilities®

**BBL**Construction®  
Services

**BBL**Hospitality

**BBL**Management  
Group

**BBL**Medical  
Facilities®

☆ CORPORATE HEADQUARTERS  
302 Washington Avenue Extension  
Albany, New York 12203  
518.452.8200

○ REGIONAL OFFICE  
600 Kanawha Blvd. East • Suite 200  
Charleston, West Virginia 25301  
304.345.1300

# Senior Living Experience

| Project Name  | Services | Project Type            | SF      | Units/Beds | Living Type        | Amenities/Features   |
|---|----------|-------------------------|---------|------------|--------------------|--|
| Summit at Mill Hill Senior Apartments                 | D/B      | New                     | 120,000 | 92         | Senior Apartments  | Senior Living Apartment Community with Clubhouse, Garages, and Natatorium.   |
| The Center at Parmer                                  | D/B      | New                     | 65,000  | 80         | Skilled Nursing    | Physical therapy gym, outdoor therapy garden, full service kitchen and dining, and high end hospitality finishes to give a comfortable feel.   |
| Eden Hill Skilled Nursing Facility                    | D/B      | New                     | 65,000  | 80         | Skilled Nursing    | Physical therapy gym, outdoor therapy garden, full service kitchen and dining, and high end hospitality finishes to give a comfortable feel.   |
| Peregrine Landing Memory Care of Colonie              | PS       | New                     | 36,000  | 64         | Memory Care        | Wood frame, 1 story, 24 hour emergency call systems, enclosed courtyards, beauty salon, chapel, restaurant style dining areas, secured grounds,  |
| King Thiel Senior Community                           | D/B      | New                     | 116,700 | 96         | Independent Living | Energy efficient, three-story building located in Latham, NY with an art gallery, billiards/game room, café, fitness center, gardens, library/media center, convenience store, and a courtyard.                                    |
| The Kensey on the Elliot-Active Adult Community       | D/B      | New                     | 74,000  | 58         | Independent Living | 50+ Active Adult Community. 1 BR & 2 BR apartment options, electrical fireplaces, private balconies off each unit, keyless entry, washer/dryer in each unit.   |
| Golden Hill Nursing & Rehabilitation Center           | CM       | Addition/<br>Renovation | 156,000 | 280        | Skilled Nursing    | New Town Square area with a general store, a concrete terrace, six skylights, a water fountain and a coffee/snack area; refurbishing man lobby to include a "big hotel-like" reception desk, sitting areas, and decorative benches |
| Stone Creek Senior Housing                            | GC       | New                     | 6,400   | 4          | Independent Living | Two new duplexes   |
| The Cambridge, Assisted Senior Living                 | D/B      | Renovation              | 21,000  | 35         | Assisted Living    | The Cambridge, a historic hotel, built in 1885, received extensive renovation for a conversion into an assisted living residence   |
| Schenectady County Glendale Home                      | CM       | New                     | 160,000 | 200        | Skilled Nursing    | Multi-storied modern building with full kitchen and dining facilities, laundry facilities on each floor, a multi-purpose room, an on-site PT and OT area, garden and patio areas.  |
| The Capital Living Nursing and Rehabilitation Centre  | CM       | New                     | 162,371 | 240        | Skilled Nursing    | Commercial laundry facility, commercial kitchen, Rehabilitation Living Pod, Alzheimer and Dementia Pod, rehabilitation gym, multiple dining areas, activity areas and large gathering space.                                       |
| Robinson Terrace Assisted Living Facility             | D/B      | New                     | 49,850  | 58         | Assisted Living    | Common dining area, an exercise room, sitting areas, a salon and commercial kitchen.   |
| Sarah Jane Sanford Home                               | GC       | Renovation/<br>Addition | 16,900  | 12         | Assisted Living    | Full service kitchen, dining room, living room, reading areas, beauty shop and office space.   |
| Pinehill at Kimball Farms                             | GC       | New                     | 52,000  | 104        | Assisted Living    | Art Studio, gazebo, private dining room, and parlor with fireplace.  |
| Walkill Living Center                                 | D/B      | New                     | 154,500 | 136        | Independent Living | Community room, exercise room, library and rec room.   |
| Coburg Village  | D/B      | New                     | 300,000 | 212        | Independent Living | Central pod community with large main lobby and concierge, full kitchen, dining room, deli, conference room, gift shop, greenhouse, sauna and indoor pool.   |
| Diamond Rock Terrace                                  | GC       | Addition                | 48,500  | 36         | Independent Living |  |
| Diamond Ridge Retirement Community                    | D/B      | New                     | 90,000  | 110        | Independent Living | Main kitchen and dining room, vaulted ceilings, custom woodwork, upgraded fixtures.  |
| Sweetwood Continuing Care Community                   | GC       | Addition                | 30,000  | 20         | Independent Living | Craft, game and fitness facilities with PT area and pool, locker room and shower areas.  |
| River Ridge Living Center                             | D/B      | Renovation              | 60,000  | 120        | Skilled Nursing    | Dining room with private dining for family members, a solarium and a rehabilitation center.  |
| Concord Village                                       | GC       | New                     | 88,000  | 160        | Skilled Nursing    | Central atrium with sky lighted cupola, chapel, beauty salon, two courtyards, coffered ceilings and refined finishes.  |
| Our Lady of Mercy Life Center                         | CM       | New                     | 80,000  | 160        | Skilled Nursing    | Main lobby, interior courtyard, three-story chapel.  |
| Good Samaritan Lutheran Home                          | CM       | Addition/<br>Renovation | 30,000  | 67         | Skilled Nursing    |  |
| Baptist Health System Nursing & Rehabilitation Center | CM       | Addition/<br>Renovation | 77,000  | 82         | Skilled Nursing    | New wing addition; renovated kitchen, dining areas, employee cafeteria, administrative and business offices and patio.   |
| Thornton Oaks Senior Living Community                 | D/B      | New                     | 200,000 | 164        | Mixed              | Main kitchen and dining room, lounge area with fireplace, landscaped patio and fountains, and exercise room.   |

Abbreviations: CM = Construction Manager D/B = Design/Build GC = General Contractor PS = Plan and Spec



# BBL

planners | designers | builders

## Senior Living

*Over the past 10 years in  
Senior Living & Healthcare*

**\$2.4** billion  
in projects  
**8.7** million  
square feet

### Areas of Expertise

Active Adult  
Independent Living  
Assisted Living  
Skilled Nursing  
Memory Care

### Services

Planning  
Development  
Design  
Construction

BBL has developed the expertise, process, and delivery systems to bring our client's senior housing projects to successful completion on time and on budget. We know that senior living projects require special attention to scheduling around activities on busy senior and healthcare campuses, and that they must be completed on time to realize the anticipated benefits/returns of the project.

302 Washington Avenue Ext.  
Albany, New York 12203  
518.452.8200 | [bblinc.com](http://bblinc.com)

# The Summit at Mill Hill

Guilderland, New York



SQUARE FOOTAGE  
120,000

DELIVERY METHOD  
Design-Build

UNITS  
92



The Summit at Mill Hill is a 96 unit, three-story independent living apartment community located in Guilderland, NY. The property offers one- and two-bedroom units with many amenities to help residents feel at home. Amenities include a senior friendly design with a balcony or patio for each unit, granite countertops, stainless steel appliances, upscale cabinetry, custom closet space, garage parking, in unit washer and dryer, handicap accessibility, pool hot tub and sauna, day spa, movie theatre, social tavern & clubhouse, community kitchen, full library, woodworking shop, community garden, and on-site dry-cleaning and laundry facilities.





SQUARE FOOTAGE  
321,664

UNITS  
308

DELIVERY METHOD  
Design-Build

## Starbuck Island Apartments Green Island, New York



BBL provided design-build services to transform an abandoned, former industrial section of the Hudson River into a new community to attract residents and retail tenants.

The Starbuck Island luxury apartment complex includes a gated community of 268 apartment units and 40 senior apartments, as well as a 26,000 sf mixed-use building and a 3,500 sf retail parcel.

Amenities include outdoor seating areas, a performance atrium, a marina and boat docks, waterfront tennis courts, a pool and community rooms.



# King Thiel Senior Community

Latham, New York



SQUARE FOOTAGE  
116,700

DELIVERY METHOD  
Design-Build

UNITS  
96



King Thiel Senior Community is an energy efficient, three-story building located in Latham, NY. A senior friendly design includes elevators located in each wing for easy access around the facility. An art gallery, billiards/game room, café, fitness center, gardens, library/media center, convenience store, and a courtyard are just a few of the amenities available for the residents. The facility was fully leased 8 months prior to opening. There is now a waiting list to join this Senior Living Community.

# The Capital Living Nursing and Rehabilitation Centre

Schenectady, New York



SQUARE FOOTAGE  
162,371

DELIVERY METHOD  
Construction Management

BEDS  
240

PROGRAM  
HUD



Capital Living and Rehabilitation Centres selected BBL to manage the construction of a new 240 bed skilled nursing facility located in Schenectady, New York. The building area is approximately 162,000 square feet and consists of three, two-story resident wings with a two story core area. The structure is comprised of load bearing metal stud framing combined with structural steel framing for core areas. Work commenced in the first quarter of 2012 with an 18 month overall schedule.

The existing nursing home was demolished once the new facility was completed to provide additional green space. The new nursing facility includes amenities such as a commercial laundry facility, commercial kitchen, Rehabilitation Living Pod, Alzheimer and Dementia Pod, rehabilitation gym, multiple dining areas, activity areas, and a large gathering space.



## Peregrine Senior Living at Colonie

Colonie, New York



SQUARE FOOTAGE  
35,759

DELIVERY METHOD  
Plan and Spec



Peregrine Companies has opened a new location of their senior service centers in Colonie, NY. The new, wood framed, state of the art residence provides top-notch 24-hour care and include various features meant to trigger long term memories for those facing the symptoms of Alzheimer's. The facility includes spacious common areas, full-service activity centers, enclosed courtyards, a chapel and regular spiritual services, on-site beauty salon, and laundry services.

# The Center at Parmer

Austin, Texas



SQUARE FOOTAGE  
65,000

DELIVERY METHOD  
Design-Build

BEDS  
80



BBL provided design-build services to The Center at Parmer to provide a new 65,000 sf free standing skilling nursing facility. Amenities include physical therapy gym, outdoor therapy garden, full service kitchen and dining, and high end hospitality finishes to give a comfortable feel.



# The Cambridge

Cambridge, NY



SQUARE FOOTAGE  
21,000

DELIVERY METHOD  
Design-Build

BEDS  
35

The Cambridge, a historic hotel, built in 1885, received extensive renovation for a conversion into an assisted living residence. Particular attention was paid to return the building to its former grandeur and preserve its original features.

The three story facility includes 35 units on the second and third floors with administration, common areas and dining located on the first floor. In addition to the aesthetic preservation, new sprinkler and HVAC systems were installed.

# Eden Hill Skilled Nursing Facility

Dover, Delaware



SQUARE FOOTAGE  
65,000

DELIVERY METHOD  
Design Build

BEDS  
80

Located in Dover, Delaware, BBL was chosen as the Design-Build firm for a new 65,000 sf, 80 bed skilled nursing facility. The design of the facility is angled to give a comfortable feel for patients with high-end hospitality finishes. Amenities include a physical therapy gym, outdoor therapy garden, and a full service kitchen and dining area.



## The Kensey on the Elliot

East Greenbush, New York



SQUARE FOOTAGE  
74,000

DELIVERY METHOD  
Design-Build



Construction of a 74,000 sf, 3-story, wood framed Active Adult Community along with an eleven unit, 5,000 sf single bay garage outbuilding. The facility includes a fitness room, multi-purpose community room with bar and fireplace, on-site "business center" (computer with printing in the lobby), and exterior patio/garden with fire-pit and grill.

The exterior is finished with vinyl siding, Harvey windows, composite deck and rails, cultured stone, along with a metal-roof accented covered entrance, and asphalt shingle roof. Interior apartment finishes include laminate flooring, granite countertops, carpet, sheet vinyl, washer/dryer in each unit, and roll-in showers. Common area finishes include carpeted hallways, 2x2 ACT ceiling, and porcelain tile in the main lobby. The project also includes a three stop hydraulic elevator.



## Schenectady County Glendale Home

Glenville, New York



SQUARE FOOTAGE  
160,000

DELIVERY METHOD  
Construction Management

BEDS  
200

Schenectady County constructed a 200-bed skilled nursing facility to replace an older nursing facility. Glendale's original facility was made up of three interconnected buildings that were built in 1930, 1960, and 1975 and were highly energy inefficient. The replacement Glendale Home has been constructed as a multi-storied modern building and has all facility services and functions located in the self-contained, energy-efficient facility.

The new building consists of Living Areas divided into "Neighborhoods." Full kitchen and dining facilities are located on-site. Each neighborhood has its own kitchen and great room. The facility also features full laundry facilities located on each floor, a multi-purpose room, an on-site physical and occupational therapy area, as well as, garden and patio areas.



## Stone Creek Estates

New Scotland, New York



SQUARE FOOTAGE  
6,400

DELIVERY METHOD  
Design-Build



Stone Creek Estates offers retirement living for those 55 and older. The duplexes provide 1,600 sf of living on one floor. Each unit includes a full basement, oversized two car garage, and an integrated security system.

The buildings feature cultured stone and Hardie Board siding, EnergyStar windows and an in-ground lawn sprinkle system.

## River Ridge Living Center Amsterdam, New York



SQUARE FOOTAGE  
60,000

DELIVERY METHOD  
Design-Build



To facilitate a planned conversion to a new skilled nursing facility, BBL was contracted to renovate 60,000 sf of an existing building. During renovation of the facility, BBL created a dining room which includes private dining for family members, a solarium and a rehabilitation center. To complete the project, BBL also added a new façade to the existing facility.



## Sarah Jane Sanford Home Amsterdam, New York



SQUARE FOOTAGE  
*New Addition: 10,900*  
*Renovation: 6,000*

DELIVERY METHOD  
General Contractor

BBL renovated 10,900 square feet of office space into assisted living space made up of 12 units. In addition to the renovation, approximately 6,000 sf of new space was added. Within this addition, BBL was able to create a full service kitchen, a dining room (with room for up to 40 people), a living room, reading areas, and beauty shop as well as office space.

## Coburg Village

Clifton Park, New York



SQUARE FOOTAGE  
300,000

DELIVERY METHOD  
General Contractor

UNITS  
212

COTTAGES  
22

BBL's high-quality performance on previous projects impressed Wartburg Lutheran Services (WLS), that we were asked to design and build this large complex. WLS considered building this senior community for eight years but needed a way to put the entire project together with an attractive financing solution. Our partner, Columbia Development, seamlessly handled the development process for WLS, including planning and acquisition. Coburg Village is an independent living facility designed like an exclusive hotel/resort complex and constructed with high grade materials. In the middle of the community, a large nine-wing building with a central pod unites the complex. The wings contain one- or two-bedroom units and the central pod serves as a community center with a large main lobby and concierge. A full kitchen and dining room, deli, conference room, gift shop, greenhouse, sauna, and indoor pool are also part of this area. Independent homes were built around the perimeter of the grounds. All have two bedrooms, a fireplace, laundry facility, and attached garages.



## Pinehill at Kimball Farms

Lenox, Massachusetts



SQUARE FOOTAGE  
52,000

DELIVERY METHOD  
General Contractor

SUITES  
104

The owner of Pine Hill at Kimball Farms needed an experienced builder to construct an assisted living facility at their retirement community. The large complex currently offers independent living apartments and a skilled nursing facility. Because of BBL's experience in the construction of assisted living facilities, we were able to deliver the guaranteed budget and schedule that best fit the needs of the owner. A significant amount of blasting through the hard Massachusetts rock was required for the foundation. BBL worked to ensure that the blasting did not disturb the seniors in residence. The facility has 52 suites on two floors. Each suite has a bedroom, living/dining room and kitchen area. An art studio, gazebo, private dining room, and parlor with a fireplace are also included in the facility.