



BBL

BACKGROUND AND QUALIFICATIONS



**BBL Campus
Facilities**



**BBL Construction[®]
Services**

BBL Hospitality



**BBL Management
Group**

**BBL Medical
Facilities**

BBL Family of Companies



GEOGRAPHIC REACH

BBLCampus
Facilities®

BBLConstruction®
Services

BBLHospitality

BBLManagement
Group

BBLMedical
Facilities®

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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.



CommerceHub
Albany, New York



SQUARE FOOTAGE
47,985

DELIVERY METHOD
GMP

BBL worked on the College's Zero Energy Nanotechnology (ZEN) Building. In addition to concrete work, BBL was awarded multiple interior fit-up projects within the ZEN building including the entire upper floor for CommerceHub.

The new space for CommerceHub boasts an open floor plan with multiple work stations, gathering areas, game room, cafeteria, and meditation and yoga rooms. The exterior glass wall and vibrant colors create a bright and energetic environment.

Datto
East Greenbush, NY



SQUARE FOOTAGE
36,000

DELIVERY METHOD
Design-Build

This turnkey project consisted of an interior fit-up of a 36,000 sf headquarters office for an international leader in IT automation solutions.

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.

nrastructure
Menands, New York



SQUARE FOOTAGE
50,000

DELIVERY METHOD
General Contractor

New office fit up for technology infrastructure services company. Space includes, offices, cubicles, vending and snack area, kitchen for staff and industrial kitchen for catering, auditorium, and show and tell area for new product/service launch.

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.

134 - 136 State Street
Albany, New York



SQUARE FOOTAGE
18,000

DELIVERY METHOD
Design-Build

TYPE
Historic Renovation

BBL provided design-build services for this historic renovation project in downtown Albany, New York. Renovations of the six-story, 18,000 square foot building included a new internal support structure and new floors, and a renovated entrance. Major repairs and upgrades to the building were performed while preserving the historic façade. The buildings at 134 and 136 State Street function as a single, mixed-use commercial building, sharing a common entrance, elevator and stairs.

Chasan Building

Troy, New York



SQUARE FOOTAGE
33,500

DELIVERY METHOD
Design-Build

BBL renovated this 33,500 sf, historic office building built in the 1800s for Rensselaer Polytechnic Institute to house 70 employees for their fund raising initiative. The project included renovation and restoration of key historic components of the existing building while converting the structure to modern office space.

The three story building has three separate basements under approximately 50% of the buildings footprint. Some of the significant project components included the restoration of the existing painted brick facade to its original natural brick surface, large radius and eyebrow windows, a two story clear atrium space with skylight and restoration of the existing wood floors.

Key Private Bank-Albany Office

Albany, New York



SQUARE FOOTAGE
38,000

DELIVERY METHOD
GC Lump Sum

At 66 South Pearl Street in Albany, NY a complete renovation of the 6th and 7th floor was performed for the Key Private Bank-Albany Office. Renovations included demolition of partitions and ceilings as well as installation of new partitions and ceilings per new floor plans. New finishes included ceramic tile, carpet, luxury vinyl, painting, vinyl wall covering, new wood doors, glass marker boards, wood feature walls and trim, window shades, and new appliances. Scope included all new plumbing fixtures for four new bathrooms, new heat pump mechanical system, relocation of sprinkler heads, new electrical wiring, and panels with lighting and controls. All new fire alarm system tied into existing building system. New communications cabling, cable management systems, and equipment racks in IT rooms were also included.

431 Broadway Menands, New York



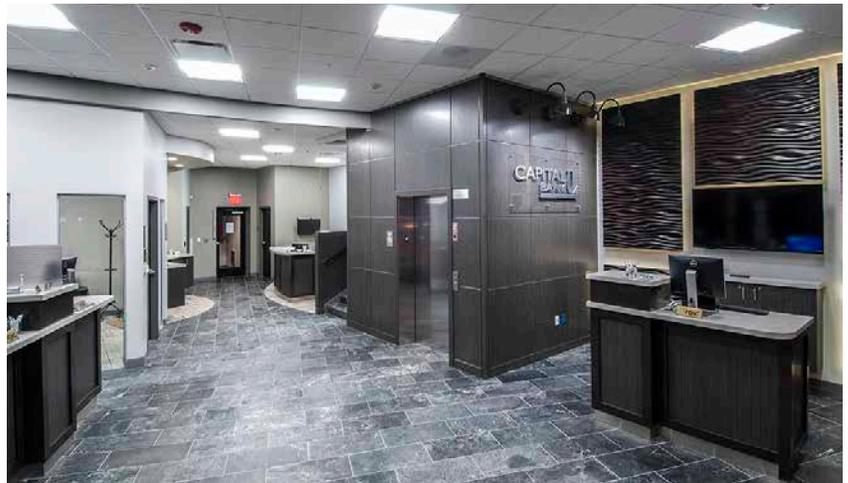
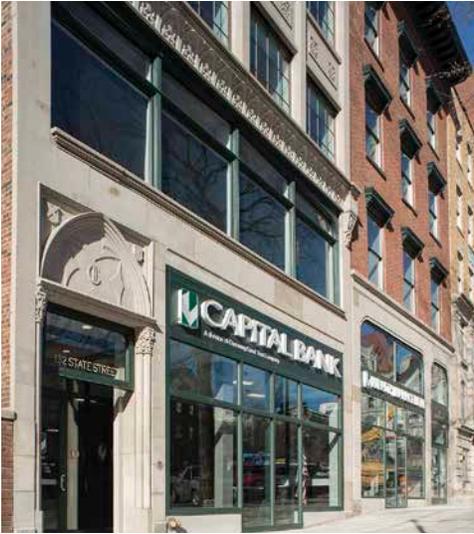
SQUARE FOOTAGE
88,000

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.

Alfred E. Smith Building

Albany, New York



SQUARE FOOTAGE
650,000

DELIVERY METHOD
Construction Management



The Office of General Services chose BBL as Construction Manager for this \$100 million renovation of an historic national and state landmark. The project is the largest public project in Albany since the construction of the Empire State Plaza. This historic structure is named for Alfred Emanuel Smith, four-time governor of New York in the early 1900s who was known for his initiation of many public improvements. Among the many challenges of the project was the restoration of the intricately detailed lobby that features mosaic tiling and marble columns. The busy downtown location posed multiple coordination challenges. The 34-story facility serves as office space for state agencies.

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.

677 Broadway
Albany, New York



SQUARE FOOTAGE
180,000

DELIVERY METHOD
Develop/General Contractor



677 Broadway is a premiere downtown business address for professionals. This 12 story office tower was completed by BBL in less than 2 years. State of the art amenities include redundant power, fiber and data services. The building exceeds New York State energy code by 20%.

Brickstreet Insurance

Charleston, West Virginia



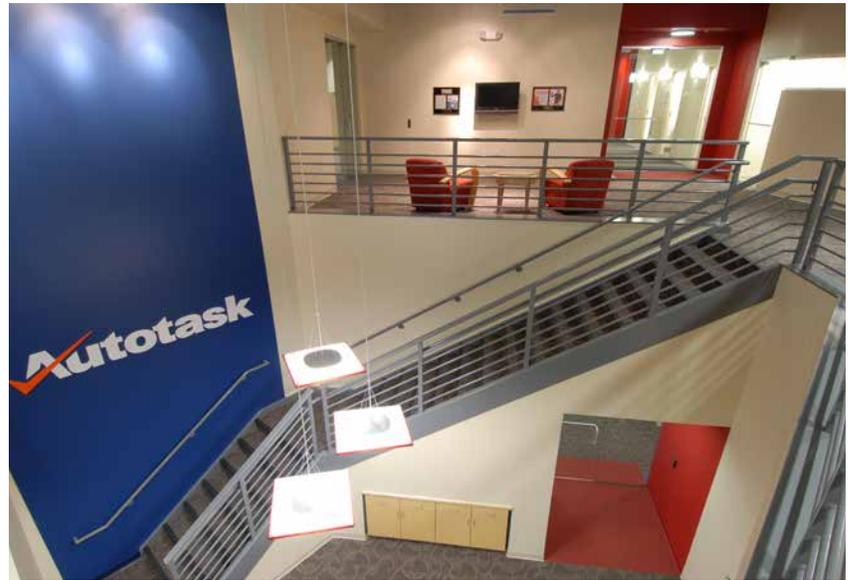
SQUARE FOOTAGE
86,100

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.

Patroon Creek Office Park

Albany, New York



SQUARE FOOTAGE
418,000

DELIVERY METHOD
Develop-Design-Build

Patroon Creek Corporate Center is a 50 acre campus home to the 180,000 square foot headquarters of Capital District Physicians' Health Plan (CDPHP), the 161,000 square foot Multi-care Medical Center, the 35,000 square foot headquarters of First Niagara Regional offices, and a 42,000 square foot building offering office, medical and technology space.

The complex is situated amidst Albany's technology and education hub, which includes the University of Albany, The New York State Police Academy, and the new Albany Nanotech Complex. This medical center is an extension of the city of Albany's medical corridor situated on Washington Avenue and conveniently located, accessible via the New York State Thruway, I-90 and Rt. 85.

22 New Scotland Avenue
Albany, New York



SQUARE FOOTAGE
77,000

DELIVERY METHOD
Develop-Design-Build

This 5-story, 77,000-square foot private office building is one of the latest improvements along the New Scotland Avenue corridor and supports the revitalization of the Park South neighborhood. The new building, which took less than six months to construct, is situated directly across the street from Albany Medical Center and is home to a number of the Medical Center's support service departments, including human resources, health information services, faculty practice administration, employee health services, security and material management, among others.