

# BBL

## BACKGROUND AND QUALIFICATIONS



HOTEL EXPERIENCE





## 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.

### 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.



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.

Over the past several decades, BBL has constructed/renovated more than 40 hotels in excess of 3.6 million square feet of hotel space and over 5,600 rooms. We maintain strong brand partnerships and continue to work with award winning national franchises such as Marriott, Hilton, and Intercontinental Hotels.

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 is 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.



# Hyatt Place Kennedy Space Center

Titusville, Florida



DELIVERY METHOD  
Design-Build

ROOMS  
110

BBL selected the location of this Hyatt Place hotel for its proximity to the Kennedy Space Center and Cape Canaveral Air Force Station. The property is just seven miles away and is the only Hyatt brand hotel in Brevard County, Florida.

One of the many attractive features of this 110-room hotel is a rocket-launch viewing lounge located on the fifth floor. The hotel also includes over of 2,000 square feet of meeting space, a business center, outdoor pool, laundry facilities, a bar/lounge area, breakfast bar, 24-hour market, and a 24-hour fitness center.

# Microtel Inn & Suites by Wyndham Amsterdam, New York



SQUARE FOOTAGE  
32,000

DELIVERY METHOD  
Design-Build

ROOMS  
67

BBL was selected to build this 32,000 square foot Microtel Inn & Suites by Wyndham hotel in Amsterdam, New York. The property includes a cafe, laundry facilities, business center, meeting space, a and a fitness center and is a welcome addition to the community.

# Four Points by Sheraton Hotel

Albany, New York



SQUARE FOOTAGE  
57,700

DELIVERY METHOD  
Design-Build

ROOMS  
101

This new 57,700 square foot, 101 room, Four Points by Sheraton Hotel is located in the bustling downtown area of Albany, New York near the State Capital and Times Union Center.

Some of the many amenities the property has to offer include an onsite bar, meeting space, copy services, on-site laundry and dry-cleaning facilities, a sundry convenience store, lobby restaurant, fitness center, and swimming pool.

# Tru by Hilton

Chicopee, Massachusetts



SQUARE FOOTAGE  
49,145

DELIVERY METHOD  
Design-Build

ROOMS  
108

4 story, 108 room, wood-framed hotel – quartz countertops & windows sills throughout, vinyl plank flooring in all guest rooms, upgraded GE PTACs in all guest rooms, glass shower doors in all guest bathrooms, stamped concrete patio, fitness room, indoor pool, large lobby with guest entertainment and amenities.

# Hampton Inn & Suites

Rocky Hill, Connecticut



SQUARE FOOTAGE  
56,000

DELIVERY METHOD  
Design-Build

ROOMS  
90

New construction of a 4-story, 59,210 sf, wood-framed hotel with all associated site improvements. The entry lobby and breakfast room is a 2 story “clear story” design. Amenities include a meeting room, fitness center, indoor pool, and outdoor patio.

# SpringHill Suites Tampa North Land O' Lakes

Land O' Lakes, Florida



SQUARE FOOTAGE  
73,000

DELIVERY METHOD  
Design-Build

BBL selected the location for its proximity to downtown Tampa and the International Airport, as well as its convenient access to the Tampa Riverwalk, the Florida Ice Center, Wesley Chapel, and Raymond James Stadium, home of the Tampa Bay Buccaneers.

Our new 107 room, all-suite hotel, was built by BBL Construction Services and is owned and operated by BBL Hospitality. Featuring a brand-new design that adds depth and sophistication, every detail was carefully selected to offer calm and refreshing spaces to allow guests to relax and recharge.

The 73,000 square foot SpringHill Suites Tampa North Land O' Lakes hotel includes 1,320 square feet of meeting space, a business center, outdoor fire pit area, laundry facilities, a bar/lounge area, heated swimming pool, and an expanded fitness center.

# Tru by Hilton - Middletown

Walkill, New York



SQUARE FOOTAGE  
45,000

DELIVERY METHOD  
Design-Build

ROOMS  
104

4 story, 104 room, wood-framed hotel – quartz countertops & windows sills throughout, vinyl plank flooring in all guest rooms, upgraded GE PTACs in all guest rooms, glass shower doors in all guest bathrooms, stamped concrete patio, fitness room, large lobby with guest entertainment and amenities.

# Renaissance Albany Hotel

Albany, New York



SQUARE FOOTAGE  
198,400

DELIVERY METHOD  
Design-Build/CM at Risk

ROOMS  
203

AWARDS  
*ENR*  
Best Project 2016-Renovation/Restoration

*Preservation League of New York State*  
Excellence in Historic Preservation 2016

*Historic Albany Foundation*  
2016 Preservation Merit Award

*NYS Office of Parks Recreation & Historic Preservation*  
New York State Historic Preservation Award (2015)

*AIA Rochester, NY Chapter*  
AIA Rochester Design Award

The landmark DeWitt Clinton Hotel on State Street in downtown Albany underwent major renovations and was transformed into a Renaissance by Marriott. Built in 1927, the 11-story hotel was named after former New York governor DeWitt Clinton. The renovations have preserved a historically significant piece of architecture that dates back decades. Located across from the State Capitol, the Renaissance Albany offers intimate meeting space for private events, 203 rooms, a full-service restaurant open to the public, lounge, coffee shop, and a 300 car attached parking garage.

# Courtyard Schenectady at Mohawk Harbor

Schenectady, New York



SQUARE FOOTAGE  
68,000

DELIVERY METHOD  
Design-Build

UNITS  
124

As part of the Mohawk Harbor 60 acre master plan in Schenectady, BBL built the Courtyard Schenectady at Mohawk Harbor. This wood-frame hotel has 124 rooms and a meeting room to hold meetings for up to 50 people or a banquet for up to 100 people. Guests also have a chance to relax at the coffee/tea bar, fire pit, or swimming pool.

# Residence Inn by Marriott

Clifton Park, New York



SQUARE FOOTAGE  
79,000

DELIVERY METHOD  
Design-Build

ROOMS  
112

The new, 112 room, extended stay hotel offers spacious suites with full kitchens and separate areas for sleeping. The facility features an indoor pool and hot tub, fitness facility, meeting room, a sports court, and outdoor spaces with a barbecue and fire pit area.

The wood framed building includes a structural steel gatehouse finished with fiber cement siding and cultured stone along the lower portion of the building.

The lobby area has a pitched ceiling creating a spacious and light filled entrance with contemporary finishes and furnishings.

# Courtyard by Marriott

Saratoga Springs, New York



SQUARE FOOTAGE  
90,000

DELIVERY METHOD  
Develop-Design-Build

ROOMS  
146

SUITES  
3

BBL designed and constructed a new Courtyard by Marriott in Saratoga Springs, New York. The custom hotel features an indoor pool, fitness area, meeting rooms, and a café. The project required demolition of an existing facility prior to the construction of the new facility. The entire development and construction process was on a fast-track schedule.

# Clifton Park Courtyard Hotel

Clifton Park, New York



SQUARE FOOTAGE  
73,000

DELIVERY METHOD  
Design-Build

UNITS  
130

BEDS  
178

BBL worked with Rockgate Management to create this modern Courtyard by Marriott in Clifton Park, NY. This wood-framed, 4-story hotel includes a fitness center, swimming pool, meeting event space, and coffee/breakfast bar. There are 130 guest rooms including 178 beds and 3 suites.

# Hilton Garden Inn Albany Medical Center

Albany, New York



SQUARE FOOTAGE  
97,200

DELIVERY METHOD  
Develop-Design-Build

ROOMS  
129

SUITES  
15

Albany Medical Center selected BBL to develop a seven story hotel on its campus. The 97,200 square foot facility includes 129 guest rooms with a restaurant and retail space on the ground floor. The hotel also boasts a glass enclosed pavilion with a dining area, breakfast bar and kitchen which serves both the hotel banquets and dining area. Additional amenities offered in the hotel include conference rooms, an indoor pool, exercise room, and several rooms dedicated for the Hospital's use.

Albany Medical Center recognized the need for this facility to provide accommodations for out of area patients and their families, accommodations for students and families visiting the Albany Medical College, venues for academic, medical and/or business conferences and general hospitality use for other area colleges including the Sage Colleges, Albany School of Pharmacy, and Albany Law School.

# Excelsior Springs Banquet & Conference Facility Saratoga Springs, New York



SQUARE FOOTAGE  
55,000

DELIVERY METHOD  
Design-Build

Due to the high demand for group meetings in Saratoga Springs, BBL saw an opportunity to expand on the success of the Courtyard Marriott and build an adjacent ballroom and meeting space on the lot next to the existing hotel. The Excelsior is perfect for meetings, special events, and weddings. The Excelsior project expands the meeting capacity of the hotel allowing the hotel to accommodate larger groups resulting in an increase of more profitable guest-room sales.

# Six Flags Great Escape Lodge & Indoor Water Park

Queensbury, New York



SQUARE FOOTAGE  
215,000

DELIVERY METHOD  
Develop-Design-Build

SUITES  
200

BBL partnered with Six Flags, Inc. to develop and construct this 200 suite hotel and 38,000 sf indoor water park. This Adirondack-style Lodge features an expansive lobby with exposed wood beams and a dramatic floor to ceiling stone fireplace. It also includes more than 6,500 square feet of meeting and banquet space, a fitness center, an arcade, a snack shop, two gift shops, and a spa. The hotel's signature attraction, White Water bay, an indoor water park, boasts eight recreation areas including a multi-level play structure.

The facility opened in February of 2006 and is located across from the Great Escape Theme Park. Six Flags Great Escape Lodge and Indoor Water Park is the only indoor water park in New York State making it a premier destination for theme park visitors and tourists of the Lake George area.

# SpringHill Suites by Marriott at Old Dominion University Norfolk, Virginia



SQUARE FOOTAGE  
69,000

DELIVERY METHOD  
Develop-Design-Build

SUITES  
114

Old Dominion University Real Estate Foundation selected BBL to develop and construct a hotel for the campus' University Village. The hotel is located on the main thoroughfare in Norfolk, Virginia and is situated next to the University's Convocation Center. The Campus, as well as retail and office space is within walking distance to the facility. The hotel's 114 suites is a much needed amenity for the University, visiting professors, parents, potential students, and entertainers.

The new facility features meeting rooms, exercise room, pool, whirlpool spa, business center, and a sports themed restaurant.

# Hilton Garden Inn

Troy, New York



SQUARE FOOTAGE  
132,750

DELIVERY METHOD  
Develop-Design-Build

ROOMS  
127

This 127 room, seven story hotel is located near The Rensselaer Polytechnic Institute campus and features, a grand ballroom/banquet facility named "The Rensselaer" with a beautifully landscaped outdoor garden area. The large amphitheater-style conference center, meeting rooms, and suites also recognize RPI and are named after accomplished alumni. The hotel's amenities include a Recovery Sports Grill, a fitness facility, indoor pool, and business center.

# Hilton Garden Inn Westampton, New Jersey



SQUARE FOOTAGE  
72,600

DELIVERY METHOD  
Develop-Design-Build

ROOMS  
113

BBL recently completed this three story Hilton Garden Inn in New Jersey with 113 rooms and ten suites. The new hotel features an indoor pool and separate spa, four meeting rooms and a business center. A Recovery Sports Grill is also located adjacent to the hotel and provides room service for the guests. This is the sixth location for the Recovery Sports Grill.

# Hampton Inn & Suites East Hartford, Connecticut



SQUARE FOOTAGE  
71,874

DELIVERY METHOD  
Design-Build

ROOMS  
121

This limited service hotel includes a pool, business center, exercise room, breakfast area, meeting space, and a combination of king and queen suites . It is a block and plank structure sitting on geopier foundation system with exterior comprised of EIFS and brick.