

BBL

BACKGROUND AND QUALIFICATIONS



MULTIFAMILY EXPERIENCE



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 forty seven years 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.

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.



BBL Family of Companies



GEOGRAPHIC REACH

BBLCampus
Facilities®

BBLConstruction®
Services

BBLHospitality

BBLManagement
Group

BBLMedical
Facilities®

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@Hudson Park Apartments

Albany, New York



SQUARE FOOTAGE
58,000

DELIVERY METHOD
Design-Build

UNITS
75

TYPE
Historic Renovation

Transformation of an existing 58,000 sf, three-part historical structure into 75 new luxury studio and one-bedroom apartments. This project included the reconstruction and selective demolition of existing structures, masonry restoration, new EPDM membrane roof, new sprinkler, fire alarm systems, mechanical, electrical and plumbing (MEP) systems, courtyard enhancements and site improvements. The 75-unit apartments also include multiple amenity spaces for tenant use, including co-working space, pet grooming center, heated community courtyard, lounge, laundry facilities, modern fitness center, secure bike storage, and lounge areas. Existing elements of the old carriage house were incorporated into the design to preserve the building's incredible historic character.

The News Apartments

Troy, New York



SQUARE FOOTAGE
150,000

DELIVERY METHOD
Construction Management

TYPE
Historic Renovation

Formerly the Troy Record Building, the 111-year-old structure went under a complete redevelopment. 50,000 sf of the three-story existing building was renovated into 25 apartments, first floor retail space, and tenant common areas. The remaining 100,000 sf of the project consisted of a new four-story addition with 76 apartments, first floor retail space, enclosed parking, and tenant common areas.

Oak Knitting Mill Commons

Syracuse, New York



SQUARE FOOTAGE
74,000

DELIVERY METHOD
Design-Build

UNITS
38

TYPE
Historic Renovation

BBL partnered with a developer to bring new life to the historic industrial building formally known as Oak Knitting Mill. The renovation included transforming the four story brick building, originally built in the late 1800s, into 38 apartment units and 4,000 sf of commercial space.

Retaining the original brick masonry and replacing windows that replicated the originals were key historic components in restoring the building to its original appearance. Exposed brick masonry, heavy timber beams and columns, and their cast iron connectors are significant interior features to various locations within the apartment units and common areas.

Foster Luxury Apartments

Schenectady, New York



SQUARE FOOTAGE
20,235

DELIVERY METHOD
Design-Build

UNITS
10

TYPE
Historic Renovation

Once a high profile hotel, the historic Foster Building has suffered from years of neglect leaving it in substantial disrepair. An extensive rehab of the building has restored the decorative terra cotta facade and converted the interior into ten luxury apartments.

One, two and three bedroom floor plans feature hardwood flooring, quartz countertops, walk-in closets, washers, and dryers and a video intercom system. The entire sixth floor was transformed into a 2,600 sf penthouse apartment with panoramic views of the city.

Starbuck Island Apartments

Green Island, New York



SQUARE FOOTAGE
321,664

UNITS
308

DELIVERY METHOD
Design-Build



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.

140 State Street - The Berkshire Apartments

Albany, New York



SQUARE FOOTAGE
9,060

DELIVERY METHOD
Design-Build Renovation

UNITS
4

TYPE
Historic Renovation

Originally constructed c. 1900, the former Berkshire Hotel was renovated into a five-story, mixed-use office and luxury apartment building. The building received an all new structure behind the preserved 1902 historic façade.

Project included complete reconstruction of an historic building in downtown Albany, New York. The structure was a combination of steel from the basement to level 1, and five-story wood framed building for the retail level 1 and apartments levels 2 through 5. The existing front facade remained and was restored to original historic intent. The structure included an architectural CMU with interior CMU stair and elevator tower. Elevator was a six-stop two-sided entrance elevator. EPDM roof with roof hatch access was provided. Each luxury unit was outfitted with high end modern finishes while incorporating elements of the historic building's architecture.

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.

The Lofts at Harmony Mills

Cohoes, New York



SQUARE FOOTAGE
124,000

DELIVERY METHOD
Contractor

UNITS
96

TYPE
Historic Renovation

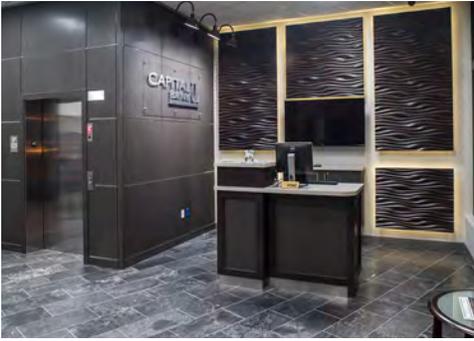
PROGRAM
HUD

This former cotton mill, built in the late 1800's, was converted into luxury loft living. The one, two and three bedroom luxury units feature vaulted ceilings and many contain the original hardwood floors of the cotton mill. Amenities also include washers and dryers, indoor parking and an exercise room.

Harmony Mills, once the largest cotton mill in the world, received the prestigious Excellence in Preservation Award. This award recognizes individuals and organizations for demonstrating an outstanding commitment to the preservation of New York State's irreplaceable architectural heritage.

132 State Street-Capital Bank

Albany, New York



SQUARE FOOTAGE
9,540

DELIVERY METHOD
Design-Build

TYPE
Historic Renovation

Capital Bank 132 State Street in Albany, NY was part of the State Street Renovation by BBL Construction Services. The building has been vacant for a number of years. This historical restoration project consisted of complete removal and replacement of all interior walls and floor framing and the addition of a 6 story architectural block stair tower. Only the exterior walls and façade remain in place. The new facility consists of an office fit out and common areas for levels 2 through 5 and Capital Bank resides on level 1.

Addis Building

Syracuse, New York



SQUARE FOOTAGE
45,000

DELIVERY METHOD
Design-Build

TYPE
Historic Renovation

Sitting vacant for over 25 years, the Addis Building suffered severe deterioration and water damage. BBL was selected to renovate the five story steel framed building located in the historic district of downtown Syracuse. While preserving historical characteristics, the former clothing department store has been transformed into a mix of apartments, office, and retail space.

The project first involved making the building watertight by installing a new roof system to prevent further deterioration. Some other significant components include preserving the Art Deco style cast stone façade, restoring exterior marble panels between windows, and restoring terrazzo floors throughout the building.

538 Erie Boulevard Apartments

Syracuse, New York



SQUARE FOOTAGE
56,600

DELIVERY METHOD
Design-Build

UNITS
33

TYPE
Historic Renovation

This historic building has been restored from a C.G. Meaker Food Company Warehouse to modern apartments located in downtown Syracuse. A fitness center, common area with a BBQ grill, bicycle room with storage space, stainless steel appliances, and a rooftop terrace are all available for the tenants use. 33 units vary in size have one to two bedroom floor plan options.

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.

Renaissance Albany Hotel

Albany, New York



SQUARE FOOTAGE
198,400

DELIVERY METHOD
Design-Build/CM at Risk

ROOMS
203

TYPE
Historic Renovation

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 hotel. Built in 1927, the eleven-story hotel was named after former New York governor DeWitt Clinton. The renovations have preserved a historically significant piece of architecture that dates back nearly a century. Located across from the State Capitol, the Renaissance Albany offers intimate meeting space for private events, large ballroom and conference space, 203 rooms, a full-service restaurant open to the public, lounge, coffee shop, and a 300 car attached parking garage.

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.

Mosaic Village
Cohoes, New York
(In Progress)



SQUARE FOOTAGE
78,876

DELIVERY METHOD
CM at Risk

UNITS
68

PROGRAM
HCR
New York State Office of
People With Developmental
Disabilities (OPWDD)
Albany County Land Bank

Mosaic Village is an innovative new housing project that gives people on the autism spectrum an opportunity to live independently. The project consists of 68 units, covering 78,876 sf, and is customized to be accessible and economical to individuals not able to live on their own elsewhere. The building will also include on-site support services, classrooms, and a daycare to further assist residents. The notable architectural elements include balconies for many of the units, well equipped kitchens, and tasteful exterior finishes.

Royce On The Park

Albany, New York



SQUARE FOOTAGE
130,000

DELIVERY METHOD
CM at Risk

UNITS
182

MBE / WBE UTILIZATION
30%

PROGRAM
HUD
NYSERDA Multifamily
Performance Program

Royce on the Park, formerly Parkview Apartments, included minor site improvements and the renovation of a 13-story apartment building. The work consisted of a reconfiguration of the existing ground floor facilities, new heating & cooling systems, enhanced interior finishes, new EPDM roofing membrane, exterior masonry restoration, window replacements, renovation of 2 each 13-stop elevators. Three new apartments were also created along with the reconfiguration of the ground floor spaces. All work was completed in accordance with all HUD requirements/regulations while the building was fully occupied and within contract schedule duration.

The Royce Residence

Syracuse, New York



SQUARE FOOTAGE
258,000

DELIVERY METHOD
CM at Risk

UNITS
305

MBE / WBE UTILIZATION
30%

PROGRAM
HCR Design Handbook
Utilized
4% Tax Credit

The Royce Residence, formerly Clinton Plaza Apartments, consisted of a low-income housing, tenant-in-place renovation of one of the tallest buildings in Syracuse. Through years of neglect, many of the units in the 23-story high rise became uninhabitable. All 305 units received enhanced interior upgrades and air-conditioning, a feature that they did not previously have.

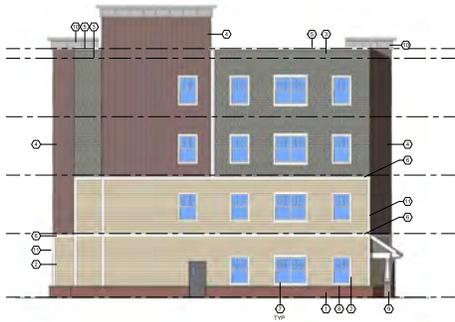
The complex now offers additional amenities including a multi-purpose community room with a kitchen for cooking classes, a multimedia room for educational adult learning, and a fitness center. A city substation police center with a new CCTV system was placed into operation within the building to improve on-site security.

With the building being occupied during the renovation, tenant relocation and sequencing was crucial for the project to be completed safely and on schedule. Temporary renovations were made to the uninhabitable units throughout the building to relocate the tenants on the top three floors. Starting from the top and working down, three floors were being renovated at a time with the top of the three floors being turned over for permanent occupation as they were completed.



Hillside Views by TRIPP/Unity House

Troy, NY
(in progress)



4 Exterior Elevation - West
1/8" = 1'-0"



3 Exterior Elevation - South
1/8" = 1'-0"



1 Exterior Elevation - North
1/8" = 1'-0"

SQUARE FOOTAGE
51,000

DELIVERY METHOD
Construction Management

UNITS
50

BEDS
74

PROJECT TYPE
Affordable Housing
Scattered Site - 10 Buildings

MBE / WBE UTILIZATION
35% Goal

PROGRAM
HCR

BBL is providing Construction Management Services to TRIPP and Unity House for the Hillside Views scattered site residential apartment construction initiative.

The project includes residential affordable housing on eight scattered sites with ten buildings, and 50 units, for a total of 74 beds.

Stoneledge Terrace Apartments

Troy, New York



SQUARE FOOTAGE
76,054

DELIVERY METHOD
Design-Build

UNITS
48

Stoneledge Terrace Apartments is a luxury rental apartment community located in a quiet, secluded, and wooded area in Troy, NY. Granite countertops, stainless steel appliances, laundry, and covered balconies and patios, are some of the luxuries offered in the cultured stone living quarters. The neighborhood is located only 10 minutes from Rensselaer Polytechnic Institute and under 20 minutes to downtown Albany. The construction of this multi-family development was broken into two phases, the first was 17,254 sf and the second totals to 58,800 sf.

The Glen at Sugar Hill

Brunswick, New York



SQUARE FOOTAGE
75,000

DELIVERY METHOD
Design-Build

UNITS
60

The Glen at Sugar Hill is the latest expansion of the existing community of The Apartments at Sugar Hill. The five new buildings each include twelve apartments. Floor plans consist of one and two bedrooms with a single bathroom or two bedrooms with two bathrooms. Private balconies, natural gas fireplaces, Natures view plank flooring, granite and premium appliances are just a few of the many amenities these apartments offer.

Brunswick Woods

Brunswick, New York



SQUARE FOOTAGE
107,331

DELIVERY METHOD
Design-Build

UNITS
84

This wood framed apartment community includes 7 buildings consisting of 84 units with 13 garage buildings. The units feature luxury amenities such as vaulted ceilings, granite countertops, gas fireplaces, large walk-in closets, and covered balconies.

The project also included an extensive site-work package which required rock blasting and hoe ramming throughout the site, infrastructure upgrades, decorative retaining walls and site lighting, pump station equipment upgrades, and impressive landscaping.

The Apartments at Brunswick Renovations

Brunswick, New York



DELIVERY METHOD
Design-Build

BUILDINGS
17

UNITS
204

The Apartments at Brunswick renovation project included 17 buildings consisting of 204 apartment units. The exterior of the buildings received a complete overhaul with new Hardi siding and a Silpro foundation coating. The balconies were updated with Trex decking and Azek railings. Roofs were added over the existing balconies and building entrances with a standing seam metal roofing system. Decorative retaining walls created at the building entrances with new landscaping and lighting upgrades were added to enhance the property's appearance. The community remained occupied for the duration of the project.

Regency Park Apartments

Guilderland, New York



DELIVERY METHOD
Design-Build

UNITS
520

The renovation of Regency Park Apartments will take place in four phases. Two of the four phases have been completed, all while the apartment community remained fully occupied.

A total of 520 units will receive a complete exterior overhaul including Royal Haven insulated siding with James Hardi siding accents, Miratec trim, Azek railings, and new lifetime Architectural shingles. All buildings will also receive new aluminum storefront entrances, new windows and sliding glass doors, as well as new exterior lighting.

Park South Redevelopment

Albany, New York



SQUARE FOOTAGE
738,000

DELIVERY METHOD
Design-Build

MBE / WBE UTILIZATION
37%

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.

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.

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.