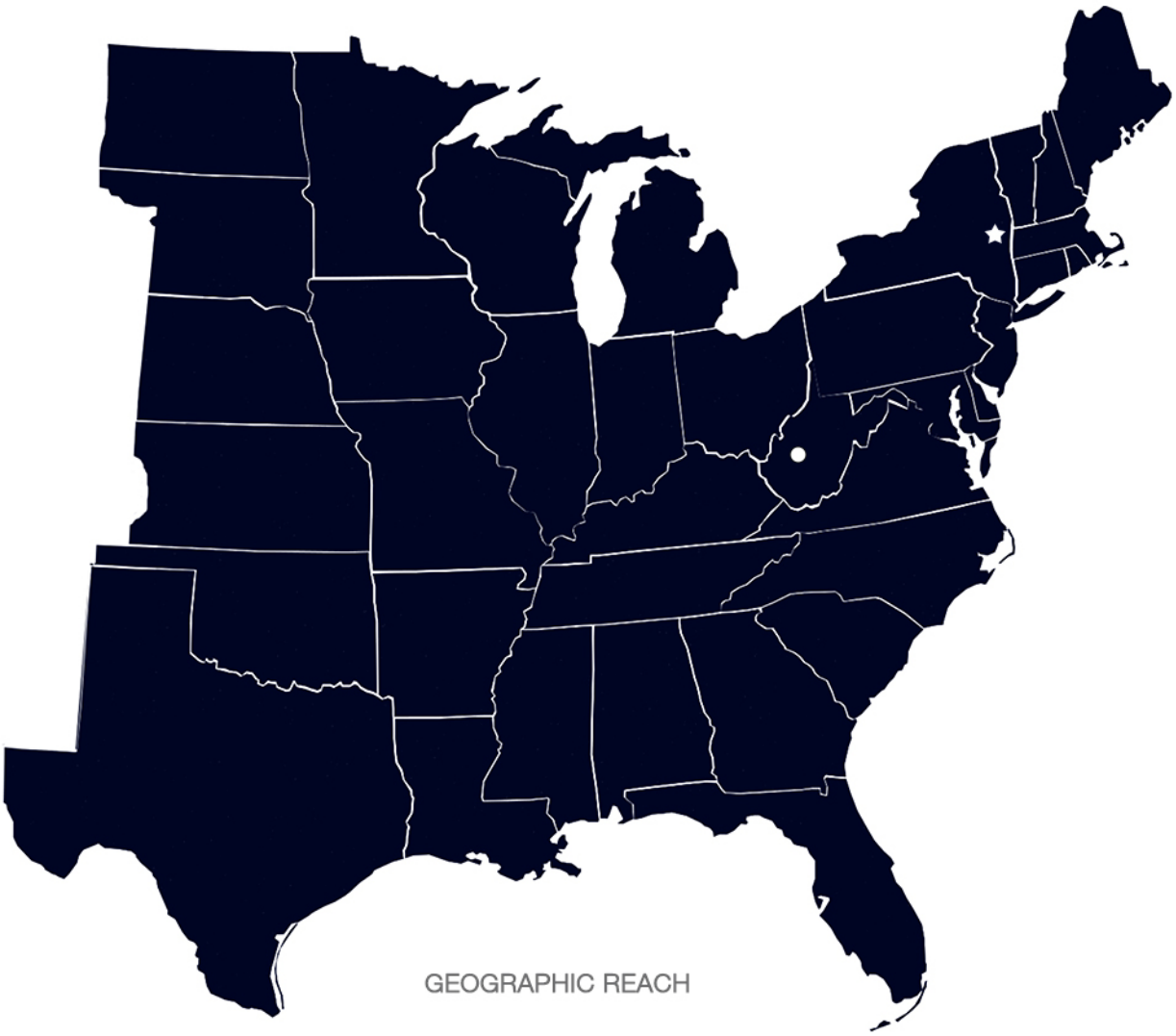
BBL

BACKGROUND AND QUALIFICATIONS

SENIOR LIVING EXPERIENCE

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

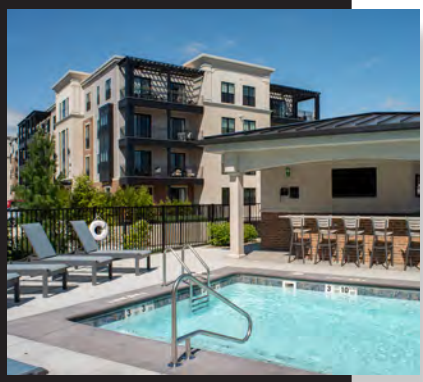
Corporate Overview

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 350 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 housing, commercial office, senior living, higher education and student housing, non-profit organizations, government, retail, and industrial projects.

With forty nine 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
15

ENR TOP 100 DESIGN-BUILD FIRMS
50

ENR TOP 400 CONTRACTORS
197

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 Infographic

Years in Business

49

Leadership in
Design-Build

Guaranteed
Delivery Solutions

that save our clients
Time and **Money**

350

Employees

AGC Safety Award

15 years in a row

AGC
NEW YORK STATE

EMR
0.6%
LOST TIME INJURIES
0

Proven Record

On-time and On-Budget

Geographic Reach

30+
States

U.S. GREEN BUILDING COUNCIL
MEMBER

Top Ranked Firm

#1 Contractor
Business Review
ENR Top 100
Design-Build Firms
#1 Design-Builder
Modern Healthcare

$400m
Annual Construction Sales

BBL

BBL

planners | designers | builders

Senior Living

Over the past 10 years in
Senior Living & Healthcare

$3.5 billion in projects

9 million square feet

Areas of Expertise

- Active Adult
- Independent Living
- Assisted Living
- Skilled Nursing
- Memory Care

Services

- Programming
- Planning
- Site Selection
- 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.

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Senior Living Experience

Overview of Recent Projects

Project Name	City	State	Services	Type	SF	Units/ Beds	Living Type	Amenities/Features
Baptist Health System Nursing & Rehabilitation Center	Scotia	NY	CM	Addition/ Renovation	77,000	82	Skilled Nursing	New wing addition; renovated kitchen, dining areas, employee cafeteria, administrative and business offices and patio.
Cambridge Assisted Living	Cambridge	NY	D/B	New Addition	6,700	10	Assisted Living	Single story addition includes community and administration space, full kitchen, associated site improvements.
Coburg Village	Clifton Park	NY	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.
Concord Village	Poughkeepsie	NY	GC	New	88,000	160	Skilled Nursing	Central atrium with sky lighted cupola, chapel, beauty salon, two courtyards, coffered ceilings and refined finishes.
Diamond Ridge Retirement Community	Troy	NY	D/B	New	90,000	110	Independent Living	Main kitchen and dining room, vaulted ceilings, custom woodwork, upgraded fixtures.
Diamond Rock Terrace	Troy	NY	GC	Addition	48,500	36	Independent Living	The project was developed in conjunction and financed with the cooperation of the Department of Housing and Community Renewal.
Eden Hill Skilled Nursing Facility	Dover	DE	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.
Golden Hill Nursing & Rehabilitation Center	Schenectady	NY	CM	Addition/ 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.
Good Samaritan Lutheran Home	Delmar	NY	CM	Addition/ Renovation	30,000	67	Skilled Nursing / Assisted Living	CM and Value Engineering services provided to add a fourth wing to the Skilled Nursing facility and build an Assisted Living facility.
James G. Johnston Memorial Nursing Home	Johnson City	NY	GC	New	78,000	122	Skilled Nursing	High performing short- and long-term care facility with nonprofit, corporate ownership. This project was completed under HUD specs and participates in Medicare and Medicaid.
King Thiel Senior Community	Latham	NY	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.
Linwood Regional Retirement Center	Rhinebeck	NY	GC	Addition/ Renovation	17,000	24	Assisted Living	Phased construction with minimal disruption. Renovations to entire facility, plus an addition which includes three wings of residential suites, sitting rooms, dining rooms and other support functions.
Our Lady of Mercy Life Center	Guilderland	NY	CM	New	80,000	160	Skilled Nursing	Main lobby, interior courtyard, three-story chapel.
Peregrine Landing Memory Care of Colonie	Colonie	NY	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,
Peregrine Senior Living at Clifton Park	Clifton Park	NY	GMP	New Addition	8,500	15	Memory Care	Wood framed, 1 story, 15 room, w/ features to trigger long term memories. Includes spacious common areas, full-service activity centers, enclosed courtyards, a sports lounge, on-site beauty salon, and laundry services.

Pinehill at Kimball Farms	Lenox	MA	GC	New	52,000	104	Assisted Living	Art Studio, gazebo, private dining room, and parlor with fireplace.
River Ridge Living Center	Amsterdam	NY	D/B	Renovation	60,000	120	Skilled Nursing	Dining room with private dining for family members, a solarium and a rehabilitation center.
Robinson Terrace Assisted Living Facility	Stamford	NY	D/B	New	49,850	58	Assisted Living	Common dining area, an exercise room, sitting areas, a salon and commercial kitchen.
Royce on the Park	Albany	NY	CM	Renovation	130,000	182	Independent Living	Renovation and site improvements for 13 story senior and disabled apartment building. Reconfigure ground floor facilities, HVAC, windows, elevators, masonry, and finishes. Work completed to HUD specs while fully occupied.
Sarah Jane Sanford Home	Amsterdam	NY	GC	Renovation/ Addition	16,900	12	Assisted Living	Full service kitchen, dining room, living room, reading areas, beauty shop ands office space.
Schenectady County Glendale Home	Glenville	NY	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.
Stone Creek Estates Senior Housing	Glenville	NY	GC	New	6,400	4	Independent Living	Two new duplexes
Summit at Mill Hill Senior Apartments	Guilderland	NY	D/B	New	120,000	92	Senior Apartments	Senior Living Apartment Community with Clubhouse, Garages, and Natatorium.
Sweetwood Continuing Care Community	Williamstown	MA	GC	Addition	30,000	20	Independent Living	Craft, game and fitness facilities with PT area and pool, locker room and shower areas.
The Cambridge	Cambridge	NY	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
The Capital Living Nursing and Rehabilitation Centre	Schenectady	NY	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.
The Center at Parmer	Austin	TX	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.
The Kensey on the Elliot-Active Adult Community	East Greenbush	NY	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.
Thornton Oaks Senior Living Community	Brunswick	ME	D/B	New	200,000	164	Mixed	Main kitchen and dining room, lounge area with fireplace, landscaped patio and fountains, and exercise room.
Wallkill Living Center	Wallkill	NY	D/B	New	154,500	136	Independent Living	Community room, exercise room, library and rec room.
Total Recently Completed					**2,499,421**	**3,023**		

Currently in Progress

Project Name	City	State	Services	Type	SF	Units /Beds	Living Type	Amenities/Features
Colonie Senior Service Centers Phase II	Latham	NY	D/B	New	126,629	99	Independent Living	Construction of a new three-story, 99 unit senior housing facility
Peregrine Senior Living at Clifton Park	Clifton Park	NY	D/B	Renovation	1,739	2	2B	Renovation to the existing TV Lounge and Dining Room areas
Total In Progress					**128,368**	**101**		
TOTAL					**2,627,789**	**3,124**		

The Summit at Mill Hill

Guilderland, New York

SQUARE FOOTAGE
120,000

DELIVERY METHOD
Design-Build

UNITS
96

PROPERTY AMENITIES

- 96 Senior friendly apartments
- Balcony/Patio in every unit
- Upscale kitchens
- Custom closets
- Garage parking
- On-site dry cleaning
- Pool and Hot Tub
- Day Spa and Sauna
- Movie Theatre
- Social Tavern & Clubhouse
- Woodworking Shop
- Library

AWARDS
Best Overall Town Beautification Award

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.

This project was the winner of the Town of Guilderland Industrial Development Agency's Beautification Award, receiving the highest honor of "Best Overall".

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Starbuck Island Apartments

Green Island, New York

SQUARE FOOTAGE
321,664

UNITS
308

DELIVERY METHOD
Design-Build

PROPERTY AMENITIES

- Controlled access parking garages
- Meeting Rooms
- Fitness Studio
- Clubhouse, Lounge and Tennis Courts
- Pool and Community Rooms
- Amphitheater
- Boat slips along the Hudson River
- Smart Home Technology in all Units
- Waterfront Restaurant
- 268 Luxury Apartments
- 40 Luxury Senior Apartments

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.

Located on Green Island with exceptional views up and down the Hudson River, these luxury apartments offer amenities unlike anything else in the region. The property features private underground parking, 9’ ceilings, oversized windows, smart home technology, premium balconies and high-end finishes including quartz countertops, tile backsplashes, stainless steel appliances, LVT flooring, curved glass showers and California closets.

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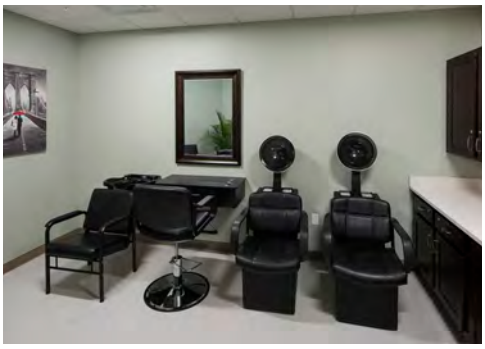
Peregrine Senior Living at Colonie

Colonie, New York



SQUARE FOOTAGE
35,759

DELIVERY METHOD
Plan and Spec

PROPERTY AMENITIES

- Private and Semi-Private Rooms
- Activity Center
- Enclosed Courtyard
- Chapel
- Beauty Salon
- Community Kitchen
- Laundry Center
- Memory Support Friendly Design
- Physical Therapy Suite
- Medication Station

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.

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Peregrine Senior Living at Clifton Park
Memory Care Facility
Clifton Park, New York

SQUARE FOOTAGE
8,500

DELIVERY METHOD
Addition/Renovation

PROPERTY AMENITIES

- Expanded Common Area
- Activity Center
- Enclosed Courtyards
- Sports Lounge
- Beauty Salon
- Laundry Center
- Memory Support Friendly Design
- Physical Therapy Suite
- Medication Station

Peregrine Companies invited BBL back to build a 15 room addition to their existing facility in Clifton Park, 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 and Dementia. The facility includes spacious common areas, full-service activity centers, enclosed courtyards, a sports lounge, on-site beauty salon, and laundry services.

Peregrine Senior Living at Clifton Park is a close-knit memory care community offering individualized support for people living with Alzheimer's and other dementias.

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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.

BBL

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.

BBL

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.

BBL

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.

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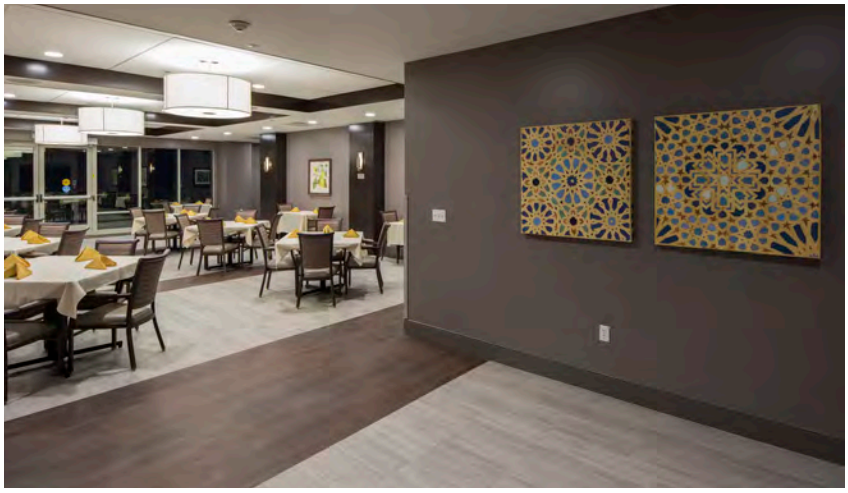
Eden Hill Skilled Nursing Facility

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.

BBL

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.

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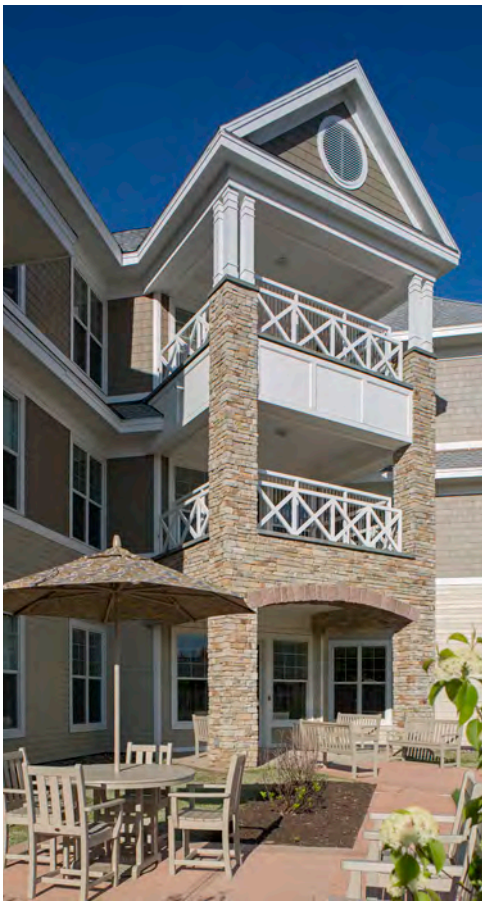
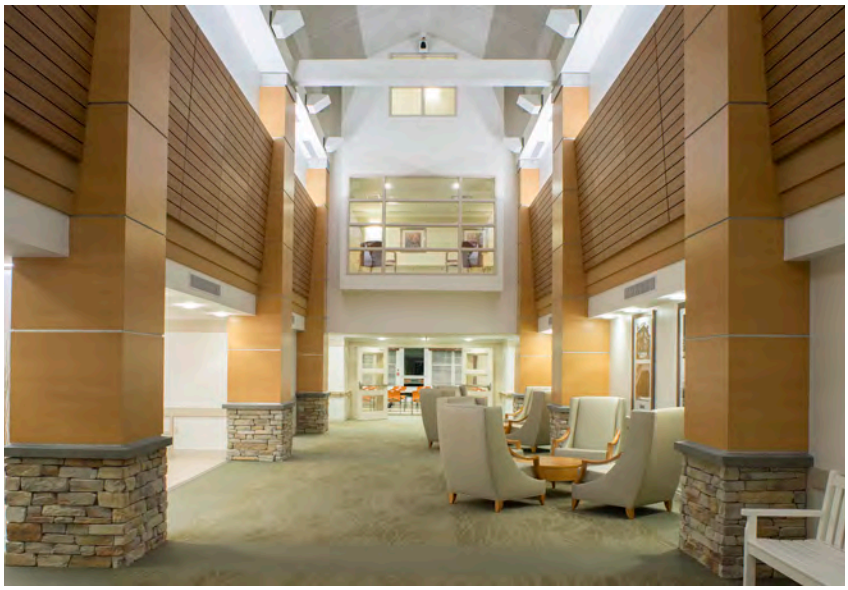
Schenectady County Glendale Home

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.

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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.

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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.

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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.

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Coburg Village
Clifton Park, New York

SQUARE FOOTAGE
300,000

DELIVERY METHOD
General Contractor

UNITS
212

COTTAGES
22

PROPERTY AMENITIES
- Private Dining Rooms
- Library
- Computer Room
- Theatre
- Game & Billiards Room
- Boccie Ball Court
- Putting Green
- Arts & Crafts Studio
- Chapel
- Greenhouse
- Convenience Store
- Fitness Center
- Indoor Pool and Spa

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.

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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.

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