

BBL

BACKGROUND AND QUALIFICATIONS



MULTIFAMILY EXPERIENCE



BBL Family of Companies



GEOGRAPHIC REACH

BBLCampus
Facilities®

BBLConstruction®
Services

BBLHospitality

BBLManagement
Group

BBLMedical
Facilities®

☆ CORPORATE HEADQUARTERS
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Corporate Overview

Founded in 1973, BBL is a fully diversified Design-Build, General Contractor, and Construction Management firm with annual construction reaching \$500 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 400 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, charter schools, K-12 and higher education, multifamily, commercial office, non-profits, government, retail, student housing, senior living, and industrial projects.

With over fifty 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
10

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.





Design-Build vs. Design-Bid-Build

Integrated Project Delivery

Traditional

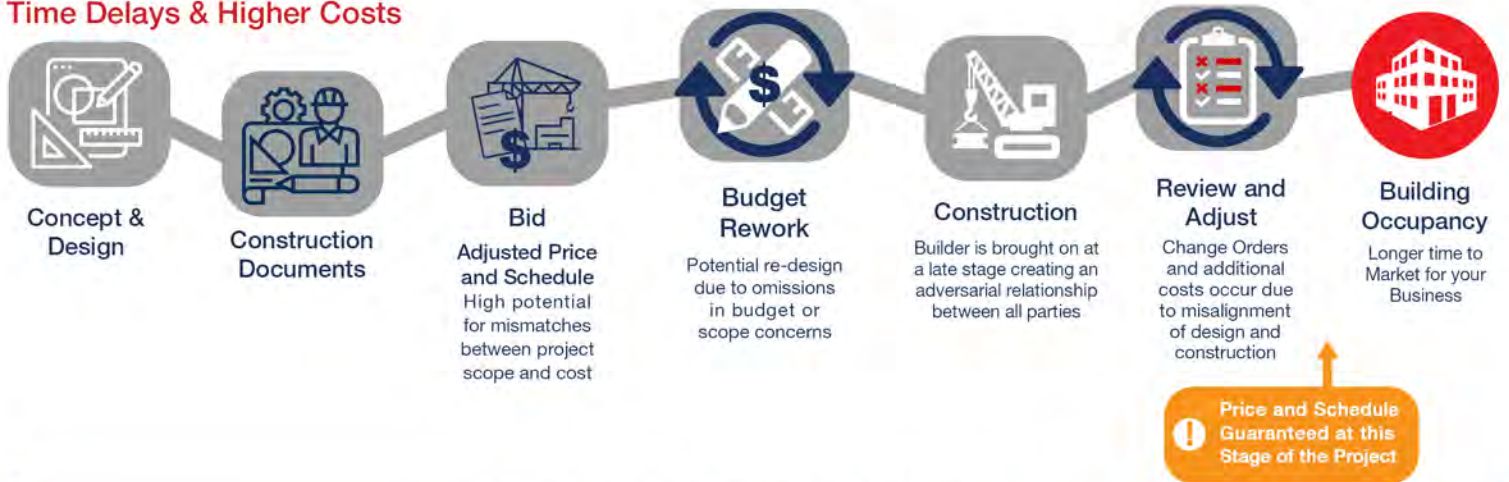
Design-Bid-Build Process



Risks:

- Process out of Sync
- Mismatched Scope and Costs
- Frequent Change Orders
- Adjustments in Price and Schedule
- Extended Project Timeline
- Owner assumes Liability for Design

Time Delays & Higher Costs



TRADITIONAL PROJECT TIMELINE



Design-Build Delivery



Benefits:

- Seamless Integrated Delivery
- Guaranteed Project Scope
- Price and Schedule Guaranteed
- Single Source of Responsibility
- Faster time to Market for your Business

Guaranteed Schedule & Costs



DESIGN-BUILD PROJECT TIMELINE





HISTORY

The construction industry utilized the same type of contractual arrangement for years. The owner would hire an architect to design their facility. The facility would be placed for bid by contractors. Contractors would provide their bid to complete the work exactly per the provided plans. The contractor with the lowest bid was selected and work would begin.

WHY CHANGE?

Why change a tried method of construction? Owners realized a change was needed to keep their project within budget and on schedule. Design-Build contracts are the solution.

With traditional construction, the owner may find they cannot afford the facility the architects have designed. Redesign will cost the owner money and valuable time.

Another problem with the traditional construction method is an inherent adversarial relationship is created between all parties. The owner, architect, and contractor do not work as a team. They are always working for their own best interest. Conflict arises every time a change to plans is necessary or requested. The owner is often left wondering, "what will this construction really cost me and when will they finish?"

DESIGN-BUILD: THE SOLUTION

The design-build contract is becoming more and more popular for good reason. Working as a team benefits the owner and their project.

A team is formed - not adversaries. The architect, engineers, and the contractor are all on the same team.

The owner knows the cost of the facility early in the process because the contractor and designers work within the owner's budget.

Change orders arise only when the owner wants to significantly change the design. When all parties work as a team from the beginning, changes are typically rare.

Only the most qualified sub-contractors are asked to bid to the design-builder on a competitive basis, thereby ensuring the best quality at the best price.

One-stop shopping. The owner can select an experienced team that has proven their ability to work together. Payment is given to one company who tracks the progress of the entire project for you.



BBL - A PROVEN TEAM

With over half a century 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.

AWARD WINNING CONSTRUCTION

BBL is a leader in the construction industry, ranking among the nation's Top 400 Contractors and Top 100 Design-Build Firms in ENR (Engineering News Record) magazine.

In our home state, the BBL team has won the prestigious Build New York award five times, and has received the prestigious New York State AGC Safety of Excellence Award for 15 consecutive years. No other organization in New York State has come close to this accomplishment.

BBL

<p>11 MILLION SQUARE FEET</p>	<p>80+ Communities BUILT</p> 	<p>Multifamily HOUSING CONSTRUCTION EXPERTS</p> 
<p>Years in Business</p> <p>50+</p> 	<p>Leadership in Design-Build</p> 	<p>Guaranteed Delivery Solutions</p>  <p>that save our clients Time and Money</p>
<p>400</p>  <p>Employees</p>	<p>AGC Safety Award</p> <p>18 years in a row</p> 	<p>EMR</p> <p>0.6%</p> <p>LOST TIME INJURIES</p> <p>0</p>
<p>Proven Record</p>  <p>On-time and On-Budget</p>	<p>Geographic Reach</p> <p>30+ States</p>	
	<p>Top Ranked Firm</p> <p>#1 Contractor Business Review</p> <p>ENR Top 100 Design-Build Firms</p> <p>#1 Design-Builder Modern Healthcare</p>	<p>\$450m</p> <p>Annual Construction Sales</p> 



Multi-Family Experience

Overview of Recent Projects

Project	City	State	Services	SF	Units	Type	Style
140 State Street	Albany	NY	D/B	9,100	4	Historic Renovation	Mixed Use Apartments
160 Myrtle Ave. @Hudson Park Apartments	Albany	NY	D/B	58,000	75	Historic Renovation	Apartments
400 River Street	Troy	NY	D/B	12,000	12	Renovation	Apartments
538 Erie Boulevard Apartments	Syracuse	NY	D/B	56,600	33	Historic Renovation	Apartments
Addis Building	Syracuse	NY	D/B	45,000	18	Historic Renovation	Mixed Use Apartments
Adirondack Lodges	Adirondack	NY	GC	129,000	80	New	Condo
Amity Street Apartments	Cohoes	NY	D/B	16,010	13	Historic Renovation	Apartments
Bolton Landing Townhouses	Bolton Landing	NY	D/B	6,700	4	New	Condo
Breakwater Key Condominiums	Stratford	CT	GC	129,000	86	New	Condo
Breckenridge	Estero	FL	D	1,000,000	842	New	Condo
Brunswick Woods	Brunswick	NY	D/B	107,331	84	New	Apartments
Center Island Apartments	Green Island	NY	GC	45,000	38	New	Apartments
Charleston Area Medical Center Housing	Charleston	WV	D/B	28,700	24	New	Apartments
Columbia Greens Apartments	Houston	TX	GC	238,000	232	New	Apartments
Country Club Manor	Williamsville	NY	DB	243,000	202	Renovation	Apartments
Diamond Ridge	Troy	NY	CM	90,000	110	New	55+ Adult Apartments
Diamond Rock Terrace	Troy	NY	GC	48,500	36	New	55+ Adult Apartments
Erie Point Apartments	Cohoes	NY	D/B	47,120	40	New	Apartments
Essex County ARC	Livingston	NJ	GC	17,400	12	New	Apartments
Fairwood Apartments	Guiderland	NY	GC	124,000	120	Addition	Apartments
Fifteenth Street Housing	Troy	NY	D/D/B	50,000	214	New/ Renovation	Scattered Site Apartments
Foster Luxury Apartments	Schenectady	NY	D/B	20,235	12	Historic Renovation	Apartments
Fowler Square Apartments	Queensbury	NY	D/B	115,800	72	New	Mixed-Use Apartments
G. Roswell Earl Towers	Hudson Falls	NY	GC	80,000	75	New	Adult Apartments
Galesi Townhomes	Schenectady	NY	DB	6,859	3	Renovation	Condo
Hillside Views by TRIP/Unity House	Troy	NY	CM	51,000	50	New	Scattered Site Apartments
Hunter Mountain Base Lodge	Hunter	NY	D/B	14,200	7	Renovation	Condo
Kaatskill Mountain Club	Hunter	NY	D/B	107,893	80	New	Condo
King Thiel Senior Community	Latham	NY	D/B	116,700	96	New	55+ Adult Apartments
Legacy Crossing Apartments Edmund	Oklahoma City	OK	GC	720,000	396	New	Apartments
Lighthouse Bay	Bonita Springs	FL	GC	737,000	314	New	Condo
Living Resources Smart Home	Guiderland	NY	D/B	3,797	12	New	SMART House
Mill Lane Apartments @ 108 State Street	Schenectady	NY	CM	145,000	74	Renovation	Mixed Use Apartments
Mosaic Village	Cohoes	NY	CM	78,876	68	New	Apartments
Oak Brook Commons	Clifton Park	NY	D/B	6,500	8	New	Apartments
Oak Knitting Mill Commons	Syracuse	NY	D/B	74,000	38	Historic Renovation	Mixed Use Apartments
Parkside At The Rivers IV	Cape Coral	FL	D	96,632	26	New	Condo
Park South Apartments	Albany	NY	D/B	738,000	368	New	Mixed Use Apartments
Regency Park Apartments	Guiderland	NY	D/B	560,000	520	Renovation	Apartments
Renaissance Village	Welch	WV	GC	27,776	16	New	Mixed Use Apartments
Rivers Ledge of Niskayuna Apartments	Schenectady	NY	D/B	250,000	160	New	Apartments
Rivers Ledge of Niskayuna Clubhouse	Schenectady	NY	D/B	3,000	1	New	Apartments



Royce on the Park, formerly Parkview Apartments	Albany	NY	CM	130,000	182	Renovation	Apartments
Saratoga Townhomes	Saratoga Springs	NY	D/B	27,000	7	Renovation	Condo
Soldier On Veterans Housing	Leeds	MA	D/B	26,000	44	New	Apartments
Soldier On Transitional Housing	Leeds	MA	D/B	8,600	4	New	Apartments
St. Moritz Apartments	Dallas	TX	GC	425,000	392	New	Apartments
Starbuck Island Apartments	Green Island	NY	D/B	321,664	308	New	Mixed Use Apartments
Stone Creek Estates	New Scotland	NY	D/B	6,400	4	New	55+ Adult Apartments
Stoneledge Terrace Apartments	Troy	NY	D/B	76,054	48	New	Apartments
Summit at Halfmoon	Halfmoon	NY	D/B	162,000	110	New	55+ Adult Apartments
Summit at Mill Hill	Guiderland	NY	D/B	120,000	92	New	55+ Adult Apartments
The Antlers at Diamond Point	Lake George	NY	GC	170,000	42	New	Condo
The Apartments at Brunswick	Brunswick	NY	D/B	180,000	96	Renovation	Apartments
The Capital Living Rehabilitation Center	Schenectady	NY	CM	162,731	240	New	55+ SNU Apartments
The Glen at Sugar Hill	Brunswick	NY	D/B	75,000	60	New	Apartments
The Kensey on the Elliott	East Greenbush	NY	D/B	76,213	58	New	55+ Adult Apartments
The Lofts at Harmony Mills Apartments	Cohoes	NY	GC	124,000	96	Historic Renovation	Apartments
The Mediterranean	Daytona Beach	FL	D	158,000	56	New	Condo
The News Apartments	Troy	NY	CM	150,000	101	Historic Renovation	Mixed Use Apartments
The Royce Residence, formerly Clinton Plaza Apartments	Albany	NY	CM	258,000	305	Renovation	Apartments
Town Center Apartments	East Greenbush	NY	D/B	115,380	78	New	Mixed-Use Apartments
TRIP 336 9th Street	Troy	NY	D/B	2,310	2	New	Apartments
Tuscany Shores	Daytona Beach	FL	D/D/B	82,000	33	New	Condo
Vicina Apartments	Troy	NY	CM	96,500	80	New	Mixed Use Apartments
Village on the Lake	Spring Lake	NC	D	170,000	60	New	Apartments
Village of Spring Creek	Plano	TX	GC	222,000	234	New	Apartments
Water's Edge Townhomes	Catskill	NY	D/B	5,200	2	New	Condo
Total Completed				9,803,781	7,409		

Currently in Progress/Design							
Project	City	State	Services	SF	Units	Type	Style
146 Marketplace	Halfmoon	NY	D/B	489,100	350	New	Mixed-Use Apartments
17 West Avenue	Saratoga	NY	D/B	117,000	71	New	Mixed-Use Apartments
631 Maple Avenue Apartments	Wilton	NY	D/B	225,000	136	New	Mixed-Use Apartments
Arthur May School Redevelopment	Poughkeepsie	NY	D/B	36,000	24	New/ Renovation	Mixed-Use Apartments
Barnett Mills Apartments	Rensselaer	NY	D/B	92,240	73	Renovation	Mixed-Use Apartments
Berkshire Terrace at Lenox Apartments	Lenox	MA	D/B	45,700	28	New	Apartments
King Thiel II Senior Community	Latham	NY	D/B	126,629	99	New	55+ Adult Apartments
Malta Route 67 Apartments	Malta	NY	D/B	150,000	136	New	Mixed-Use Apartments
Rivers Ledge Senior Building	Niskayuna	NY	D/B	70,500	54	New	Apartments
Taconic Place Apartments	Ghent	NY	D/B	42,000	25	New	Apartments
The Century House Apartments	Latham	NY	D/B	130,000	105	New	Mixed-Use Apartments
Total In Progress				1,524,169	1,101		

TOTAL **11,327,950** **8,510**

Abbreviations: CM = Construction Management D = Develop D/B = Design/Build D/D/B = Develop/Design/Build GC = General Contractor

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

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.

Fowler Square Mixed Use Apartments

Queensbury, NY



SQUARE FOOTAGE
116,000

UNITS
72

DELIVERY METHOD
Design-Build

PROPERTY AMENITIES

- Controlled Access Parking Garage
- Fitness Center with Private Studios
- Community Room
- Business Center
- Entertainment & Gaming Center
- Outdoor Patio with Fire Pit & BBQ
- EV Charging Stations
- Mail Center
- Laundry Facilities in each unit
- Private Balconies
- Tenant Storage Areas

This 116,000 square foot mixed-use building includes 72 apartment units, 4,700 square feet of commercial space, and a parking garage. There are 16 unique floor plans for the 1-bedroom, 2-bedroom, and 3-bedroom apartment units. Large windows provide ample light for a bright and airy feeling throughout. Each apartment also includes multiple closets for storage, with additional storage available in the building. Upgraded features include modern kitchens with quartz countertops, stainless steel energy star appliances, private balconies, Anderson windows, 9 and 10 foot ceilings, LVT plank flooring and LED lighting throughout.

Town Center Mixed-Use Apartments

East Greenbush, NY



SQUARE FOOTAGE
116,000

UNITS
78

DELIVERY METHOD
Design-Build

PROPERTY AMENITIES

- Fitness Center
- Clubhouse
- Business Center with Package Service
- Outdoor Courtyard
- Elevators
- In-Unit Washer & Dryer
- Granite Countertops
- Balconies

This 116,000 square foot, mixed-use apartment complex includes 78 apartment units, along with 20,000 square feet of commercial, retail and restaurant space. The development will include two four-story buildings and a three-story building which has been approved for 4,000 square feet of restaurant space and 1,000 square feet of outdoor dining. Future phases of this development will include up to eight additional residential buildings for a total of 275 apartment units.

This development is part of a comprehensive plan the Town of East Greenbush adopted to create a sense of place for Rensselaer County's most populous community. The plan envisions this as a town center that will bring a residential component to this area and serve as a connection to different parts of the suburban town.

Hillside Views by TRIP/Unity House

Troy, NY



SQUARE FOOTAGE
51,000

DELIVERY METHOD
Construction Management

UNITS
51

PROJECT TYPE
Affordable Housing
Scattered Site - 10 Buildings

MBE / WBE UTILIZATION
35% Goal

PROGRAM
HCR

“TRIP and RCHR are celebrating an industry leader, BBL, who brought our vision for the Hillside Views Apartments to life!”

Christine Nealon - Troy Rehabilitation and Improvement Program Inc.,
Executive Director

BBL provided Construction Management Services to TRIP and Unity House for the Hillside Views scattered site residential apartment construction initiative.

The project includes residential affordable housing on eight scattered sites, with 12 separate buildings, for a total of 51 units. Several of the apartments have been designated for people with disabilities. The buildings were constructed in several phases, with the townhouse-style apartments in the early phases.

@Hudson Park Luxury Apartments Albany, New York



SQUARE FOOTAGE
58,000

DELIVERY METHOD
Design-Build

UNITS
75

TYPE
Historic Renovation

PROPERTY AMENITIES

- Heated Courtyard
- Co-Working Space
- Fitness Studio
- Laundry Facilities
- Lounge Area
- Pet Grooming Center
- Secure Bike Storage
- Fitness Center

AWARDS

AIA Eastern New York
Honor Award | Adaptive Reuse

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.

Saratoga Townhouses

Saratoga Springs, New York



SQUARE FOOTAGE
27,000

UNITS
7

DELIVERY METHOD
Design Build



BBL provided Design-Build construction services for the construction of three new Luxury Condominium buildings. One building included three condos and the other two included two condo units. High end finishes were used throughout the buildings and in all condo units. Units include features such as private elevators, custom kitchens, large living spaces, rooftop terraces and bar space.

Erie Point Apartments

Cohoes, NY



SQUARE FOOTAGE
48,000

UNITS
40

PROGRAM
HCR

TYPE
Affordable Housing
Scattered Site

BBL assisted The Community Builders with this scattered site Affordable Housing project in Cohoes, New York. Work included demolition and abatements, and extensive renovations to several wood framed apartment buildings.

Vicina Apartments

Troy, New York



SQUARE FOOTAGE
96,500

UNITS
80

DELIVERY METHOD
CM at Risk w/GMP

PROPERTY AMENITIES INCLUDE

- Geothermal Heating and Cooling
- 24/7 Fitness Center
- Pet Spa
- UV Antibacterial Lighting
- Resident Lounge
- Heated Indoor Bicycle Storage & Repair
- Sky Deck with Outdoor Kitchen, Grill Station and Fire Pit
- Package & Mail Center
- Electronic Access Control
- Dual Elevators
- Heated Onsite Parking
- Electronic Vehicle Charging Stations

BBL provided Construction Management services for this 96,500 square foot, five-story, mixed-use 80 unit apartment building. The project was completed with a phased occupancy construction schedule and is located on a small urban site with challenging logistics. The building is flood resistant and was built per FEMA requirements for a 100 year floodplain.

The News Apartments

Troy, New York



SQUARE FOOTAGE
150,000

DELIVERY METHOD
Construction Management

TYPE
Historic Renovation

PROPERTY AMENITIES

- Electric Vehicle Charging Stations
- Enclosed Parking / Heated Garage
- Heated Indoor Bicycle Storage and Repair Center
- Electronic Access Control and Security System
- 24 Hour Fitness Facility
- Pet Spa
- Sky Deck with Gas Fire Pit and Grilling Station
- Package Room and Mail Center
- Resident Coworking Space Areas
- Entertainment and Gaming Lounge

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

Rivers Ledge Apartments

Niskayuna, NY



SQUARE FOOTAGE
250,000

UNITS
160

DELIVERY METHOD
Design-Build

PROPERTY AMENITIES

- Outdoor Pool
- Fitness Center
- Clubhouse
- Bike Paths
- Private Balconies and Patios
- Laundry Facilities in each unit
- Fire Pits and Grilling Areas
- Waterfalls and Green Space
- Dog Wash Station
- EV Charging Stations
- Private Garage for each unit

This 250,000 square foot luxury apartment community is situated along the Mohawk River in Niskayuna, NY and includes 16 separate buildings with 10 units per building. Each of the 160 1-bedroom and 2-bedroom units feature upscale finishes along with private entrances and garages. Some of the many amenities found at the sprawling waterfront complex include stunning river views, a pool, clubhouse, fitness center, and access to bike paths and the new Aqueduct Park. Upgraded features include modern kitchens with quartz countertops, stainless steel energy star appliances, private balconies or patios for all units, California closets, and a private garage for each unit.

BBL has also been invited back to build a 3,000 square foot clubhouse and recreation building which will include a fitness room, game room, golf simulator, and pet wash station.

Arthur S. May School Redevelopment

Poughkeepsie, New York



SQUARE FOOTAGE
36,000

UNITS
24

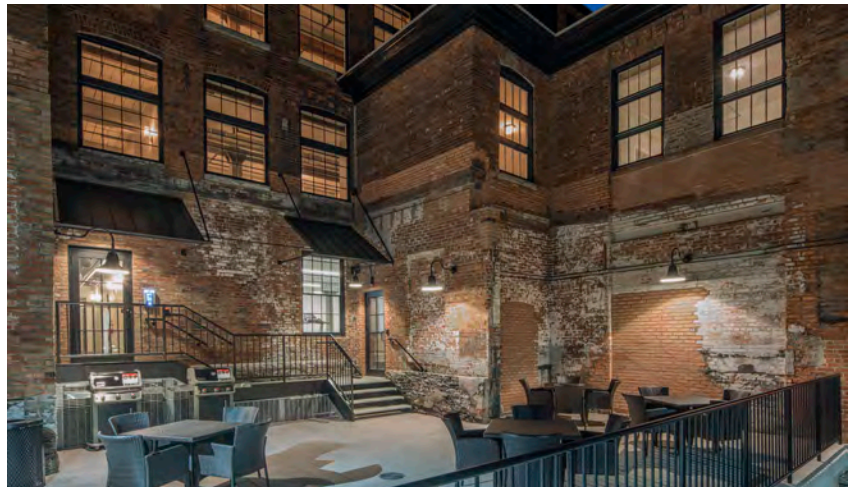
DELIVERY METHOD
Design-Build



The Arthur S. May Elementary School was originally built in the 1920s and closed its doors in 2014. The property sat unoccupied for several years and was ready for a second life. The 6.8 acre site is being transformed into a mixed-use development that will include multifamily housing, a 110 room hotel, restaurants, and other and retail enterprises. The project will be completed in several phases and is expected to transform the entire community. This phase represents the conversion of the former elementary school building into 24 apartment units.

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.

The Summit at Mill Hill

Guilderland, New York



SQUARE FOOTAGE
120,000

DELIVERY METHOD
Design-Build

UNITS
92

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".

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.

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

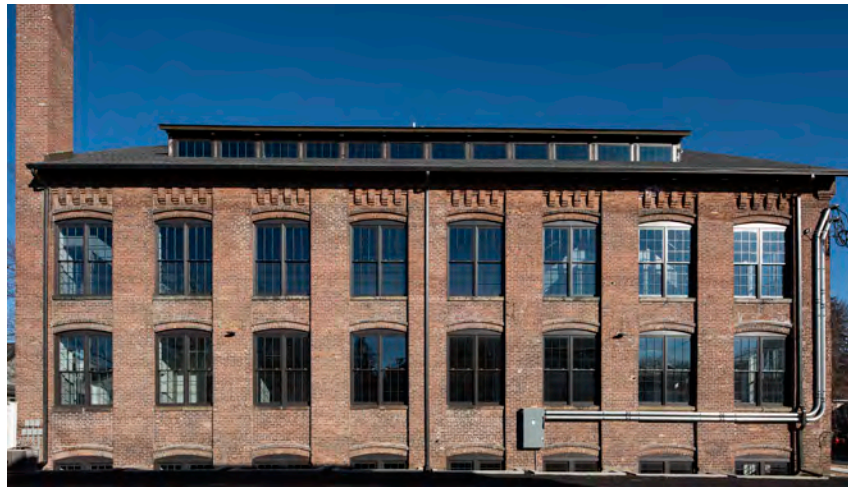
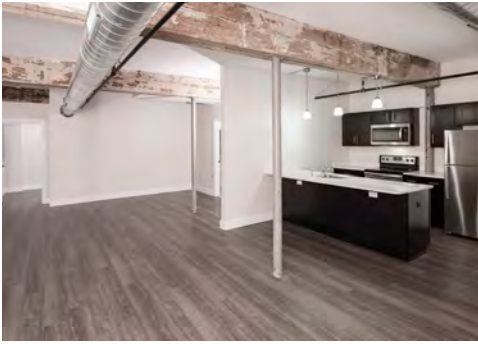
DELIVERY METHOD
Design-Build

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.

Amity Street Apartments

Cohoes, NY



SQUARE FOOTAGE
16,010

DELIVERY METHOD
Design-Build

UNITS
13

BBL provided design-build services to transform an old machine shop into the new Amity Street Apartments in Cohoes, NY. This project included a complete renovation of the existing 3 story brick building into 13 apartment units. New interior partitions, flooring, millwork, and complete exterior window replacement was included. Many of the historic elements were incorporated into the interior design to preserve its historic aesthetic.

Mosaic Village

Cohoes, New York



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 also includes 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.

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

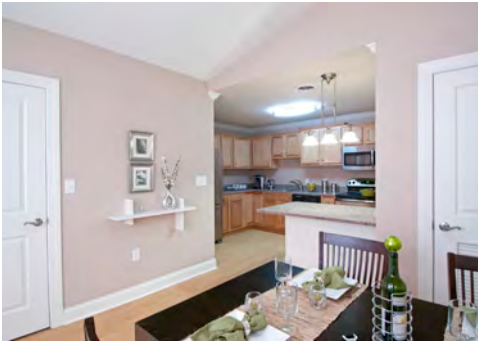
DELIVERY METHOD
Design-Build

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, Nature's 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

RESIDENTIAL UNITS
368

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.

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.