

BBL

BACKGROUND AND QUALIFICATIONS



**BBL Campus
Facilities**



**BBL Construction
Services**

BBL Hospitality



**BBL Management
Group**

**BBL Medical
Facilities**

BBL Family of Companies



BBLCampus
Facilities®

BBLConstruction®
Services

BBLHospitality

BBLManagement
Group

BBLMedical
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 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 approximately 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 car dealerships, healthcare, hospitality, financial institutions, multifamily, commercial office, K-12 and higher education, sports and recreation facilities, veterinary and animal care facilities, government, retail, storage facilities, high technology, manufacturing, retail 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

BUSINESS REVIEW TOP
CONTRACTORS
1

ENR NEW YORK TOP
CONTRACTORS
10

ENR TOP 100
DESIGN-BUILD FIRMS
50

ENR TOP 400
CONTRACTORS
197



★ **50** ★
★ Years ★
1973 | 2023

BBL

Corporate Overview Infographic





Design-Build vs. Design-Bid-Build

Integrated Project Delivery

Traditional

Design-Bid-Build Process



Owner

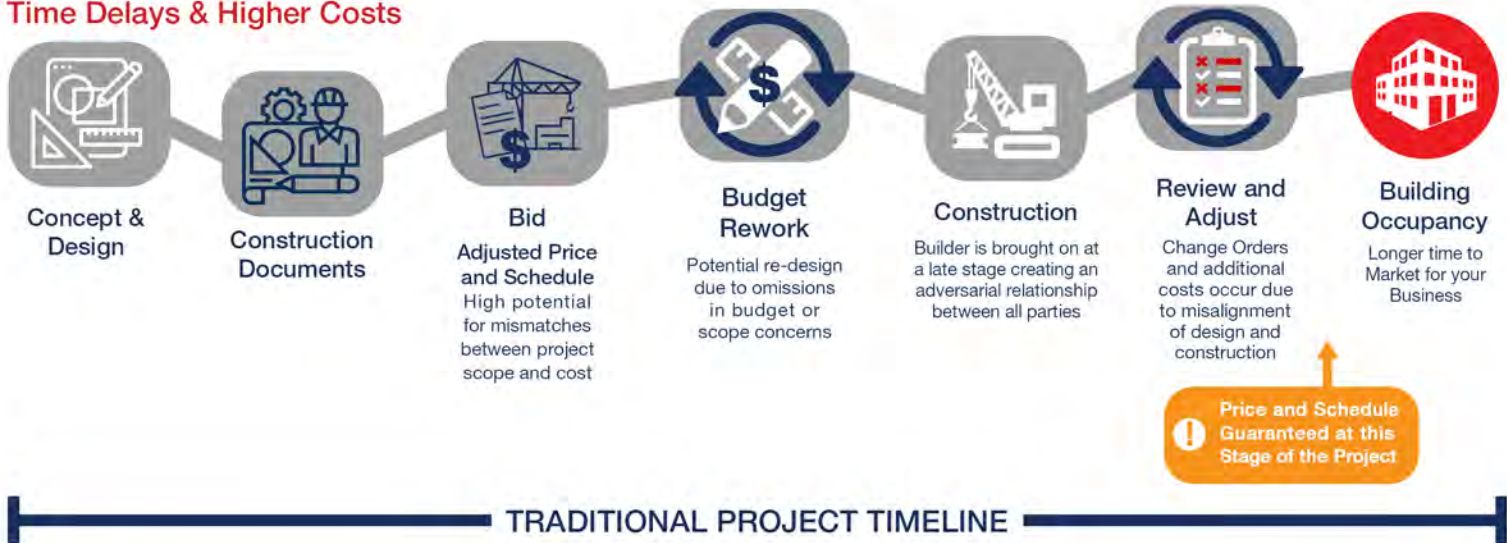


Architect

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



Design-Build Delivery



Owner



BBL

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

An Alternative to Traditional Construction

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 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.

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.

Bank Experience

Amsterdam Savings Bank
Amsterdam, New York

Ballston Spa National Bank
Ballston Spa, New York (HQ)

Bank of America
Albany, New York

Berkshire Bank
Albany, New York (Pearl Street)
Albany, New York (Wolf Road)
Chatham, New York
Colonie, New York
Delmar, New York
East Greenbush, New York (ITM Reno)
Guilderland, New York (ITM Reno)
Halfmoon, New York (ITM Reno)
Latham, New York
Malta, New York
North Greenbush, New York
Oriskany Falls, New York
Rome, New York
Rotterdam, New York
Slingerlands, New York
Whitehall, New York
Wilton, New York

Cap Com Federal Credit Union
Albany, New York
Colonie, New York (HQ)
Glenmont, New York
Latham, New York
Malta, New York
North Greenbush, New York

Capital Bank
Albany, New York (State Street)
Albany, New York (Washington Ave)
Loudonville, New York
Wilton, New York

Charter One Bank
Colonie, New York

Central National Bank
Canajoharie, New York
Duanesburg, New York
Greenfield, New York
Halfmoon, New York

First Niagara Financial Group
Albany, New York (Eastern Regional HQ)
Ballston Spa, New York
Chatham, New York
Clifton Park, New York
Copake, New York
East Greenbush, New York
Nassau, New York
Rotterdam, New York

First Teacher's Federal Credit Union
Albany, New York
Schenectady, New York

Fulton County Teacher's Credit Union
Gloversville, New York

Huntington Bank
Charleston, West Virginia
Fairmont, West Virginia
Harrisville, West Virginia
Parkersburg, West Virginia

Keybank
Albany, New York (Colin Avenue)
Albany, New York (Corporate Woods)
Albany, New York (Hilton Garden Inn)
Albany, New York (Lark Street)
Albany, New York (New Scotland Avenue)
Albany, New York (Patroon Creek)
Albany, New York (Pearl Street)
Albany, New York (Western Avenue)
Albany, New York (Wolf Road)
Amsterdam, New York
Clifton Park, New York
Colonie, New York
Copake, New York
Delmar, New York
East Greenbush, New York
Guilderland, New York
Hartford, Connecticut
New City, New York
Niskayuna, New York
Rotterdam, New York
West Sand Lake, New York
Winthrop, New York
Various Locations in NY and CT

MCT Federal Credit Union
Amsterdam, New York

M & T Bank
Latham, New York

National Credit Union
Albany, New York

NBT Bank
Latham, New York
Schenectady, New York
Schoharie, New York

Pioneer WV Federal Credit Union
Charleston, West Virginia

SEFCU
Albany, New York (Kiernan Plaza)
Albany, New York (Patroon Creek)
Albany, New York (St. Peter's)
Amsterdam, New York
Niskayuna, New York
Troy, New York (Hoosick Street)
Troy, New York (RPI Campus)
Malta, New York
Schenectady, New York
Slingerlands, New York
Various Locations in NY

Sun National Bank
Glendora, New Jersey

TrustCo Bank
Schenectady, New York

United Bank
Kanawha, West Virginia

West Virginia Public Employee Credit Union
Charleston, West Virginia



SQUARE FOOTAGE
112,000

DELIVERY METHOD
Design-Build

Cap Com Federal Credit Union Headquarters

Colonie, New York



The new CAP COM Federal Credit Union Headquarters is a 3-story office building located in the Town of Colonie. With concrete foundations and a steel core, the exterior is constructed of masonry, metal wall panels and a curtain wall adding visual interest to the front facade. The interior finishes utilize a variation of colorful palettes with innovative lighting and unique ceiling concepts. Along with accommodating the corporate headquarters, the facility features a large lobby with a grand staircase open to the second floor, a full service bank branch with two drive-through lanes and an interactive children's area.

Trustco Bank

Clifton Park, New York



SQUARE FOOTAGE
2,460

DELIVERY METHOD
Plan and Spec
Renovation



BBL worked with Trustco once again to revitalize their banking branch in Clifton Park, NY. The renovation included a revised layout with new finishes throughout. With a focus on functionality and aesthetics to enhance the customer experience, the branch now features a more modern look, new custom teller stations, private consultation area, and an inviting customer lounge.



SQUARE FOOTAGE
6,000

DELIVERY METHOD
Renovation & Fit-up



BBL provided renovations on the 2nd floor of this existing two story Multi Tenant Office Building for The National Bank of Coxsackie. This location will serve as their Loan Production and Administrative office for them to conduct their Mortgage Banking services. This location will allow them to expand their commercial lending and support loan growth, and is now their northernmost office in the Capital Region. During this project, a new exterior entrance was also added to the first floor of the same building. National Bank of Coxsackie also requested installation of Data Cabling, Access Control and additional Electrical Work to improve their new space.

Key Private Bank-Albany Office

Albany, New York



SQUARE FOOTAGE
38,000

DELIVERY METHOD
GC Lump Sum



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

SEFCU Bank Kiernan Plaza Albany, New York



SQUARE FOOTAGE
875

DELIVERY METHOD
Design-Build/Renovation



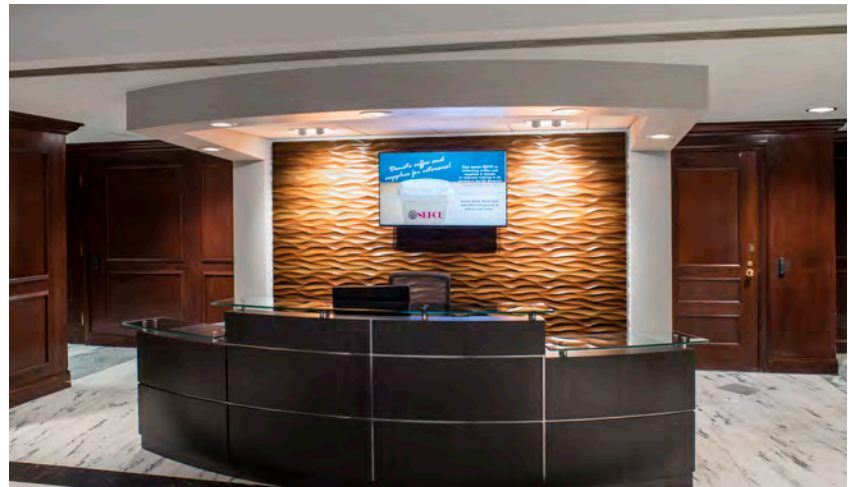
The SEFCU Bank Branch location at Kiernan Plaza included a renovation of a portion of the Lobby Level of Kiernan Plaza at 575 Broadway in Albany, NY. The project consisted of a complete demolition of the existing space and transformed the space into a state-of-the-art branch bank. The scope of work included mechanical, electrical, and plumbing design-build, framing and drywall, aluminum and glass, high-end finishes, and mill-work.

SEFCU Offices Kiernan Plaza Albany, New York



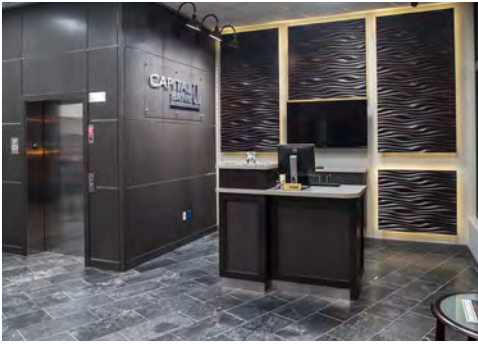
SQUARE FOOTAGE
18,230

DELIVERY METHOD
Design-Build/Renovation



This project was a design-build project that included the renovation of the 2nd and 3rd levels of Kiernan Plaza at 575 Broadway Albany, NY. The existing building required a complete demolition of the space and transformed both levels into SEFCU's Executive Suite. Scope of work included mechanical, electrical, and plumbing design-build, framing and drywall, interior design to include high-end finishes, mill-work, and furniture layout and selection.

132 State Street-Capital Bank Albany, New York



SQUARE FOOTAGE
9,540

DELIVERY METHOD
Design-Build/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.

Berkshire Bank

Rotterdam, New York



SQUARE FOOTAGE
2,490

DELIVERY METHOD
Design-Build

BBL was selected to build this new bank branch for Berkshire Bank. The bank has a unique interior arrangement with teller "pods" instead of a teller counter. The customer sits directly in front of the teller.

The building is wood framed with cast in place concrete and has cement board siding with 30 year architectural asphalt roofing shingles.



SQUARE FOOTAGE
35,000

DELIVERY METHOD
Design-Build

First Niagara Eastern Regional Headquarters Albany, New York



First Niagara selected 555 Patroon Creek Boulevard as the new address for their Eastern Regional Headquarters and Market Center. The new facility brought together several key business lines and approximately 200 employees in one location. The move streamlined customer service functions and provided a highly visible, premier site in the Capital Region.

Ballston Spa National Bank Sales & Operations Center Ballston Spa, New York



SQUARE FOOTAGE
33,000

DELIVERY METHOD
Design-Build



The new 33,000 square foot sales and operations center includes a full service branch with three drive-through lanes, one of which provides a drive-up ATM. The ground floor is home to a loan sales center and the second floor includes office space for operational areas of the bank. Approximately 4,000 square feet is available for lease as retail, professional or office space on the first floor.



SQUARE FOOTAGE
3,600

DELIVERY METHOD
Construction Management

CERTIFICATIONS
LEED



This banking center was built as the prototype for Sun National Bank's future branches. The building design includes structural steel and structural metal framing, a glass curtain wall system with integral sun shades and a curved standing seam metal roof.

The bank branch was constructed on the same property as an existing Sun National bank branch which remained operational during construction. The new branch was situated to take advantage of its location on a busy intersection. Once the bank was completed, the existing structure was demolished and drive through lanes with a solar panel roof system were constructed.

This project received LEED Certification.

Sun National Bank Glendora, New Jersey

Capital Bank Branch Location Latham, New York



SQUARE FOOTAGE
2,490

DELIVERY METHOD
Design-Build



BBL was selected to build Capital Bank's first free-standing professional retail office in the Capital Region.

CAP COM Branch Location

North Greenbush, New York



SQUARE FOOTAGE
3,600

DELIVERY METHOD
General Contractor



Construction of a wood framed, brick veneer and Hardie siding clad with asphalt shingled roof. This single story CAP COM branch includes an ATM, night depository, and drive-through teller window. Work also included extensions of utilities located on a leased site, grading and improvements including parking lot paving and striping, sidewalks, landscaping, and irrigation.

CAP COM Branch Location Malta, New York



SQUARE FOOTAGE
3,550

DELIVERY METHOD
General Contractor

Construction of a wood framed, brick veneer and Hardie siding clad with asphalt shingled roof. This single story CAP COM branch includes an ATM, night depository, and drive-through teller window. Work also included clearing and improvements of an approximately 3 acre lot including a future access road, parking lot, sidewalks, and landscaping.

Berkshire Bank Branch Location North Greenbush, New York



SQUARE FOOTAGE
2,490

DELIVERY METHOD
Design-Build

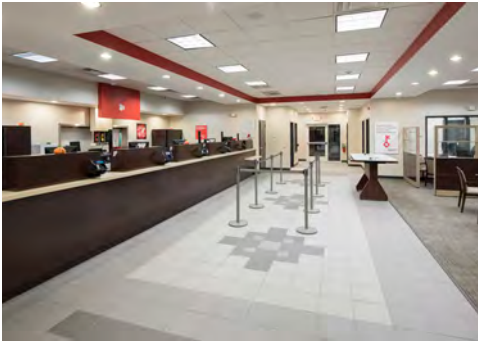


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The building is wood framed with cast in place concrete and has cement board siding with 30 year architectural asphalt roofing shingles.

Key Bank Renovations

Various Locations



SQUARE FOOTAGE
30,000

DELIVERY METHOD
Construction Management



Key Bank Corporation made a decision to modernize many of their branch locations. Some of the upgrades that Key Bank was looking for included a new community room feature with niche walls displaying local community history and rounded soffits in various sections of the lobby area. Upgrading the teller line and check writing hearth with new millwork and countertops, as well as upgrading the architectural woodwork throughout the entire space added great visual appeal. State of the art video wall system was installed behind the teller line, and new speakers were added throughout. A new ETO room supporting new data cabling for security, telephone, video wall, and banking systems was also added at each location. All of this work occurred at night, weekends, and on holidays without disrupting Key Bank's security systems.