

# BBL

## BACKGROUND AND QUALIFICATIONS



**BBL Campus Facilities**



**BBL Construction Services**

**BBL Hospitality**



**BBL Management Group**

**BBL Medical Facilities**

# BBL Family of Companies



GEOGRAPHIC REACH

**BBL**Campus  
Facilities®

**BBL**Construction®  
Services

**BBL**Hospitality

**BBL**Management  
Group

**BBL**Medical  
Facilities®

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## Corporate Overview

### 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

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 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.

### Services

#### MARKET/FEASIBILITY ANALYSIS

A Market/Feasibility Analysis will be conducted to determine/confirm the appropriate size and mix to provide a viable project for your institution.

#### 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 specialize in a variety of industries to provide innovative designs to meet our client's needs and financial requirements.

#### MUNICIPAL APPROVALS

We will represent your interests in obtaining all required governmental approvals and permits.

#### CONSTRUCTION

Our design/build process provided our clients high quality, cost efficient construction, delivered on-time and in budget.





BBL is a privately held corporation with over fifty years of experience as a design/build firm. We deliver a wide variety of construction projects including campus, office, municipal, hospitality, commercial, medical, and heavy construction projects.

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.

★ **50** ★  
★ **Years** ★  
1973 | 2023



# BBL

**11** MILLION  
SQUARE FEET



EDUCATION SPACE  
**CONSTRUCTED**

**12,000**



Student Housing  
**Beds Constructed**

DECADES



of Successful  
**PROJECT**  
COLLABORATION

Years in Business



Leadership in  
Design-Build



**Guaranteed**  
Delivery Solutions



that save our clients  
**Time and Money**

**350**



Employees

**AGC Safety Award**

**18** years  
in a row



EMR

**0.6%**

LOST TIME  
INJURIES

**0**

Proven Record



On-time and  
On-Budget

Geographic Reach

**30+**  
States



**Top Ranked Firm**

**#1 Contractor**

Business Review

**ENR Top 100**

Design-Build Firms

**#1 Design-Builder**

Modern Healthcare

**\$400m**

Annual Construction Sales



# Utica College Student Housing

Utica, New York



SQUARE FOOTAGE  
60,465

DELIVERY METHOD  
Develop-Finance-Design-Build-Manage

BEDS  
144

BBL worked with Utica College and the Utica College Housing Authority to develop, finance, design, build, and manage this new 144 bed, 183 parking space student housing project. Including the construction of three, 19,135 sf, 12 apartment unit student housing buildings. Each apartment has four single bedrooms, two full bathrooms, a kitchen, living room, and laundry space. Additionally constructed was an approximately 3,060 sf Community Building with adjoining Residence Director apartment.

Paul Smith's College  
Paul Smiths, New York



SQUARE FOOTAGE  
Phase I: 35,000  
Phase II: 34,000

DELIVERY METHOD  
Design-Build

BEDS  
Phase I: 100  
Phase II: 94

AWARDS  
LEED Silver

BBL completed two phases of student housing for Paul Smith's College. The Adirondack themed buildings consist of apartment-style units located on-campus.

The first phase was built to a LEED-NC Silver standard, incorporating Green design elements into two 17,700 sf, two-story, 50 bed student housing buildings. These units replaced housing that was constructed for the 1982 Olympics in Lake Placid.

The second phase included a new 94 bed, 34,000 square foot housing facility with 23 four bedroom apartments, one staff apartment, and a classroom area featuring a SMART Board interactive white board. Situated on a hill overlooking the campus, the Adirondack themed building with timber frame accents, standing metal seam roof and cement siding complements the campus' architecture. This phase received LEED NC-Silver Certification and highlights multiple highly efficient systems, optimized energy performance and green materials.

# College Suites at City Station

Troy, New York



SQUARE FOOTAGE  
386,200

DELIVERY METHOD  
Design-Build

BEDS  
610 total  
City Station East 157 Beds  
City Station South 82 Beds  
City Station West 184 Beds  
City Station North (in progress) 187 Beds

College Suites at City Station was constructed in three phases near Rensselaer Polytechnic Institute. The new mixed-used buildings include apartment style student housing for graduate students and married students with families. The buildings feature retail space on the first floor and also offer off-street parking in a garage adjacent to the East building.

The project has transformed the once vacant lots and abandoned buildings into a thriving urban setting for graduate students within walking distance to the RPI campus.



# The College of St. Rose Michelle Cuozzo Borisenok House Albany, New York



SQUARE FOOTAGE  
4,900

DELIVERY METHOD  
General Contractor

UNITS  
7

BBL was invited back to The College of St. Rose to assist with extensive renovations and build an addition to the Michelle Cuozzo Borisenok '80 House. The two-story building now serves as the hub for the Women's Leadership Institute (WLI) and the senior BOLD Women's Leadership Network Scholars. The upgraded facility includes conference and gathering spaces, offices, and student housing for the senior Saint Rose students among the BOLD Women's Leadership Network Scholars.

Work included demolition of an existing 1,000 square foot structure and selective demolition of portions of the main house to receive a new addition and prepare for extensive renovation. Renovations included new trusses, roof, cement siding, new doors, windows, MEP systems with fire protection, handicap accessible features including a wheelchair lift, bedroom and restroom renovations. A new kitchen, seminar room and lounge were constructed, as well as a new bike shelter, and other exterior site improvements.

# Word of Life Adirondack Hall

Pottersville, New York



SQAURE FOOTAGE  
16,000

DELIVERY METHOD  
Design-Build

BEDS  
104

BBL was invited back to the Word of Life Bible Institute campus to build the brand new Adirondack Hall facility. The construction work consisted of a 2-Story Wood Frame, 104 Bed, 16,000 square foot Girls Dormitory building.

# Word of Life Camper Cabins

Pottersville, New York



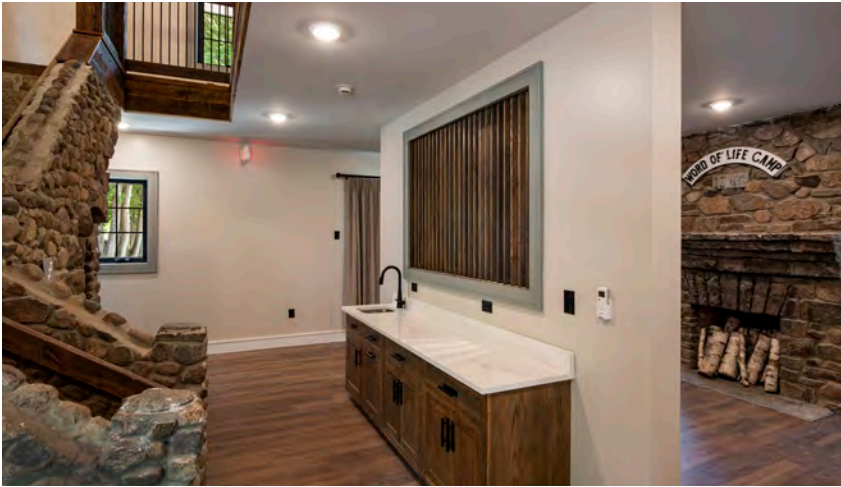
SQUARE FOOTAGE  
3,360

DELIVERY METHOD  
Renovation

BEDS  
56

BBL was tasked with renovating the camper cabins at the Word of Life Bible Institute overlooking Schroon Lake. The renovations and improvements consisted of seven (7) cabins, 56 beds, and 3,360 sf building space. BBL completed interior work consisting of new finishes, framing, drywall, insulation, flooring, HVAC, electrical, doors, and plumbing fixtures. The cabins also received a new roof, siding, corrugated metal skirting, entry stairs, and high-performance composite decking.

Word of Life White House  
Pottersville, New York



SQUARE FOOTAGE  
5,000

DELIVERY METHOD  
Renovation

BEDS/SUITES  
10

Word of Life tasked BBL with a complete interior and exterior renovation of their guest house located on Schroon Lake. The renovation included 10 new guest rooms and bathrooms inviting friends, family and alumni to visit The Island Youth Camp.

# Word of Life Asia Dorm

Pottersville, New York



SQAURE FOOTAGE  
8,000

DELIVERY METHOD  
Renovation

BEDS  
54

BBL was tasked with renovating the Asia Dorm at the Word of Life Bible Institute. The renovations and improvements consisted of a 3-Story Wood Frame, 54 Bed, and 8,000 sf building. BBL completed interior work consisting of new finishes, replacing doors, windows, and plumbing fixtures. The dorm received a new roof, new entry stairs, a plywood deck, and new siding.

# Word of Life Hungary Dorm

Pottersville, New York



SQUARE FOOTAGE  
11,870

DELIVERY METHOD  
Renovation

UNITS  
20

BEDS  
71

BBL was invited back once again, this time to renovate the Hungary Dorm at the Word of Life Bible Institute. The project consisted of a tight three-month schedule in order to complete the first- and second-floor dorms prior to the fall semester, starting along with the basement office spaces. BBL was also tasked to complete an extensive site/landscape package in this time frame.

Building finishes consisted of custom built bunk beds, tile bathrooms including full wall height tile, carpet and LVT flooring. Exterior finishes consisted of new LP Smartside siding, cedar shakes, custom Unalam beams and masonry veneer. MEPs consisted of new boilers with baseboard, ERV systems, AC in basement, LED lighting and built-in shower units, along with a basement laundry room.

This project was completed on time, meeting the aggressive schedule.

# Congress Street Apartments

Troy, New York



SQUARE FOOTAGE  
67,600

DELIVERY METHOD  
Develop-Design-Build

BEDS  
144

APARTMENTS  
40

These state-of-the-art student apartments are located within walking distance to the Rensselaer Polytechnic Campus in Troy, New York.

Each apartment, forty in all, is fully furnished with well appointed kitchens and single occupancy bedrooms. The standard apartment includes four bedrooms, two baths, a living area, and kitchen.

In addition to their private bedroom, students will receive Internet and cable service, as well as, heat and central air included in their rent. The apartment community offers laundry facilities, media room, exercise facilities, lounge areas, retail space, off-street parking, and amazing views of the Poestenkill Gorge.

# Empire Commons

Albany, New York



SQUARE FOOTAGE  
460,000

DELIVERY METHOD  
General Contractor

BEDS  
1,196

BBL was selected to manage the construction of the 25 building, 1,196 bed Empire Commons student housing community on the State University of New York's Albany campus. The units are clustered on under-occupied campus land at the intersection of Fuller Road and Washington Avenue resulting in a housing community at the corner of the campus. While buildings are not physically attached they are brought together by connecting courtyards. BBL constructed a commons building to serve as the gateway to the student housing community. The building contains such amenities as central student service offices, communal conference rooms, surround sound media center/theater, exercise facility, and a fully furnished student activity center with a fireplace.



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



SQUARE FOOTAGE  
69,000

DELIVERY METHOD  
Develop-Design-Build

SUITES  
114

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

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

Mount Saint Mary College  
Aquinas Dining Hall  
Newburgh, New York



SQUARE FOOTAGE  
12,000

DELIVERY METHOD  
General Contractor

SEATS  
335

Mount Saint Mary College selected BBL to renovate their 12,000 sf dining hall and kitchen facility. The project included plumbing, electrical and mechanical upgrades; exterior framing and roof modifications; spray foam insulation; interior partitions; new flooring and lighting; new seating; a sculptured wall; a 3-Form and Stylmark feature wall; and coordination of installation for the kitchen equipment and furniture.

BBL scheduled the renovation around the College's summer break and was able to expedite the kitchen area work to allow the campus to continue with food preparation prior to the completion of the dining hall. The overall project was completed in three months and was finished in time for the Fall Semester.

# College Suites at Washington Square

Schenectady, New York



SQUARE FOOTAGE  
112,000

DELIVERY METHOD  
Design-Build

UNITS  
69

BEDS  
264

This new student housing apartment community is located adjacent to Schenectady County Community College (SCCC). While not owned by the college, the College Suites at Washington Square was the first student housing to be built for the students of SCCC. The 264 bed facility is comprised of sixty-three 4-bed units and six 2-bed units and includes a common area with a kitchen in the student lounge for demonstrations, a large game room, fitness room and music room. The apartment community offers fully furnished units and 24 hour security.

The building has a timber pile foundation on pile caps and grade beams with wood framed, panelized construction. The exterior is a unit masonry façade and fiber cement siding with an asphalt shingle roof.

# Williams College Stetson-Sawyer Library

Williamstown, Massachusetts



SQUARE FOOTAGE  
177,000

DELIVERY METHOD  
Construction Management

AWARDS  
Pursuing Leed Silver

BBL partnered with Skanska USA on the Stetson-Sawyer Library Project. The partnership acts as the Owner's Project Manager on the \$65 million renovation and addition. When completed, the project will restore the stately and historic Stetson Hall and provide additional space for the College's archival holdings and Chapin Library of Rare Books. The Stetson-Sawyer Library Project is anticipated to achieve a LEED Silver certification.

# Siena College Serra Dining Hall

Loudonville, New York



SQUARE FOOTAGE  
19,800

DELIVERY METHOD  
Design-Build

Siena College once again called upon BBL for their most recent project. With an extremely aggressive three-month schedule, BBL was able to complete exterior building and landscaping upgrades as well as total renovation to the 19,800 sf Serra Dining Hall. The new multi-level dining facility features a larger kitchen, increased seating capacity with new and exciting décor and new food and beverage serving areas.

# Siena College Snyder Hall

Loudonville, New York



SQUARE FOOTAGE  
94,050

DELIVERY METHOD  
Design-Build

BEDS  
264

The Snyder Hall on Siena College's campus is a 4 story, 264 bed dormitory (66,750 sf) with a Residence Director Suite and a Resident Friar Suite. Also included is a 2 story Common Area Building (27,300 sf) featuring a full scale dining facility and commercial kitchen, retail area and meeting rooms on the ground level. A media center, business center, game room, laundry, mailroom, and Service Support Center are located on the lower level. 88,000 sf of the total project was completed in 8 1/2 months allowing Siena to open in time for the fall semester. BBL was able to give back \$1,000,000 to Siena College in project savings.

University of Charleston  
Morrison Fitness Center  
Charleston, West Virginia



SQUARE FOOTAGE  
7,500

DELIVERY METHOD  
Design-Build

To meet the need of today's student, the University of Charleston awarded the construction of this 7,500 square foot fitness complex to BBL. BBL enjoys an ongoing relationship with the University of Charleston. This is the fifth project BBL has completed for UC.

The first floor of the new facility houses weight machines, free weights, activity rooms as well as showers, and lockers. Running/elliptical machines and activity rooms are located on the upper level.

Morrison Fitness Center is also equipped with a state of the art sound system with four High Definition Televisions that are placed high on the walls to allow people on the 1st and 2nd floors to enjoy. A special wireless transmission system enables students to listen to the television broadcast through radio headphones.



# Howard N. Blitman Residence Commons

Troy, New York



SQUARE FOOTAGE  
78,500

DELIVERY METHOD  
Develop-Design-Build

BEDS  
300

BBL was selected to renovate/convert an existing Best Western Hotel in downtown Troy into student housing for Rensselaer Polytechnic Institute (RPI). The existing block, brick and concrete skeleton of the building remained intact while complete new interior and exterior finishes were applied throughout. The attached one story common area was also renovated and includes a full kitchen, dining area, exercise room, classrooms/multi-purpose rooms, and main lobby. All new mechanical systems and fixtures were upgraded throughout the facility.



# Glenville State College Goodwin Hall

Glenville, West Virginia



SQUARE FOOTAGE  
121,670

DELIVERY METHOD  
Design-Build

BEDS  
484

BBL was selected to construct this design-build student housing community and assist with facilitating the financing. The project consists of 484 beds. All units are fully furnished with high quality modular furniture. The first floor of the building includes space for a displaced church and maintenance facility. A laundry room, service and common areas are included throughout the building.

# Glenville State College Waco Center

Glenville, West Virginia



SQUARE FOOTAGE  
124,000

DELIVERY METHOD  
Design-Build



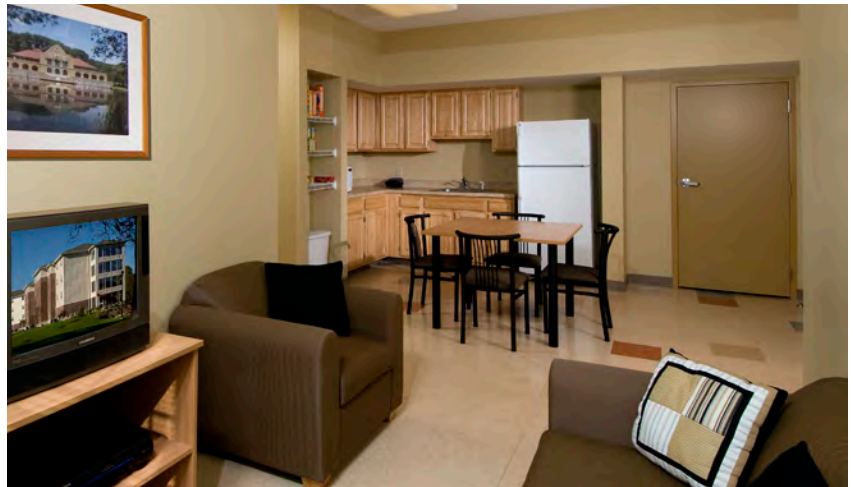
Glenville State College wanted to create a new facility which would serve as a focal point for both the College and the surrounding community. Collaborating with BBL and Associated Architects, the Waco Center was designed to combine numerous functions in one building.

The Waco Center serves as home to the College's basketball and volley ball teams. It houses a 3,000 seat arena, additional athletic facilities, offices, classrooms, labs, a library, and a 24-hour medical center.

The close working relationship between the College, BBL and the architect, coupled with advanced computer modeling, contributed to overcoming the challenging site conditions and lead to the successful completion of this multi-million dollar facility.

# Dominican College Residence Hall

Orangeburg, New York



SQUARE FOOTAGE  
64,000

DELIVERY METHOD  
Develop-Design-Build

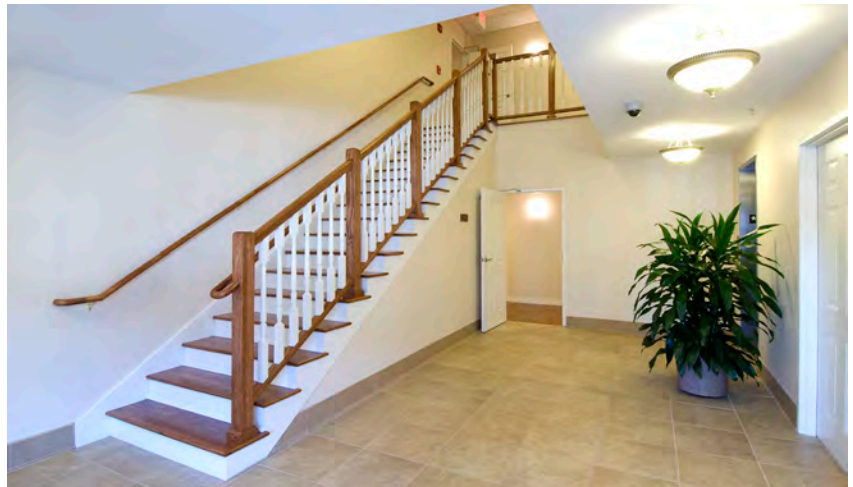
SINGLE UNITS  
24

DOUBLE UNITS  
52

The design of this new student housing complex incorporates both dormitory and apartment style living with amenities to serve 200 students. The project faced a significant challenge with untypical foundations due to unsuitable soils. There are 24 four bedroom units and 52 two bedroom units. The building also includes common areas consisting of an exercise facility, office area, mail room, vending, laundry facilities, storage area, media center, and conference/meeting room.

# Charleston Area Medical Center Housing

Charleston, West Virginia



SQUARE FOOTAGE  
28,700

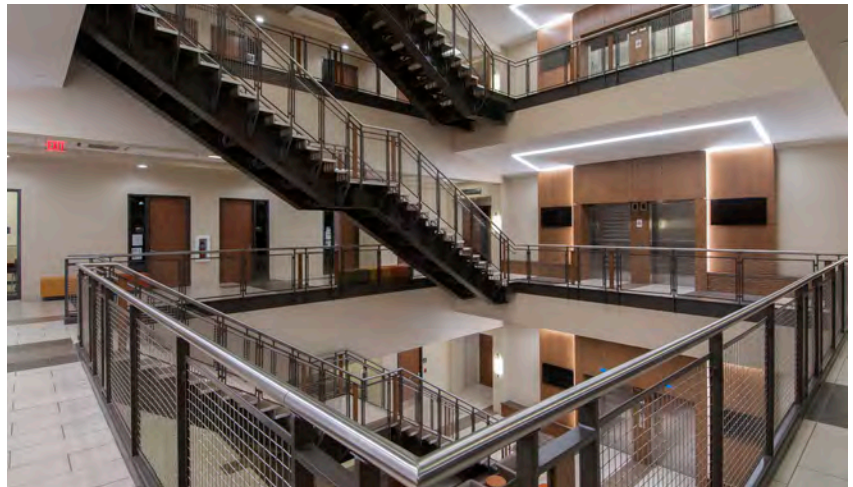
DELIVERY METHOD  
Design-Build

UNITS  
24

BBL negotiated this project with one of the largest hospitals in the area, Charleston Area Medical Center. The building features 24 units providing one, two, and three unit apartments. The wood structure with masonry façade features a large multi-purpose room and a grand stair case at the entrance. Since medical students comprise the largest portion of residents, the security system for the new apartment building is monitored from the hospital, several blocks away.

# Marshall University Arthur Weisberg Family Applied Engineering Complex

Huntington, West Virginia



SQUARE FOOTAGE  
145,000

DELIVERY METHOD  
Design-Build

AWARDS  
LEED Gold

This brand new facility is 145,000 sf and achieved a LEED Gold rating. It is packed with advancements including sustainability, technology, laboratories and state-of-the-art engineering testing facilities. The construction of this building has allowed Marshall University to grow into being one of the top engineering schools in West Virginia and the surrounding states. BBL Carlton successfully completed this project in time and on budget allowing Marshall University to open the building for their 205 fall semester as scheduled.

# Siena College MacClosky Square

Loudonville, New York



SQUARE FOOTAGE  
7,850

DELIVERY METHOD  
Design-Build

Siena College selected BBL for the first phase of renovations to MacClosky Square Townhouses. The interiors were completely gutted (excluding the main MEP infrastructure) and a full bath was added to each unit. The single zone heating system was separated into two zones as well as a complete electrical overhaul including new fixtures. New sprayfoam insulation was also added to the exterior walls and ceilings. The building includes 5 2-story townhouse units, each containing 6 beds, 3 full baths and a full kitchen.