

BBL

BACKGROUND AND QUALIFICATIONS



BBL Campus Facilities



BBL Construction Services

BBL Hospitality



BBL Management Group

BBL Medical Facilities

BBL Family of Companies



GEOGRAPHIC REACH

BBLCampus
Facilities®

BBLConstruction®
Services

BBLHospitality

BBLManagement
Group

BBLMedical
Facilities®

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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 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 ★



Corporate Overview Infographic





Design-Build vs. Design-Bid-Build

Integrated Project Delivery

Traditional

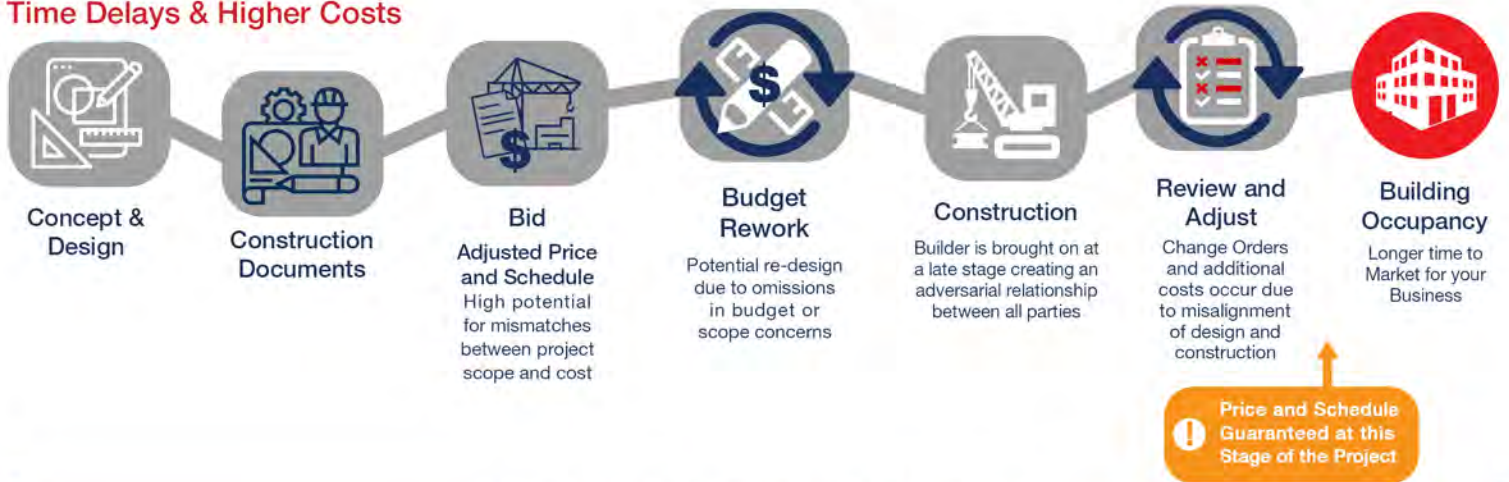
Design-Bid-Build Process



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 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.

Capital Region BOCES Career & Technical Education (CTE) and Maywood Special Education Academy Albany, New York



DELIVERY METHOD
Design-Build

SQUARE FOOTAGE
204,212 Total
• 164,425 CTE Building
• 39,787 Special Education

- FACILITY INCLUDES
- Teaching and Production Kitchens
 - Pet Tech Lab
 - Nursing Lab
 - Sterile Processing Labs
 - Machining Lab
 - Automotive & Diesel Lab
 - Auto Body and Paint Lab
 - MEP Trade Shops
 - Separate Special Education Building

“Working with the project managers at BBL has been outstanding, especially considering the constraints we were operating under, in terms of logistics, timeline, supplies and materials. We didn’t skip a beat. I really have to credit their project management and keeping things on track.”

Joseph P. Dragone, Ph.D - Capital Region BOCES Senior Executive Officer

Capital Region BOCES works in partnership with 24 different school districts in Albany, Schenectady, Schoharie and Southern Saratoga counties. The organization delivers more than 300 programs and services designed to support the entire educational process.

The new Albany Capital Region BOCES Campus consists of two BOCES Facilities. The Career & Technical Education (CTE) Training Facility and the Special Education Building.

This project included planning, development and construction of the career and technical facility plus a special education building, as well as extensive site work. The education facility includes extensive industrial workspaces, laboratories, and the latest technology and equipment for each career and technical program.

The 164,200 sf CTE facility consists of a three-story structural steel with metal cladding building housing numerous educational classrooms and laboratories including but not limited to three Teaching Kitchens, Production Kitchen, Pet Tech Lab, Nursing Labs, Sterile Processing Labs, etc. Facility also includes a Single Story Precast/Structural Steel Building housing Tech Trades and Labs including but not limited to Machining Lab, Auto & Diesel Tech, Auto Body with state of the art Paint/Mixing Booth, MEP Trade Shops, etc.

This project was considered fast track in regards to the Pre-Construction and Town of Colonie Approval Process.



Capital Region BOCES

Albany, New York



DELIVERY METHOD
Design-Build

SQUARE FOOTAGE
42,000

FACILITY INCLUDES

- Fully Appointed Classrooms
- Dedicated makerspace
- Sensory Activity Area
- Office Spaces
- Conference Areas
- Playground
- Full-Sized Commercial Kitchen
- Activity Center and Cafeteria
- Security Vestibule Entrance

“The professionalism, hard work and dedication demonstrated by your firm were a major factor in getting this building completed on time. Capital Region BOCES would recommend your services to anyone considering a similar project.”

Joseph P. Dragone, Ph.D - Capital Region BOCES Senior Executive Officer

BBL provided design-build construction for a 42,000 square foot, two-story, steel framed educational facility for Capital Region BOCES. The new K-8 school offers a state-of-the-art learning environment for students. The building consists of structural steel structure with metal stud framing, metal panel siding and split face block, double hung windows aluminum entrance doors and framed canopies. Interior finishes include carpet, LVT, sheet vinyl, VCT and ceramic tile flooring, painted GWB partitions and acoustical ceilings throughout with walk-draw curtains in the activity/lunch space. New MEP systems serve classrooms, kitchen, activity space and administrative areas. A new two-stop elevator is included. Site improvements include porous pavement, sidewalks, landscaping, flagpole and bike rack.

Offering bright, modern and welcoming spaces where students can learn, the site features 22 classrooms each equipped with cubbies for students, a sink, water fountain, locking armoire and storage for materials; Dedicated spaces for literacy/makerspace, art and sensory activities; Offices for partners who provide services and supports to families; Conference spaces for Committee on Special Education (CSE) meetings; Playground; Full-sized kitchen for preparing student meals; Large activity center that will serve as a cafeteria and space for physical education; Secure vestibule at the main entrance that will provide an added layer of security before visitors are granted access to the main office, waiting area and conference rooms.



Capital Region BOCES Main Offices

Albany, New York



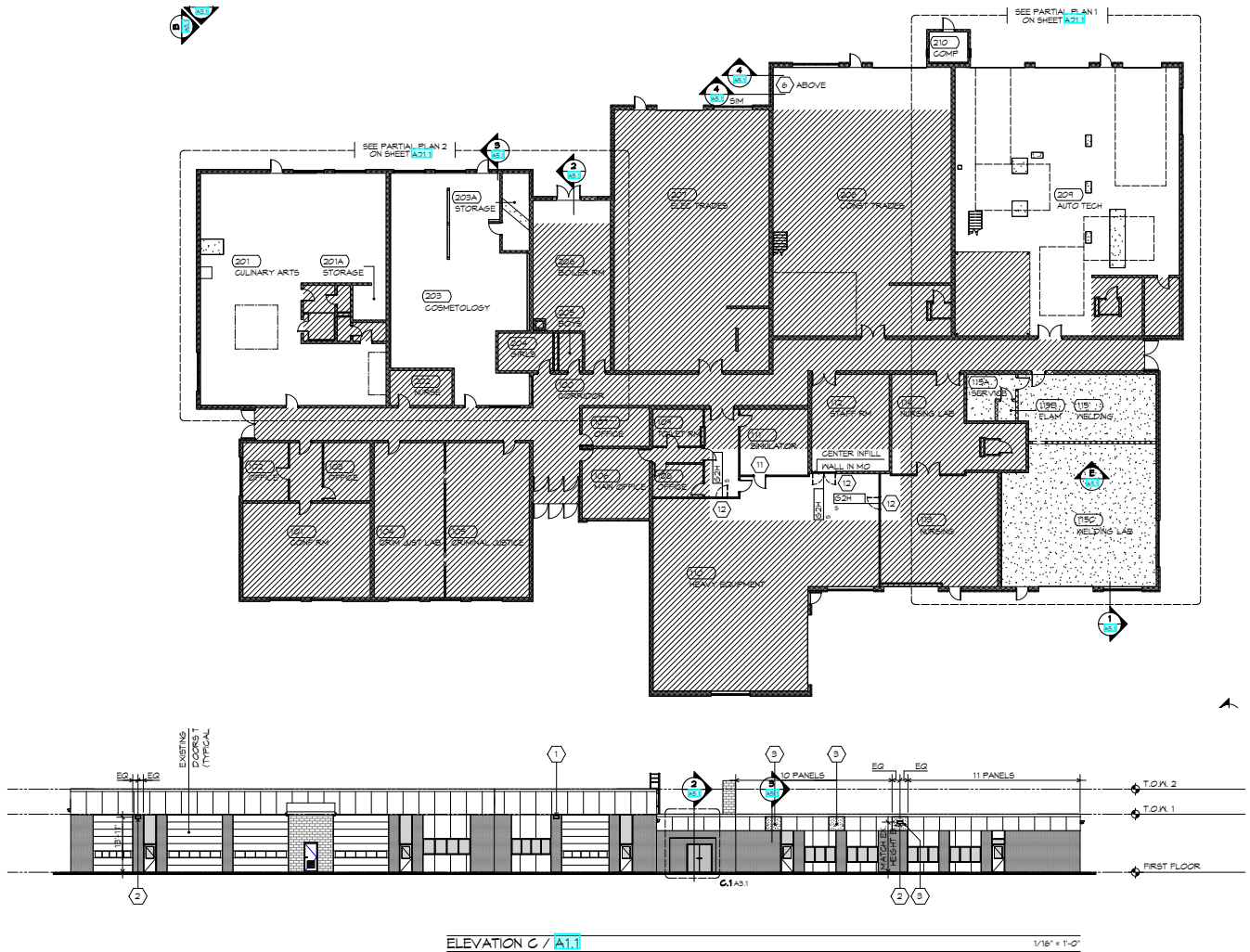
DELIVERY METHOD
Design-Build

SQUARE FOOTAGE
30,000

BBL provided renovations to an existing office building at 900 Watervliet Shaker Road for Capital Region BOCES to house their main offices. Work included removal and replacement of the original ballasted roof with .060 TPO, removal and replacement of 20 RTU's, HVAC control upgrades, replacing controls on 2nd floor with ASI controls to match and integrate with newly installed controls on the 1st floor, as well as bathroom renovations to provide repairs and upgrades in the common and adjacent areas (three designated as men's rooms and three designated as women's rooms). All work was completed within schedule.

Capital Region BOCES Schoharie CTE

Schoharie, New York
(in progress)



SQUARE FOOTAGE
11,000

DELIVERY METHOD
Lump Sum

After successfully completing the Capital Region BOCES Career & Technical Education (CTE) Training Facility and the Maywood Special Education Building in Albany, BBL was selected to complete renovations at the Schoharie Campus Career and Technical Education Facility.

The Capital Region Career & Technical Education Center – Schoharie Campus, is a career and technical school operated by the Capital Region BOCES.

KIPP Tech Valley
Albany, New York



SQUARE FOOTAGE
9,000

DELIVERY METHOD
Construction Management

PROJECT HIGHLIGHTS

- 9,000 sf in Renovations
- Classroom Addition
- Basement Modifications
- Tie in Addition to Existing Structure
- Renovation to Existing Structure
- Extensive Site and Foundation Work
- Tight Site Conditions for New Addition

BBL was the Construction Manager for this new 9,000 sf classroom addition with a partial basement. The project is located on a tight site in a busy area which required careful planning to manage the logistics and deliveries of construction materials. Renovations and modifications were also provided to the portion of the building where the addition meets the existing structure.

Kingston City School District Second Century Project Kingston, New York



SQUARE FOOTAGE
407,000

DELIVERY METHOD
Construction Management

Construction Manager for a multi-phased construction project involving additions, gut renovations, and MEP Infrastructure, highlights are:

- Additions and gut renovation of 187,000 sf. Involving a 4 and 3 story addition, gut renovations to library and kitchen, new administration offices, classrooms and science rooms.
- Renovation and additions to Field House Center totaling approximately 50,000 sf. New locker rooms, gym floor replacement, entry gut renovations, bathrooms and office spaces.
- Phased renovation to occupied High School area of 118,000 sf. Major heating system infrastructure replacement, auditorium renovations and MEP additions, finish upgrades throughout the facility.
- Phased abatement and demolition of three existing buildings totaling 52,000 sf, including site utilities and parking areas.

Henry Johnson Charter School

Albany, New York



SQUARE FOOTAGE

New Construction: 25,000

Renovation: 25,000

DELIVERY METHOD

Design-Build

AWARDS

Historic Albany Foundation
Preservation Initiative Award

PROJECT HIGHLIGHTS

- New Gymnasium
- New Bleachers
- Added Parking

“The spirit of cooperation and professionalism provided by the project team made construction of this school in a very short time frame possible. I recommend that anyone contemplating design build construction consider this team and I look forward to our next project together.”

Christian Bender, Executive Director
Brighter Choice Foundation

In 2005, The Brighter Choice Foundation purchased old School No. 3 in a decaying urban neighborhood in Albany’s West End. Working with BBL Construction Services in a Design-Build format, the Team renovated the 25,000 square foot structure and added another 25,000 square feet to the building. Very successful and very cost effective, the new facility became the Charter School Program’s flagship elementary school.

The Historic Albany Foundation awarded this project the 2008 Preservation Initiative Award.

Darrow School Renovation

New Lebanon, New York



SQUARE FOOTAGE
17,800

DELIVERY METHOD
Design-Build

The Darrow School, a private preparatory school, hired BBL to renovate their Science Building into a Science, Technology, Engineering, and Math facility (STEM) to reflect the mission of their sustainability initiatives. The 1950s era building is situated on the rural campus among several buildings constructed by the original Shaker community.

BBL was tasked with providing a Design-Build solution to maximize energy efficiency and update exterior finishes within the short off-season. The renovation included insulated nailbase panels at the roof and walls; energy star rated, 30 year architectural shingles; a new EPDM flat roof system; new energy efficient Low E Argon awning windows; wood storefronts to complement the exterior finishes; pre-finished cement board siding and composite trims for the exterior walls; as well as mechanical upgrades such as high efficiency lamping and condensing boilers.

Since the completion of the STEM renovation project, BBL has returned to Darrow School for three additional projects including extensive renovations and improvements to the kitchen, residence bathrooms, library and health center offices.



Word of Life Bible Institute

The Jack Wyrzten Center

Pottersville, New York



SQUARE FOOTAGE
11,000

DELIVERY METHOD
Open Book Design-Build Renovation

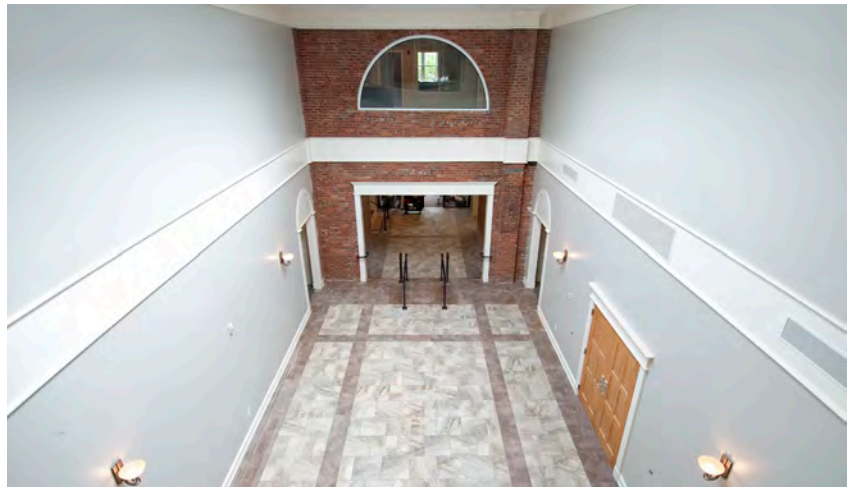
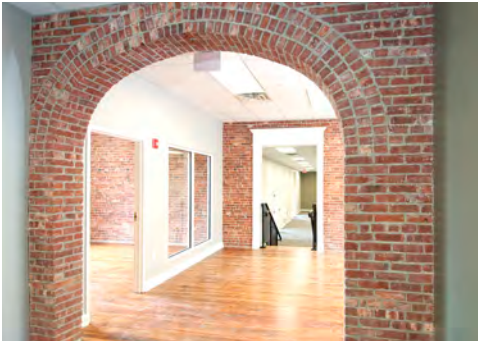
BBL was invited back once again by the Word of Life Bible Institute, this time to renovate the Jack Wyrzten Center. The project consisted of a tight three-month schedule in order to complete the extensive renovations.

The fully renovated center includes lecture halls, dedicated classroom space, and a partition system that allows the larger area to be divided into multiple smaller classrooms. BBL worked closely with AV and Electrical to provide service to each of the 1,100 seats in the auditorium. This project was completed on time, meeting the aggressive schedule.

Word of Life Bible Institute is a non-profit, private education institution in Pottersville, New York. Word of Life Bible Institute is an affiliate of the Interdenominational Church. This institution is fully accredited by the Transnational Association of Christian Colleges and Schools, Accreditation Commission.

Chasan Building

Troy, New York



SQUARE FOOTAGE
33,500

DELIVERY METHOD
Design-Build

TYPE
Historic Renovation

BBL renovated this 33,500 sf, historic office building built in the 1800s for Rensselaer Polytechnic Institute to house 70 employees for their fund raising initiative. The project included renovation and restoration of key historic components of the existing building while converting the structure to modern office space.

The three story building has three separate basements under approximately 50% of the buildings footprint. Some of the significant project components included the restoration of the existing painted brick facade to its original natural brick surface, large radius and eyebrow windows, a two story clear atrium space with skylight and restoration of the existing wood floors.

Onteora CSD

Boiceville, NY



SQUARE FOOTAGE
9,000

DELIVERY METHOD
Construction Management

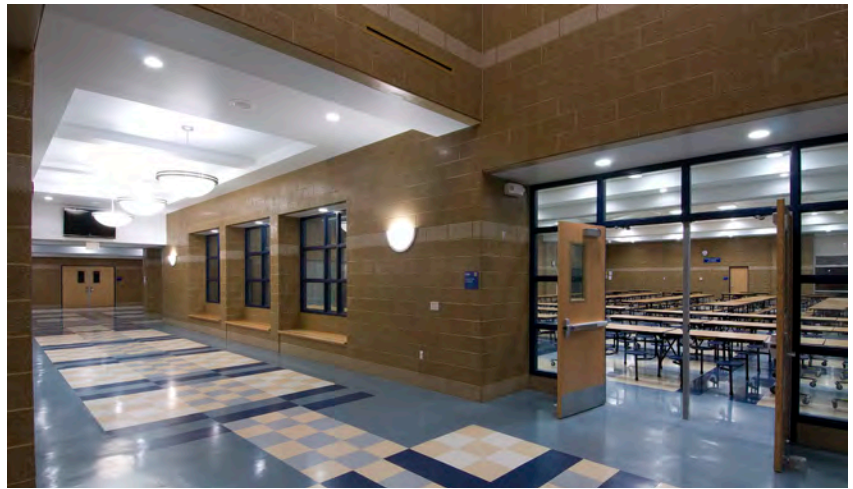
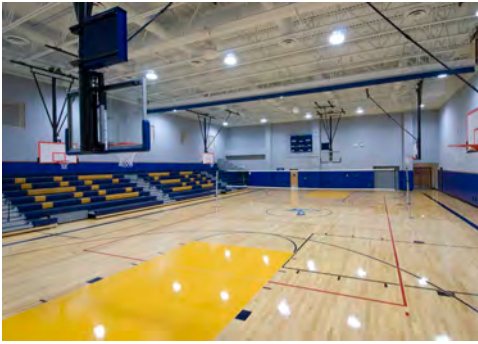
The Onteora CSD was planning on completing major renovation and asbestos abatement work of their existing locker rooms for both the High School and Middle School along renovating ten bathrooms during the short summer months. BBL was brought on board the team right before the project was about to be placed out for bid in late spring. After extensively reviewing the extent of work in the field, analyzing site logistics and District needs, a plan was quickly identified and presented to the District to complete the work in strategically phased portions. This allowed an opportunity to have the project bid, material procured and work scheduled and completed on time.

In addition, BBL worked with the District to have the new lockers procured under state contract and ordered in advance of the busy summer months to ensure their timely arrival. The replacement of the Bennett Elementary Roof was also identified as an item that could be completed under state contract pricing, thus saving time in bidding and procuring material so that the work could be finished on time. It is this expertise that BBL brings to each project in helping identify critical paths of work and sound solutions to achieve schedule goals.

The phased construction included renovation of the Boys and Girls High School and Middle School locker rooms; extensive renovations to restrooms throughout the Middle School and High School; roof renovations; extensive asbestos abatement; MEP upgrades; construction of a new ADA ramp; parking lot restoration; ball field restoration and drainage repairs; and extensive sitework.

Hudson City School District

Hudson, New York



SQUARE FOOTAGE

- 95,000 sf Addition to the High School
- 16,800 sf Career/Technology Addition
- 16,000 sf Addition at the Elementary School
- 50,000 sf Addition to the Middle School
- 80,000 sf Renovation to the Middle School

DELIVERY METHOD

Construction Management

Hudson City School District selected BBL once again to manage the addition of 95,000 sf to its Junior High School and renovation work to the High School, Middle School, and Elementary School. The additions to the Junior High included a new cafeteria and kitchen areas; a new gymnasium (over 9,000 sf); new administration, counseling and media center areas; new classroom, music and art areas; administration offices, and classroom spaces. Elaborate curtain wall systems with Alucobond Panels were constructed at each entry. The project also included major site parking lot expansion and upgrades along with various site improvements, masonry restoration, installation of a new emergency generator, and replacement of existing switchgear. The project was completed in under 14 months with precise phasing plans to accommodate working next to an occupied school building.

CNSE Tech Valley High School

Albany, New York



SQUARE FOOTAGE
24,000

DELIVERY METHOD
Contractor

BBL was awarded the concrete, exterior framing and interior framing trade packages for the new Tech Valley High School on the SUNY Polytechnic Institute Colleges Nanoscale Science and Engineering Campus. With close coordination with subcontractors, BBL was able to meet the aggressive schedule.