

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

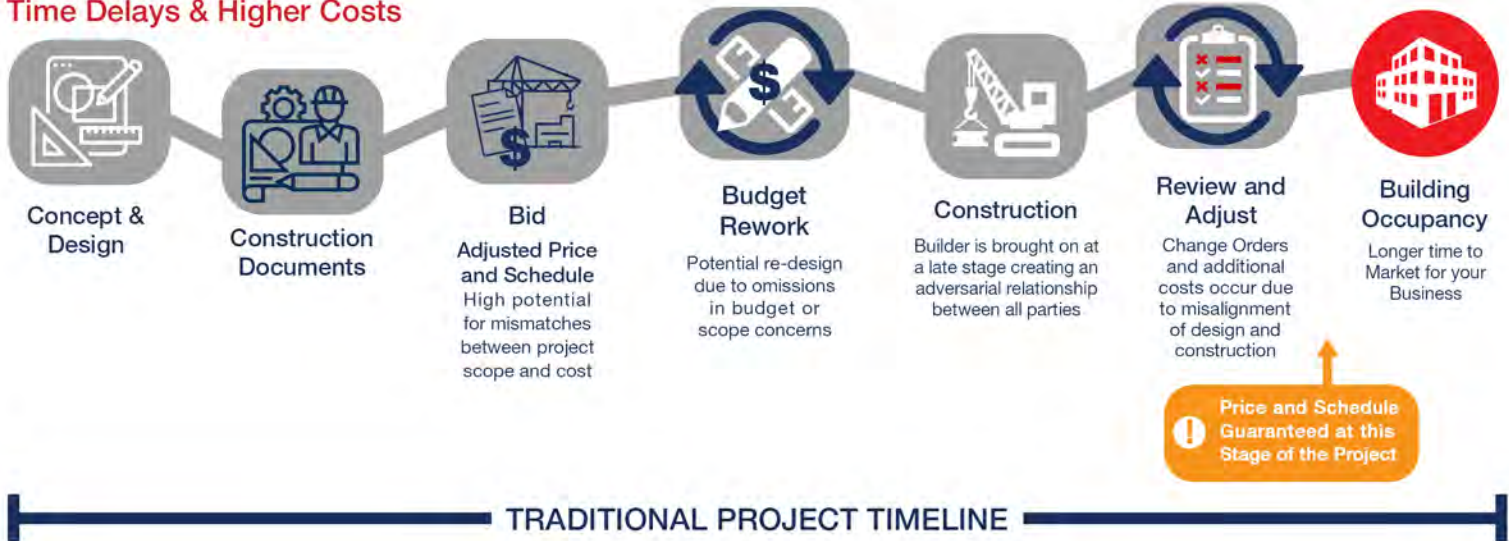


Architect

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

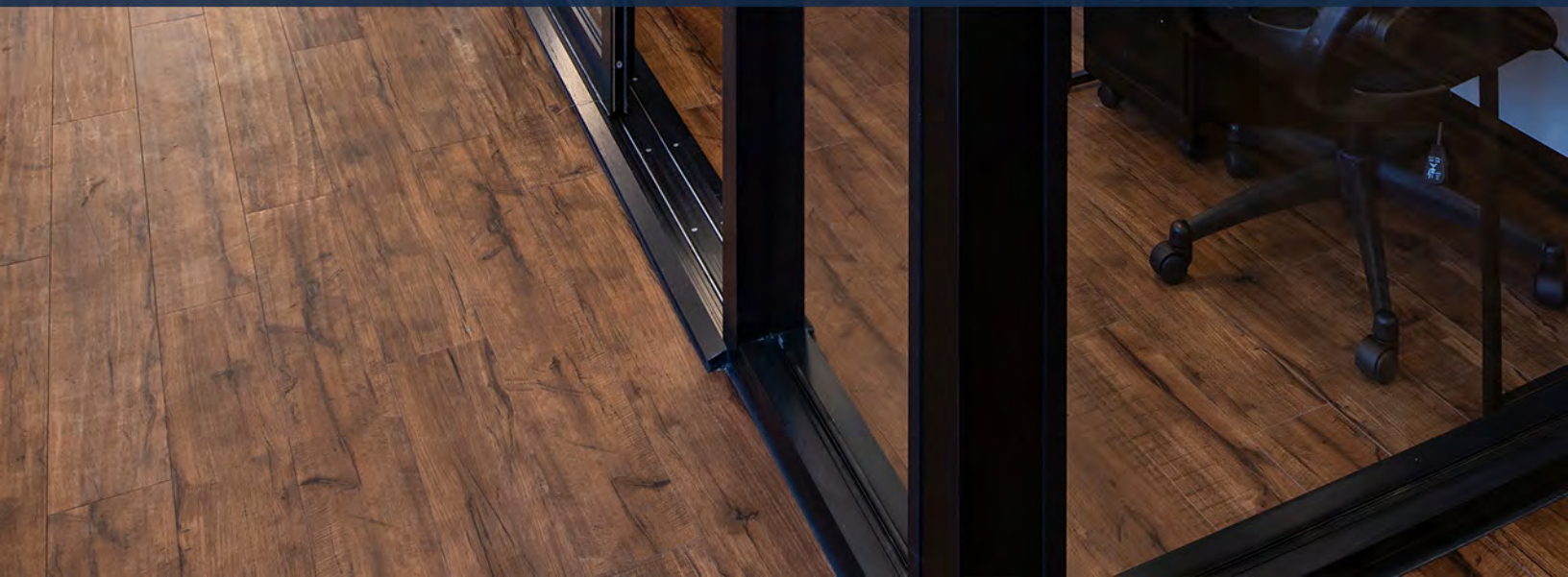
BBL is a leader in the construction industry, ranking among the nation's Top 400 Contractors and Top 100 Design-Build Firms in ENR (Engineering News Record) magazine.

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.



Office

OFFICE EXPERIENCE



Plug Power - Vista Tech Slingerlands, NY



SQUARE FOOTAGE

350,000 Total

- 300,000 Manufacturing & Warehouse
- 50,000 Office

DELIVERY METHOD

Design-Build

AWARDS

Albany Business Review BRED Awards
Project of the Year



Construction of a new, 350,000 square foot office, manufacturing, and warehouse facility for Plug Power at the Vista Technology Park. The facility includes manufacturing space for the company's GenDrive fuel cells. The hydrogen fuel cells are drop-in power solutions that can be used in existing electric material handling equipment fleets in manufacturing warehouses across the country as a green alternative to gas powered engines. The new location also includes extensive warehouse and service areas, as well as office space.

Plug Power is an alternative energy technology company which focuses on the design, development, commercialization and manufacture of hydrogen and fuel cell systems used in material handling and stationary power markets. Its fuel cell system solution is designed to replace lead-acid batteries in electric vehicles and industrial trucks.

Plug Power
Latham, NY



SQUARE FOOTAGE
51,000

DELIVERY METHOD
Design-Build Renovation

BBL provided extensive renovations at Plug Power's second location in Latham, New York. This project included a complete interior demo of an existing 51,000 square foot office building and will be used to expand office space for the fast-growing innovative provider of clean, cutting-edge hydrogen fuel cell products.



DeCrescente Distributing Co. Mechanicville, New York



SQUARE FOOTAGE
280,000 total

DELIVERY METHOD
Design-Build

PROJECT FEATURES

- Point of Sale and Vending Warehouse
- Training and Wellness Center
- Sales Offices
- Exercise Facility
- Locker rooms
- 150-Seat Training Facility
- Pub & Commercial Kitchen
- Warehouse Expansion

DeCrescente Distributing Company has trusted BBL with multiple projects at their central operations hub over the past 20 years. The facility has remained operational during all phases of construction. Currently, BBL is providing Design-Build services for their new Headquarters.

Prior to the current project, Decrescente Distributing Company selected BBL to construct an addition, as well as, renovate their existing warehouse. The exterior wall system is constructed of insulated precast concrete wall panels. The interior fit-up included creating a 20,000 sf cooler within the existing building. The facility is the central hub of DeCrescente's operations and remained operational during all phases of construction.

BBL was later selected for an additional project which involved the construction of a new 29,463 sf, two-story Training and Wellness Center building. The steel framed building has a brick veneer façade. It houses sales offices, an exam facility, exercise room, locker rooms, a 150-seat training facility, a pub, and a kitchen.

Also included in the project was the construction of a new 22,356 sf Point of Sale and Vending Warehouse. This building consists of prefabricated, precast concrete walls, and steel bar joists. The warehouse includes racking storage, a drive through lane, and print shop.



SQUARE FOOTAGE
50,000

DELIVERY METHOD
General Contractor



New office fit up for technology infrastructure services company. Space includes, offices, cubicles, vending and snack area, kitchen for staff and industrial kitchen for catering, auditorium, and show and tell area for new product/service launch.

Datto
East Greenbush, NY



SQUARE FOOTAGE
36,000

DELIVERY METHOD
Design-Build

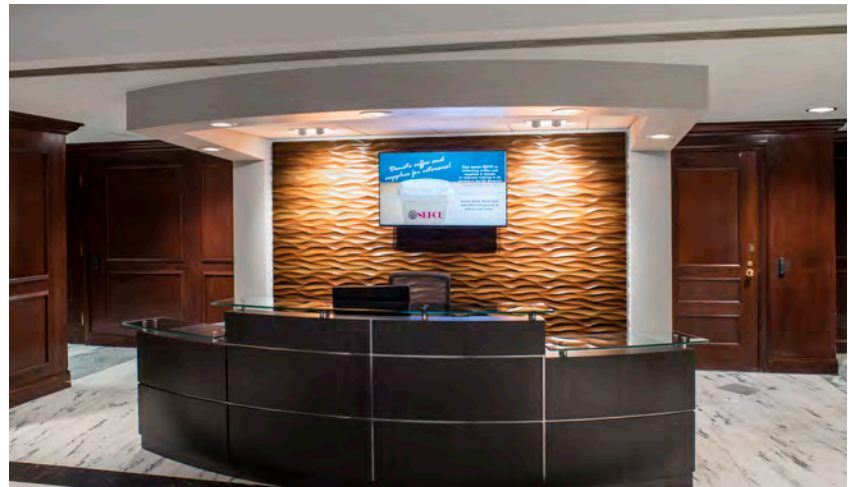
This turnkey project consisted of an interior fit-up of a 36,000 sf headquarters office for an international leader in IT automation solutions.

SEFCU Offices Kiernan Plaza Albany, New York



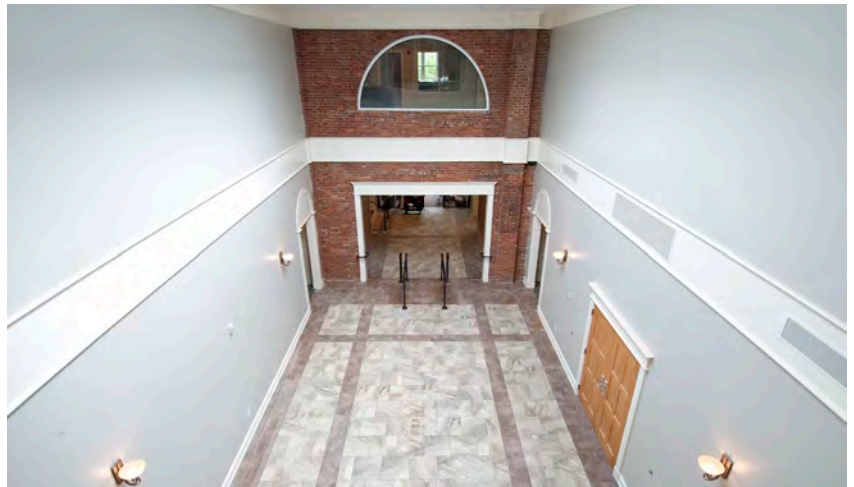
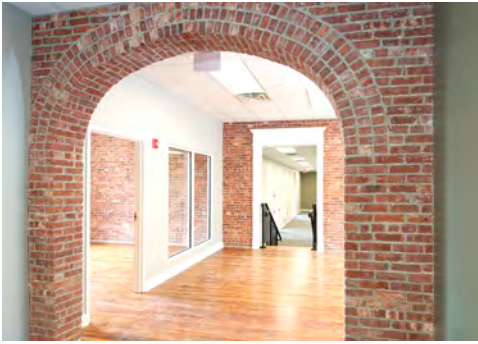
SQUARE FOOTAGE
18,230

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.

Chasan Building Troy, New York



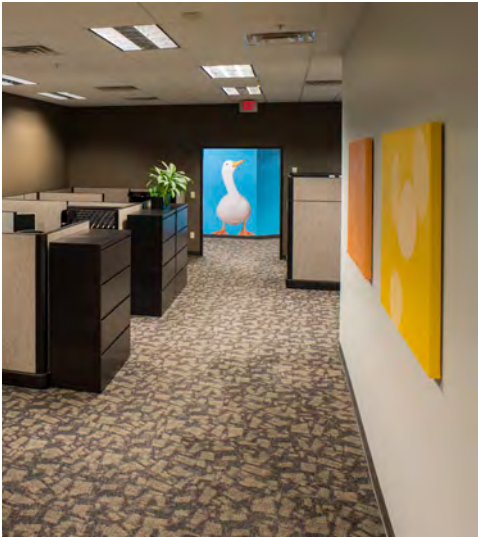
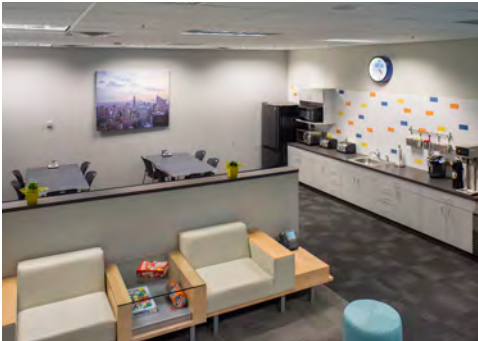
SQUARE FOOTAGE
33,500

DELIVERY METHOD
Design-Build

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.

Aflac Office Renovation Albany, New York



SQUARE FOOTAGE
13,000

DELIVERY METHOD
General Contractor Lump Sum



Repeat client, Aflac, selected BBL to renovate existing space on the second floor of an occupied building to accommodate their growing need for more office space. The project included new interior partitions, ceilings, flooring, electrical upgrades, plumbing, sprinkler and HVAC work.

134 - 136 State Street Albany, New York



SQUARE FOOTAGE
18,000

DELIVERY METHOD
Design-Build

TYPE
Historic Renovation

BBL provided design-build services for this historic renovation project in downtown Albany, New York. Renovations of the six-story, 18,000 square foot building included a new internal support structure and new floors, and a renovated entrance. Major repairs and upgrades to the building were performed while preserving the historic façade. The buildings at 134 and 136 State Street function as a single, mixed-use commercial building, sharing a common entrance, elevator and stairs.



DELIVERY METHOD
Design-Build

Wellington Row Albany, New York



Originally constructed in the late 1800s and early 1900s, the buildings that make up Wellington Row have experienced severe deterioration through the years that required the City of Albany to do an emergency partial demolition in August 2004. BBL was selected to complete renovations to Wellington Row. The renovation have embraced the historical character of State Street, while providing modern office space and luxury condominiums. The former Elks Lodge #49 building has been transformed into new corporate office space. The approximately 8,000 square foot building, originally constructed in 1912, has received a complete interior renovation. The new office consists of three stories, as well as a mezzanine and basement. In addition, the former Berkshire Hotel at 140 State Street will be repurposed into luxury condominiums through the construction of a five story, 10,000 square foot structure behind the preserved façade.

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.

Alfred E. Smith Building Albany, New York



SQUARE FOOTAGE
650,000

DELIVERY METHOD
Construction Management



The Office of General Services chose BBL as Construction Manager for this \$100 million renovation of an historic national and state landmark. The project is the largest public project in Albany since the construction of the Empire State Plaza. This historic structure is named for Alfred Emanuel Smith, four-time governor of New York in the early 1900s who was known for his initiation of many public improvements. Among the many challenges of the project was the restoration of the intricately detailed lobby that features mosaic tiling and marble columns. The busy downtown location posed multiple coordination challenges. The 34-story facility serves as office space for state agencies.

26 Tech Valley Drive East Greenbush, New York



SQUARE FOOTAGE
4,162

DELIVERY METHOD
Design-Build



Continuing our over 30 year relationship with Hoffman Enterprises, BBL completed the latest project at 26 Tech Valley Drive. Located in the East Greenbush Technology Park, the project included a 4,162 sf addition to an existing office building. The new addition blends seamlessly with the original building and was completed while the building remained fully occupied and operational.

Pitney Bowes Office Troy, New York



SQUARE FOOTAGE
30,000

DELIVERY METHOD
CM at Risk

Pitney Bowes, a software company, chose BBL to complete the interior renovation of their 30,000 sf, single story office located in Troy, NY. Featuring a modern, high tech design, the space boasts an open floor plan suitable for around 300 of the company's employees. This project was completed on a very short timetable.

677 Broadway Albany, New York



SQUARE FOOTAGE
180,000

DELIVERY METHOD
Develop/General Contractor



677 Broadway is a premiere downtown business address for professionals. This 12 story office tower was completed by BBL in less than 2 years. State of the art amenities include redundant power, fiber and data services. The building exceeds New York State energy code by 20%.



SQUARE FOOTAGE
112,000

DELIVERY METHOD
GMP

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.

Patroon Creek Office Park

Albany, New York



SQUARE FOOTAGE
418,000

DELIVERY METHOD
Develop-Design-Build



Patroon Creek Corporate Center is a 50 acre campus home to the 180,000 square foot headquarters of Capital District Physicians' Health Plan (CDPHP), the 161,000 square foot Multi-care Medical Center, the 35,000 square foot headquarters of First Niagara Regional offices, and a 42,000 square foot building offering office, medical and technology space.

The complex is situated amidst Albany's technology and education hub, which includes the University of Albany, The New York State Police Academy, and the new Albany Nanotech Complex. This medical center is an extension of the city of Albany's medical corridor situated on Washington Avenue and conveniently located, accessible via the New York State Thruway, I-90 and Rt. 85.

22 New Scotland Avenue Albany, New York



SQUARE FOOTAGE
77,000

DELIVERY METHOD
Develop-Design-Build

This 5-story, 77,000-square foot private office building is one of the latest improvements along the New Scotland Avenue corridor and supports the revitalization of the Park South neighborhood. The new building, which took less than six months to construct, is situated directly across the street from Albany Medical Center and is home to a number of the Medical Center's support service departments, including human resources, health information services, faculty practice administration, employee health services, security and material management, among others.

CommerceHub

Albany, New York



SQUARE FOOTAGE
47,985

DELIVERY METHOD
GMP

BBL worked on the College's Zero Energy Nanotechnology (ZEN) Building. In addition to concrete work, BBL was awarded multiple interior fit-up projects within the ZEN building including the entire upper floor for CommerceHub.

The new space for CommerceHub boasts an open floor plan with multiple work stations, gathering areas, game room, cafeteria, and meditation and yoga rooms. The exterior glass wall and vibrant colors create a bright and energetic environment.