

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

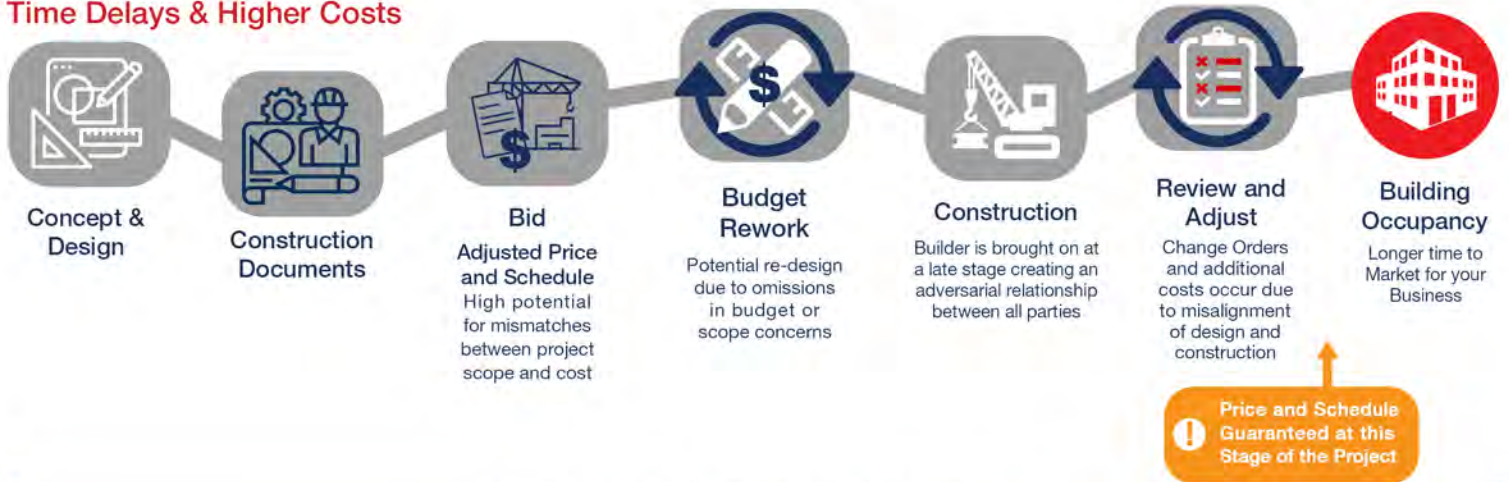
Design-Bid-Build Process



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.



Parking Garage Experience Overview

Partial List

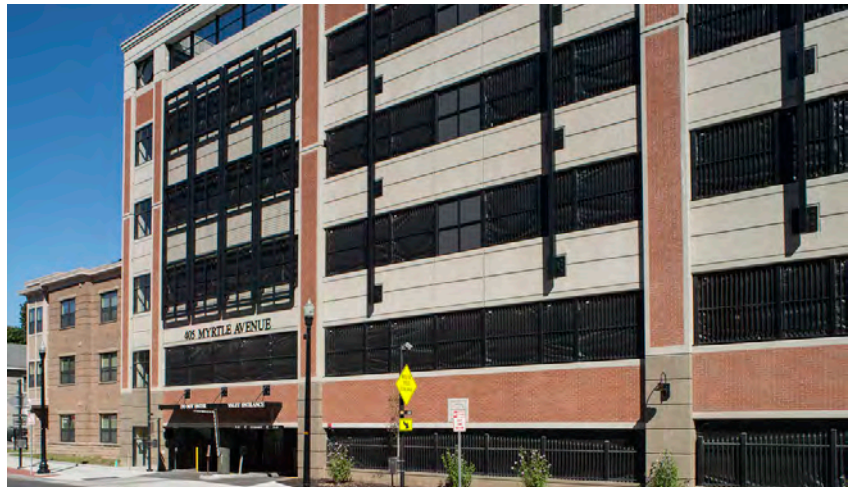
Project	City	State	Project Type	Spaces
20 Corporate Woods	Albany	NY	New	400
Albany County Spruce Street Parking Garage	Albany	NY	Rehab	168
Albany International Airport Garage Foundation	Albany	NY	Foundation	400
Albany Marriott Parking Garage	Albany	NY	New	350
Albany Medical Center - 40 New Scotland Avenue	Albany	NY	New	1,500
Albany Medical Center Parking Structure Expansion	Albany	NY	Addition	100
Berkshire Medical Center	Pittsfield	MA	New	618
Bone and Joint Parking Structure	Albany	NY	New	200
Capitol Complex Parking Structure	Charleston	WV	New	788
Charleston Newspapers Parking Structure	Charleston	WV	New	340
City Station East Parking Garage	Troy	NY	New	187
Empire State Plaza East Parking Structure	Albany	NY	New	2,300
Howard Street Parking	Albany	NY	New	310
Huntington Banks Parking Facility	Charleston	WV	New	400
King's Daughters Medical Center Parking Structure	Ashland	KY	New	530
Lia Hyundai	Albany	NY	New	100
Market Center Parking Structure	Saratoga Springs	NY	New	131
Marshall University Parking Structure	Huntington	WV	New	1,009
Metro North Parking Structure	Poughkeepsie	NY	New	540
MVP Arena Parking Structure	Albany	NY	New	1,000
MVP Healthcare Parking Structure	Schenectady	NY	New	960
NYS Court of Appeals	Albany	NY	New	60
NYS Office of the Comptroller Parking Garage	Albany	NY	New	350
Park South Redevelopment Parking	Albany	NY	New	800
Physicians' Clinic of Iowa	Cedar Rapids	IA	New	476
Physicians' Clinic of Iowa Pavilion II	Cedar Rapids	IA	New	450
Regeneron Pharmaceuticals	Rensselaer	NY	New	600
Regeneron Discovery Drive Parking Garage Expansion	Rensselaer	NY	Addition	320
Scott Street Parking Garage	Covington	KY	New	367
St. Francis Parking Structure	Poughkeepsie	NY	New	992
St. Mary's Medical Center	Huntington	WV	New	510
St. Peter's Hospital Parking Structure	Albany	NY	New	1,200
Strictly Pediatrics	Austin	TX	New	650
University of Charleston Parking Facility	Charleston	WV	New	523
Vails Gate Shopping Center Parking Structure	Vails Gate	NY	New	160
Vassar Brother's Medical Center Parking Structure	Poughkeepsie	NY	New	760
WV DHHR Parking Facility	Charleston	WV	New	1,066
Yeager Airport Parking Structure	Charleston	WV	New	1,000

TOTAL

22,615

Park South Redevelopment Parking

Albany, New York



DELIVERY METHOD
Design-Build

PARKING SPACES
800

Park South is a public-private partnership initiated by Albany Medical Center to revitalize the surrounding community. BBL was selected to construct multiple portions of the Park South plan which included an 800-car parking garage.

Howard Street Albany, New York



DELIVERY METHOD
Develop-Design-Build

PARKING SPACES
310

The Howard Street Parking Garage was constructed as part of the State Street Redevelopment project. The 310-space structure was designed to fit efficiently behind the row of newly renovated buildings along State Street and the Renaissance Hotel. The garage offers an enclosed connection to the hotel and the high-end condominiums. Located in a highly congested area of downtown Albany, the garage provides off-street parking for the hotel guests as well as public parking for the surrounding area.

Albany Medical Center Parking Garage

Albany, New York



PARKING SPACES
1,500

DELIVERY METHOD
Develop-Design-Build

The 1,500 space parking structure was built to complement Albany Medical Center's existing parking garage. The new garage was constructed of precast concrete and is located directly across from Albany Medical Center.

Kings Daughters Medical Center Parking

Charleston, West Virginia



DELIVERY METHOD
Design-Build

PARKING SPACES
530

This 530-car structure utilizes pre-cast concrete load-bearing columns, spandrel panels, and double tees. Split-faced masonry provides an accent at two corners of the structure. The towers house a total of two stairs and two elevators. A storage room is also provided at each level.

The structure was designed to accommodate an additional three elevated levels without alteration to the foundation or structural systems.

Upon completion of the parking structure, a sky bridge was erected connecting the new garage and an adjacent medical office building. The glass enclosed structure spans approximately ninety feet.

Bone & Joint Center Parking Garage

Albany, New York



DELIVERY METHOD
Design-Build

SQUARE FOOTAGE
84,000

PARKING SPACES
200

The Orthopaedic Group decided they wanted a new, larger, more convenient facility. When they selected their new site and had the architect work up preliminary designs, they realized a parking deck would enable them to maximize space on the site.

Physician's Clinic of Iowa

Cedar Rapids, Iowa



DELIVERY METHOD
Plan-Design-Build

PARKING SPACES
476

This 476 car precast parking structure was constructed to accommodate the parking needs for the new 200,000 square foot medical pavilion. The structure is supported by rammed aggregate piers. The project also included two additional off-site support parking areas for the medical pavilion. A skywalk, spanning an active five lane city street, was also constructed to connect the garage and pavilion.

Physicians' Clinic of Iowa Pavilion II Parking

Cedar Rapids, Iowa



DELIVERY METHOD
Plan-Design-Build

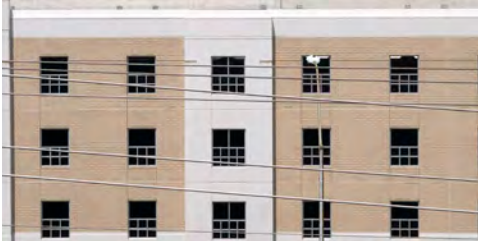
SQUARE FEET
172,815

PARKING SPACES
450

BBL was welcomed back by Physician's Clinic of Iowa (PCI) to plan, design, and build a second pavilion in its "medical mall", adjacent to the first medical pavilion. With the addition of the new 98,000 sf, three-story freestanding multi-tenant medical office, significant parking was needed. BBL constructed a four-story, 450 car precast parking garage with a footprint of 34,653 square feet, along with a connector canopy between the parking garage and the new pavilion.

University of Charleston Parking Facility

Charleston, West Virginia



DELIVERY METHOD
Design-Build

PARKING SPACES
523

BBL used the design-build process to deliver a 4 story, 49 Apartment/153 bed Residence Hall (80,000+ sf), along with a 523 car, 4 story parking garage (124,000+ sf) to the University of Charleston.

110 State Street Parking

Albany, New York



DELIVERY METHOD
Design-Build

PARKING SPACES
350

The New York State Comptroller's office selected BBL to design and build a 470,000 square feet office building and accompanying 350 car parking structure. This six-level, precast concrete parking structure; although simple, elegant and efficient in design, faced tremendous site complications. The structure was "shoe-horned" into a location that many viewed as unbuildable due to minimal construction accessibility. BBL overcame all obstacles and complications, completing the structure on-time and within budget.

St. Mary's Medical Center Parking Garage

Huntington, West Virginia



DELIVERY METHOD
General Contractor

PARKING SPACES
510



BBL Carlton was awarded this design-build project through the hard bid process. This 132,000 square foot parking structure houses 510 parking spaces. There is a pedestrian walkway bridging the parking garage and the hospital for easy, safe, and comfortable access to the main hospital.

MVP Healthcare Parking Garage

Schenectady, New York



DELIVERY METHOD
Design-Build

PARKING SPACES
960

When MVP Health Plan had decided it was time to build a central facility with a parking garage, they turned to BBL Construction Services. The parking deck's design served two purposes – first, it would not overshadow the neighboring church, second, stepping it down in conjunction to the street slope would create a streetscape-friendly facade.

Architectural elements such as brick and colored concrete panels were used to create a harmonious union between MVP's corporate headquarters and the parking structure. Screening louvers were utilized on the State St side of the structure to create a more visually appealing facade. Tight site conditions merited two separate entrances/exits to create traffic flow patterns that would minimize congestion during peak traffic hours.

Construction of this project was difficult due to site constraints in a busy downtown area and dramatic grade changes. A deep caisson foundation system was necessary due to poor subsurface site conditions.

Strictly Pediatrics
Austin, Texas



DELIVERY METHOD
Design-Build

PARKING SPACES
650

This new 650 car parking garage was developed on the Children's Medical Center campus along with a new 4-level medical office building. The garage and medical office building are connected to the Medical Center with an enclosed, pedestrian passage.

Mid Hudson Regional Hospital Parking

Poughkeepsie, New York



DELIVERY METHOD
Design-Build

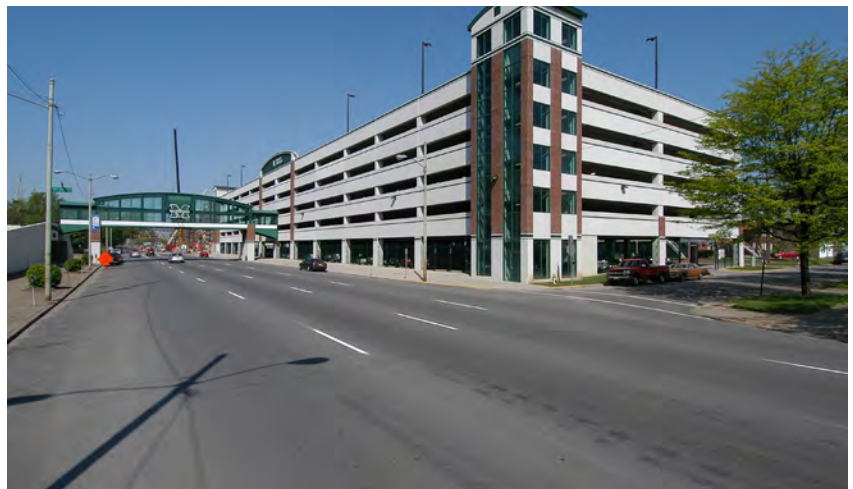
SQUARE FOOTAGE
260,000

PARKING SPACES
922

Mid-Hudson Regional Hospital (formerly St. Francis Hospital) chose BBL as construction manager and eventually design/build firm to substantially expand its surgery capacity and parking facilities. The approval process was extremely complicated, requiring a multi-phase plan. All major utilities and surface parking required repeated relocation during construction. BBL also constructed an enclosed walkway to facilitate access to the parking garage.

Marshall University Parking Structure

Huntington, West Virginia



DELIVERY METHOD
Design-Build

PARKING SPACES
1,009

This 8.7 million dollar parking facility offers 1,009 parking spaces throughout the ground level and five elevated parking levels. The precast concrete structure borrows architectural details from surrounding Marshall University buildings. Elevator and stair towers offer unobstructed views of the Henderson Center and 18th and 19th street. The glass elevators also provide an added element of security. Elevator equipment rooms, an electrical and mechanical room, and a storage room are located on the ground level. This structure also includes a pedestrian walkway above Third Avenue connecting the garage with the Cam Henderson Center.

Empire State Plaza East Parking Structure

Albany, New York



DELIVERY METHOD
General Contractor

PARKING SPACES
2,300

New York State Office of General Services hired BBL to help them provide parking space for their employees and visitors. This five-level structure was constructed on an aggressive 18 month construction schedule. The construction site was particularly challenging due to the proximity to occupied buildings and busy streets.

St. Peter's Hospital Parking Structure

Albany, New York



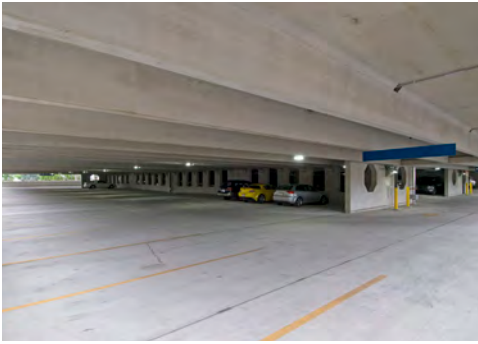
PARKING SPACES
1,200

DELIVERY METHOD
Design-Build

This four story, 1,200 car parking garage with surface parking was constructed on a busy hospital campus. Careful coordination was required in order to maintain traffic control allowing the facility to operate in close proximity to construction. Brick veneer spandrels were used on portions of the exterior to complement the surrounding architecture.

Berkshire Medical Center Parking

Pittsfield, Massachusetts



DELIVERY METHOD
Design-Build

PARKING SPACES
618

This five story, 618 car parking garage was constructed on a busy hospital campus. Two stair towers and two 3,500 pound hydraulic elevators were provided. Careful coordination was required in order to maintain traffic control, allowing the facility to operate in close proximity to construction. This structure has a paved grade level. The elevated decks are constructed out of a precast double-tee system. The fire protection is a dry pipe standpipe system with fire department connections. Brick veneer spandrels were used on the exterior to complement the surrounding architecture.

Yeager Airport Parking Garage

Charleston, West Virginia



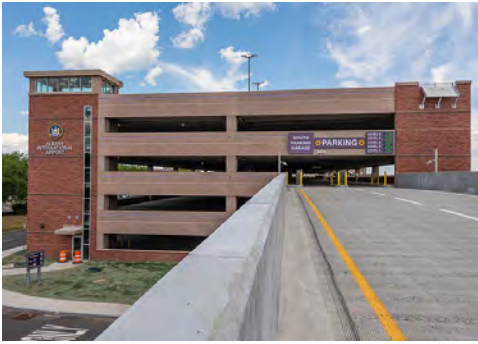
DELIVERY METHOD
Design-Build

PARKING SPACES
200

Yeager Airport needed to provide covered parking for rental car companies. This design build project provides approximately over 200 ground and elevated deck parking spaces for rental and employee use. The project poses several challenges including a limited and busy site and flight path issues.

Albany International Airport Parking Garage

Albany, New York



SQUARE FOOTAGE
150,000

DELIVERY METHOD
Design-Build

Improvements to the Albany Airport, including the expansion of the facility, additional flights and airlines made it necessary for a new parking garage to accommodate the influx of vehicles. The four-level garage has an elevated and enclosed pedestrian walkway to allow for convenience of patrons. BBL provided the foundation work for this project.

West Virginia State Capitol Parking Garage

Huntington, West Virginia



DELIVERY METHOD
General Contractor

SQUARE FOOTAGE
220,000

PARKING SPACES
510

This design-build project was a first for the State of West Virginia. BBL provided design, construction, and financing services for this turn-key project. The State of West Virginia was faced with a chronic parking shortage at the Capitol Complex in downtown Charleston. BBL was selected to complete this design-build project through a competitive proposal process. Several State Representatives were particularly concerned that the new structure would diminish the view of the Capitol Building. BBL eased concerns through extensive architectural presentations and on-site studies. The new facility blends well with the historic architecture of the Capitol Complex and does not at all hinder the view of the State's gold dome.

Albany Medical Center Parking Expansion

Albany, New York



DELIVERY METHOD
Design-Build

SQUARE FOOTAGE
10,800

PARKING SPACES
100

This four story, 10,800 square foot, 100 car expansion was constructed to replace surface parking required by an adjacent hotel on the hospital's campus. The exterior material color of the addition was matched exactly to the original structure to create a seamless expansion. The existing garage remained in operation during all phases of construction.

West Virginia Department of Health & Human Resources Parking Garage

Charleston, West Virginia



DELIVERY METHOD
General Contractor

PARKING SPACES
1,066

While renovating a 220,000 square foot building that would house the West Virginia Department of Health & Human Resources offices, BBL was asked to construct a new parking facility for future employees. Construction on a four-level pre-cast concrete parking structure had commenced when the State of WV decided that a larger structure would be needed. BBL went back to the drawing board to accommodate an additional four levels to the structure.

MVP Arena Parking Garage

Albany, New York



DELIVERY METHOD
Design-Build

PARKING SPACES
1,000

The Pepsi Arena Parking Garage (currently the MVP Arena) is a free standing six-level, 330,000 square-foot parking structure with a 1,000-car capacity that serves as a vital adjunct to the arena. Originally designed as a post-tensioned, cast-in-place concrete structure, initial bids placed the project well in excess of the budget. In response to this problem, BBL submitted an alternate bid which incorporated several innovative and creative options including a pre-cast concrete design and use of micro silica additive to the pre-cast materials. Through the move to pre-cast design, it was possible to condense the construction time frame to an ambitious, yet manageable schedule that could proceed with minimum impact by the inclement weather of a September to May construction period.