

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®

☆ 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 ★



Corporate Overview Infographic



Design-Build vs. Design-Bid-Build Integrated Project Delivery

Traditional

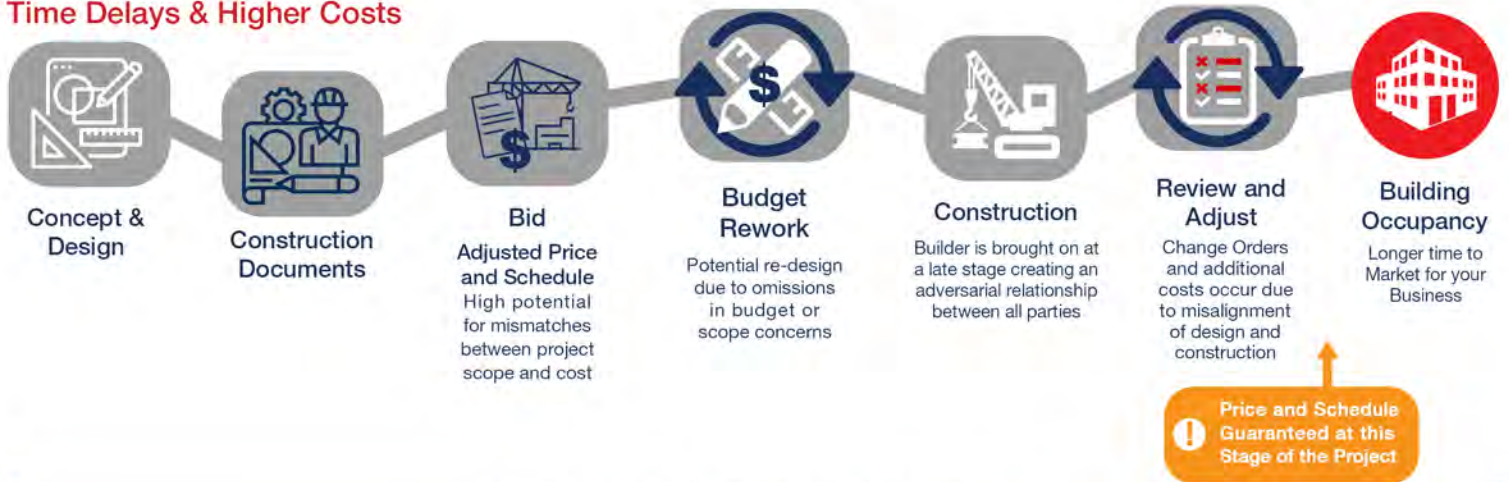
Design-Bid-Build Process



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



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.



Retail

RETAIL & RESTAURANT EXPERIENCE



Sea Smoke Waterfront Grill

Green Island, New York



SQUARE FOOTAGE
5,000

DELIVERY METHOD
Design-Build

BBL provided design-build services to transform an abandoned, former industrial section of the Hudson River into a new mixed-use community to attract residents and retail tenants. BBL provided design-build services for the extensive complex, including fit-up of the Sea Smoke Waterfront Grill. The brand new 5,000 square foot restaurant on Starbuck Island is absolutely stunning, and features incredible waterfront views of the Hudson River.

ShopRite

Multiple Locations in New York



SQUARE FOOTAGE
55,000 - 85,000 each

DELIVERY METHOD
Design-Build

- LOCATIONS**
- Albany, NY
 - Carmel, NY
 - Colonie, NY
 - Croton on Hudson, NY
 - Hudson, NY
 - Lagrangeville, NY
 - Liberty, NY
 - Niskayuna, NY
 - North Greenbush, NY
 - Poughkeepsie, NY
 - Slingerlands, NY
 - Vails Gate, NY
 - Warwick, NY

BBL has assisted ShopRite with the construction of multiple new locations across the Capital Region. The facilities are constructed of insulated precast concrete wall panels for the exterior wall system and a metal bar joist decking with white single ply membrane over rigid insulation board for the roof system. The exterior wall finishes of the building include split-faced block, EIFS and hardi-panel siding. In addition to the sales floor, a mezzanine level for office space with a single stop elevator was constructed. The interior finishes consisted of painted drywall, FRP wall paneling and VCT flooring as well as epoxy floors in the food prep areas, coolers and freezers. A new asphalt parking lot, site lighting, concrete truck pads and exterior concrete loading docks were installed.

3 Halfmoon Crossing - Trader Joe's Halfmoon, New York

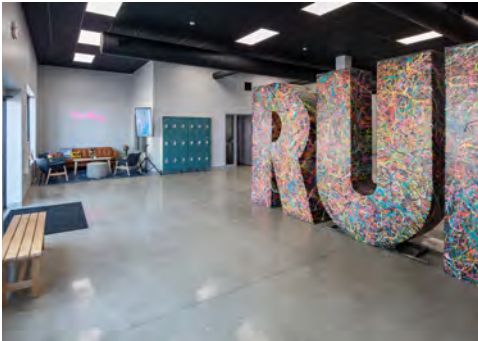


SQUARE FOOTAGE
12,500

DELIVERY METHOD
Design-Build

BBL provided site work and shell construction for this 12,500 square foot retail building. Work included concrete foundations, structural steel, metal framing, sheathing, roofing, masonry, EIFS, MEPs, storefronts and autodoors. The building is occupied by Trader Joe's, a national grocery store offering high end products at everyday prices to the community.

Albany Running Exchange ARE Event Productions (AREEP) Albany, NY



SQUARE FOOTAGE
11,000

DELIVERY METHOD
Open Book Design-Build

BBL provided design-build services to transform this once vacant and abandoned property into a modern space that is now home to the Albany Running Exchange of ARE Event Productions, an endurance event timing, technology, and full-scale production company.

The renovations at 1028 Broadway included demolition of 2,968 sf of existing office space including complete replacement of concrete slab on grade due to existing cracking and varying thickness. The office area included three offices, one conference room, two bathrooms, one shower room, and an open office area with breakroom and kitchen area. As part of this work 7,405 sf of warehouse space was renovated to include required HVAC and a new, larger overhead door into the space. Within the warehouse, electrical, mechanical and a storage room were added as part of this work. Work also included a 2nd floor apartment and break area of about 300 sf which had to be structurally added in the warehouse space. The space included one bathroom with shower and open concept kitchen and break space at the second floor and a storage room below. Exterior work included masonry repairs to the existing structure and painting of all elevations

Recovery Sports Grill

Florida • New Jersey • New York • Virginia • West Virginia



SQUARE FOOTAGE
2,700 to 7,800

DELIVERY METHOD
Design-Build-Manage-Own

LOCATIONS
Albany, New York
Amsterdam, New York
Charleston, West Virginia
Chesapeake, Virginia
East Greenbush, New York
Norfolk, Virginia
Port St. Lucie, Florida
Queensbury, New York
Troy, New York
Verona, New York
Westampton, New Jersey

Founded by Don Led Duke, owner of BBL Companies, Recovery Sports Grill is more than just a sports grill and bar - it's a family and fan friendly restaurant with great food and drink, and a casual atmosphere tied together by both local and professional sports.

Recovery Sports Grill, managed by BBL Hospitality, started as the Recovery Room Sports Grill in 2007, a single location across from Albany Medical Center in Albany, New York. The name was chosen due to the restaurant's proximity to the hospital, with the idea being that Recovery Room would serve as a getaway for those who were at the hospital during trying times, as well as the local sports buffs.

Today, there are 11 restaurants in five states. Don's vision of a family-oriented restaurant lives on as the company moves forward. We are an organization that is not just passionate about sports - though we are all some serious sports fans - but also dedicated to creating a fun and exciting environment focused on bringing the local community together over great food and drinks.



On the Island Wine & Liquor

Green Island, New York



SQUARE FOOTAGE
3,000

DELIVERY METHOD
Design-Build

BBL was invited to transform an abandoned, former industrial section of the Hudson River into a new mixed-use community to attract residents and retail tenants. BBL provided design-build services for the extensive complex, including fit-up of retail space for the On the Island Wine & Liquor Store. The location offers a selection of wines and spirits in a location convenient to residents of the Starbuck Island Apartments and is open to the general public.

Capek Plastic Surgery & MedSpa

Latham, New York



SQUARE FOOTAGE
9,000

DELIVERY METHOD
Renovation and Fit-Up

As part of the renovation work completed at 1003 New Loudon Road in Latham, BBL's team provided fit-ups for multiple tenants including a new 9,000 square foot office and surgery suite for Capek Plastic Surgery & MedSpa. In this new state of the art space, Dr. Capek and her team are able to provide a full range of services including: injectables, skincare, laser and cool-sculpting treatments as well as plastic surgery procedures within the Office Based Surgery Suite.

Warehouse Grill & BBQ

Albany, NY



SQUARE FOOTAGE
6,100

DELIVERY METHOD
Design-Build

The former Wolf Road Diner was transformed into the Warehouse Grill & BBQ located on Wolf Road in Albany, NY. The renovation included selective demolition of 6,100 sf. The existing diner started as three modular buildings, the ceilings and roofing were removed and raised up to where they stand now. Three to Four inches of concrete overlay was added to the building.

Vista Retail Building 10

Slingerlands, New York



SQUARE FOOTAGE
10,000

DELIVERY METHOD
Design-Build



New construction of a 10,000 sf, wood framed, multi-retail space in the ShopRite Plaza in the Vista Technology Park, also built and managed by BBL. The tenants of Building 10 include a nail salon, hair salon, Massage Envy, and restaurant space.

Friendly Honda
Fayetteville, New York



SQUARE FOOTAGE
25,000

DELIVERY METHOD
Design-Build

BBL delivered a new 25,000 sf structural steel and masonry Honda dealership, service center, and a separate car wash in Fayetteville, NY. The finishes include; EFIS, insulated metal wall panels, storefront glass, and Alucobond decorative metal panel for Honda Barrel and façade.

YMCA's Evolution Y Fitness Studio

Albany, New York



SQUARE FOOTAGE
6,330

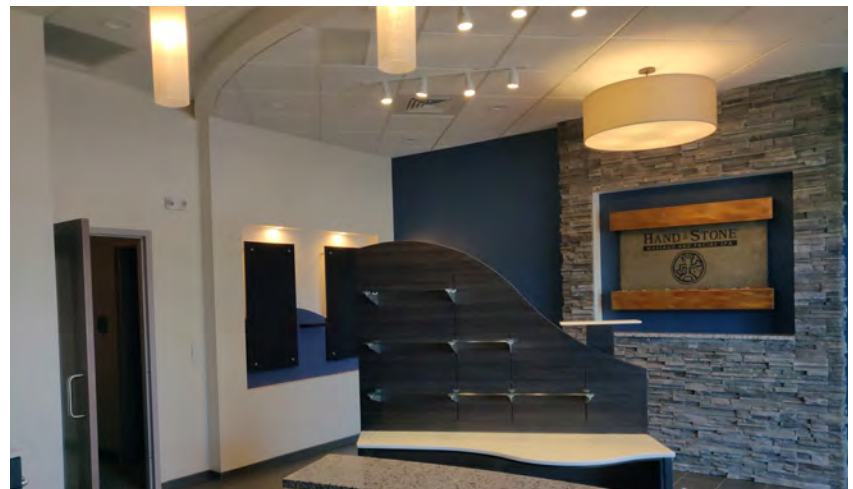
DELIVERY METHOD
Design-Build

BBL retrofitted two existing spaces to accommodate this boutique space for YMCA's new concept, the Evolution Y Fitness Studio. Work included reconfiguring existing plumbing, electrical, HVAC and fire protection systems to work with the new Y Fitness layout. The scope also included providing new showers in each bathroom, millwork cubbies and counters, new flooring and painting, new hot water heater, partitions to split space for different rooms, and lighting system using dimmable LEDs and hue bulbs.

The revolutionary fitness facility emphasizes the importance of a group workout with more stringent instructor based activity programs.

Hand & Stone Massage and Facial Spa

Albany, New York



SQUARE FOOTAGE
2,800

DELIVERY METHOD
Renovation and Fit-Up

BBL provided tenant improvements to fit-up space for Hand & Stone Massage and Facial Spa in the 98 Wolf Road shopping plaza.

Hand & Stone provides a wide variety of spa services including massage, facials, cryoskin, hair removal, and a lifestyle wellness program for its customers.

Vista Technology Campus

Slingerlands, New York



SQUARE FOOTAGE
107,500

DELIVERY METHOD
Design-Build

Vista Technology Campus is a 140-acre mixed-use development project. The Campus is conveniently located just miles from the New York State Capitol, Albany College of NanoScale Science and Engineering and the Albany International Airport.

Amenities such as restaurants, banks, a grocer, spa, beauty salon, and medical offices have been developed at the entrance of the Campus. Future development is open to technology users, research and development, manufacturing plants, medical office spaces and more. Buildings range in size and can be built-to-suit tenants' needs.



Wellington's at the Renaissance Albany Hotel

Albany, New York



TOTAL SQUARE FOOTAGE
198,400

DELIVERY METHOD
Design-Build/CM at Risk

ROOMS
203

AWARDS
ENR
Best Project 2016-Renovation/Restoration

Preservation League of New York State
Excellence in Historic Preservation 2016

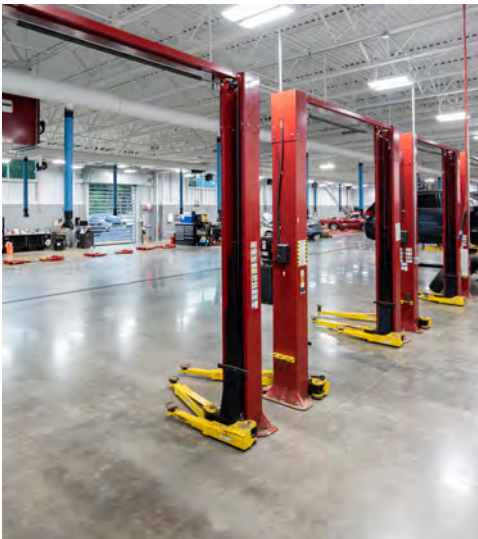
Historic Albany Foundation
2016 Preservation Merit Award

NYS Office of Parks Recreation & Historic Preservation
New York State Historic Preservation Award (2015)

AIA Rochester, NY Chapter
AIA Rochester Design Award

Wellington's restaurant is located on the first floor of the Renaissance Albany Hotel. The landmark DeWitt Clinton Hotel on State Street in downtown Albany underwent major renovations and was transformed into a Renaissance by Marriott. Originally built in 1927, the 11-story hotel was named after former New York governor DeWitt Clinton. The renovations have preserved a historically significant piece of architecture that dates back decades. Located across from the State Capitol, the Renaissance Albany offers intimate meeting space for private events, 203 rooms, a full-service restaurant open to the public, lounge, coffee shop, and a 300 car attached parking garage.

Armory Chrysler Dodge Jeep Ram Albany, New York



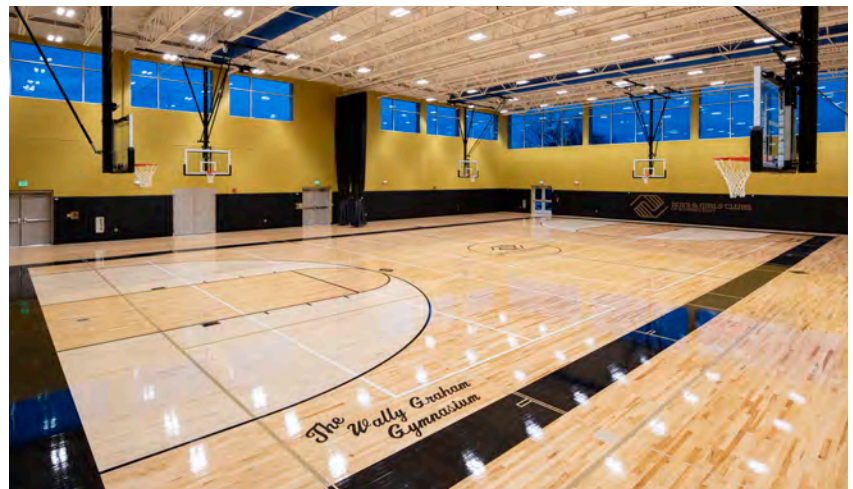
SQUARE FOOTAGE
54,000

DELIVERY METHOD
Design-Build

Construction of a 54,000 car dealership with a 12 car service reception, 31 service bays, 3 detail bays, and a car wash.

The Boys & Girls Clubs of Schenectady

Schenectady, New York



SQUARE FOOTAGE
40,000

DELIVERY METHOD
Design-Build

MBE / WBE UTILIZATION
20% MBE
10% WBE

PROGRAM
HCR

BBL has provided construction services to construct a brand new 39,750 sf facility consisting of durable finishes; terrazzo floors, corian and quartz counter tops, heavy wall exterior doors, tempered glass, impact resistant drywall, state of the art security system, and stainless steel corner guards throughout the building. This project also includes:

- Full size multiple court gymnasium with score boards and dividers for basketball, volleyball, pickleball, dodge ball
- Gymeteria with courts, lunch tables, ceiling projector
- Commercial, fully outfitted, teaching kitchen
- Theatre with complete A/V, lighting and curtain systems
- Game Rooms with suspended sound system, lighting, fully appointed with pool, ping pong, carpet ball, chess, foosball tables, and multi-floor video game stations
- Dance area with cushioned subfloor, ceiling projector screen and cafe with bar style attached counter top
- DJ booth, musical practice rooms
- Computer labs, study/class rooms with partitions
- Administrative offices with conference room and kitchen
- 7,000 sf, 114KW Rooftop solar field
- 900 sf Rooftop garden with patio paver system
- Fenced in playground area

BBL

Spa Wellington
Albany, New York



SQUARE FOOTAGE
4,500

DELIVERY METHOD
Design-Build

Originally constructed in the late 1800s and early 1900s, the buildings that make up Wellington Row has 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 and embrace the historical character of State Street. 140 State Street is now home to the high end Beauty Salon, Spa Wellington.

Johnny Rockets Restaurant and Sports Bar

Queensbury, New York



SQUARE FOOTAGE
7,700

DELIVERY METHOD
Design-Build

An old abandoned restaurant required a complete interior demolition and was renovated to make way for a brand new 5,000 sf Johnny Rockets hamburger family restaurant as well as an adjacent 2,700 sf sports bar.

Located adjacent to the Six Flags Great Escape Lodge and Water Park as well as the Great Escape amusement park and outdoor water park, the exterior of the restaurant features an architectural style that reflects its Adirondack location and surroundings and is an adaptive reuse project that provides dining and entertainment for a wide spectrum of patrons.

Vent Fitness
Latham, New York



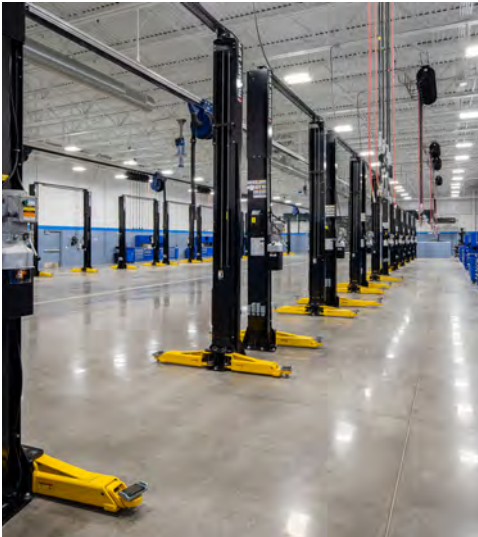
SQAURE FOOTAGE
49,000

DELIVERY METHOD
Design-Build
Addition & Renovation

BBL provided design-build services for Vent Fitness in Latham, New York. The project included steel frame, metal stud, cast in place block construction, as well as selective demolition of the existing facility to facilitate the renovation and expansion of the existing gym and fitness center addition. The block construction consisted of cast in place concrete foundations, steel frame and metal studs.

Mohawk Chevrolet

Malta, New York



SQUARE FOOTAGE
65,000

DELIVERY METHOD
Design-Build

New 65,000 square foot Chevrolet car dealership located in Malta, New York. This brand new state-of-the-art dealership includes 24 service bays and 5 detail bays, a three-lane service drive, and a car wash. The location even includes rooftop event space and an impressive 100 foot flagpole.

Monarch Sports Grill

Norfolk, Virginia



SQUARE FOOTAGE
2,700

DELIVERY METHOD
Design-Build-Manage-Own

This custom designed sports restaurant is located on the first floor of the SpringHill Suites on Old Dominion University's campus. The restaurant pays tribute to local college athletes and features well known local and national sports teams.

The restaurant is in a prime location along the main boulevard running through Old Dominion's campus and University Village.

Capital District YMCA New Scotland Avenue Albany, New York



SQUARE FOOTAGE
8,700

DELIVERY METHOD
Open Book Design-Build

BBL fit-up an existing space for YMCA's health, wellness and fitness facility. The newly renovated boutique facility will serve the Park South neighborhood and surrounding communities, offering high intensity training sessions, group exercise classes, as well as a cardio and weights section for independent workouts. The facility is fully-equipped with lockers, changing rooms and showers. One aspect of the work included unique sound mitigation components to separate residential living space above the new fitness facility.

Excelsior Springs Banquet & Conference Facility Saratoga Springs, New York



SQUARE FOOTAGE
55,000

DELIVERY METHOD
Design-Build

Due to the high demand for group meetings in Saratoga Springs, BBL saw an opportunity to expand on the success of the Courtyard Marriott and build an adjacent ballroom and meeting space on the lot next to the existing hotel. The Excelsior is perfect for meetings, special events, and weddings. The Excelsior project expands the meeting capacity of the hotel allowing the hotel to accommodate larger groups resulting in an increase of more profitable guest-room sales.

79 Wolf Road
Albany, New York



SQUARE FOOTAGE
23,000

DELIVERY METHOD
Design-Build

BUILDING TENANTS
Trader Joe's
Supercuts
Mattress Firm (Formerly Sleepy's)

BBL provided core and shell renovations for this existing 23,000 square foot retail building. Tenants occupying the building include Trader Joe's, a national chain of grocery stores offering high quality products at everyday prices; Supercuts, a national hair salon offering walk-in appointments at 2,700 locations; and Mattress Firm (formerly Sleepy's), one of America's largest specialty mattress retailers. BBL Management Group provides full service property management for the building.

Culinary Institute of America Courtside Cafe

Hyde Park, New York



SQUARE FOOTAGE
3,000

DELIVERY METHOD
Design-Build

This renovation project included the complete removal of the existing serving line and seating area. A new serving area was constructed with a beverage area and cashier stands. Pendant lighting, floor finishes, and accent soffits were installed as well as new sleek furniture. The project was completed in just two weeks while the Institute was on break.

Hamilton Square

Guilderland, New York



SQUARE FOOTAGE
155,000

DELIVERY METHOD
Design-Build

The former 20 Mall underwent a major \$2.4 million facade renovation and was renamed Hamilton Square. Fit-ups and shell space included; Recovery Sports Grill, Snip-its Haircuts for Kids, and Dollar Tree. The project also included site improvements such as landscaping, lighting, and a redesigned parking lot. The outdoor mall is anchored by Price Chopper and a fitness center.

Alpin Haus Amsterdam, New York



SQUARE FOOTAGE
70,000

DELIVERY METHOD
Design-Build

Alpin Haus hired BBL to design and build their newest facility, a second store in Amsterdam. The new store, is located on 12 acres adjacent to Interstate 90 and displays over 300 RV's campers, pop-ups and custom coaches. The masonry and metal building amenities include a 6,000 sf vehicle showroom with a 35 foot roof line, private sales offices, corporate offices, customer lounge, parts counter, warranty service area and 22 full-service repair and new vehicle bays. The building also includes the area's first Camping World retail store with over 15,000 sf of retail area.

Best Cleaners
Delmar, New York



SQUARE FOOTAGE
2,240

DELIVERY METHOD
Renovation

BBL completely renovated an existing single family home into a dry cleaning store front. The facility includes commercial dry cleaning facilities, retail counter, accent glass walls and features, and drive through services window.

The Outlets at Lake George Queensbury, New York



SQUARE FOOTAGE
49,613

DELIVERY METHOD
General Contractor

This project included the demolition of two existing structures and the construction of a new 49,613 square foot, one story core and shell building for future retail space. The building consisted of a structural steel framing with a cultured stone and vinyl siding veneer, EPDM roofing for the main building and standing seam metal roof panels over timbered framed canopies at front of building covering the front sidewalk area.

Other improvements included manufactured awnings, aluminum storefronts and new windows. Interior work included new common area bathrooms with a connecting corridor. Each tenant space was separated by framed demising walls to facilitate tenant fit up.

Site improvements included new water service, storm water work, asphalt paving parking areas, landscaping, split faced block retaining walls and site lighting.

The Fresh Market

Saratoga Springs, New York



SQUARE FOOTAGE
20,000

DELIVERY METHOD
General Contractor

BBL constructed the core and shell for this 20,000 sf Fresh Market grocery store. The grocery retailer is the anchor store for this mixed-use development which will also include another 19,000 sf, single-story retail building. BBL also completed all the associated site work for the project.

Big Lots Renovation

Binghamton, New York



SQUARE FOOTAGE
50,047

DELIVERY METHOD
Design-Build

BBL renovated this existing 50,000 square foot retail building into two separate tenant spaces. The retail space is located in a 1-story, multi-tenanted building.

Foundry Plaza Binghamton, New York



SQUARE FOOTAGE
11,200

DELIVERY METHOD
Design-Build

New construction of a 11,200 sf single story retail space located at the Foundry Plaza in Binghamton, NY. Building construction included; split face bearing block walls, metal roof joist and decking with a membrane roof. Aluminum window frames with front entrances with fabric canopies at the two ends of the building over the windows and doors. A metal canopy was installed at the front center of the building for protection to the center tenant spaces. Other exterior features include EIFS cornice, decorative lighting, and a raised sidewalk with metal pipe railings.

Bow Tie Movieland

Schenectady, New York



SQUARE FOOTAGE
60,000

DELIVERY METHOD
Design-Build

Movieland Cinemas chose BBL to construct this four story building. Ground floor consists of 6 theaters with a large lobby and concession area and café style lounge area. The 2nd floor or mezzanine level is the projection room and the 3rd and 4th floors are approximately 15,000 square feet of class A office space each. The office area has its own separate ground floor lobby with 2 elevators that service the 3rd and 4th floors.

Sun Auto Warehouse

Cicero, New York



SQUARE FOOTAGE
42,400

DELIVERY METHOD
Design-Build

Sun Auto is a used car dealer. This project is one of a kind designed specifically for Sun Auto including their new branding and image. The Cicero location holds their flagship store, all other locations will be brought up to the new image and branding. The project incorporated the infrastructure for all company headquarter administrative operations, showroom, service facility, and New Vehicle Delivery.

Wit's End Giftique

Clifton Park, New York



SQUARE FOOTAGE
5,400

DELIVERY METHOD
Addition and Renovation



BBL was selected to build a 5,400 square foot addition and interior fit-up of the new space. A 3,000 square foot basement was also added for extra storage space which included an incline conveyor system for access. A new fire protection system and state of the art security system were also installed while the store remained operational.

Heated stamped concrete walks, new landscaping and parking as well as new aluminum entrances were also part of the project.

Proctor's Theater Restoration

Troy, New York



SQUARE FOOTAGE
36,000

DELIVERY METHOD
Design-Build

TYPE
Historic Renovation

This vaudeville-era theater once faced the wrecking ball several years ago, but was saved by community activists. BBL renovated the 5-story, 36,000 sf historic Proctor's office building in multi-tenanted office units. Tenants included the Christopher Brain Salon and office space for the Chamber of Commerce and Rensselaer Polytechnic Institute. The building's facade has been restored and the stagehouse has been stabilized future use.