

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

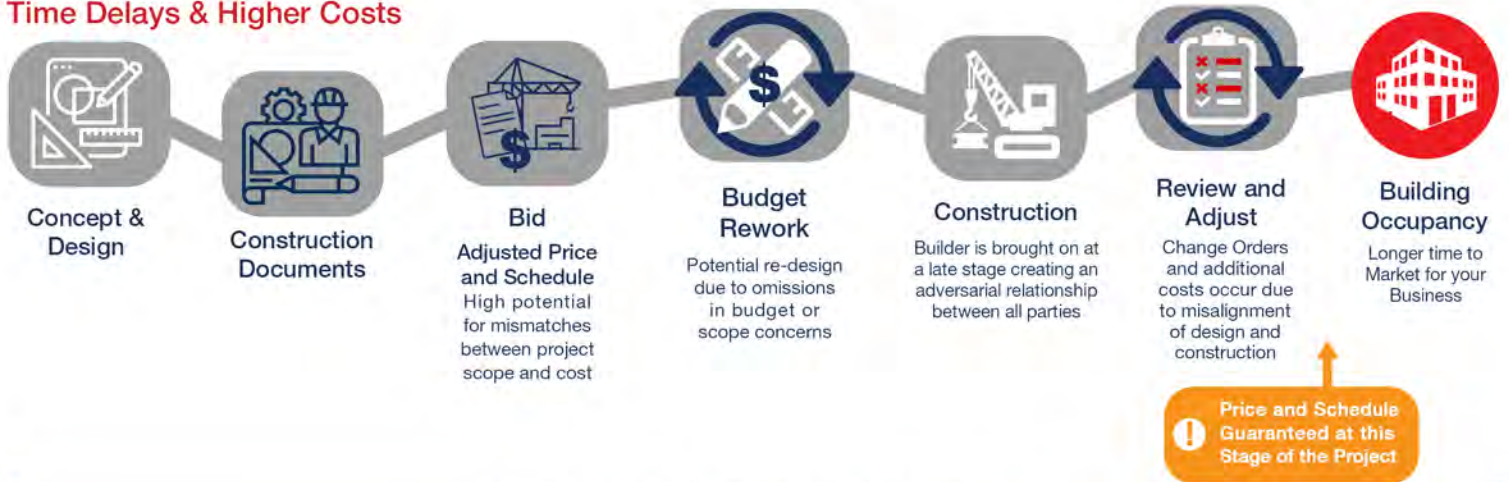
Design-Bid-Build Process



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



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





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.



Technology

TECH & MANUFACTURING 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.



SQUARE FOOTAGE
24,000

DELIVERY METHOD
Design-Build

Having constructed their original research & development facility Ecovative chose BBL to construct their pilot plant manufacturing facility. BBL & Ecovative worked together to develop a facility to scale up the production of their ground-breaking insulation/packaging made from a combination of mycelium & farm waste furthering their mission to rid the world of toxic unsustainable materials.

Ecovative Farm1

Green Island, NY

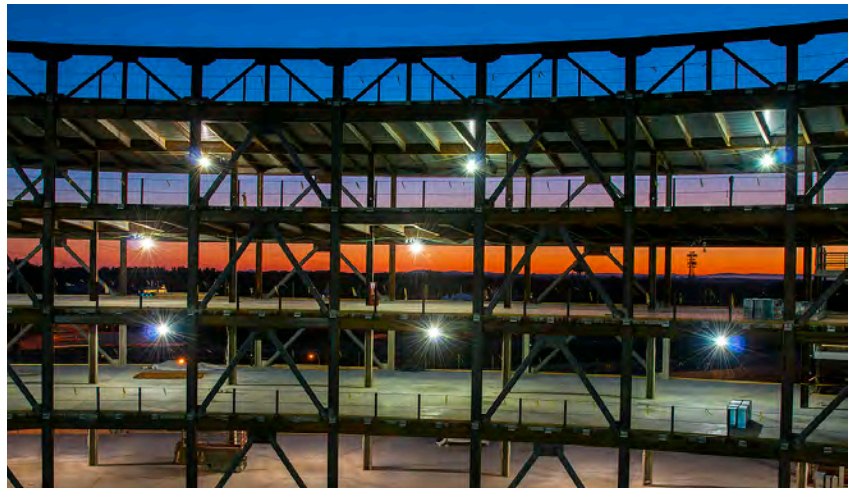
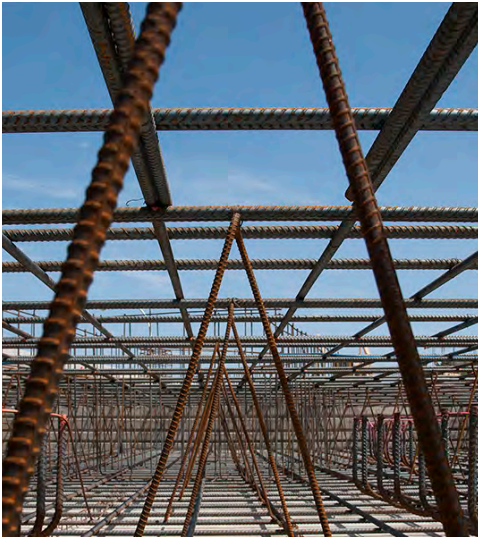


SQUARE FOOTAGE
32,000

DELIVERY METHOD
Renovation

Project consists of renovating the existing 60 Cohoes Avenue warehouse building into a 32,000 sf mushroom grow facility. Includes 16,800 sf of grow chamber and 10,500 sf of support area (load theater and harvest theaters) and remaining space mechanical/gowning areas and break areas.

SUNY Polytechnic Institute
College of Nanoscale Science & Engineering
Albany, New York



DELIVERY METHOD
Trade Contractor

BBL teamed with Whiting-Turner to complete concrete foundation work and various interior fit-ups on five projects located on the College for Nanoscale Science and Engineering campus.

The projects ranged from forming, placing and finishing concrete foundations, slabs, aprons, curbs and installing CMU block to interior framing and furnishing, ceilings and installing doors and hardware. BBL and Whiting-Turner also worked together on the College's Zero-Energy Nanotechnology (ZEN) Building, an innovation in clean energy.

Cyclics Laboratories

Schenectady, New York



SQUARE FOOTAGE
21,000 sf

DELIVERY METHOD
General Contractor

Cyclics Corporation designs and fabricates engineered thermoplasts requiring a highly controlled environment. They turned to BBL to design and build a new laboratory for molecular studies and bench-scale development of new thermoplastic compounds. Before hiring BBL their previous design attempts to meet their needs was over their budget. BBL provided value engineering that enabled Cyclics to meet their facility needs and their budget.

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.

Center for Medical Science Biosafety Lab III

Albany, New York



SQUARE FOOTAGE
7,300

DELIVERY METHOD
General Contractor

BBL completed the renovation of a new 7,300 square foot Biosafety Lab III space within an existing building. The new space is certified to meet all Centers for Disease Control standards, regulations, and inspections. The project included clean rooms, animal holding rooms, showers, air locks, procedure rooms, mechanical rooms, and laboratory space. Mechanical equipment included vacuum sanitary system, autoclaves/sterilizers, HEPA filters, decontamination systems, exhaust fans, and all associated controls/alarms.

Computer Sciences Corporation Data Center East Greenbush, New York



SQUARE FOOTAGE

Renovation: 103,000

Addition: 20,000

DELIVERY METHOD

General Contractor

CSC, a national IT corporation hired BBL to convert a disused shopping mall into a state-of-the-art Data Processing and Secure Data Storage Facility. Over \$6 million worth of N+1 mission-critical raised floor infrastructure was installed. The Data Center was completed on schedule in 6 months.

Precision Valve & Automation (PVA)

Halfmoon, New York



SQUARE FOOTAGE
74,000 Renovations
60,000 New Construction

DELIVERY METHOD
Design-Build

PROJECT HIGHLIGHTS

- Cleanrooms
- Specialty Exhaust
- Compressed Air System
- Manufacturing Center
- Research & Development Center

Renovation and mechanical upgrades to existing 74,000 SF pre-engineered metal building (Former Sports complex building) located in Halfmoon NY for Precision Valve and Automation's new corporate headquarters. Demolition work included the removal of the existing interior turf field, athletic equipment and old office space. New work included: Concrete slab prep and installation of new 60,000 SF concrete slab; Complete renovation of existing 6,732 SF mezzanine level for new executive offices, work out center and Health Service Center; New HVAC system and lighting for mezzanine level; Upgrade existing elevator; 1st floor renovation include new office areas, manufacturing center, Research and development space, Shipping and receiving area with new overhead doors, truck ramp and loading docks, Commercial kitchen and cafeteria space; Installation of new aluminum clad windows @ offices; Installation of aluminum entrance doors; Upgrades to HVAC systems including new exposed spiral ductwork, RTU's with VVT controls for office areas, dedicated outside air system, Greenheck ceiling fans for manufacturing area, exhaust system for manufacturing area; Upgrade electrical service to building; Upgrade lighting; Install cable tray system throughout space; Provide European voltage capabilities for manufacturing and RD center; Installation of compressed air system; Upgrade fire alarm system; Installation of new security system and CCTV; Installation of new low voltage/data systems

New York Independent System Operator

Rensselaer, New York



SQUARE FOOTAGE
140,000

DELIVERY METHOD
Construction Management

This existing 140,000 sf building was converted into a state-of-the-art power grid control facility. The project included upgrading security, additional parking, new entrances, renovation of office space, installation of a high-tech video wall system and the addition of a conference center with supporting tele/data and audio equipment and a 7,000 sf high-tech data system.

Taconic Farms
East Greenbush, New York



SQUARE FOOTAGE
22,000

DELIVERY METHOD
General Contractor

BBL completed the construction of the nation's most advanced biotechnology Isolation Breeder Facility for Transgenic laboratory specimens. The facility includes redundant electrical and mechanical systems, critical environmental controls, and monitoring systems to modify temperature and humidity. Air and water quality are also monitored and adjusted by systems equipment.

Empire Merchants and Distributors

Coxsackie, New York



SQUARE FOOTAGE
255,000

DELIVERY METHOD
Design-Build

CERTIFICATIONS
LEED Silver

Empire Merchants is a State-Of-The-Art distribution facility resulting from the consolidation of two other warehouses. Designed and constructed on a fast track, the building houses a \$5 million product conveyor system and 35,000 square feet of office and training space. A defining feature of the building is the insulated pre-cast panel cladding, which allows for a 40-foot vertical clear height inside the structure.

The project has received LEED Silver Certification from the U.S. Green Building Council.

Pediatric Specialty Center

Cedar Park, Texas



SQUARE FOOTAGE
75,000

DELIVERY METHOD
Plan-Design-Build

BBL planned, designed, and built the Strictly Pediatrics facility in Austin, TX for the Strictly Pediatrics Physicians. The Strictly Pediatrics Physicians wanted to expand and bring their services further north to accommodate the residents of the growing Cedar Park, TX area. In order to do so, the Pediatric Specialty Center was built adjacent to the Cedar Park Regional Medical Center and provides numerous pediatric services. Services include but are not limited to; neurology, oncology, imaging, urgent care, urology, gastroenterology, and cardiology.

Phelps Main Entry/MRI

Sleepy Hollow, New York



SQUARE FOOTAGE
11,400

DELIVERY METHOD
Design-Build

This project consisted of 2 additions/renovations constructed in phases which overlapped to condense the overall schedule. Phase 1 was the construction of a 5,300 sf MRI Suite (25% renovation/75% addition). Phase 2 was the construction of a 61,000 sf Main Entrance Lobby (20% renovation/80% addition).

St. Peters Bender Laboratory Albany, New York



SQUARE FOOTAGE
10,000 sf

DELIVERY METHOD
Design-Build

This project included the renovation of 10,000 square feet of existing warehouse space into two spaces. One area was renovated into an environmental laboratory space for testing drinking water. The adjacent area was renovated to house office space for the ALS Regional Center.

Cap Com Federal Credit Union Headquarters

Colonie, New York



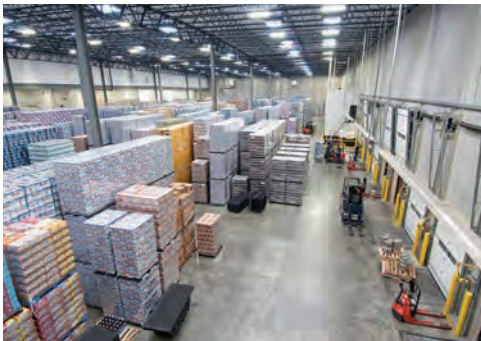
SQUARE FOOTAGE
112,000

DELIVERY METHOD
GMP

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.

DeCrescente Warehouse Expansion

Mechanicville, New York



SQUARE FOOTAGE
175,000

DELIVERY METHOD
Design-Build



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.

Architectural Glass & Mirror Office and Warehouse

Clifton Park, New York



SQUARE FOOTAGE
30,000

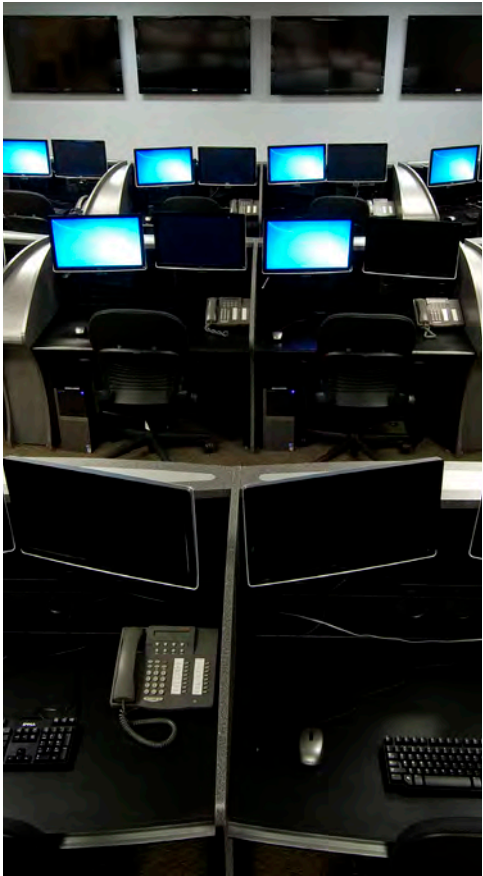
DELIVERY METHOD
Design-Build

BBL was selected to construct the 30,000 sf one-story office and warehouse building and associated sitework and site improvements. The building was primarily constructed of structural steel with a glass curtain wall and 4" thick metal skinned insulated foam exterior panels along with an EPDM roof.

This project was constructed in order to house AGM's expanding business and to meet the pressing need for more warehouse and manufacturing space.

BBL assisted the Client in securing grant money from NYSEDA for high efficiency HVAC and lighting systems.

Center for Internet Security East Greenbush, NY



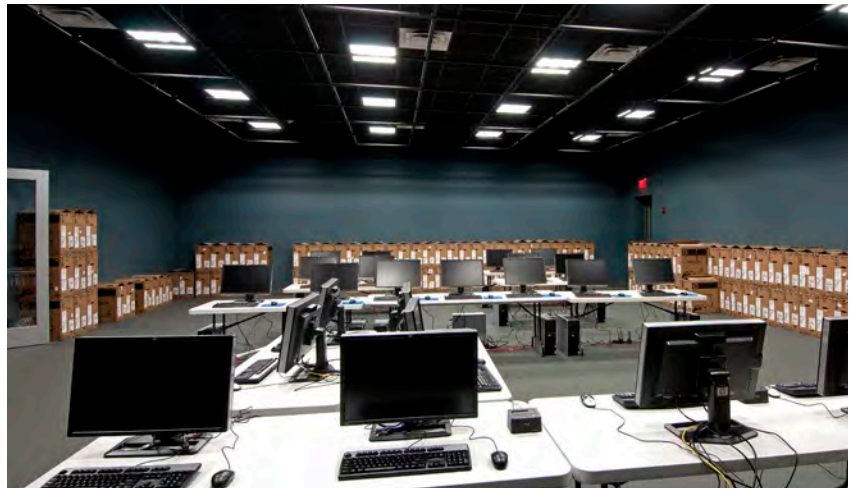
SQUARE FOOTAGE
30,360

DELIVERY METHOD
Design-Build

This project consisted of a multiple phase fit-up within an existing building to expand Center for Internet Security to occupy the first floor of 31 Tech Valley Drive. Additional offices and new state-of-the-art operations center and war room were included. Within the existing building 2,040 sf of the space was created as highly secured space. Special wall types, STC ratings, doors, hardware and mechanical designs above and beyond normal specifications were utilized.

YNN Digital Studio and Server Room

Albany, New York



SQUARE FOOTAGE
6,500

DELIVERY METHOD
General Contractor

YNN is a 24-hour digital news network for Time Warner Cable. BBL successfully completed an expansion of their digital studio under fully occupied conditions. Work included the upgrade of their white space server room to a Tier 2 capacity and the addition of redundant cooling for their server and broadcast space. Work was completed in just 3 months for the broadcast studio, with a 2 month long data center upgrade.

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.

Specialty Silicone Products

Ballston Spa, New York



SQUARE FOOTAGE
19,000

DELIVERY METHOD
Design-Build

The construction of the 19,000 sf addition to Specialty Silicone Products' (SSP) facility allowed them to expand and improve the efficiency and quality of their production of silicone products for various industries including automotive, aerospace and pharmaceuticals.

SSP's facility expansion includes clean rooms and energy efficient technologies to provide a production environment to secure SSP's position as a leader in the silicone industry. BBL designed and constructed this expansion to provide SSP with the greatest flexibility and the ability to modify and expand the production area.

Green Island Industrial Park

Green Island, New York



SQUARE FOOTAGE
791,000

DELIVERY METHOD
Design-Build

Over the past 16 years BBL, in partnership with Galesi Companies, has re-developed 60 acres of the former Ford plant to provide just under 800,000 SF of tenant space to a diverse group of companies and organizations. From legacy tenants such as NYS Tax & Finance and NYS Bar Association to successful start-ups Crystal IS and Ecovative the economic stimulus for the Village of Green Island is enormous.

Atlas Copco Comptec, LLC
Voorheesville, New York



SQUARE FOOTAGE
5,000

DELIVERY METHOD
Design-Build

Construction consisted of new 2,000 sf addition to house the new blast booth , concrete foundations, steel frame with metal insulated panels, and brick veneer. Roof system was white TPO membrane. Interior finishes included paint and epoxy flooring. Other work included removal of existing concrete floor slabs and installation of new pit drains with new pitched concrete floors with epoxy coatings for the new wash and paint booths. Mechanical work included new electrical panels and feeds for the new equipment, new lighting and tie- for the fire alarm, and removal of old air handler units. Fire protection systems were added to the new addition and over the new equipment.

New York State Department of Health Medicaid Data Center Albany, NY



SQUARE FOOTAGE
4,000

DELIVERY METHOD
General Contractor

BBL was contracted to perform a fit up of a new tier 3 data center warehouse and separate UPS room for New York State Department of Health. The Tier III Medicaid Data Center/ Disaster Recovery Site utilized (2n) redundant power distribution, back-up generator and (n+1) cooling capacity. The data center project was completed on schedule in just three short months.

X-Ray Optical

East Greenbush, NY



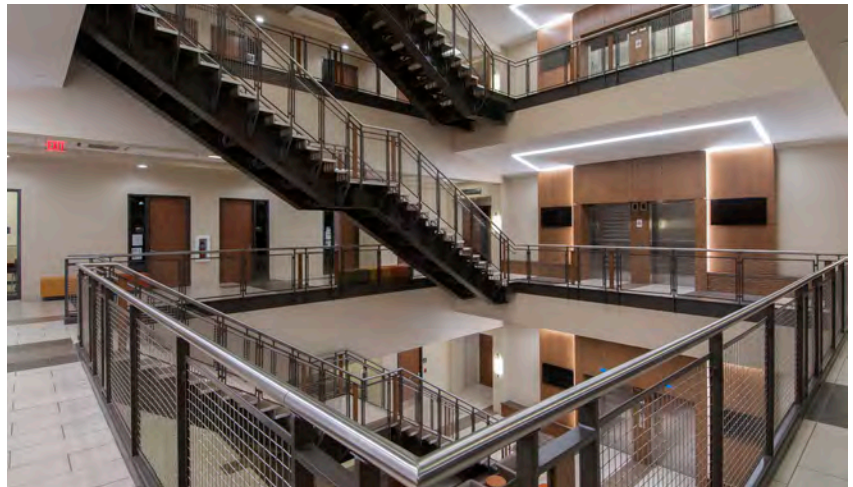
SQUARE FOOTAGE
80,000

DELIVERY METHOD
Design-Build

BBL designed and built this 80,000 sf manufacturing facility which houses X-ray Optical Systems. The building was constructed on a tight schedule, and was the first facility located in the East Greenbush Technology Park. The design and construction of this building included facilities to accommodate a high bay tower room, a two-story space used for glass-pulling in the manufacture of lenses.

Marshall University Arthur Weisberg Family Applied Engineering Complex

Huntington, West Virginia



SQUARE FOOTAGE
145,000

DELIVERY METHOD
Design-Build

AWARDS
LEED-NC Silver

BBL was awarded the contract to build the new Arthur Weisberg Family Applied Engineering Complex at Marshall University. The new complex is a state-of-the-art educational space for six different academic components and programs at the university, including the College of Information Technology and Engineering.

The project is pursuing LEED Silver certification.

CommerceHub

Albany, New York



SQUARE FOOTAGE
47,985

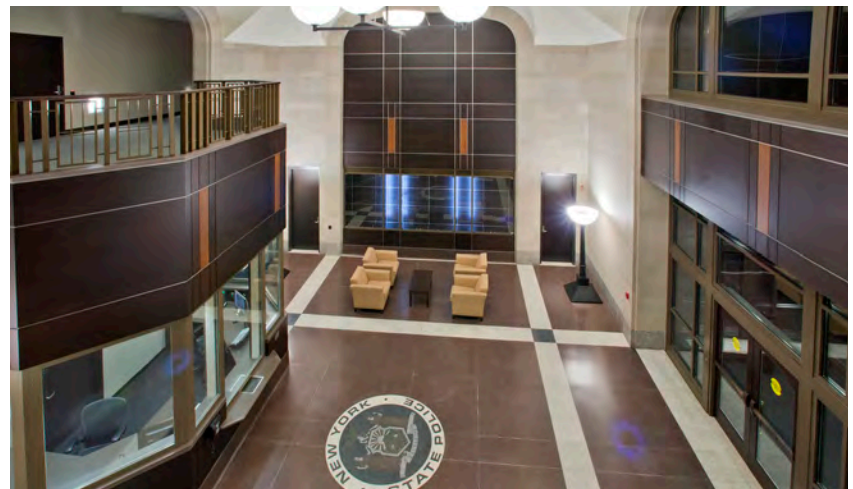
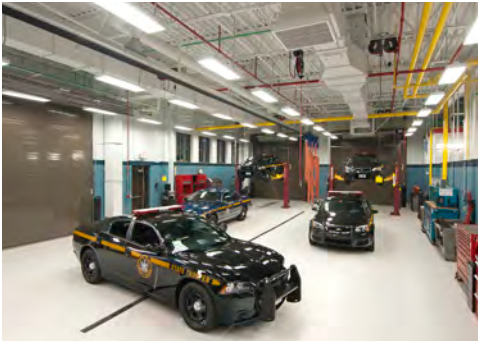
DELIVERY METHOD
GMP

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.

NYS Police Troop G Headquarters

Latham, New York



SQUARE FOOTAGE
120,000

DELIVERY METHOD
Construction Management

CERTIFICATIONS
LEED-NC Silver

AWARDS
ENR New York's 2013 Best
Project, Merit Award

The New York State Office of General Services selected BBL to manage the construction of the new 120,000 sf NYS Police Troop G Headquarters. The 80,000 sf Headquarters Building houses the Troop G Forensic Laboratory and the New York State Department of Transportation Traffic Management Center. The 40,000 sf Quartermaster Building includes Troop G equipment and supplies; new vehicle setup facilities; and a vehicle maintenance center. The NYS Troop G Site Work Project received the NYS APWA "Project of the Year" for 2010 and Award of Merit for ENR New York's 2013 Region's Best Projects of the Year. Both the Headquarters and Quartermaster buildings received LEED Silver certification.

St. Peter's Hospital Nuclear Medicine Suite

Albany, New York



SQUARE FOOTAGE
6,235

DELIVERY METHOD
Design-Build/Renovation

This project consisted of the renovation of former doctors' offices into a Nuclear Medicine Suite for St. Peter's Hospital. The area included a PET/CT and two Nuclear Camera Rooms.