BBL

BACKGROUND AND QUALIFICATIONS

BBL Family of Companies

GEOGRAPHIC REACH

BBL Campus Facilities®

BBL Construction® Services

BBL Hospitality

BBL Management Group

BBL Medical 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

Years in Business

50+

Leadership in
Design-Build

Guaranteed
Delivery Solutions

that save our clients
Time and **Money**

350

Employees

AGC Safety Award

18 years
in a row

AGC
NEW YORK STATE

EMR
0.6%
LOST TIME
INJURIES
0

Proven Record

**On-time and
On-Budget**

Geographic Reach

30+
States

U.S. GREEN BUILDING COUNCIL
MEMBER

Top Ranked Firm

#1 Contractor
Business Review
ENR Top 100
Design-Build Firms
#1 Design-Builder
Modern Healthcare

$400m
Annual Construction Sales

BBL

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

Concept & Design

Construction Documents

Bid
Adjusted Price and Schedule
High potential for mismatches between project scope and cost

Budget Rework
Potential re-design due to omissions in budget or scope concerns

Construction
Builder is brought on at a late stage creating an adversarial relationship between all parties

Review and Adjust
Change Orders and additional costs occur due to misalignment of design and construction

Building Occupancy
Longer time to Market for your Business

Price and Schedule Guaranteed at this Stage of the Project

TRADITIONAL PROJECT TIMELINE

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

Concept & Design

Construction Documents

Review and Approve

Construction

Building Occupancy
Occupancy, operations and income begin an average of 61% sooner

Guaranteed Price and Schedule

Utilizing this delivery method binds BBL's responsibility of the design, budget, construction and schedule, thereby no finger pointing if any issues surface and no unfounded change orders will be issued.

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.

Industrial

INDUSTRIAL 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.

BBL

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

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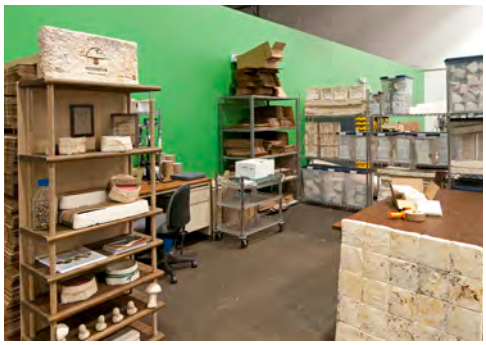
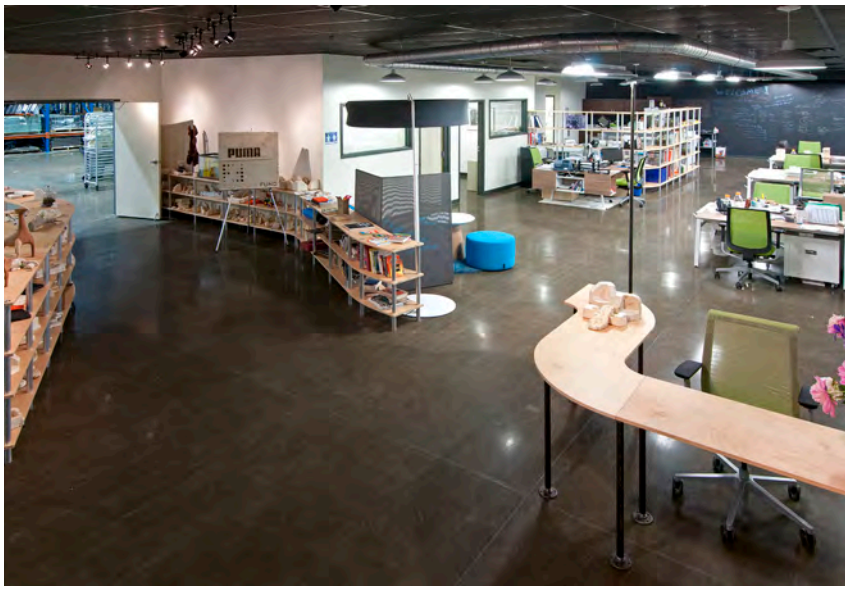
Ecovative
Green Island, NY





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.

BBL

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.

BBL

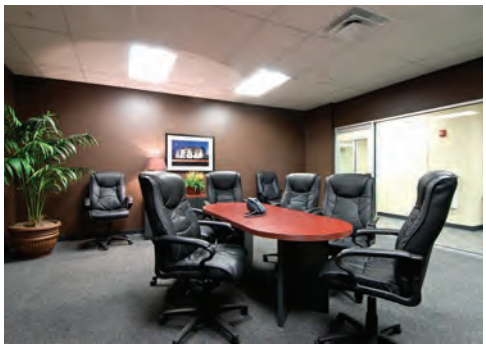
Regeneron Pharmaceuticals
East Greenbush, New York

DELIVERY METHOD
Design-Build

In late 2008, BBL Construction Services was the successful bidder for a Process Area Clean Room expansion for Regeneron Pharmaceuticals A decade later, and BBL has proven itself a valued and trusted member of the Regeneron team. Having completed multiple Office, Lab, Manufacturing, and Clean Room spaces throughout the East Greenbush Campus, BBL has consistently delivered these projects on budget and ahead of schedule.

BBL

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 improvments. 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.

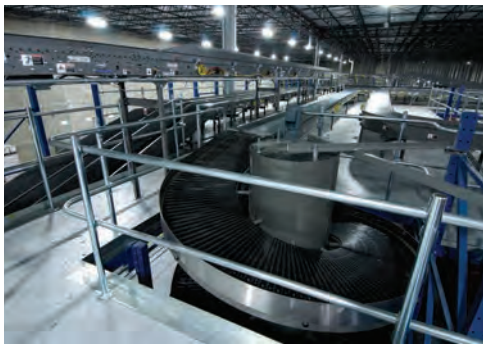
This project was constructed in order to house AGM's expanding business and to meet the pressing need for more warehouse and manufacturing space.

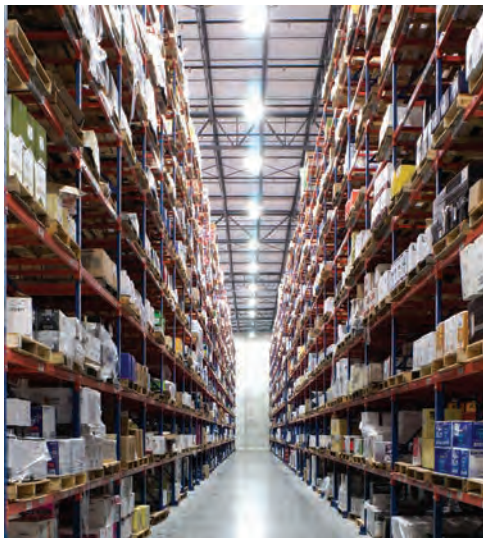
BBL assisted the Client in securing grant money from NYSERDA for high efficiency HVAC and lighting systems.

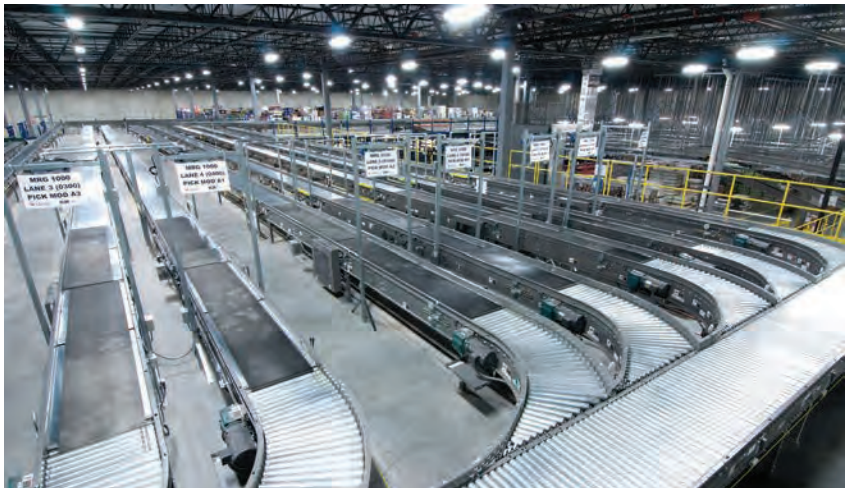
BBL

Empire Merchants and Distributors

Coxsackie, New York







SQUARE FOOTAGE
255,000

DELIVERY METHOD
Design-Build

AWARDS
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 precast 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.

BBL

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.

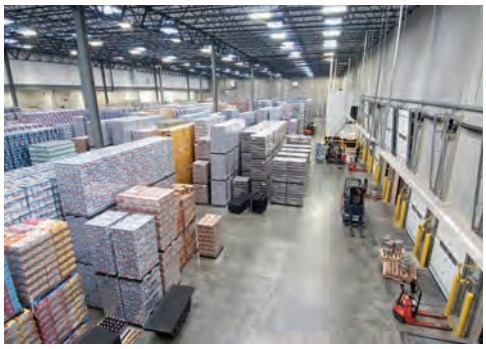
BBL was later selected for an additional project which involved the construction of a new 29,463 sf, two-story Training and Wellness Center building. The steel framed building has a brick veneer façade. It houses sales offices, an exam facility, exercise room, locker rooms, a 150-seat training facility,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

BBL

DeCrescente Warehouse Expansion

Mechanicville, New York



SQUARE FOOTAGE
175,000

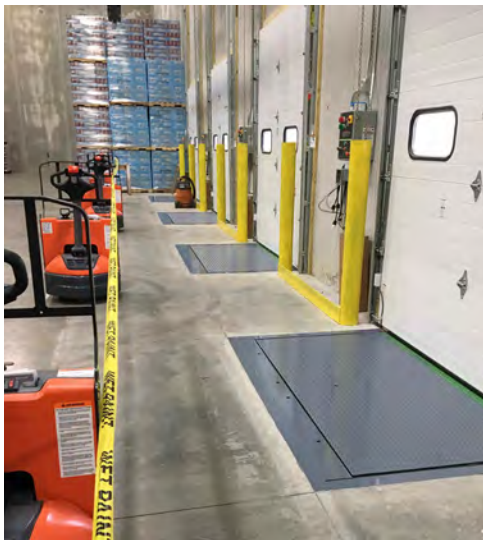
DELIVERY METHOD
Design-Build

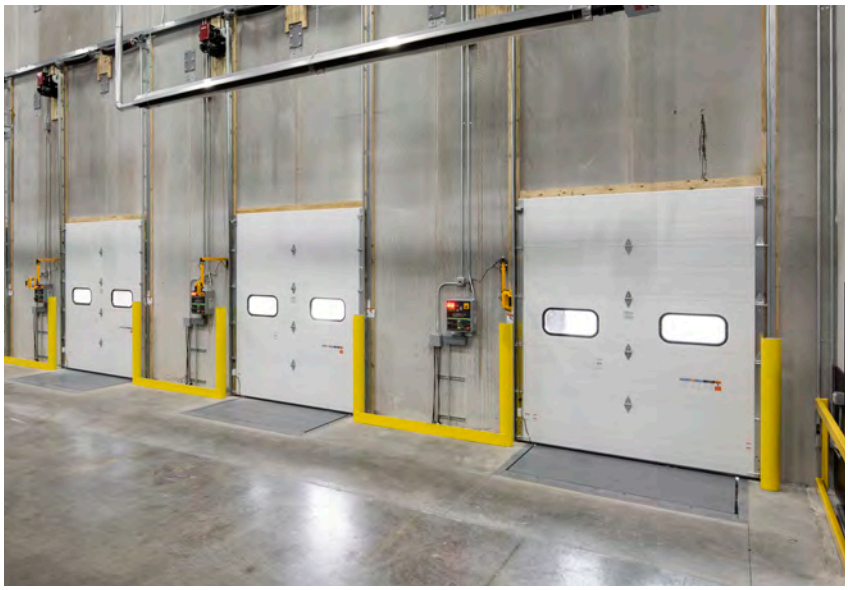
Decrescente Distributing Company selected BBL to construct an addition, as well as, renovate their existing warehouse. The exterior wall system is constructed of insulated precast concrete wall panels. The interior fit-up included creating a 20,000 sf cooler within the existing building. The facility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

BBL

DeCrescente Loading Dock Renovation

Mechanicville, New York





DELIVERY METHOD
Design-Build

Decrescente Distributing Company welcomed BBL back to renovate their warehouse loading dock area. The facility is the central hub of DeCrescente's operations and remained operational during all phases of construction.

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Cargill Bagging Line Addition
Albany, New York

SQUARE FOOTAGE
6,500

DELIVERY METHOD
Design-Build

When Cargill Animal Nutrition decided to add an additional bagging line assembly to their operations, it was apparent that their existing facility in the Port of Albany needed to be expanded. Cargill selected BBL to design and construct a plant addition to incorporate space for the new bagging line equipment along with a mezzanine to hold new offices that overlooked the plant floor. Under the management of BBL, the project required careful coordination between the building, bagging tower, and the bagging equipment engineering firms during the design process; and between BBL and the tower erectors during construction. The building addition now holds the $2 million new bagging line assembly that extends 80' high into the new tower.

BBL

X-Ray Optical Systems (XOS)

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 (XOS), and fit up space for the company. 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. BBL also provided interior fit-up for XOS which included laboratories and light manufacturing areas for this industry leader in the development of X-Ray analyzers used in the petroleum and consumer products industry.

BBL

Sysco Albany
Clifton Park, NY

SQUARE FOOTAGE
22,990

DELIVERY METHOD
Design-Build

BBL worked with Sysco Albany to modify the main office of the Sysco warehouse and distribution center and create new business review and break room areas. Prior to these upgrades, BBL also replaced insulation, paint, and flooring damaged from a water break.

BBL

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.

BBL

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.

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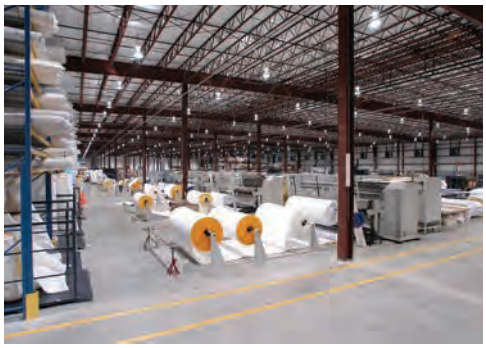

Sealy Mattress Company
Green Island, New York

SQUARE FOOTAGE
257,000

DELIVERY METHOD
Design-Build

Sealy Mattress selected BBL to design and build a new 257,000 SF manufacturing and distribution facility. This new state-of-the-art facility serves as Sealy's headquarters and sales center replacing their previous warehouse which was outdated and undersized.

At conception, the building was intended to be a showpiece for Sealy and is used to tour prospective clients. With this in mind, the manufacturer required specialized finishes such as a highly cleanable, dust- free concrete floor.

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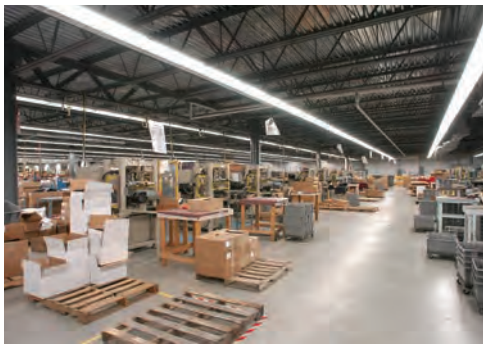
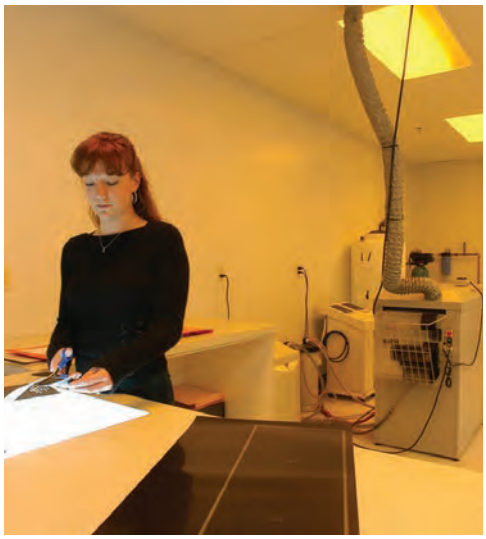
Amsterdam Printing
Amsterdam, New York





SQUARE FOOTAGE
100,000

DELIVERY METHOD
General Contractor

The Taylor Corporation out of Minnesota, turned to BBL for a 100,000 square foot addition to their existing manufacturing and warehouse facility in Amsterdam, N.Y. The growing company provides printing and embroidery of promotional products for businesses and needed additional space to handle the workload. The project was set to an aggressive 5-month construction schedule.

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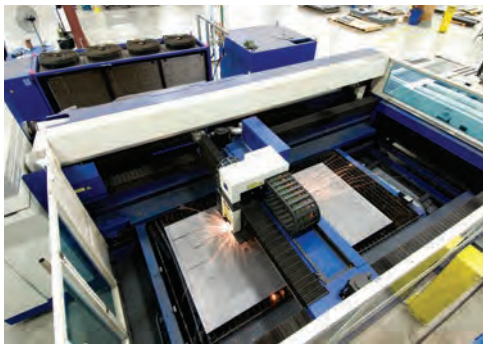
Arcadia Supply
Green Island, New York



SQUARE FOOTAGE
64,000

DELIVERY METHOD
Design-Build

Green Island Properties, LLC chose BBL Construction Services to design and build a new pre-engineered metal building with associated site improvements. The challenge with this project was limited to the schedule, for example, completing the concrete and masonry during the winter months.

One of the tentants of this facility is Arcadia Supply. A 64,000 SF fit-up inside an existing metal building. A new (2) two story office space inside (total 8,000 SF) structure consisting of heavy gauge metal stud framing, steel bar joist and 3" concrete slab-on-deck with offices, conference/training rooms, break rooms, bathrooms, and locker rooms. 60,000 SF is manufacturing area for laser cutting machines, large overhead cranes, shipping/receiving and Quality Control offices.

NYS Bar Association Print Shop

Green Island, New York

SQUARE FOOTAGE
20,000

DELIVERY METHOD
Renovation

This project included the renovation of an existing warehouse to construct a 20,000 square foot print shop. The project entailed the construction of two new offices, storage and printing/copy areas, an AV room and finishes with new electric service. The existing offices received new flooring and paint. The fire sprinkler system was redesigned to comply with the new floor plan.

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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.

BBL

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.

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Carioto Produce
Green Island, New York

SQUARE FOOTAGE
16,000

DELIVERY METHOD
Design-Build

When Carioto Produce was looking to expand their food distribution operations, they were clear that any viable new facility would need to be extremely economical and operational quickly. They selected BBL Construction Services and Green Island. Just seventy five days after starting, their fit up was complete, and they were distributing their product. Working closely with Carioto Produce and their refrigeration contractor, this BBL design/build project became another success.

BBL

70 Cohoes Ave.
Green Island, New York

SQUARE FOOTAGE
88,000

DELIVERY METHOD
General Contractor

BBL Construction Services was chosen by Green Island Properties to construct a new pre-engineered metal building with associated site improvements. The most challenging part of this design/build project was, maintaining tenant fit-up schedules.

BBL

Long Island Pipe
Green Island, New York

SQAURE FOOTAGE
64,000

DELIVERY METHOD
G.C. Hard Bid/Lump Sum

BBL was tasked with the new construction of a 64,000 sf warehouse for Long Island Pipe Supply. The warehouse is metal with EIFS trim along the front elevation. A 17' steel bollard system was installed at the rear half of the building where piping is stored, organized and maintained. A small ofice area with three bathrooms was constructed at the front corner of the building. Three large 23' wide overhead doors were installed for large truck access into and through the building.

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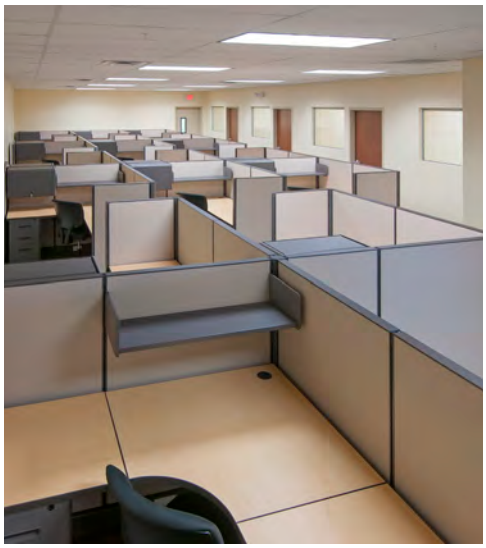
Crystal IS
Green Island, NY



SQUARE FOOTAGE
16,000

DELIVERY METHOD
Design-Build

BBL has worked with Crystal IS over the last 13 years on the construction, renovation, and expansion of their research & development facility to develop high-performance LEDs that emit UV light to sterilize and disinfect water, air and surfaces. BBL leveraged their design-build expertise to provide Crystal IS the most value and allowing Crystal IS to focus on developing their technology and successfully bringing it to market.

BBL