

BBL

BACKGROUND AND QUALIFICATIONS



**BBL Campus
Facilities**



**BBL Construction
Services**

BBL Hospitality



**BBL Management
Group**

**BBL Medical
Facilities**

BBL Family of Companies



BBLCampus
Facilities®

BBLConstruction®
Services

BBLHospitality

BBLManagement
Group

BBLMedical
Facilities®

☆ CORPORATE HEADQUARTERS
302 Washington Avenue Extension
Albany, New York 12203
518.452.8200

○ REGIONAL OFFICE
600 Kanawha Blvd. East • Suite 200
Charleston, West Virginia 25301
304.345.1300



Corporate Overview

Founded in 1973, BBL is a fully diversified Design-Build, General Contractor, and Construction Management firm with annual construction sales reaching \$500 million. BBL is a leader in the construction industry, ranking among the nation's Top 400 Contractors in ENR (Engineering News Record) magazine.

BBL currently employs approximately 400 highly talented and experienced construction, design, and management professionals. Our knowledge and expertise ensures that proper design and construction solutions are used on each of our projects. Our delivery process saves our clients time and money, while assuring them they will receive a high quality, successful project that will support their desired business goals.

We deliver a wide variety of construction projects including car dealerships, healthcare, hospitality, financial institutions, multifamily, commercial office, K-12 and higher education, sports and recreation facilities, veterinary and animal care facilities, government, retail, storage facilities, high technology, manufacturing, retail and industrial projects.

With over fifty years of experience, BBL has built a reputation as an industry leader. Our history of success is a result of our solid commitment to quality and an established record of delivering projects on-time and in-budget. Whether it's from our corporate office in Albany, New York or our regional office in Charleston, West Virginia, all our clients receive the same professional service and high-quality construction.



National Rankings

BUSINESS REVIEW TOP
CONTRACTORS
1

ENR NEW YORK TOP
CONTRACTORS
10

ENR TOP 100
DESIGN-BUILD FIRMS
50

ENR TOP 400
CONTRACTORS
197



★ **50** ★
★ Years ★
1973 | 2023

BBL

Corporate Overview Infographic





Design-Build vs. Design-Bid-Build

Integrated Project Delivery

Traditional

Design-Bid-Build Process



Owner

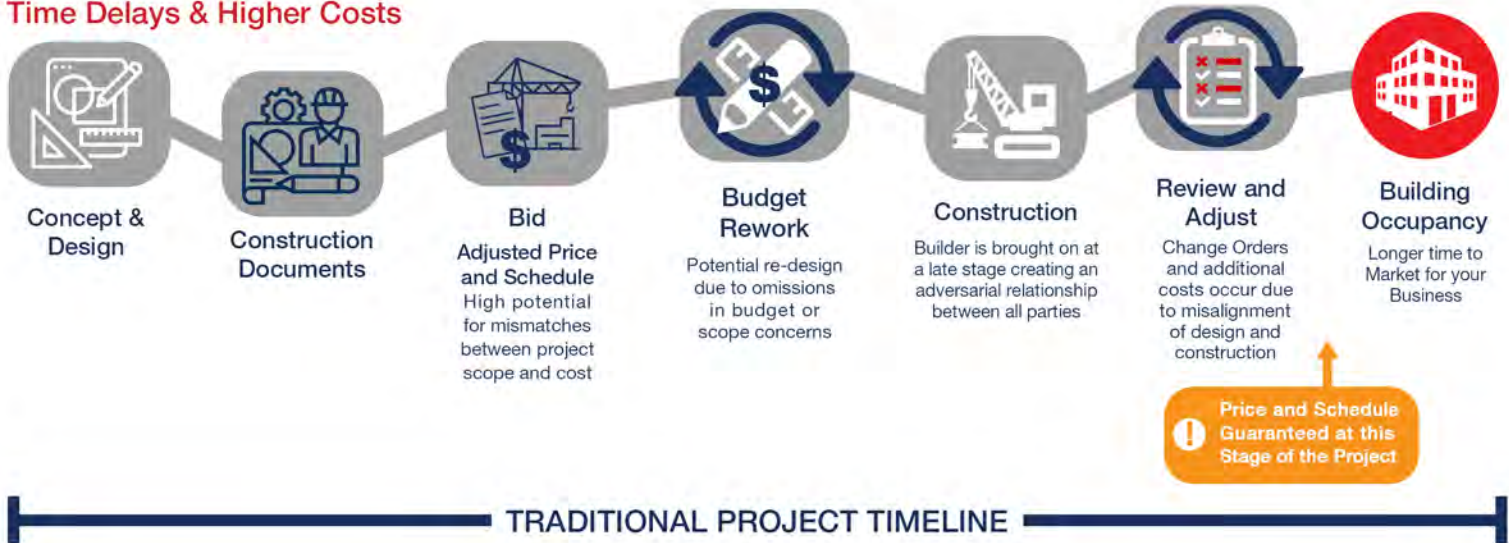


Architect

Risks:

- Process out of Sync
- Mismatched Scope and Costs
- Frequent Change Orders
- Adjustments in Price and Schedule
- Extended Project Timeline
- Owner assumes Liability for Design

Time Delays & Higher Costs



Design-Build Delivery



Owner



BBL

Benefits:

- Seamless Integrated Delivery
- Guaranteed Project Scope
- Price and Schedule Guaranteed
- Single Source of Responsibility
- Faster time to Market for your Business

Guaranteed Schedule & Costs





Design-Build

An Alternative to Traditional Construction

HISTORY

The construction industry utilized the same type of contractual arrangement for years. The owner would hire an architect to design their facility. The facility would be placed for bid by contractors. Contractors would provide their bid to complete the work exactly per the provided plans. The contractor with the lowest bid was selected and work would begin.

WHY CHANGE?

Why change a tried method of construction? Owners realized a change was needed to keep their project within budget and on schedule. Design-Build contracts are the solution.

With traditional construction, the owner may find they cannot afford the facility the architects have designed. Redesign will cost the owner money and valuable time.

Another problem with the traditional construction method is an inherent adversarial relationship is created between all parties. The owner, architect, and contractor do not work as a team. They are always working for their own best interest. Conflict arises every time a change to plans is necessary or requested. The owner is often left wondering, "what will this construction really cost me and when will they finish?"

DESIGN-BUILD: THE SOLUTION

The design-build contract is becoming more and more popular for good reason. Working as a team benefits the owner and their project.

A team is formed - not adversaries. The architect, engineers, and the contractor are all on the same team.

The owner knows the cost of the facility early in the process because the contractor and designers work within the owner's budget.

Change orders arise only when the owner wants to significantly change the design. When all parties work as a team from the beginning, changes are typically rare.

Only the most qualified sub-contractors are asked to bid to the design-builder on a competitive basis, thereby ensuring the best quality at the best price.

One-stop shopping. The owner can select an experienced team that has proven their ability to work together. Payment is given to one company who tracks the progress of the entire project for you.



BBL - A PROVEN TEAM

With forty nine years of experience, BBL has built a reputation as an industry leader. Our history of success is a result of our solid commitment to quality and an established record of delivering projects on-time and in-budget.

AWARD WINNING CONSTRUCTION

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

In our home state, the BBL team has won the prestigious Build New York award five times, and has received the prestigious New York State AGC Safety of Excellence Award for 15 consecutive years. No other organization in New York State has come close to this accomplishment.

OGS DOCCS Training Academy

Albany, New York



SQUARE FOOTAGE
78,349

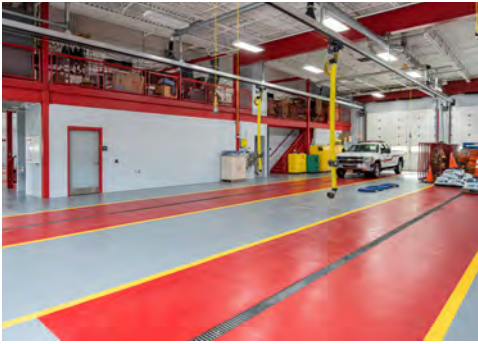
DELIVERY METHOD
CM Agent



BBL provided 78,349 sf of new construction and renovations for a lecture and training areas, dormitory/housing, a new gymnasium building which also has a maintenance garage and simulated training area, significant site and utility improvements, and armory for the Office of General Services (OGS) Department of Corrections and Community Supervision (DOCCS) Training Academy. All work was completed with a fully occupied secured site with recruit training ongoing.

Verdoy Fire Department Repairs

Latham, New York



SQUARE FOOTAGE
22,671

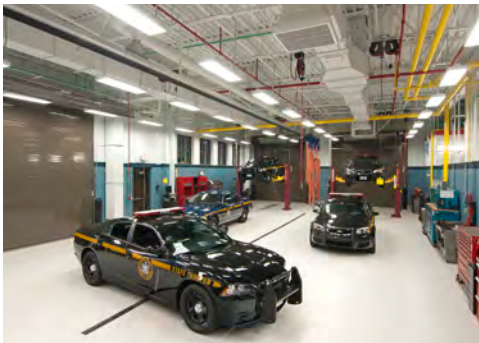
DELIVERY METHOD
Design-Build/Renovation



Verdoy Fire Department in Latham, NY underwent various interior and exterior improvements and repairs performed by BBL.

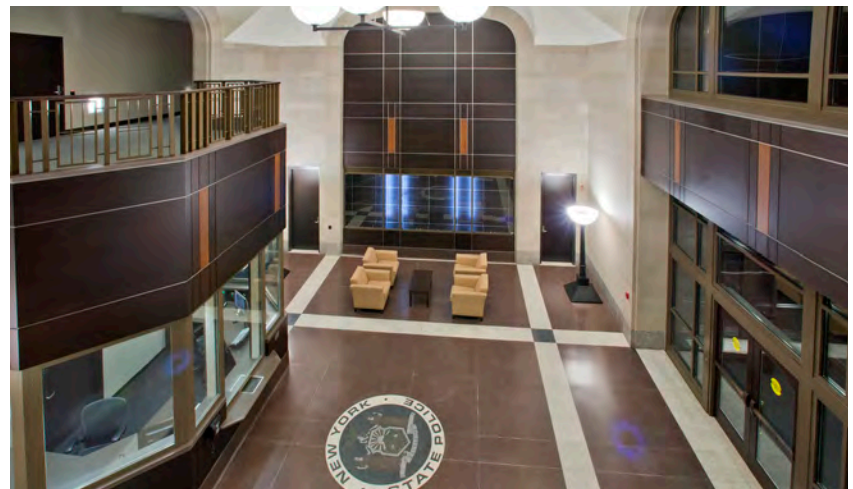
The exterior renovations included a new roof replacement, resurfacing standing seam roofing, additional roof access with ladder and roof hatch, masonry repairs, concrete sidewalk and apron replacement, and the removal and re-installation of all asphalt areas.

Interior renovations included new epoxy flooring and water jet floor drains in the apparatus bays, and new flooring and painting throughout the 1st and 2nd floor office areas.



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 Best Project, Merit Award
NYS American Public Works Project (Site)

PROJECT HIGHLIGHTS

- Network Operations Center
- Repeat Client
- Heavy Infrastructure
- High-Performance Building
- Extensive Site Work
- Vehicle Maintenance Facility

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.

"The commitment to excellence is one that the New York State Police prides itself on and one that your staff has truly shown throughout the duration of this project."

Major William Sprague
Troop Commander, Troop G



SQUARE FOOTAGE
92,685

DELIVERY METHOD
Design-Build

NYS OCFS Training Center East Greenbush, New York



92,685 sf Renovation of what once was a department store to create a new training center for the New York State (NYS) Office of Children and Family Services. Renovated space includes office space, 22 training rooms, 3 computer labs, auditorium, cafeteria, and 4 state of the art simulation rooms.



Schoharie County Jail & Public Safety Facility

Schoharie, New York



SQUARE FOOTAGE
65,000

DELIVERY METHOD
Construction Management

- PROJECT HIGHLIGHTS
- Extensive Site Work
 - Repeat Client
 - Emergency Continuity of Government Center
 - County Jail
 - Sheriff's Department
 - Probation Department
 - District Attorney's Office
 - County Records Office

BBL has worked closely with Schoharie County on various projects for many years. The key to success for their new Jail and Public Safety Facility was putting a strong team in place to ensure all items from design, to bidding, to construction were being finalized in a thorough and clear manner. The project team has been extremely successful in accomplishing these goals and delivering the project on schedule and on budget.

Located on a new site, now out of the floodplain, the new facility replaces the old building which was severely damaged during Hurricane Irene. The new Schoharie County Public Safety Facility includes the County Jail, Sheriff's Department, Probation Department, District Attorney's Office, County Records Office.



New York State Court of Appeals Hall

Albany, New York



SQUARE FOOTAGE
125,000

DELIVERY METHOD
Construction Management

TYPE
Historic Renovation

AWARDS
Honorable Mention,
AGC NYS Build New York Awards

The New York State Dormitory Authority selected BBL to serve as construction manager for major renovations and additions to the historic Court of Appeals Hall in downtown Albany. The project involved the addition of two new wings flanking the rear of the building, and construction of a multi-level, partially subterranean parking structure. To complement the additions, the courthouse received extensive interior renovations with high-end finishes. Asbestos abatement and ventilation system upgrades helped bring the historic structure into the 21st century. In addition, the exterior of the building was restored to match the new additions. This project was selected as Honorable Mention in the prestigious Build New York Awards program held by General Building Contractors of New York State.

W. Kent Carper Safety & Public Health Complex Charleston, West Virginia



SQUARE FOOTAGE
61,500

DELIVERY METHOD
General Contractor



BBL Carlton acquired this job through the hard bid process. This project is a renovation of the 61,500 sf building interior and the restoration of the masonry on the exterior of the existing two buildings. Meticulous care was taken preserve the building's art deco style especially with the plaster and marble restoration.

This project consisted of adding a new gym/weight room, conference rooms, offices, vehicle maintenance garage, communication center, prisoner processing center, parking deck, sheriff commons area, law library, kitchen/breakroom, and emergency generators.

Alfred E. Smith Building

Albany, New York



SQUARE FOOTAGE
650,000

DELIVERY METHOD
Construction Management

TYPE
Historic Renovation



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

Schoharie County Office Building Flood Restoration

Schoharie, New York



SQUARE FOOTAGE
56,000

DELIVERY METHOD
Construction Management

As a result of Hurricane Irene and Tropical Storm Lee, the Schoharie County Office Building was flooded to a depth of seven-feet above the first floor. BBL was selected to manage the repairs to the building, including the relocation of all critical infrastructure to above flood stage. An additional challenge for the project was the need for the County to partially occupy the building during the reconstruction. Further, the County desired to upgrade systems which were not impacted by the flooding, requiring close accounting to separate this value for FEMA.

US Department of HUD Office Renovation

Albany, NY



SQUARE FOOTAGE
15,100

DELIVERY METHOD
Design-Build

Multi-phased tenant improvement project - renovated all of US Dept. of HUD's office space with new floor plans, finishes, and mechanical systems. The main electrical service for the entire building was completely reconfigured to allow the owner to meter each future tenant independently and the fire alarm system for the whole building was replaced under the Core & Shell portion of this project.

80 Broadway
Menands, New York



DELIVERY METHOD
Design-Build Renovations



Renovation of an existing building included interior demilition and asbestos abatement in phase 1 plus a new roof and space renovation in phase 2. Renovations included fitup of extensive space for two New York State offices, the NYS Office of Children and Family Services and the NYS Unemployment Insurance Appeal Board.

Seneca County Correctional Facility

Romulus, New York



SQUARE FOOTAGE
92,000

DELIVERY METHOD
Construction Management



BBL was selected as the construction manager to oversee the construction of a new facility to replace the old, outdated Seneca County Jail. This facility is the largest Public Works project ever undertaken by Seneca County. The new site is located on a portion of the old army depot in Romulus, New York. The new jail includes an administration area, booking station, two male cell pods each with 48 cells and one female cell pod with 20 cells for a total of 152 beds.

NYS Office of State Comptroller Albany, New York



SQUARE FOOTAGE
470,000

DELIVERY METHOD
Design-Build



The Office of the State Comptroller was constructed on an extremely confined site on one of the busiest streets in downtown Albany. A main concern throughout the project was the lack of available space for staging, equipment, disposal and construction. Before construction could begin, an existing 9-story parking garage had to be removed. Phasing the project allowed the parking garage site to be utilized while the tower was being constructed, making the most of the cramped area. Elaborate measures were taken to protect the adjoining buildings. Vibrations were monitored, dust was kept to a minimum, and pedestrians were sheltered from overhead construction.

The third floor of the facility houses the Network Data Operations Area which includes a 12,000 sf Data Center and a 5,000 sf Disaster Recovery Area.

The architecture of the building is marked by extensive use of glass to maximize natural light. The project also included a 100,000 square foot 6 level, pre-cast concrete parking garage.

Warren County Public Safety Facility

Lake George, New York



SQUARE FOOTAGE
118,000

DELIVERY METHOD
Construction Management



Warren County selected BBL to manage the construction of their new public safety building. This new building was built in the Municipal Center Complex adjacent to other County departments. The facility includes a 198 bed jail and an emergency dispatch center.

"Over a period of two years, we developed an excellent working relationship that enhance the project at every level, everyday. As evidence of this, I note the project came in both on schedule and under budget! Our money was clearly in good hands with the BBL team, and your staff is to be commended for a job well done. I have no hesitation in recommending BBL Construction Management to anyone seeking similar management services. We could not have been more pleased with your work.."

- Sheriff Larry J. Cleveland

Schoharie County Office Building Flood Mitigation

Schoharie, New York



DELIVERY METHOD
CM-Agent

After restoring the Schoharie County Office Building from the damage of Hurricane Irene and Tropical Storm Lee, BBL was selected to manage the installation of flood mitigation measures on the county office building. This project consisted of installing a grout wall from 30' below grade to finished grade, 24" high concrete flood wall using form liner to mimic the existing stone buildings, and automatic flood gates were installed at all entry walks that pass through the flood wall as well as the loading dock. Two flood swing gates were installed at the county building rear exit and at the court house, four pump stations were installed to manage any water trapped behind flood gates during rain events, parking lot renovations to accommodate required storm piping, and new lawns and landscaping was required where the flood walls were built.

US Department of HUD Office Renovation

Albany, NY



SQUARE FOOTAGE
15,100

DELIVERY METHOD
Design-Build

Multi-phased tenant improvement project - renovated all of US Dept. of HUD's office space with new floor plans, finishes, and mechanical systems. The main electrical service for the entire building was completely reconfigured to allow the owner to meter each future tenant independently and the fire alarm system for the whole building was replaced under the Core & Shell portion of this project.



SQUARE FOOTAGE
145,000

DELIVERY METHOD
Construction Management

Essex County Public Safety Complex Lewis, New York



When Essex County decided to replace their existing county jail, they selected BBL to manage the construction of the new facility.

The new facility also houses the emergency dispatcher for the County and a State Police office.

"All aspects of the job were always carefully thought out with all parties involved. You should be proud of your staff for a great job well done."

- Frederick H. Buck
Superintendent of DPW

Greene County Municipal Building

Catskill, NY



SQUARE FOOTAGE
105,000

DELIVERY METHOD
Construction Management



Greene County selected BBL to manage the construction of their new Municipal Building. The new facility replaced existing facilities and brought all County services under one roof. The site required demolition and contaminated soil containment. Even with the aggressive schedule that was set for this project it was completed on time.

Rensselaer County Public Safety Building

Troy, New York



SQUARE FOOTAGE
102,000

DELIVERY METHOD
Construction Management

CELLS
192

BBL was selected to manage this four phase project. The first and second phases consisted of the replacement of the roof and site improvements. The third phase included a 192 cell addition with a new control room, kitchen, laundry, classrooms, medical area, recreational yards, and a stand alone maintenance facility. The final phase included the renovation of the existing facility with the conversion of the existing kitchen into locker rooms and training rooms and enlarging the existing visitation area.

Albany County Family Court

Albany, New York



SQUARE FOOTAGE
75,000

DELIVERY METHOD
Design-Build-Lease



Albany County selected BBL to design and build a new family court facility. The new 75,000 square foot facility provides Albany County with new judicial facilities as well as state-of-the-art support spaces. The facility is on a very tight urban site located in downtown Albany. BBL took particular care to ensure that the new building created a positive impact on the local community and blended with its surroundings.



SQUARE FOOTAGE
22,800

DELIVERY METHOD
Design-Build

City of Hudson Fire Station Hudson, New York



BBL was selected by the City of Hudson to design and build a new seven bay fire station. The 22,800 square foot facility also includes an administrative area.



SQUARE FOOTAGE
122,000

DELIVERY METHOD
Design-Build

CERTIFICATIONS
LEED-NC Silver

WV Air National Guard Maintenance Hangar

Charleston, West Virginia



This WV Air National Guard Hangar was constructed in two phases in a total of 42 months. The overall project consisted of a two story pre-fabricated metal building with Administrative office areas and a mezzanine area. The overhead garage doors are 40 feet tall and 125 feet wide. Both the doors and hangar are large enough to allow a C- 130 plane to fit inside. The hangar has an overhead fire suppression system, that within 60 seconds can extinguish a fire. Security measures include steel bollards located around the perimeter of the building, an access card system and security cameras.

Albany County Judicial Center

Albany, New York



SQUARE FOOTAGE
90,000

DELIVERY METHOD
Construction Management

Albany County selected BBL to manage the construction of this new court facility adjacent to the existing county court facility. The facility provides the county with state-of-the-art court rooms as well as required support spaces. The facility is located on a very tight urban site in downtown Albany and was designed to complement the surrounding architecture.

"From the beginning of the Judicial Center Project through occupancy, the staff you assembled has been first-rate. This team working collectively with various agencies within the County throughout the planning, designing, and construction processes guaranteed that the Judicial Center would be an outstanding success."

John J. Quackenbush, Jr. R.A. - Project Manager, County of Albany Court Facilities

New York State United Teachers

Latham, New York



SQUARE FOOTAGE
225,000

DELIVERY METHOD
General Contractor

The 225,000 square foot state-wide headquarters was created by adding a four story 170,000 square foot office to a former big box retail building. The existing big box retail building was renovated to provide a computer center and a conference center. A 300 foot long gently arcing facade was incorporated into the design to form a graceful transition between the disparate masses of the office addition and the renovated building. A two-story entrance concourse serves to unite the spaces within the renovated structure and the new addition. A tiered auditorium is expressed as a cylindrical blue form, serving to provide orientation and blur the line between existing and new construction. The new four-story office building addition features flexible ergonomic work areas, indirect lighting and furniture systems with off module smart wall cabling distribution. A central four-story skylight atrium provides both physical and visual connections while delivering natural light to the interior work areas.