

BBL

BACKGROUND AND QUALIFICATIONS



BBL Family of Companies



GEOGRAPHIC REACH

BBLCampus
Facilities®

BBLConstruction®
Services

BBLHospitality

BBLManagement
Group

BBLMedical
Facilities®

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Charleston, West Virginia 25301
304.345.1300



National Rankings

ENR TOP 100
DESIGN-BUILD FIRMS
50

ENR TOP 400
CONTRACTORS
197

ENR NEW YORK
TOP CONTRACTORS
10

BUSINESS REVIEW
TOP CONTRACTORS
1

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, consistently ranking among the nation's Top 400 Contractors in ENR (Engineering News Record) magazine.

We employ approximately 400 highly talented and experienced construction, design and management professionals in the industry. Our knowledge and expertise allows us to deliver reliable construction solutions, saving our clients time and money while assuring them the highest quality construction and a successful project.

BBL Medical Facilities plans, designs, develops, and builds medical facilities for the marketplace across our nation's healthcare care spectrum. We offer single-source in-house planning, programming, design, development, financial, and construction resources.

BBL's Practice-Ready® delivery system provides solutions for those who wish to avoid the inherent risks and uncertainties of developing a medical facility. At the earliest stage of project development, we provide the following guarantees: project cost and/or lease rate; occupancy date; and the highest quality in construction. We are very flexible and offer a number of development formats to our clients: Design-Build; Lease; Condominium; Partnership; and Turnkey, which includes construction term financing. We also offer: real estate; and site selection/acquisition services.

BBL has a wealth of experience developing ambulatory care centers, medical office buildings, surgery centers, clinics, and numerous other healthcare related specialty buildings. We understand the complexities and varied requirements of each project type and provide maximum value for each of our client's construction expenditures.

Physician groups and clinics have different needs and goals. BBL can plan, design, develop, and build facilities that enables those entities to meet their objectives and thrive.



Services

PLANNING

Conceptual design, cost estimates and schedules are provided to facilitate the project's completion on-time and within budget.

DESIGN

In-house architects and partner firms specialized in a variety of industries to provide innovative designs to meet our client's needs and financial requirements.

DEVELOPMENT

Expertise in obtaining municipal and agency approvals.

CONSTRUCTION

Our design-build process provides our clients high quality, cost efficient construction, delivered on-time and in budget.

OWNERSHIP

A variety of flexible ownership options available to suit our client's needs.

Our organization has developed medical building programs across the country; therefore, we understand regional construction circumstances and local marketplace conditions. We are responsible for a project from the initial planning stage through construction and building occupancy.

BBL is a privately held corporation with fifty years of experience as a design-build general contractor and professional construction manager. We deliver a wide variety of construction projects including healthcare, hospitality, office, higher education, government, retail, and industrial projects.

The BBL team has built a strong 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.

★ **50** ★
★ **Years** ★
★ 1973 | 2023 ★



Corporate Overview Infographic





Design-Build vs. Design-Bid-Build

Integrated Project Delivery

Traditional

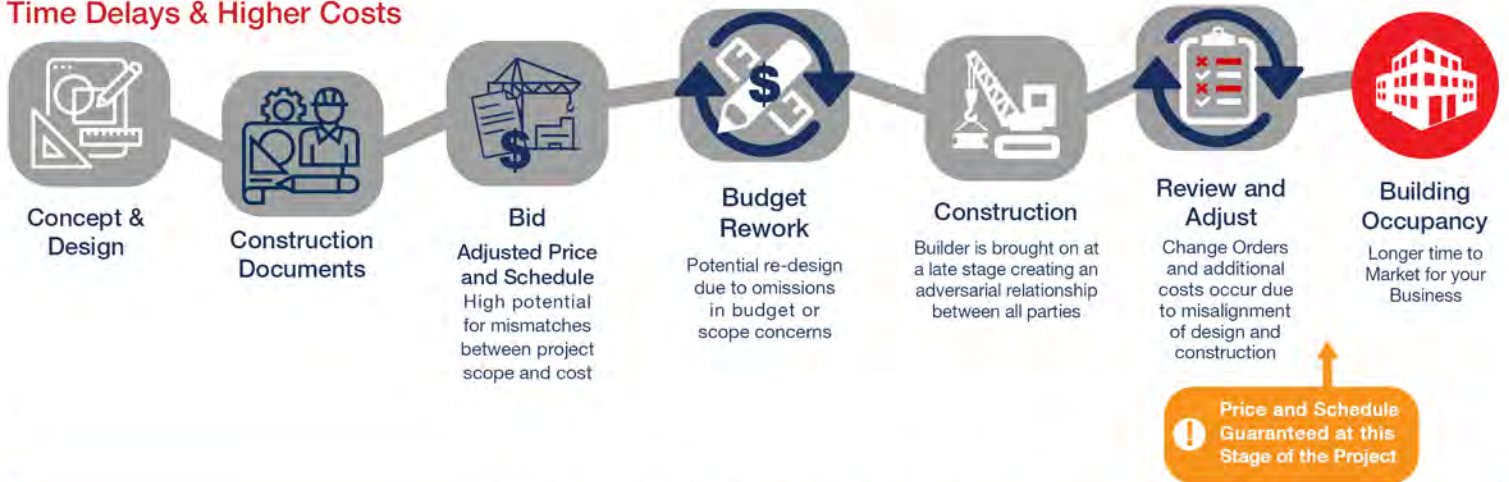
Design-Bid-Build Process



Risks:

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

Time Delays & Higher Costs



TRADITIONAL PROJECT TIMELINE



Design-Build Delivery



Benefits:

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

Guaranteed Schedule & Costs



DESIGN-BUILD PROJECT TIMELINE





HISTORY

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

WHY CHANGE?

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

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

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

DESIGN-BUILD: THE SOLUTION

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

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

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

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

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

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



BBL - A PROVEN TEAM

With over half a century 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 18 consecutive years. No other organization in New York State has come close to this accomplishment.

BBL Medical Facilities®

planners | designers | builders

Over the past 10 years

\$3.5 billion
in projects

10 million
square feet

Areas of Expertise

- Acute Care
- Ambulatory Care
- Ambulatory Surgery
- Cancer Care
- Cardiology/Vascular
- Dental
- Diagnostics Centers
- Medical Office Buildings
- PT/Rehab
- Recovery Center
- Senior Living
- Urgent Care
- Veterinary Care

Services

- Programming
- Planning
- Site Selection
- Development
- Design
- Construction

BBL Medical Facilities is a single-source national expert serving the nation's foremost healthcare providers for over 50 years.

Our clients work with our medical facility experts to provide the highest level of quality, delivering attractive, efficient, and cost-effective healthcare facilities where your practice can thrive.

Our facilities are designed for flexibility and adaptability to foster the demands of today's rapidly evolving healthcare services and delivery methods, supporting our healthcare professionals' short-term and long-term needs for ultimate facility utilization.

Medical Facility Types



Multi-Specialty



Dentistry



Orthopaedics



Skilled Nursing



Ambulatory Surgery Center



Gastroenterology



Veterinary Care



ENT



Cardiology



OB/GYN



Pediatrics



Family Practice

BBL Medical Facilities is an award winning, national Design-Builder of Healthcare Facilities serving the Eastern and Central time zones. We are a single-source organization offering in-house programming, planning, design, development, and construction services via our trademarked Practice-Ready Delivery System. Learn more at www.bblinc.com.



CDPHP/CCP Headquarters & Medical Office Building Latham, New York



SQUARE FOOTAGE
263,000

DELIVERY METHOD
Design-Build

BBL provided design-build construction services for this new, 3-story, 263,000 square foot, state-of-the-art medical arts complex located at 6 Autopark Drive (renamed Wellness Way) in the Town of Colonie. It is the second largest office building in New York's Capital District.

The facility is the next step in the integration of services between CCP and CDPHP, which announced a partnership to form a management services organization (MSO) to support all non-clinical functions for the CCP family of practices. The complex at Wellness Way is designed with the patient experience in mind, with on-site cafés, more green space, electric car charging stations, heated sidewalks, several access points for patient drop-off, and greater opportunity for specialties to collaborate.

Coastal Orthopedics (East)
Bradenton, Florida
(Recently Completed)



SQUARE FOOTAGE
88,000

DELIVERY METHOD
Design-Build

MOB INCLUDES

- Orthopedic Clinic
- Laboratory Services
- Physical Medicine & Rehabilitation
- Imaging & X-Ray, DME
- Ambulatory Surgery Center - 6 ORs
- MRI Suite
- Shell Space for future expansion

Coastal Orthopedics of Southwest Florida selected BBL to design and build their new Medical Office Building / Ambulatory Surgery Center (MOB/ASC) in Bradenton, Florida. The two-story, 88,000 SF facility now houses: Orthopedic Clinic/X-Ray/DME; Ambulatory Surgery Center (6 ORs); MRI Suite; Physical Therapy; Administration; and Shell Space for future expansion.

Coastal Orthopedics (West)

Bradenton, Florida
(Recently Completed)



SQUARE FOOTAGE
35,200

DELIVERY METHOD
Design-Build

MOB INCLUDES

- Orthopaedic Clinic
- Imaging & X-Ray, DME
- MRI Suite
- Physical Medicine & Rehabilitation
- Shell space for planned future expansion

Coastal Orthopedics of Southwest Florida selected BBL to design and build a new Orthopaedic Clinic to replace their existing West location in Bradenton, Florida. The two-story, 35,200 SF facility houses: Orthopaedic Clinic/X-Ray/DME; MRI Suite; Physical Therapy; Administration; and is master planned for future expansion.

Sioux Falls Orthopedic Institute
Mitchell, South Dakota
(Recently Completed)



SQUARE FOOTAGE
8,000

DELIVERY METHOD
Design-Build

BBL was selected to design and build a freestanding, wood-framed clinic for Sioux Falls Orthopedic Clinic. This facility is one of three projects where BBL is providing design-build services for Orthopedic Institute and will serve as a satellite clinic.

MedStar Shah Health MOB

Waldorf, Maryland



SQUARE FOOTAGE
51,000

DELIVERY METHOD
Design-Build

MULTISPECIALTY MOB INCLUDES

- Phlebotomy
- Advanced Clinic
- Chemotherapy Infusion
- Pharmacy
- Primary Care Clinic
- Multispecialty Clinic
- Surgical Specialties Clinic
- Cardiology Clinic
- Cardiology Diagnostic Suite
 - Nuclear Camera
- Outpatient Surgery Center
 - 1 OR
 - 2 Endoscopy Procedure Rooms
 - 11 Recovery Beds
- Imaging Suite
 - MRI
 - CT
 - X-Ray
 - DEXA
 - Mammography
 - Ultrasound

BBL was selected by MedStar Shah Medical Group to design and build a freestanding, 3 story, 51,000 SF medical office building in Waldorf, MD. The site of the new building required BBL to raze an existing 5 story, 42,000 SF office building prior to beginning any construction.

The new building is a multi-specialty Medical Office Building housing the following services: a phlebotomy lab, an advanced access clinic, a chemotherapy infusion suite, a retail pharmacy, an imaging suite, a primary care clinic, a medical specialties clinic, a cardiology and cardiology diagnostic clinic, a surgical specialties clinic, and an outpatient surgery center. The imaging suite is complete with an MRI, a CT, an X-Ray, a DEXA scanner, a mammogram, and ultrasounds. Additionally, the cardiology diagnostic clinic includes a nuclear camera. The outpatient surgery center has one OR, two Endoscopy Procedure rooms, and eleven recovery beds.

1785 Route 9
Clifton Park, New York



SQUARE FOOTAGE
40,000

DELIVERY METHOD
Design-Build

MULTISPECIALTY MOB INCLUDES

- Allergy & Asthma Services
- Audiology
- Blood Draw Station
- Cardiology
- ENT Services
- Gastroenterology
- Immunology
- Pharmacy
- Phlebotomy
- Renal Care
- Telemedicine

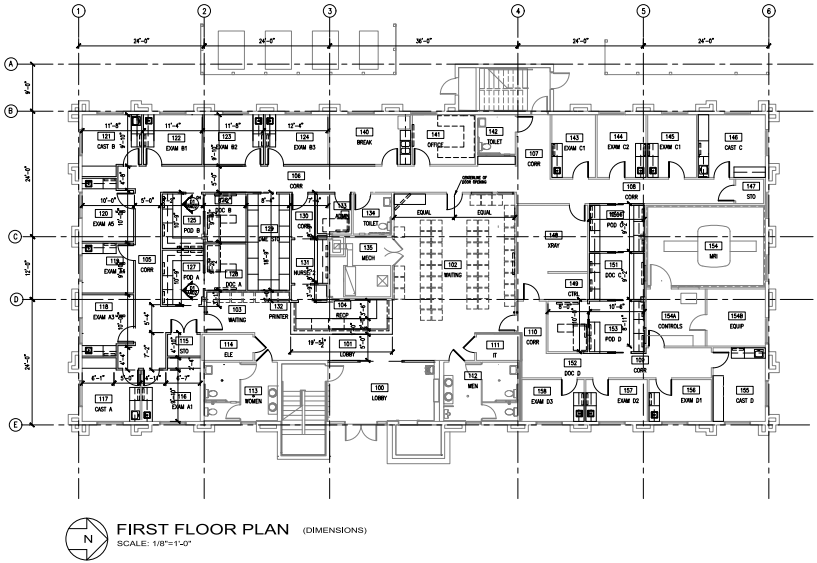
BBL provided design-build services for the conglomerate of Paulsen Development, CDPHP Capital Cardiology Associates, Albany Gastroenterology Associates, Albany ENT, and Capital District Renal Physicians. This state-of-the-art medical office building was the third facility in a series of design-build projects with Paulsen Development. The project was the first to consolidate shared administrative services for multiple physician groups using privately developed secure technology to integrate multiple electronic medical records (EMR) systems. The shared services include a centralized check-in and check-out station, waiting rooms, phlebotomy, pharmacy, and community rooms. The project included an array of interior and exterior finish upgrades to make it one of the most unique and innovative medical office buildings in the Capital Region.

Amenities

- Valet Parking
- Electric Car Charging Stations
- Heated Sidewalks
- Café
- Telemedicine Pods
- Patient Education Center
- Kids Nook



Orthopaedic Associates
Destin, Florida
(Recently Completed)



SQUARE FOOTAGE
13,000

DELIVERY METHOD
Design-Build

- MOB INCLUDES
- Orthopaedic Clinic
 - MRI Suite
 - X-Ray
 - Physical Therapy
 - 4 Cast Rooms
 - 14 Exam Rooms

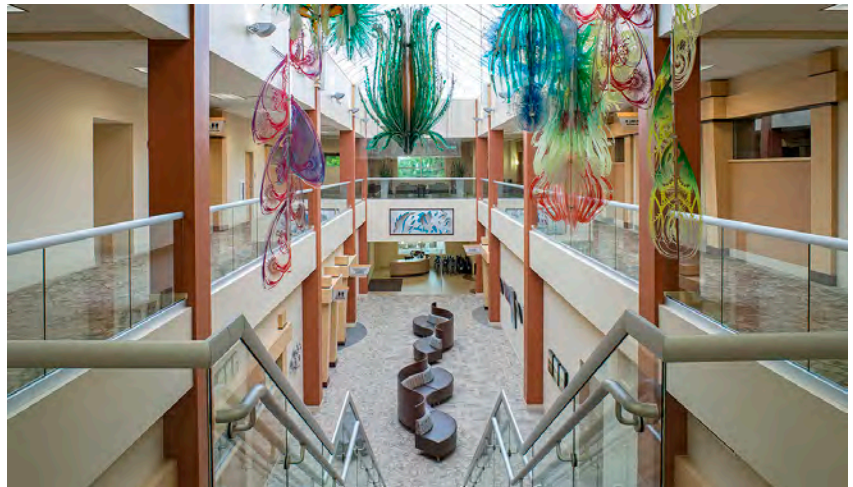


After constructing two Medical Office and ASC buildings in Fort Walton Beach and Crestview, Orthopaedic Associates invited BBL to provide renovations to their facility in Destin, Florida. The renovation work was conducted in phases to ensure that the existing medical practice could remain open and fully operational during construction.

“This is our third successful project with BBL. We are proud to recommend your company to other professional organizations as a top rate Design-Builder and we look forward to working with BBL again on future projects.”
Chris Bailey, Director of Operations
Orthopaedic Associates

Physicians' Clinic of Iowa

Cedar Rapids, Iowa



SQUARE FOOTAGE
220,000

DELIVERY METHOD
Plan-Design-Build

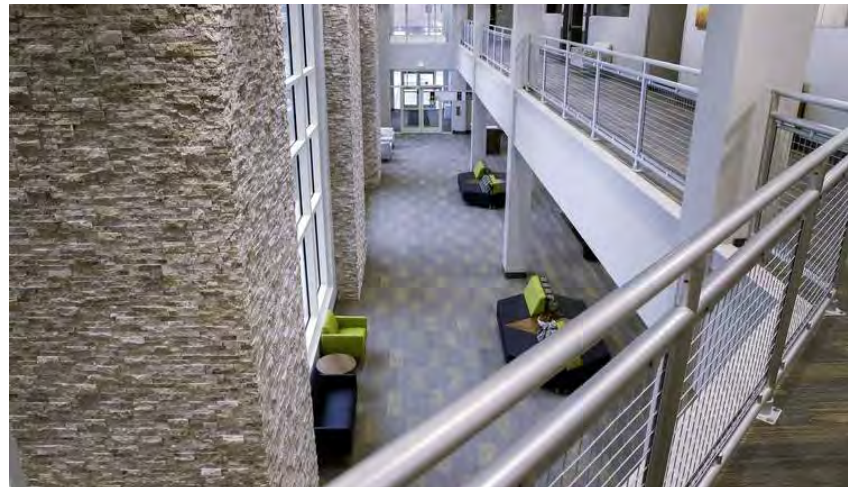
MULTISPECIALTY MOB INCLUDES

- Multi-Disciplinary Clinic
- Diagnostic Lab & Testing Services
- Imaging Center
- Pharmacy
- Patient Community Center
- Independent Healthcare Tenants
- Full Service Cafe

Physicians' Clinic of Iowa (PCI) is a 79-provider multi-specialty group of medical and surgical specialists serving the healthcare needs of Eastern Iowa. The group had 5-Cedar Rapids locations that housed its 14-specialties. PCI wished to consolidate and expand its resources at the same time become more efficient. PCI envisioned developing a state-of-the-art ambulatory care facility that consolidates PCI's existing five medical office buildings and ancillary services into one singular structure, a Medical Mall. The new Mall houses PCI clinics and specialty centers, multi-disciplinary clinics, a diagnostic laboratory, an imaging center, diagnostic testing services, a pharmacy, and a patient and community education center that also provides healthcare screening services. The facility also houses additional independent health-care related tenants and a full service café. BBL was selected to plan, design, and build PCI's medical facility. BBL has a great deal of experience developing medical malls, which was a significant factor in the company's selection. Additionally, BBL provided the physicians with an up-front "guaranteed" cost at the earliest stage of development. This "guarantee" was also a great deal less than other proposals received.

Physicians' Clinic of Iowa Medical Pavilion II

Cedar Rapids, Iowa



SQUARE FOOTAGE
98,000

DELIVERY METHOD
Plan-Design-Build

BBL was welcomed back by Physician's Clinic of Iowa (PCI) to plan, design, and build a second pavilion in its "medical mall", adjacent to the first medical pavilion. BBL's extensive experience developing medical malls, as well as the client's positive experience throughout the previous project were the determining factors in the company's selection. Once again, BBL provided the physicians with an up-front "guaranteed" cost at the earliest stage of development.

The new 98,000 sf, three-story freestanding multi-tenant medical office building is connected to the existing facility by a skywalk over 2nd Avenue, providing convenient access between the two pavilions.

Medical specialties within PCI's Medical Pavilion II include: Primary Care & Wellness Center; Laboratory Services; Podiatry & Foot Health; Spine Center; Physical Medicine & Rehabilitation; Vascular and Endovascular Surgery Center; Imaging & X-Ray; Neurology & Sleep Medicine; and the Eastern Iowa Sleep Center.

Ortho NY / Albany ENT & Allergy Services

Albany, New York



SQUARE FOOTAGE
54,000

DELIVERY METHOD
Design-Build

This 54,000 square-foot, two-story medical office building is the newest location for two specialty healthcare practices, Ortho NY and Albany ENT & Allergy Services. The facility includes a new 22,000 square foot ambulatory surgery center on the second floor with six operating rooms and 23 pre-procedure and recovery rooms. The main practice offices and services reside on the first floor.

Ortho NY provides a full spectrum of high quality orthopaedic care to New York's Capital Region. Their board certified orthopedists offer their expertise to patients in the areas of orthopaedic surgery, foot and ankle pain, MRI, x-ray, sports medicine, arthroscopy, and more.

Albany ENT & Allergy Services is a comprehensive practice devoted to the care of adults and children with disorders of the ear, nose, throat, head and neck.

Orthopaedic Associates
Crestview, Florida



SQUARE FOOTAGE
13,888

DELIVERY METHOD
Design-Build



BBL provided Design-Build construction services for this free-standing one-story orthopaedic clinic. The 13,888 sf facility includes a therapy suite, x-ray and MRI.

This state-of-the-art facility now offers the latest and most advanced sports medicine and orthopaedic care. Orthopaedic Associates provides access to a comprehensive continuum of care through on-site services including durable medical equipment, MRI, physical therapy, regenerative medicine, surgery centers, and x-rays.

Capek Plastic Surgery & MedSpa

Latham, New York



DELIVERY METHOD
Renovation and Fit-Up

As part of the renovations BBL provided for the overall building at 1003 New Loudon Road in Latham, our team performed several fit-up projects for tenants, including Capek Plastic Surgery and MedSpa. With this location now serving as the main office, Dr. Capek provides plastic surgery, injectables, skincare and laser treatments.

Red Hills Surgical Center

Tallahassee, Florida



SQUARE FOOTAGE
17,085

DELIVERY METHOD
Plan-Design-Build

A 495 bed hospital, Tallahassee Memorial Healthcare (TMH), and a consortium of 30 physicians formed a joint venture partnership to develop a multi-specialty ASC. The consortium consisted of ENT physicians, general surgeons, obstetricians, ophthalmologists, and orthopedic surgeons.

Patients enter the ASC under a large porte-cochere and exit the surgery center under a separate discharge canopy. Staff and physicians enter through a discrete entry which accesses a lounge that is connected to male and female lockers.

The 17,085 square foot ASC consists of 5 ORs with patients entering the suite through a sterile corridor. Each OR is supplied from the rear via a semi-sterile supply corridor. The ASC features centralized nurse stations that are conveniently located between the PreOp and Stage One Recovery areas. This strategic location provides nursing with excellent visualization of the patients, during all phases of the process.

Orthopaedic Associates of Fort Walton Beach

Fort Walton Beach, Florida



SQUARE FOOTAGE
8,600 sf ASC
47,000 sf MOB

DELIVERY METHOD
Plan-Design-Build



Orthopaedic Associates (OA) and Emerald Coast Eye Institute wished to upgrade its main Fort Walton Beach offices. The physicians requested to expand services and develop a state-of-the-art ambulatory surgery center (ASC), on the campus of the 247 bed, Fort Walton Beach Medical Center. The group selected BBL to plan, design, develop and build its new medical office building to include the Orthopaedic Center, Eye Clinic, and ASC.

BBL designed a contemporary facility that is focused on customer convenience, satisfaction and efficiency. A large canopy easily permits patients to be dropped off and picked up under cover. An attractive lobby and spacious reception/waiting area warmly greets patients at OA's 1st floor practice location and the 2nd floor Eye Center. Physical Therapy for the OA group is also housed on the 2nd floor.

OA's 3-OR ASC is located on the 3rd floor. The ASC is designed to save steps with patients escorted in an efficient circular pattern. Incoming surgery patients do not cross paths with discharged patients. OA administration, IT and a conference room are also located on the 3rd level.



Center for Sports Medicine & Orthopaedics
Chattanooga, Tennessee
(Recently Completed)



SQUARE FOOTAGE
37,600

DELIVERY METHOD
Design-Build

BBL was selected to design and build a freestanding, 37,600 sf Ambulatory Surgical Treatment (ASTC) Center in Chattanooga, TN for Center for Sports Medicine and Orthopaedics.

The new ASTC includes ten (10) operating rooms and associated support spaces.

OrthoNY
Clifton Park, NY



SQUARE FOOTAGE
40,000

DELIVERY METHOD
Design-Build

BBL was selected to design and build a freestanding, 40,000 SF medical office building in Clifton Park, NY. The two-story facility now serves as a flagship location and houses all of OrthoNY's services under one roof.

The new facility offers a wide range of orthopedic care including a general clinic, imaging services, pain management services, a state-of-the-art physical therapy space with exercise equipment and a walk-in urgent care.

Oak Orthopedics
Bourbonnais, IL



SQUARE FOOTAGE
43,000

DELIVERY METHOD
Design-Build



Oak Orthopedics selected BBL to design and build their replacement Clinic/ASC facility. The new building is located in Bourbonnais, Illinois and includes a full service Orthopedic Clinic (X-Ray, DME, MRI Suite, Physical Therapy, and Administration) along with a three (3) OR Ambulatory Surgery Center. BBL has master planned the site for future expansion.

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.

Downeast Surgery Center

Bangor, Maine



SQUARE FOOTAGE
15,000

DELIVERY METHOD
Design-Build

BBL was invited to build this new Ambulatory Surgery Center for Downeast Orthopedics. This 15,000 square-foot, single-story ASC includes three operating rooms, with two rooms set up for total joint procedures, 12 pre/post op beds, and offices for four physicians. The project was completed within schedule and under budget.

Capek Plastic Surgery & MedSpa

Latham, New York



DELIVERY METHOD
Renovation and Fit-Up

As part of the renovations BBL provided for the overall building at 1003 New Loudon Road in Latham, our team performed several fit-up projects for tenants, including Capek Plastic Surgery and MedSpa. With this location now serving as the main office, Dr. Capek provides plastic surgery, injectables, skincare and laser treatments.

Nebraska Spine Center

Omaha, Nebraska



SQUARE FOOTAGE
96,345

DELIVERY METHOD
Design-Build

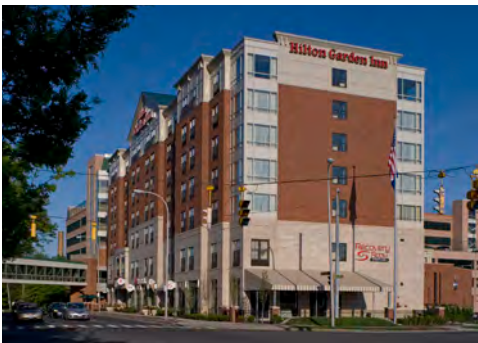
Needing to upgrade, expand and augment their facility, Nebraska Spine Center (NSC) purchased a highly visible piece of real estate in Omaha's upscale Commercial Federal Business Park to develop a state-of-the-art orthopedic center. The physicians selected BBL to plan, design, and build their new medical office building.

NSC's clinical program consists of eight examination pods. Each pod contains four exam rooms. Two examination pods are arranged side-by-side to form a cluster of eight rooms. This gives a physician the ability to access and work anywhere from two to eight exam rooms.

The NSC consists of eight fellowship-trained orthopedic surgeons and was founded in 1979. NSC is one of only 28 spine practices dedicated solely to the treatment of spine conditions in the United States and is also the only all-spine practice in Nebraska.

Albany Medical Center-New Scotland Avenue

Albany, New York



SQUARE FOOTAGE
150,000 +

DELIVERY METHOD
Design-Build

The transformation of New Scotland Avenue began with the construction of the Hilton Garden Inn across from Albany Medical Center. It has now extended down the street with four new office buildings including retail space and a parking garage.

16 New Scotland Avenue: The first floor of the 54,000 sf building is occupied by retail stores including a pharmacy and bank. Upper floor tenants include private medical offices. The project also involved the installation of new sidewalks, plantings, hidden utility infrastructure, and handicapped accessibility.

22 New Scotland Avenue: A 5-story, 77,000 sf building currently accommodates the Medical Center's support service departments, including human resources, health information services, faculty practice administration, employee health services, security, and materiel management, among others.

50 New Scotland Avenue: A 9-story mixed-use medical/office/retail building includes various medical practices affiliated with Albany Medical Center, as well as a Panera Bread Bakery Cafe.

VA Office Building: A 33,000 square foot building was constructed to house administrative offices for the Albany Stratton VA Medical Center. The 3-story building includes a partial basement and is constructed of structural steel with metal stud framed exterior walls and a brick façade. The office building was constructed on land owned by hospital.

Orthopedic Partners
Niantic, Connecticut



SQUARE FOOTAGE
30,476

DELIVERY METHOD
Design-Build



Orthopedic Partners (formerly Norwich Orthopedic Group) needed to expand their practice in response to their growing patient population. BBL Medical Facilities was asked to study a number of project scenarios on behalf of the group to best meet this need.

BBL analyzed Orthopedic Partners' existing practice goals and objectives and studied their current medical office building which had available shell space. The size of the space was determined inadequate and the location would not address one of the group's access issues of a convenient office location close to their growing patient population. A second scenario would have involved the purchase of an empty building suitable for renovation to medical space, in the correct location; however the size was inadequate for the full medical program.

The final approved solution was raw land in an open field that eliminated the space concern for a new building. This location solved the access issue and provides high visibility along a major interstate, I-95. The single story, wood framed building was delivered on time and on budget. The immediate and projected needs of the group are met while providing space for future growth of the practice with available shell space.



St. Peter's Hospital Patient Care Pavilion

Albany, New York



SQUARE FOOTAGE
267,000

DELIVERY METHOD
CM at Risk with GMP

AWARDS
Pending LEED Silver

St. Peter's Hospital is one of the region's major healthcare facilities. The original site included a 442 bed acute care hospital, two skilled nursing facilities and the Community Hospice. A major infrastructure upgrade to the facility was completed in multiple phases over several years. The Phase II program consisted of upgrades to the site utilities with a new substation, and generator building, a new entrance building connecting the existing Cancer Center building to the main hospital and a new seven story Patient Care Pavilion Tower addition on the west side of the hospital's acute care facility.

The Tower consists of: main entrance, chapel, four procedure room endoscopy suite, and pharmacy. First Floor Cardiology Department; one 1,400 sf hybrid heart operating room (1 of only 29 in the world), three vascular ORs and four heart ORs. Second Floor Surgical Department; sixteen ORs. Third Floor; 35-bed post partum unit, neonatal intensive care nursery and general nursery. Fourth and Sixth Floors; two 35-medical/surgical bed units, one M/S unit per each floor. These upgrades added over 267,000 square feet of new space to the hospital.

Berkshire Medical Center

Pittsfield, Massachusetts



SQUARE FOOTAGE
51,000

DELIVERY METHOD
Plan-Design-Build

The Berkshire Medical Center hired BBL to plan, design, and build a new medical facility and an employee parking structure to address program requirements. With BBL's trademarked Practice-Ready delivery system, the company provided BMC with up-front "guaranteed" pricing at the earliest stage of project development.

An 8-OR ASC is located on the second level of the new two-level 51,000 square foot structure which includes 11-pre-op stations, 8-post-anesthesia recovery bays, and 12-phase two recovery stations. The ORs are supplied by a rear service corridor via a case-cart system. To segregate admission and patient-discharge, separate elevators are provided: one elevator to access patients, a second to egress patients, with a third elevator to accommodate staff and material supply.

The building program also includes a new physical therapy department that is located on the first floor and a 618-car parking structure.

Athens Gastroenterology Associates

Athens, Georgia



SQUARE FOOTAGE
16,500

DELIVERY METHOD
Plan-Design-Build

Athens Gastroenterology Associates (AGA) is a 2 physician GI provider serving Northeast Georgia. AGA needed to expand its practice by developing a medical office building (MOB) and an endoscopy center. The physicians purchased a pad-ready land parcel located in a 6-unit-condominium-site medical park. BBL offered AGA plan/design/build services and up-front "guaranteed" pricing at the earliest stage of project development.

The MOB's 11,000 sf first floor consists of an efficiently clustered 12 exam room clinical area and a 3 procedure room endoscopy center, each area having separate waiting areas. A main entrance and a discrete endo-suite exit were provided to ensure patient privacy. A strategically located 2 station Remicade Treatment Infusion Center provides patients and physicians with immediate access to the Center. The endo-suite's centrally located nurse's station affords AGA staff with direct peripheral-observation of the 3 prep bays and 9 recovery stations. Four physician offices, administration, billing, IT, conference, and a break room are located on the MOB's 5,500 sf second floor.

Eden Hill Medical Center

Dover, Delaware



SQUARE FOOTAGE
140,000

DELIVERY METHOD
Design-Build

The Eden Hill Medical Center wanted to create a health-park, medical office building (MOB), and medical-mall for the community. The physicians' new medical facility consists of medical office space, a dental suite, a 6 OR ambulatory surgery center and an imaging center. Completing the look of this new medical office building is a Mansard style roof.

BBL was able to provide a "guaranteed" cost to plan, design and build the project by employing its trademarked Practice-Ready® Delivery System. Practice-Ready® has been specifically created for entities that wish to avoid the uncertainties and inherent pitfalls of developing medical building programs.

St. Peter's Health Partners - Chelsea MOB

Clifton Park, New York



SQUARE FOOTAGE
17,000

DELIVERY METHOD
Renovation

Renovation of an existing 17,000 square foot one-story Medical Office Building to be leased and occupied by St Peter's Health Partners Medical Associates. This Medical Office Building Fit-up is built to meet Trinity Health Ambulatory Design Standards and includes Cardiac Imaging Suite inclusive of a PET/CT Scan Room, Vascular Procedures Suite with (2) Procedure Rooms, and Primary Care and Specialty Clinic Suites utilizing premanufactured exam room casework by Herman Miller.

Strictly Pediatrics

Austin, Texas



SQUARE FOOTAGE
130,000

DELIVERY METHOD
Plan-Design-Build

This four story Medical Office Building (MOB) is on the Children's Medical Center campus, in suburban Austin, TX. Also included is a 651 car, five story pre-cast parking garage. The MOB is connected to the medical center with a 300 foot concrete underground tunnel. The first floor of the MOB is composed of an Ambulatory Surgery Center (17,500 sf), which contains six (6) operating rooms, an imaging center with an MRI, a CT, and multiple x-ray exams. Also located on the first floor is a dialysis center, a pharmacy, and a gift shop.

This project received a 3 star rating in the Austin Energy Green Building Program, which is equivalent to a LEED Silver Certification.

Healthcare Partners of Saratoga

Malta, New York



SQUARE FOOTAGE
60,000

DELIVERY METHOD
Design-Build

Healthcare Partners of Saratoga (HPS) is a joint venture formed by Saratoga Hospital and Albany Medical Center. HPS retained Columbia Development Companies and BBL Medical Facilities to design-build and lease a medical facility that houses their new Outpatient Care Center (OCC). The OCC consists of urgent care, imaging, laboratory and medical offices which is located in Malta, Saratoga County, New York. The urgent care, imaging, and laboratory departments occupy the entire first floor, with physicians' practices including family practice and specialty medical offices occupying the second floor.

Patient comfort and convenience were major design priorities and were incorporated into the facility's contemporary floor plan arrangement. The shared waiting room for imaging and laboratory departments is adjacent to urgent care, with vending, a children's play area and public toilets close by. Two central elevators and a staircase are located immediately inside the main entry to allow patients to access the offices on the second floor without entering the first floor departments. Imaging consists of two radiography rooms, mammography, ultrasound and CT with space for a future MRI. The adjacent laboratory department has three phlebotomy stations. Five separate physicians' practice units are located on the second floor and completes the comprehensive services offered by the facility.

BBL

Saratoga Partners North

Malta, New York



SQUARE FOOTAGE
40,000

DELIVERY METHOD
Design-Build

BBL was invited to build this new Ambulatory Surgery Center for Saratoga Partners North Realty, LLC, a collaboration between Albany Medical Center and Saratoga Hospital. This 40,000 square-foot, two-story medical office building is the latest facility to be added to the multi-practice Saratoga Medical Park campus in Malta, NY and is the newest location for The Bone and Joint Center. The new ambulatory surgery center includes six operating rooms and a full service orthopaedic practice.

989 Route 146
Queensbury, New York



SQUARE FOOTAGE
14,400

DELIVERY METHOD
Design-Build

Demolition of three existing buildings and associated sitework to redevelop the parcel for (3) new 4,800 single story medical office buildings. Buildings house four healthcare tenants.

ANCHOR TENANTS

- Albany Med EmUrgentCare
- Capital Region Orthopaedic Associates (CROA)
- Nicolla Physical Therapy
- Sitwell Dental.

Pinehurst Medical Clinic

Pinehurst, North Carolina



SQUARE FOOTAGE
52,000

DELIVERY METHOD
Plan-Design-Build

The Pinehurst Medical Clinic (PMC) is a 50 physician multi-specialty group practice offering a broad range of primary and specialty care services to five counties in North Carolina. The group wished to upgrade its gastroenterology service, which was undersized and unable to keep up with patient volume. PMC wanted to expand the existing 2 procedure room endoscopy suite to 5 rooms, along with providing the appropriate patient waiting and support elements and patient-friendly examination spaces.

The new endoscopy center includes: 5 procedure rooms with a 6th room for future development; 10 preparation bays; and 12 recovery stations. The clinic includes three 5 examination room pods, with each pod designed to serve one physician and one physician's assistant. The clinic also includes offices for 8 physicians. The MOB's exterior facade has been developed with a classic southern style that blends harmoniously with Pinehurst's traditional architectural character.

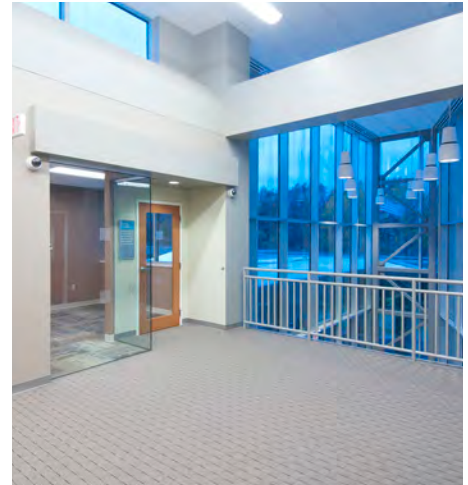
Ellis Medicine Medical Center of Clifton Park

Clifton Park, New York



SQUARE FOOTAGE
38,000

DELIVERY METHOD
Plan-Design-Build



Ellis Medicine made a decision to reinforce their presence in the southern Saratoga County/north suburban, Albany NY market with an Enhanced Urgent Care Center. Recognizing a large portion of their existing emergency visits came from this region, a site was selected along a major north/south expressway that provided high visibility with easy access and abundant patient parking. BBL was selected to provide Design/Build services in collaboration with Stratton Brook Associates of West Simsbury, Ct.

Ellis Medicine services include an Enhanced Urgent/Care Center on the first floor with immediate access to an Imaging Suite including CT & MRI diagnostics and a full Lab with Draw Stations. The second floor provides access to specialists, both private and hospital physicians in Orthopedics, Cardiology, Endocrinology and Primary Care. BBL successfully delivered these Design/Build services within the budget and schedule promises, made early in the development process.

Within a year of opening, the Center experienced immediate patient acceptance and utilization out performed original volume projections. BBL was asked to return to the project and expand the Enhanced Urgent Care suite into adjacent shell space that was planned for such an expansion. Initially designed to be open 18 hours/day, 6 days per week, the Center continues to be successful and is open 24/7, 365 days per year.

University Orthopedic Center Altoona, Pennsylvania



SQUARE FOOTAGE
12,500

DELIVERY METHOD
Plan-Design-Build

Fifteen Pennsylvania physicians formed a Limited Partnership and hired BBL to plan, design and build this multi-specialty ambulatory surgery center (ASC).

Convenience and comfort were considered and designed into the ASC from the facility's main entry to the discharge exit. The waiting room features high ceilings with full height windows that permit generous vistas to the exterior and natural light to filter into the area. The reception and interview area has been located a distance from the waiting to ensure patient confidentiality and privacy. The facility includes four class 'C' operating rooms, 4 Pre-Op bays, and 12 PACU and step-down recovery bays.

As of January 2016, Blair Orthopedics merged with University Orthopedic Center.

Delaware Avenue Health Park

Delmar, New York



SQUARE FOOTAGE
47,850

DELIVERY METHOD
Design-Build



Demolition of two existing structures occurred to allow for the construction of a new 2-story, 47,850 square foot medical office building. The building consists of structural steel and metal stud framing with concrete slab-on-grade and slab-on-deck cultured stone veneer with cement board siding and composite trim.

The first floor interior fit-up included a reception area, waiting area, exam rooms, imaging suite, audiology department, business center, and offices.

The second floor included two medical office spaces with additional space available for future fit-ups. An orthopaedics clinic is located in one of the two spaces and included a waiting/reception area, exam and casting rooms, break room, restrooms, offices, and an imaging suite. The second space was constructed to house a general medical office and consisted of a reception/waiting area, exam rooms, nurse's station, shared offices, laboratory, restrooms, and a break room.