

BBL

BACKGROUND AND QUALIFICATIONS



SENIOR LIVING EXPERIENCE



BBL Family of Companies



BBLCampus
Facilities®

BBLConstruction®
Services

BBLHospitality

BBLManagement
Group

BBLMedical
Facilities®

☆ CORPORATE HEADQUARTERS
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Albany, New York 12203
518.452.8200

○ REGIONAL OFFICE
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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 in excess of \$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 healthcare, hospitality, financial institutions, multifamily housing, commercial office, senior living, higher education and student housing, non-profit organizations, government, retail, and industrial projects.

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. 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

MODERN HEALTHCARE TOP
DESIGN-BUILD COMPANIES

1

BUSINESS REVIEW TOP
CONTRACTORS

1

ENR NEW YORK TOP
CONTRACTORS

10

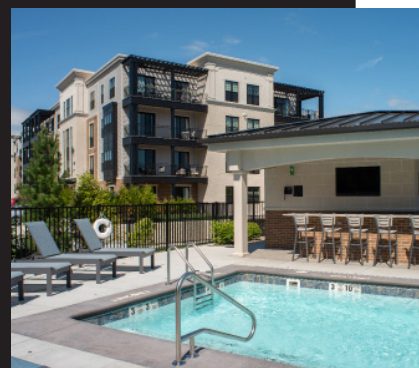
ENR TOP 100
DESIGN-BUILD FIRMS

50

ENR TOP 400
CONTRACTORS

197

★ 50 ★
★ Years ★
★ 1973 | 2023 ★



BBL

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 approvals and facilitation of the appropriate financing structure provided.

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.

MANAGEMENT

Professional property management services tailored for each client's requirements.



BBL

11
MILLION
SQUARE FEET

80+

HOUSING
Communities
BUILT

Senior
HOUSING

CONSTRUCTION
EXPERTS

Years in Business

50+

Leadership in
Design-Build



Guaranteed
Delivery Solutions



that save our clients
Time and **Money**

400



Employees

AGC Safety Award

20 years
in a row



EMR
0.47%

LOST TIME
INJURIES

0

Proven Record



On-time and
On-Budget

Geographic Reach

30+
States



Top Ranked Firm

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

\$500m

Annual Construction Sales





Design-Build vs. Design-Bid-Build

Integrated Project Delivery

Traditional

Design-Bid-Build Process



Owner

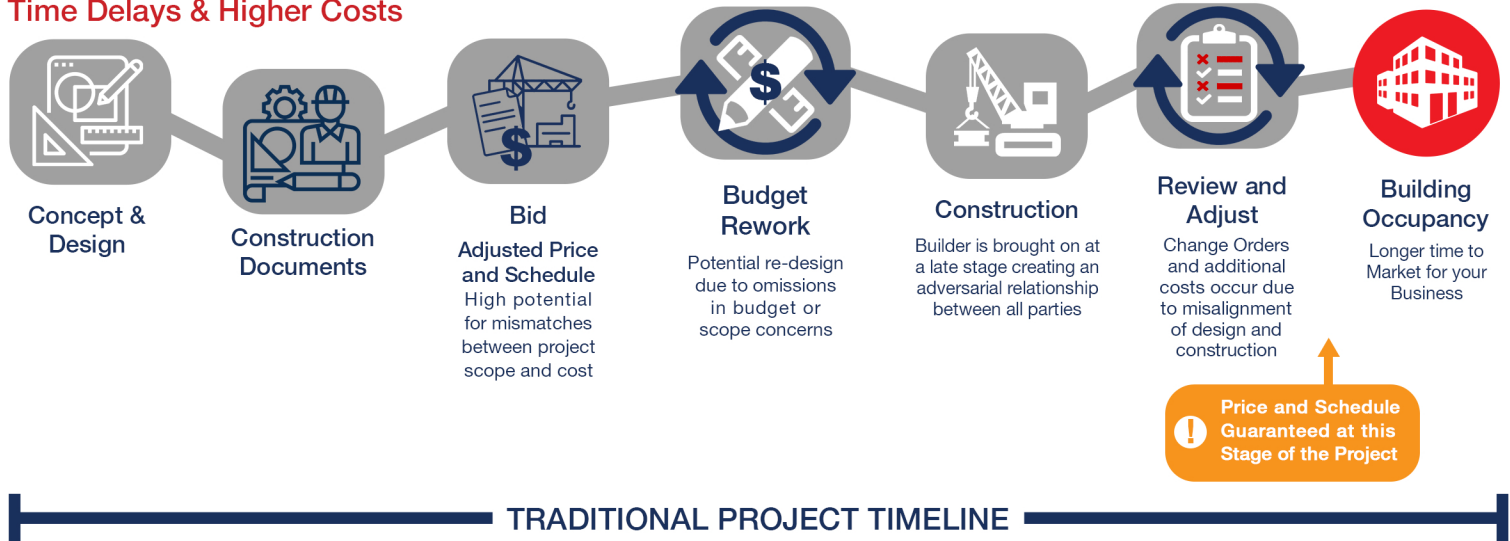


Architect

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

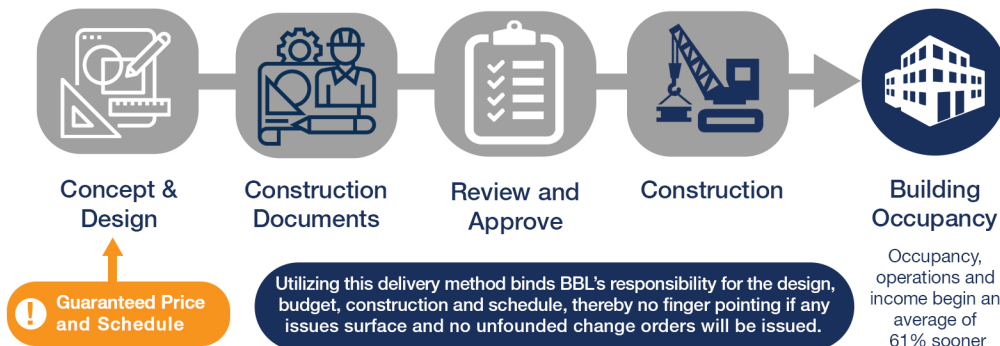


BBL

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

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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 19 consecutive years. No other organization in New York State has come close to this accomplishment.



planners | designers | builders

Senior Living

*Over the past 10 years in
Senior Living & Healthcare*

\$4.5 billion
in projects
11 million
square
feet

Areas of Expertise

Active Adult
Independent Living
Assisted Living
Skilled Nursing
Memory Care

Services

Programming
Planning
Site Selection
Development
Design
Construction

BBL has developed the expertise, process, and delivery systems to bring our client's senior housing projects to successful completion on time and on budget.

We know that senior living projects require special attention to scheduling around activities on busy senior and healthcare campuses, and that they must be completed on time to realize the anticipated benefits/returns of the project.



Riversledge Senior Community

Schenectady, New York



SQUARE FOOTAGE
71,000
DELIVERY METHOD
Design-Build

UNITS
54

PROPERTY AMENITIES

- 54 Luxury Senior Apartments
- Hardwood Vinyl Floors
- Pickleball Court
- Community Garden
- Clubhouse & Recreation Center
- Fitness Center
- Outdoor Swimming Pools
- Sally's Diner
- Ice Cream Parlor
- Fire Pits & Gas Grills
- Elevators
- Video Intercom Entry
- Keyless Door Entry
- Full-Size Washer and Dryer
- Central Air
- Pet Wash Station
- Heated Sidewalks
- Waterfall Features and Green Space
- Sports Simulator
- Access to the Mohawk-Hudson Bike Trail

BBL provided design-build services for this this brand-new, 71,000 square foot, three-story luxury senior apartment building which is now home to 54 thoughtfully designed senior living units. Each unit features a full kitchen and bathroom, an in-unit washer and dryer and a spacious, comfortable layout that supports independent living. Residents also have access to a number of amenities such as a Diner, Ice Cream Parlor, fitness center and more.

Peregrine Senior Living at Colonie

Colonie, New York



SQUARE FOOTAGE
35,759

DELIVERY METHOD
Plan and Spec

PROPERTY AMENITIES

- Private and Semi-Private Rooms
- Activity Center
- Enclosed Courtyard
- Chapel
- Beauty Salon
- Community Kitchen
- Laundry Center
- Memory Support Friendly Design
- Physical Therapy Suite
- Medication Station



Peregrine Companies has opened a new location of their senior service centers in Colonie, NY. The new, wood framed, state of the art residence provides top-notch 24-hour care and include various features meant to trigger long term memories for those facing the symptoms of Alzheimer's. The facility includes spacious common areas, full-service activity centers, enclosed courtyards, a chapel and regular spiritual services, on-site beauty salon, and laundry services.



Peregrine Senior Living at Clifton Park Memory Care Facility Clifton Park, New York



SQUARE FOOTAGE
8,500

DELIVERY METHOD
Addition/Renovation

PROPERTY AMENITIES

- Expanded Common Area
- Activity Center
- Enclosed Courtyards
- Sports Lounge
- Beauty Salon
- Laundry Center
- Memory Support Friendly Design
- Physical Therapy Suite
- Medication Station

Peregrine Companies invited BBL back to build a 15 room addition to their existing facility in Clifton Park, NY. The new, wood framed, state of the art residence provides top-notch 24-hour care and include various features meant to trigger long term memories for those facing the symptoms of Alzheimer's and Dementia. The facility includes spacious common areas, full-service activity centers, enclosed courtyards, a sports lounge, on-site beauty salon, and laundry services.

Peregrine Senior Living at Clifton Park is a close-knit memory care community offering individualized support for people living with Alzheimer's and other dementias.

Summit at Halfmoon Senior Living

Halfmoon, New York



SQUARE FOOTAGE
162,000

DELIVERY METHOD
Design-Build

UNITS
110

PROPERTY AMENITIES

- 110 Senior friendly apartments
- Balcony/Patio in every unit
- Upscale kitchens
- Laundry facilities in every unit
- Garage parking
- On-site dry cleaning
- Pool and Sauna
- Day Spa
- Movie Theatre
- Social Tavern & Integrated Clubhouse
- Pickleball and Bocce Courts



Summit Senior Living invited BBL back after completing the award-winning Summit at Mill Hill property in Guilderland. The new location in Halfmoon, NY is a 110 unit, three-story independent living apartment community, offering one- and two-bedroom units with extensive amenities.

Residents will enjoy a senior friendly design throughout the property. Apartments include a balcony or patio for each unit, granite countertops, stainless steel appliances, maple cabinetry, full size washer and dryer, large closets, garage parking, and handicap adaptability. The community includes an indoor pool and sauna, full-service day spa, movie theatre, social tavern & integrated clubhouse, community garden, pickle ball and bocce ball courts.

The Summit at Mill Hill

Guilderland, New York



SQUARE FOOTAGE
120,000

DELIVERY METHOD
Design-Build

UNITS
96

PROPERTY AMENITIES

- 96 Senior friendly apartments
- Balcony/Patio in every unit
- Upscale kitchens
- Custom closets
- Garage parking
- On-site dry cleaning
- Pool and Hot Tub
- Day Spa and Sauna
- Movie Theatre
- Social Tavern & Clubhouse
- Woodworking Shop
- Library

AWARDS
Best Overall Town Beautification Award

The Summit at Mill Hill is a 96 unit, three-story independent living apartment community located in Guilderland, NY. The property offers one- and two-bedroom units with many amenities to help residents feel at home.

Amenities include a senior friendly design with a balcony or patio for each unit, granite countertops, stainless steel appliances, upscale cabinetry, custom closet space, garage parking, in unit washer and dryer, handicap accessibility, pool hot tub and sauna, day spa, movie theatre, social tavern & clubhouse, community kitchen, full library, woodworking shop, community garden, and on-site dry-cleaning and laundry facilities.

This project was the winner of the Town of Guilderland Industrial Development Agency's Beautification Award, receiving the highest honor of "Best Overall".



SQUARE FOOTAGE
321,664

UNITS
308

DELIVERY METHOD
Design-Build

PROPERTY AMENITIES

- Controlled access parking garages
- Meeting Rooms
- Fitness Studio
- Clubhouse, Lounge and Tennis Courts
- Pool and Community Rooms
- Amphitheater
- Boat slips along the Hudson River
- Smart Home Technology in all Units
- Waterfront Restaurant
- 268 Luxury Apartments
- 40 Luxury Senior Apartments

Starbuck Island Apartments

Green Island, New York



BBL provided design-build services to transform an abandoned, former industrial section of the Hudson River into a new community to attract residents and retail tenants. The Starbuck Island Luxury Apartment Complex includes a gated community of 268 apartment units and 40 senior apartments, as well as a 26,000 sf mixed-use building and a 3,500 sf retail parcel.

Located on Green Island with exceptional views up and down the Hudson River, these luxury apartments offer amenities unlike anything else in the region. The property features private underground parking, 9' ceilings, oversized windows, smart home technology, premium balconies and high-end finishes including quartz countertops, tile backsplashes, stainless steel appliances, LVT flooring, curved glass showers and California closets.

King Thiel Senior Community

Latham, New York



SQUARE FOOTAGE
116,700

DELIVERY METHOD
Design-Build

UNITS
96

King Thiel Senior Community is an energy efficient, three-story building located in Latham, NY. A senior friendly design includes elevators located in each wing for easy access around the facility. An art gallery, billiards/game room, café, fitness center, gardens, library/media center, convenience store, and a courtyard are just a few of the amenities available for the residents. The facility was fully leased 8 months prior to opening. There is now a waiting list to join this Senior Living Community.

Colonie Senior Service Centers King Thiel II Senior Community Latham, New York



SQUARE FOOTAGE
126,000

DELIVERY METHOD
Design-Build

UNITS
99



After completing the King Thiel Senior Community in 2017, BBL was invited back by Colonie Senior Service Centers to provide design-build services for King Thiel II on an adjacent parcel. This three-story, 99 unit senior housing facility is similar to the previous building with 75 two-bedroom and 24 one-bedroom independent senior apartments as well as 33 garages. The building includes elevators located in each wing for easy access around the facility. It is in on the same campus as King Thiel I which includes an art gallery, billiards/game room, café, fitness center, gardens, library/media center, convenience store, and a courtyard. A pavilion is also located on the property which now serves as a three-season event location for the facility and community.



The Capital Living Nursing and Rehabilitation Centre

Schenectady, New York



SQUARE FOOTAGE
162,371

DELIVERY METHOD
Construction Management

BEDS
240

PROGRAM
HUD

Capital Living and Rehabilitation Centres selected BBL to manage the construction of a new 240 bed skilled nursing facility located in Schenectady, New York. The building area is approximately 162,000 square feet and consists of three, two-story resident wings with a two story core area. The structure is comprised of load bearing metal stud framing combined with structural steel framing for core areas. Work commenced in the first quarter of 2012 with an 18 month overall schedule.

The existing nursing home was demolished once the new facility was completed to provide additional green space. The new nursing facility includes amenities such as a commercial laundry facility, commercial kitchen, Rehabilitation Living Pod, Alzheimer and Dementia Pod, rehabilitation gym, multiple dining areas, activity areas, and a large gathering space.

The Center at Parmer

Austin, Texas



SQUARE FOOTAGE
65,000

DELIVERY METHOD
Design-Build

BEDS
80



BBL provided design-build services to The Center at Parmer to provide a new 65,000 sf free standing skilling nursing facility. Amenities include physical therapy gym, outdoor therapy garden, full service kitchen and dining, and high end hospitality finishes to give a comfortable feel.

The Cambridge

Cambridge, NY



SQUARE FOOTAGE
21,000

DELIVERY METHOD
Design-Build

BEDS
35

The Cambridge, a historic hotel, built in 1885, received extensive renovation for a conversion into an assisted living residence. Particular attention was paid to return the building to its former grandeur and preserve its original features.

The three story facility includes 35 units on the second and third floors with administration, common areas and dining located on the first floor. In addition to the aesthetic preservation, new sprinkler and HVAC systems were installed.

Eden Hill Skilled Nursing Facility

Dover, Delaware



SQUARE FOOTAGE
65,000

DELIVERY METHOD
Design Build

BEDS
80



Located in Dover, Delaware, BBL was chosen as the Design-Build firm for a new 65,000 sf, 80 bed skilled nursing facility. The design of the facility is angled to give a comfortable feel for patients with high-end hospitality finishes. Amenities include a physical therapy gym, outdoor therapy garden, and a full service kitchen and dining area.

The Kensey on the Elliot

East Greenbush, New York



SQUARE FOOTAGE
74,000

DELIVERY METHOD
Design-Build



Construction of a 74,000 sf, 3-story, wood framed Active Adult Community along with an eleven unit, 5,000 sf single bay garage outbuilding. The facility includes a fitness room, multi-purpose community room with bar and fireplace, on-site "business center" (computer with printing in the lobby), and exterior patio/garden with fire-pit and grill.

The exterior is finished with vinyl siding, Harvey windows, composite deck and rails, cultured stone, along with a metal-roof accented covered entrance, and asphalt shingle roof. Interior apartment finishes include laminate flooring, granite countertops, carpet, sheet vinyl, washer/dryer in each unit, and roll-in showers. Common area finishes include carpeted hallways, 2x2 ACT ceiling, and porcelain tile in the main lobby. The project also includes a three stop hydraulic elevator.



Schenectady County Glendale Home

Glenville, New York



SQUARE FOOTAGE
160,000

DELIVERY METHOD
Construction Management

BEDS
200

Schenectady County constructed a 200-bed skilled nursing facility to replace an older nursing facility. Glendale's original facility was made up of three interconnected buildings that were built in 1930, 1960, and 1975 and were highly energy inefficient. The replacement Glendale Home has been constructed as a multi-storied modern building and has all facility services and functions located in the self-contained, energy-efficient facility.

The new building consists of Living Areas divided into "Neighborhoods." Full kitchen and dining facilities are located on-site. Each neighborhood has its own kitchen and great room. The facility also features full laundry facilities located on each floor, a multi-purpose room, an on-site physical and occupational therapy area, as well as, garden and patio areas.

River Ridge Living Center Amsterdam, New York



SQUARE FOOTAGE
60,000

DELIVERY METHOD
Design-Build

To facilitate a planned conversion to a new skilled nursing facility, BBL was contracted to renovate 60,000 sf of an existing building. During renovation of the facility, BBL created a dining room which includes private dining for family members, a solarium and a rehabilitation center. To complete the project, BBL also added a new façade to the existing facility.

Sarah Jane Sanford Home Amsterdam, New York



SQUARE FOOTAGE
New Addition: 10,900
Renovation: 6,000

DELIVERY METHOD
General Contractor

BBL renovated 10,900 square feet of office space into assisted living space made up of 12 units. In addition to the renovation, approximately 6,000 sf of new space was added. Within this addition, BBL was able to create a full service kitchen, a dining room (with room for up to 40 people), a living room, reading areas, and beauty shop as well as office space.



Coburg Village

Clifton Park, New York



SQUARE FOOTAGE
300,000

DELIVERY METHOD
General Contractor

UNITS
212

COTTAGES
22

PROPERTY AMENITIES

- Private Dining Rooms
- Library
- Computer Room
- Theatre
- Game & Billiards Room
- Boccie Ball Court
- Putting Green
- Arts & Crafts Studio
- Chapel
- Greenhouse
- Convenience Store
- Fitness Center
- Indoor Pool and Spa

BBL's high-quality performance on previous projects impressed Wartburg Lutheran Services (WLS), that we were asked to design and build this large complex. WLS considered building this senior community for eight years but needed a way to put the entire project together with an attractive financing solution. Our partner, Columbia Development, seamlessly handled the development process for WLS, including planning and acquisition. Coburg Village is an independent living facility designed like an exclusive hotel/resort complex and constructed with high grade materials. In the middle of the community, a large nine-wing building with a central pod unites the complex. The wings contain one- or two-bedroom units and the central pod serves as a community center with a large main lobby and concierge. A full kitchen and dining room, deli, conference room, gift shop, greenhouse, sauna, and indoor pool are also part of this area. Independent homes were built around the perimeter of the grounds. All have two bedrooms, a fireplace, laundry facility, and attached garages.

Pinehill at Kimball Farms

Lenox, Massachusetts



SQUARE FOOTAGE
52,000

DELIVERY METHOD
General Contractor

SUITES
104

The owner of Pine Hill at Kimball Farms needed an experienced builder to construct an assisted living facility at their retirement community. The large complex currently offers independent living apartments and a skilled nursing facility. Because of BBL's experience in the construction of assisted living facilities, we were able to deliver the guaranteed budget and schedule that best fit the needs of the owner. A significant amount of blasting through the hard Massachusetts rock was required for the foundation. BBL worked to ensure that the blasting did not disturb the seniors in residence. The facility has 52 suites on two floors. Each suite has a bedroom, living/dining room and kitchen area. An art studio, gazebo, private dining room, and parlor with a fireplace are also included in the facility.