

Institutional Development Services

BBP LLC specializes in solving the space needs of a wide range of institutions including hospitals, governments, universities and corporations. Many of these institutions ring the downtown core areas of their cities and, as such, have assets facing increasing demands for development. Others have real property holdings located in a diversity of geographic settings, but these institutions require increased income to support operations and wish to pursue development of these properties. Selected projects listed below were managed and/or completed by senior BBP LLC staff, including assignments by Basile and Prost, when they were principals and senior technical staff at other consulting firms.

HOSPITALS

Faced with increased administrative and medical expenses hospitals often creatively package their land assets and transform them into revenues needed to support their operations. Projects have included office space for these institutional users as well as speculative projects and other developments created to increase revenues and funding for their institutional purposes.



Selected Examples of Medical Related Assignments

- Anne Arundel County, MD (General Hospital)
- Biloxi, MS (Regional Medical Center)
- Dayton, OH (Wilmington Woods Adaptive Reuse)
- Dorchester County, MD (General Hospital)
- Cleveland, OH (MetroHealth)
- Cleveland, OH (St. Vincent Charity Hospital)
- Columbus, OH (Mount Carmel Health)
- Elizabeth, NJ (Medical Center/Trinitas Hospital)
- Fayetteville, NC (HCA facility)
- Kenner, LA (Liljeberg Medical Center - Lifemark facility)
- Middleton, OH (Regional Hospital)
- Cleveland, OH (Veterans Affairs Medical Center)



GOVERNMENT BUILDINGS

BBP LLC advises local governments such as cities and counties, as well as state and federal government agencies, facing increased public opposition to funding government buildings. Some of these methods have included approaches not requiring voter approval, use of general government debt or use of government procurement processes for contracting.



Many of these local government projects have been constructed through “swaps of land for building space,” or “asset bartering,” and other creative approaches.



EDUCATIONAL FACILITIES

BBP LLC formulates asset management approaches for universities endowed with land and buildings. Approaches have included execution of long-term, unsubordinated, participating ground leases, and co-venture efforts designed to meet revenue-enhancement expectations.

Mixed-use developments involving colleges and universities have been constructed. Many of these efforts resulted in group meeting spaces, research facilities, housing projects and high-technology parks.



Selected Examples of University-Related Assignments

- Clemson University (Strom Thurmond Institute)
- Cleveland State University (redevelopment strategies)
- Florida State University (redevelopment strategies)
- Garrison University (redevelopment strategies)
- Hofstra (redevelopment strategies)
- Howard University (research center)
- Johns Hopkins (Bayview Research Park)
- Massachusetts Institute of Technology (Lincoln Laboratory)
- Medical University of South Carolina (urban research park)
- Ohio State University (redevelopment strategies)
- Sinclair Community College (redevelopment strategies)
- Stephens College (redevelopment strategies)
- University of Alaska (accelerator)
- Northern Virginia Community College (graduate center)
- University of Arkansas (redevelopment strategies)
- University of Buffalo (research center)
- University of Cincinnati (transit development)
- University of Delaware (research center)
- University of Florida (redevelopment strategies)
- University of Georgia (redevelopment strategies)
- University of Maryland (research park and Higher Education and Applied Technology Center)
- University of Missouri (redevelopment strategies)
- University of New Mexico (expansion strategies)
- University of South Carolina (Continuing Education Center)
- University of Utah (research park system)
- University of Virginia (two research parks)
- University of West Indies (financial analysis)
- Virginia Tech (Continuing Education Center)



CORPORATE/BANKING

BBP LLC provides asset management services for private institutions including corporations and banks. These efforts have included provision of headquarters space, branch banking facilities and development of properties by bank holding companies for revenue-generation purposes.

Selected Examples of Corporate/Banking-Related Assignments

- Honeoye Falls, NY
- Lexington, KY
- St. Petersburg, FL
- Baltimore, MD
- Columbia, SC
- Herndon, VA
- Portland, OR
- Virginia Beach, VA
- Nationwide – Resolution Trust Corporation
- Dade County, FL