

First Quarter 2007

The BluePrint



The opening of the \$14.6 million, 42,612-square-foot academic building roughly doubles the instructional space at the university's Stafford campus.

University Reaches Historic Milestone

The University of Mary Washington (UMW) marked a historic milestone when the newly completed second academic building at the College of Graduate and Professional Studies (CGPS) opened for classes this semester.

The opening of the \$14.6 million, 42,612-square-foot building built by KBS roughly doubles the instructional space at the university's Stafford campus.

The new, two-story building will allow the campus to accommodate continued growth. Enrollment is projected to more than double to 1,743 by fall of 2011.

Moseley Architects designed the building to include 12 classrooms, three computer labs, a networking lab, a curriculum development lab, faculty offices, and a multi-use facility capable of seating 250 and available for public rental.

The new building offers wireless connectivity. Each classroom features an interactive computer, a Symposium, which allows the instructor to create and modify presentations that are simultaneously projected on a screen for student viewing.

The architectural style, defined by glass, steel and golden brick, maintains the modern theme of the original building. The entrance leads into a two-story atrium, striking for its curved wall of glass. A second parking lot has been added at the 48-acre campus, expanding the number of parking spaces to 625.

The building's design, materials, maintenance and internal systems include energy efficient characteristics and recycled or environmentally sensitive materials. The features are expected to provide the projects with the points necessary to obtain LEED certification.

Construction began in July 2005, and the project was completed in fall 2006. The new facility is located along fast-developing Route 17 at Village Parkway.

KBS also partnered with UMW in the past during the construction of a four-story, 148-bed dormitory at the Fredericksburg campus.

Congratulations to the KBS project team: David Doubman, project manager; Jerry Hunley, superintendent; Chris Bryant, project engineer; Billy Taylor, assistant superintendent; and Liz Blanks, administrative assistant.

Project News

Construction Begins for Landmark Development in Williamsburg

Roseland Property Company has selected KBS to build High Street, a mixed-use development offering retail space, office space, apartment homes, townhomes, and condominiums located in Williamsburg.

"Partnering with KBS was a no-brainer," said Ben Yorker, project manager of Roseland Property Company's High Street Development. "We've worked with KBS on two previous projects — The Myrtles at Olde Towne and the Heights at Olde Towne — and we couldn't be happier with how they turned out. We're looking forward to this next phase in our relationship."

Streetscapes and traditional architectural style unify the neighborhoods of homes, storefronts and a central plaza with outdoor dining terrace. The village is anchored by an eight-screen movie tavern offering an upscale bar and full table service.

High Street offers three residential housing options: luxury apartment homes, townhomes and a mid-rise condominium complex. All have been carefully integrated into a unified, pedestrian-friendly master plan.

Sterling Manor Apartments are remi-

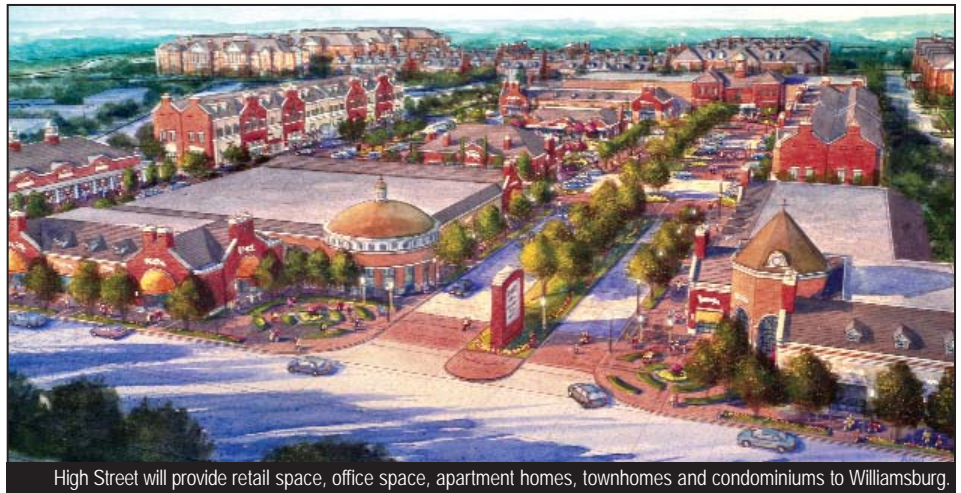
niscent of historic townhomes. Most units offer a porch or a balcony with scenic views of the surrounding community.

The Townhomes at Treyburn start in size from 1,850 square feet of living space and, with the addition of a finished third floor, can range up to 3,300 square feet. Each home boasts a private backyard and detached two-car garage.

Kings Manor Condominiums is a four-story condominium building with two or

three bedroom homes. Each condominium includes underground parking and a wide range of amenities including a spa with saunas, steam rooms, a "zen" room, massage room, fitness room, concierge area, billiards room and a movie theater.

Roseland Property Company is a premier developer of urban luxury homes on the East Coast. Since 1993, the company has built a nationwide reputation by developing more than 10,000 apartments and homes.



In Other News

Mark Your Calendars!

For a complete listing of events, visit the corporate events page at www.kbsgc.com.

KBS OSHA Classes Resumes

KBS is again offering OSHA certification classes each Thursday, excluding summer months, from 3:30–5:15 p.m. at the KBS Training Trailer.

For certification, all six modules must be taken within a six-month period. Modules are offered on a rotating cycle. Please visit www.kbsgc.com for the class schedule.

Blue Book GC Showcase

A popular event last year, the GC Showcase will be held once again on April 24 at the Crowne Plaza Richmond West. KBS

representatives will be on hand at the corporate booth to discuss bidding opportunities and qualifications processes with area subcontractors.

Safety Fair Celebrates Third Year

Coinciding with National Safety Month, KBS is holding its Fourth Annual Safety Fair on June 14 from 2–5 p.m.

The fair is free to attend and will include vendor booths, safety demonstrations and raffle drawings. Contact Mark Lambert at (804) 515-1248 for more information or to reserve booth space for your company.

KBS Office Hours

KBS's main office is open from 8 a.m. – 5 p.m. on Monday through Friday.

Recently Awarded Projects

Haxall View, Richmond



High Street Mixed-Use Development,
Williamsburg



Spring Hill Suites, Richmond



Wagner Road Office Building,
Petersburg



Wal-Mart Super Center, Kilmarnock



White Oak Village, Richmond



Virginia State Fairgrounds — Buildings,
Caroline County

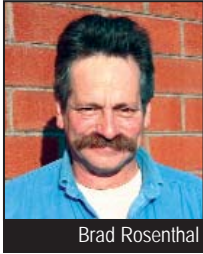


Staff News

KBS Welcomes Newest Members



Jeff Guyer



Brad Rosenthal

There are a few new additions to the KBS family, and it is with great pleasure we introduce them to you!

New Employees

Frank A. Guertler and Jeff Guyer, assistant superintendents, join KBS on the Windsor Meade Villas project in Williamsburg.

John Setelin, assistant superintendent, and Derrick Burton, laborer, were both hired to work on the Edgeworth project in Richmond.



Frank C. Guertler



Sean Byrne

The estimating department has added Sean Byrne as an assistant.

Brad Rosenthal was hired as a superintendent on the Luck Stone project.

Frank C. Guertler comes on board as a superintendent on the High Street project in Williamsburg.

John McNall is KBS's newest carpenter assigned to the Cedar Works at Rocketts Landing project in Richmond.

Joe McVicker, carpenter, recently came on board and is closing out the Wal-Mart of Tuckahoe.

Birth Announcements

Stacey Diggs and Berine Pinkney are the proud parents of a baby boy, Derek Alton Pinkney, born on November 29.

Mark Chamberlain and his wife Davette are excited to announce the birth of their baby boy, Christian Chase, on December 4.

Reid Completes Marathon

KBS assistant project manager Jon Reid was one of more than 2,900 runners who participated in the 29th Annual SunTrust Richmond Marathon.

On November 10, Reid endured unseasonable 80-degree weather to complete the 26.2-mile race.



Jon Reid competes in Richmond Marathon.

Staff Birthdays & Anniversaries

January

Jay Stoda, January 7
Mike Allshouse, January 8
Chip Barker, January 10
John McNall, January 14
Kim Chaney, January 18
Jon Reid, January 19
McMahon Croft, January 23
Sylvester Williams, January 25
Gerald Young, January 26

February

John Setelin, February 5
Harold Gardner, February 11
Alex Coleman, February 16
Wayne Harrell, February 22
Wayne House, February 24
Odir Comayagua, February 28

March

Kimberly Ross, March 1
Robert Leo, March 3
Cary Estes, March 7
Michael Lynch, March 11
Josh Teets, March 12
Mike Allshouse, March 17
Mary Ring, March 18
David Doubman, March 30

January

Cary Estes, 1977
Mike Walker, 1979
Alex Coleman, 1987
Charlie Slemaker, 1988
Michael Lynch, 1999
Rogelio Fuentes, 2004
Brad Kersey, 2004
David Doubman, 2005

February

George Cramp, 1987
Michael Buzzard, 1993
John Gillenwater, 2000
McMahon Croft, 2002
Stacey Diggs, 2002
Sam Fisher, 2002
Christine Miller, 2005
David Bennis, 2006

March

Tina Hudson, 1985
Ray Simmons, 2000
Wayne Harrell, 2004
James Lipscombe, 2004
Jon Reid, 2005
Howard Dunn, 2006

Beginner's Luck Isn't Fantasy

Veterans of KBS's fantasy football league turned sour as beginner's luck led rookie Will Paulette to victory. As a fantasy newcomer, Paulette took his chances against seasoned participants, Brian Bargo, league commissioner, Jay Stoda, Thomas Upson and others.

"It turned out to be my lucky day when David Doubman offered me his spot, and the third pick, in the league," said Paulette. "In hindsight most of my thanks should go to LaDainian Tomlinson and his 31 touchdowns for basically carrying me to victory, or maybe to Mike Allshouse and Brian Bargo for not drafting him with the top two picks."

During the last two weeks of the playoffs, Paulette overcame Matthew Gehring in the semi-finals, and gained a finals victory over Mark Thomas' Terrell Owens' lead team.

According to the Fantasy Sports Trade Association (FSTA), fantasy sports has expanded into a \$1.5-billion-a-year business with 12 million adults participating in the game last year, more than eight million of whom played football.



KBS
Building Relationships

The entrance of University of Mary Washington's academic building leads into this two-story atrium, striking for its curved wall of glass.

Visit us on the Web at: www.kbsgc.com
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Montpelier Food Lion Refrigeration Goes Green

The newly constructed Montpelier Food Lion boasts a new refrigeration technology — one that uses naturally occurring CO₂ gas to refrigerate food product. The store is among the first to use a natural ingredient as the coolant in its refrigeration units.

KBS constructed the 52,000-square-foot Montpelier Shopping Center anchored by Food Lion and located near the intersection of Rt. 33 and Rt. 54 in Hanover County, Virginia. The center opened in December 2006.

The store uses a refrigerate system fueled by CO₂ gas — instead of refrigerants — as the secondary heat transfer fluid. When pumped through the store, the CO₂ removes heat

from display cases and walk-in freezers, eliminating the need for refrigerants. CO₂ is a natural component of the environment, is inexpensive and readily available and has excellent thermodynamic and transport properties.

Food Lion recently became one of the first U.S. grocery chains to join the Environmental Protection Agency's new GreenChill partnership, an initiative through which companies pledge to go above and beyond regulatory requirements in protecting the ozone layer and reducing greenhouse gas emissions.

The signing of the pledge took place at the Montpelier store last month. The event was attended by representatives

of the U.S. EPA, the Food Marketing Institute and retailers. Guests traveled from as far north as Minnesota and Maine and as far south as Florida.

"Food Lion believes that a critical aspect of serving our customers is to be a responsible corporate citizen," said Glenn Dixon, Food Lion senior vice president of corporate development.



Kyle Mitchell, Food Lion vice president of engineering, describes the Montpelier store's refrigeration technology.



The Montpelier Shopping Center was completed in December 2006.