

Third Quarter 2008

# The BluePrint



Formerly a cigarette factory and brassiere manufacturing plant, the Lucky Strike building is now home to sophisticated urban lofts.

## Lucky Spot for Upscale Downtown Living

Along Tobacco Row and just down the street from the Edgeworth Building is another landmark Richmond smokestack with an even more familiar name — Lucky Strike. Known on the drawing boards as the River Lofts at Tobacco Row, Phase III, the project is Forest City's rehabilitation and adaptive re-use of the American Tobacco Company headquarters and factory where Richmond tobacco workers rolled Lucky Strike cigarettes for decades.

After American Tobacco moved out, the Lucky Strike building experienced its share of use and abuse, serving as a warehouse for University of Virginia, a brassiere strap manufacturing plant, and periodically, a receptacle for flood waters. Because of the water damage, an entirely new structural flooring system had to be installed over the concrete sub-floor of the original building and posed challenges in the construction.

The Lucky Strike site consists of two sections, one with four levels and another with six, including two underground levels that will be used for parking on the

six-story side. Built in 1905, the brick and concrete structure offers 275,000 square feet of floor space, enough for 131 luxury apartments and some innovative design and amenities that should enhance its panache among potential renters.

The original marble lobby was restored, and the lofts feature maple floors, granite and stainless steel kitchens. Residents can also enjoy private courtyards with lush landscaping, fountains and sitting areas, a fitness center and on-site retail and restaurant facilities.

KBS has worked with developer Forest City on several projects including Cutter's Ridge, Edgeworth and River Lofts II (Carolina Consolidated buildings), as well as The Shops at White Oak Village, which is currently under construction.

Congratulations to the project team for a job well done: Jim Benn, senior project manager; Martin Apicella, assistant project manager; Ronald Mangano, superintendent; Frank Tull, superintendent; Josh Teets, project engineer and April Shumate, project assistant.

## Fair Mixes Safe Construction Practices, Healthy Living and Fun

KBS held its 5th Annual Safety Fair in June for an estimated 275 guests.

The day started early with free health screenings offered to all KBS employees. Bon Secours visited to counsel employees about their cholesterol, blood pressure, and glucose levels. The 34 participants' names were entered in a raffle drawing for a 4 GB iPod, won by Tina Hudson.



The fall-protection and fire extinguishing demonstrations were valuable educational tools. The fair also offered free seated massages and DermaScans, which reveal skin damage due to sun exposure and

clogged pores. The Virginia Blood Services bloodmobile was on hand collecting 13 blood donations from fair attendees.

Vendors in attendance included AGC, Carter Machinery Rental, Chesterfield Trading Company, Concentra, S.W. Funk Industrial Contractors, W.O. Grubb Crane Rental, Hertz, Hilti, Neff Rental, Pro-Build, RSC Equipment, Rutherford, Staff Zone, Sunbelt Rentals and Williams Scotsman.

Tom Rozman, the Central Region Director for the Department of Labor and Industry, spoke on current statewide safety issues.

Games included a fast-pitch machine and a dunk tank, which housed KBS superintendent Darren Campbell. Attendees again tested their luck in the cash cube. John Klonicke, a Regional Installation Specialists employee, took home the largest winnings of the day. Thanks to Rutherford for sponsoring the cash cube!

The band Fountain of Youth, featuring

KBS assistant superintendent Joe McVicker on bass guitar, entertained the crowd with classic rock music.

At the end of the fair, more prizes were raffled off, including a 2 GB iPod, a Carter Machinery jacket and cash prizes.

KBS thanks safety director Mark Lambert for all his work on the fair, as well as the rest of the Safety Department, the equipment team, Beth Bell, and all other volunteers. KBS also thanks all the vendors who attended the event—it could not have been a success without you!



## In Other News

### Mark Your Calendars!

For a complete listing of events, visit the calendar at [www.kbsgc.com](http://www.kbsgc.com).

### KBS Institute Schedule

September 16, 3–5 p.m. — Review of the KBS Job Cost Report

September 30, 3–5 p.m. — Construction Lessons Learned

October 14, 3–5 p.m. — Delivering Difficult Information

October 28, 3–5 p.m. — Concrete: Floor Flatness and Levelness

November 11, 3–5 p.m. — Construction Lessons Learned, Part II

December 9, 3–5 p.m. — Wood Construction: Species, Grades, Applications

Classes take place in the KBS Training Trailer.

### Summer Office Hours

KBS's main office is currently operating under summer hours. The office is open from 8 a.m. – 5:15 p.m. Monday through Thursday and closes on Fridays at 12:30 p.m. Regular hours will resume in the fall.

### 11th Annual Charity Golf Tournaments

KBS held the first golf tournament of the year in early May. About 130 people competed in the tournament and several other KBS employees attended to help out and support the competitors.

The proceeds from the tournament benefit the Virginia Food Bank as well as the Make-A-Wish Foundation.

The next golf tournament is September 5.

## Recently Awarded Projects

■  
Community Center at West Broad  
Village, Richmond

■  
Hulco Tenant Improvements,  
Chesterfield

■  
Merrill Lynch Office Renovations,  
Richmond

■  
Movie Tavern at High Street,  
Williamsburg

## KBS Welcomes Newest Members

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

### New Employees

KBS welcomes Bruce Pittman as new superintendent.

Charles Major and Brandon Renick come on board as project engineers at KBS.

Michelle Bruce is the newest addition to the accounting department.

Tony Garcia, project engineer, and Mark Hibbard, assistant superintendent, join the Virginia Beach office.



Michelle Bruce



Tony Garcia



Mark Hibbard



Bruce Pittman

### Birth Announcements

Tenille Nuckols and her husband, Taylor, are the proud parents of a new baby girl, Emery Margaret.

Keith Goodman and his wife, Selma, welcome a baby boy, Gabriel Nile.

Melissa Klimek and her husband, Ryan, announce the birth of their son, Jackson Ryan.

## The KBS Fish Keep Biting

On May 31, KBS welcomed employees and friends to compete in the second fishing tournament of the year. The competition, organized by KBS superintendent Billy Moore, was held at Diascund Reservoir. Eleven boats participated in the tournament.

Sam and Aaron Fisher, both KBS superintendents, won the biggest fish prize as well as third largest creel. Their big catch weighed 4 pounds, 6 ounces. The largest creel was caught by a team representing Richmond Steel with the Capital Masonry team clinching the second place spot. KBS congratulates these winners!

Moore plans to hold another tournament on September 13.



Aaron and Sam Fisher, KBS superintendents and avid fishermen, reel in the big fish prize.

## Staff Birthdays & Anniversaries

### July

William Walker, July 3  
Demetrius Fultz, July 5  
Matt Gass, July 5  
Don Riggins, July 7  
Kyle Sexton, July 7  
April Shumate, July 8  
David Bennis, July 15  
Thomas Upson, July 19  
Dave Wilmlink, July 20  
Dimas Orellana, July 23  
Robin McCullough, July 27  
Mike Hart, July 30  
Matt Liffick, July 31  
Tony Zimmer, July 31

### July

Richard Shook, 1982  
Jimmie Moore, 1989  
Thomas Camp, 1995  
Kevin Ralls, 1996  
Mary Ring, 1998  
Richard Brown, 1999  
David Green, 1999  
Jim Benn, 2001  
April Shumate, 2001  
Michael Allshouse, Jr., 2004  
Ron Mangano, 2004  
Josh Teets, 2004  
Robert Leo, 2006  
Clint Curtis, 2007  
Scott Miles, 2007  
Jerry Peterson, 2007  
Jake Smith, 2007

### August

Art Robinson, August 1  
Sam Fisher, August 2  
Steve Satterfield, August 5  
Charlie Slemaker, August 5  
Keith Goodman, August 6  
Michael Louthan, August 7  
Rich Lee, August 9  
Dean Fleck, August 11  
Janice Simpkins, August 11  
Steve Cole, August 18  
Odir Chavez-Merino, August 23  
Sam Stocks, August 23  
George Cramp, August 25  
Dan Rutter, August 26  
Ray Simmons, August 27  
Steve Cochrane, August 30  
Tyler Sinsabaugh, August 31  
Brett Sinsabaugh, August 31

### August

Cecil Walsh, 1985  
Jack Hughes, 1987  
Darren Campbell, 1990  
John Glaspie, 1994  
Brian Emminger, 1998  
Cathy Muto, 1999  
Odir Chavez-Merino, 2001  
Jerry Hunley, 2003  
Michael Stephens, 2004  
Kim Chaney, 2006  
Hugh Arthur, 2007  
Warren Rutledge, 2007

### September

Bill Paulette, 1975  
Brian Barrett, 1991  
Brian Bargo, 1994  
Don Riggins, 2000  
Sylvester Williams, 2002  
Megan Bargo, 2004  
Steve Cole, 2004  
Melissa Klimek, 2004  
David Knudsen, 2005  
Will Paulette, 2005  
Kim Ross, 2005  
Merredith McMahon, 2007

Brian Emminger, September 4  
Jeff Guyer, September 10  
Randy Talley, September 10  
Frank Guertler, September 12  
Mark Thomas, September 13  
Terry Pulliam, September 14  
Seth Sanders, September 21



The River Lofts III, located along Richmond's Tobacco Row, houses 131 luxury apartments.



Visit us on the Web at: [www.kbsgc.com](http://www.kbsgc.com)  
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## Innovative Military Housing Slated for Newport News and Norfolk

Construction is underway on the innovative new Hampton Roads Military Housing Project. Hunt Development Group, the builder and developer, is providing construction management services, and has contracted a portion of the total project to KBS.

The entire project was designed with military personnel in mind. As KBS senior project manager Matt Gass explains, "The project is a prototype and represents a significant philosophical change in the Navy's approach to [military] housing." These new apartments are designed to complement the lifestyle of single military employees, as opposed to the more traditional housing offered to military personnel with families. The homes are located in close proximity to their workplace and will be offered at a price that matches their military housing allowance.

The portion of the project KBS is responsible for is spread out over three distinct locations: Camp Allen and Camp Elmore in Norfolk, and a separate five-acre site in Newport News. The three locations will include 87 manor homes and 435 two-bedroom apartments. All three locations will offer a community pool, hot tubs, a fitness center, and outdoor sports facilities. They will also include landscaping, irrigation and on-site parking and security.

The Navy is acting as a silent partner in a public-private partnership with Hunt. The project is scheduled to be completed in phases, the last of which should be finished by the summer of 2009.



Construction of innovative military housing is underway on three sites in Hampton Roads.



Once completed in mid-2009, the housing will be offered single military employees.