



The Commons at Centerbrooke offers seniors the quiet comforts of home in a convenient urban setting.

Suburban Community has Urban Twist

South of the thickest Tidewater urban enclaves, down near the borders of the Great Dismal Swamp, is the third fastest growing city in Virginia, Suffolk, where Richmond-based Artcraft Management Company and KBS have completed a 132-unit urban residential community for independent seniors.

Called the Commons at Centerbrooke, the steel-frame, brick-veneer residential facility is designed to have virtually everything independent seniors need in a secure location.

Individual suites are large, have kitchenettes and are equipped with the latest safety equipment.

The Commons at Centerbrooke's one- and two-bedroom apartments surround a central courtyard where residents can access fitness equipment, an Internet center with personal email accounts, a library and interior walking trails.

Within walking distance of the building are a shop-

ping center, medical offices, restaurants, a YMCA, churches and a new hospital.

"Although the main thrust of what we are doing at Centerbrooke centers around the programs and amenities we have on-site, the residents are healthy, mobile people who still want the enriched lifestyle they can find in the whole community," says Earl Ferguson of Artcraft Management.

Construction was completed on this 198,000 square foot facility in September of 2006.

Congratulations to the KBS project team: Charlie Ferguson, project manager; David Green, superintendent; Amy Hale, project assistant; and Dan Rutter, assistant superintendent.

Also in KBS's Senior Living portfolio: Atlantic at Charter Colony, Atlantic at Twin Hickory, Gardens at Beth Shalom, Jean Jugan Pavillion, Manorhouse at University Village and WindsorMeade Villas.

Project News

Luck Stone Unveils Next Page of Family Album

Luck Stone, a family-owned stone-products company founded in 1923, recently unveiled plans for its \$25 million corporate expansion and renovation.

KBS is constructing the 60,000-square-foot addition to the headquarters and renovating 25,000 square feet of existing office space built in 1970.



Rendering by SMBW Architects.

The three-story addition to the headquarters, located off Route 6 in Manakin, will be set in the hillside above a pond.

The changes will blend well with the company's pastoral setting and the subtlety of the existing buildings, says Chris Fultz, principle

of SMBW Architects and lead project designer.

Inside, the design will reflect a creative working environment including expansive windows reducing the amount of artificial light, small informal meeting areas and training and dining space with accommodations for 300 people.

The executive wing of the headquarters building has already been demolished. Staff affected by the construction are operating in

temporary trailers located at the facility.

Luck Stone's President and CEO, Charlie Luck, IV, said, "This is an exciting time at Luck Stone, a time for growth and rejuvenation, a time that speaks to the endless commitment and support that we have received from the County, our customers and thousand-plus associates."

The expansion will be completed in 2007 with the renovations wrapping up by early 2008. The project will meet the needs of the company's steady growth including a 30 percent staff increase in the past five years. The expansion will accommodate up to 250 employees, the company's anticipated growth through 2010.

Also a member of the project partnership is Timmons Group, civil engineers.



Partners in the Luck Stone project are (left to right): John Gillenwater, Steve Satterfield, Charles Luck III, Chris Fultz, Terry Pulliam, Bill Paulette and Wayne Harrell.

In Other News

Mark Your Calendars!

For a complete listing of events, visit the "Events" section on the homepage of our Web site at www.kbsgc.com.

KBS Institute Classes

October 24, 3-5 p.m. — Performing A Lumber Take-Off

November 14, 3-5 p.m. — Insurance And Bonding Requirements

AGC Bull Roast and Trade Show

This popular event will be held October 18 at the Richmond International Raceway. Mark Lambert, safety director, and Stacy Wertman, safety manager, will be on hand at the KBS booth to discuss jobsite safety.

AIA Architecture Exchange East

The Mid-Atlantic region's largest annual architecture conference and expo will be held Nov. 1-3, at the Greater Richmond Convention Center. It features keynote speaker Randall Stout, designer of the new Art Museum of Western Virginia. KBS will be among more than 100 exhibitors.

KBS Office Hours

Beginning October 30, KBS's main office will be open from 8 a.m. - 5 p.m. on Monday through Friday. The office is currently open from 8 a.m. - 5:15 p.m. on Monday through Thursday and 8 a.m. - 12:30 p.m. on Friday.

Recently Awarded Projects

Convergence III, Virginia Beach

Hancock Geriatric Treatment Center, Williamsburg

HKS Office at the Edgeworth Building, Richmond

Luck Stone Architectural Stone Design Center, Manakin

Saints Constantine and Helen Greek Orthodox Cathedral Additions, Richmond

WindsorMeade Villas, Williamsburg

Staff News

KBS Welcomes New Employees

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



Chris Bryant

Chris Bryant comes on board as a project engineer for the University of Mary Washington Graduate Studies Building II project in Fredericksburg.

Kim Chaney is KBS's newest project assistant. She is assigned to the WindsorMeade Villas project in Williamsburg.



Kim Chaney



Keith Goodman

Keith Goodman joins KBS as a project engineer assigned to the Cedar Works at Rocketts Landing project in Richmond.

Robert Leo was hired as a project manager for the WindsorMeade Villas project.



Robert Leo



Matt Liffick

Matt Liffick joins KBS as the project engineer for the Villages at Stoney Run in Newport News.

Staff Birthdays

October

David Knudsen, October 3
John Gillenwater, October 4
Mark Lambert, October 4
Brad Kersey, October 7
David Green, October 8
Jim Benn, October 12
Kevin Ralls, October 13
Mike Walker, October 14
Christine Miller, October 15
Edgar Azucena, October 15
Stacey Diggs, October 22
Tom Henning, October 25
Tim Burney, October 27
Dan Lamay, October 28
Wally Robinson, October 30

November

Billy Moore, November 3
Laurie Germano, November 6
Tenille Nuckols, November 9
Flozene House, November 15
Mike Buzzard, November 21
Aaron Fisher, November 25

December

Liz Blanks, December 5
Ronald Robinson, December 5
John Waechter, December 11
Billy Taylor, December 12
Darren Campbell, December 16
Jason McBride, December 22

KBS Anniversaries

October

Danny Carter, 1979
Harold Gardner, 1986
Kenn Cole, 1989
Terry Pulliam, 1992
Mark Thomas, 1992
Ronald Robinson, 1996
Charlie Ferguson, 1997
Steve Satterfield, 2000
Mark Lambert, 2003

November

Chip Barker, 1996
Liz Blanks, 1996
Laurie Germano, 1997
Dan Rutter, 2004
Robin Bruno, 2004
Tenille Nuckols, 2004

December

Mark Chamberlain, 1985

Culinary Talents Vary But Draw Crowds Alike

KBS summer cookouts with our in-house chef, Rich Lee, were popular among staffers this year. In April and August, employees gathered for steaks and burgers with all the trimmings.

A crowd of a different variety — firefighters — were drawn to the main office when Jim Benn, project manager, cooked breakfast.

Smoke from his forgotten Pop Tarts filled the hallway setting off the smoke detectors and luring the fire department. When the smoke cleared, the office was unharmed and Benn was nowhere to be found.

Unable to escape embarrassment, he was presented with his framed and preserved breakfast during a recent staff meeting.



Benn proudly displays his overcooked breakfast.



Rich Lee serves as grill master for staff cookouts.



KBS
Building Relationships

The courtyard at the Commons at Centerbrooke offers residents access fitness equipment, an Internet center, a library and interior walking trails.

Visit us on the Web at: www.kbsgc.com

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2006 Tournament Sponsors

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E & C Insulation
Hirschler Fleisher
J.E. Liesfeld Contractors
M & E Contractors
M.P. Barden
Mowles Masonry
Nordic Construction
Reames & Moyer
Roof Systems of Virginia
Tate and Hill Electrical
Tabb, Brockenbrough & Ragland
Trussway
Turner Business Solutions
The Contractor's Yard
Weldon Steel

Attendance and Hole-in-One Highlight KBS Tournaments



April Shumate and Beth Bell.



Paulette presents a plaque to Skunda for his hole-in-one at Independence GC.

More than 200 golfers attended the ninth annual KBS Golf Tournaments held at Independence Golf Club on July 14 and Mattaponi Springs Golf Club on September 15.

Bob Skunda hit a 145-yard hole-in-one at Independence's 14th hole with a six-iron playing with Bill Paulette, Will Paulette and Irwin McCumber.

KBS would like to thank the 27 companies who were participating partners for this year's tournaments.

Due to the overwhelming support this year, KBS was able to donate \$3,000 to the Make-A-Wish Foundation. Ninety percent of the donation will directly fund the wishes of children with life threatening medical conditions in Central and Western Virginia.

With the help of KBS staffers, Beth Bell, Laurie Germano, John Gillenwater, Melissa Klimek, Tenille Nuckols and April Shumate the tournaments were a great success.



Team Olympia Development.



Team Liesfeld.