

Second Quarter 2006

# The BluePrint



The Atlantic at Charter Colony is now welcoming new residents to its 103,000 square foot facility located in Midlothian.

## New Growth for Senior Living Portfolio

This month, residents begin moving into Midlothian's newly constructed senior living facility, The Atlantic at Charter Colony.

The project includes 113 one- and two-bedroom apartments. Upon completion of the project, more than half of the apartments on the first floor were already rented.

The facility features a community center, fitness center, beauty salon, library and computer room. For added security, each room is equipped with an emergency call system.

The four-story, 103,000 square foot building is constructed of steel and wood frame with brick veneer and vinyl siding.

"The primary challenge was working through fire rating issues associated with a combination structural steel and wood frame building," said Sam Stocks, senior project manager. "Through a team effort of Winks-Snowa Architects, Chesterfield County, the owner, various subcontractors and KBS, the issues were resolved successfully."

The official grand opening of The Atlantic at Charter Colony, located at Coalfield and Woolridge

Roads, will take place in late spring.

The project is one of three senior living facilities currently under construction by KBS. Construction recently began on a similar project, The Atlantic at Twin Hickory, located in Henrico's West End.

"The same design group and ownership team from Charter Colony got KBS involved in Twin Hickory which ultimately resulted in award of the project to us. It is especially beneficial to have Kenn Cole as Superintendent [on the Twin Hickory project] since he just finished Charter Colony, and it is equally nice to have an established, working relationship with the design and ownership teams," explained Stocks.

Other KBS senior living projects under construction include Centerbrooke Commons, a four-story, 132-unit assisted living facility in Suffolk, and Darby House Senior Apartments, a four-story, 108-unit complex in Eastern Henrico.

Congratulations to the Charter Colony project team: Stocks; Cole; Wally Robinson, assistant superintendent; Dave Wilmink, carpenter; John Waechter, assistant project manager and Christine Miller, project assistant.

# Project News

## Relationship Continues with National Developer

KBS's relationship with national developer, Forest City Enterprises, continues to grow with three new projects in Downtown Richmond — Cutter's Ridge at Tobacco Row, The Edgeworth Building and The River Lofts - Lucky Strike.

Cutter's Ridge at Tobacco Row consists of 12 high-end townhouses. The project will offer a rare feature for newly constructed



The Edgeworth Building is one of three Forest City projects currently under construction.

multi-residential projects in this area — direct access to the sidewalk through the front door. Each unit is three stories and includes two bedrooms, lower level family room and a two-car garage.

The Edgeworth Building is a five-story, 166,000 square foot adaptive reuse project which includes class A offices, retail space and a parking garage. Hirschler Fleischer law firm has signed on as the anchor tenant occupying 67,334 square feet of space.

Edgeworth was built in 1920 and housed Larus & Brothers Tobacco Company. The project will be completed in December.

The River Lofts - Lucky Strike is also an adaptive reuse project and is being converted to loft-style apartments. The 240,000 square foot building will house 131 units and parking. The building was originally constructed in the early 1900's and served as a cigarette manufacturing and headquarters facility for the American Tobacco Company. The project will be complete in October 2007.

The projects are located in Forest City's urban mixed-use district along Richmond's riverfront in Shockoe Bottom. The development spans 15 city blocks of former warehouses and factories. KBS previously performed the adaptive reuse of The River Lofts, also in the development.

## 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](http://www.kbsgc.com).

### KBS Institute Classes

May 9 — Concrete Discussion by WR Grace

May 23 — Preparing Weather-Related Time Extension Requests

### Networking with Regional Subcontractors

On April 25, KBS will participate in The Blue Book's GC Showcase. The show will be held from 4 – 8 p.m. at Crowne Plaza Richmond West. KBS and other construction firms will have the opportunity to network with regional suppliers and subcontractors.

### Celebrating 30 Years with a First Pitch

KBS plans to honor its 30th anniversary with a reception for staff and family at The Diamond on April 30. To kick off the game, Bill Paulette, president, will throw the first pitch. Look for pictures and highlights of the celebration in future KBS publications.

### GRCC Schmoosa Palooza

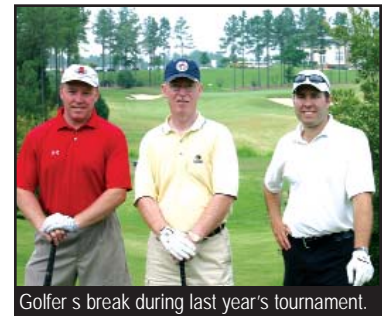
For the third consecutive year, KBS will exhibit at the Greater Richmond Chamber of Commerce's annual picnic. Schmoosa Palooza will be held on May 18 from 4 – 7 p.m. at the University of Richmond's Westhampton Green.

### Safety Fair Celebrates Third Year

The KBS Third Annual Safety Fair will be June 15 from 2 – 5 p.m. The fair is free to attend and will include vendors, demonstrations and a blood drive. Contact Mark Lambert at (804) 515-1248 or [mlambert@kbsgc.com](mailto:mlambert@kbsgc.com) for sponsor and exhibitor information.

### KBS Golf Tournaments

KBS is planning for another summer of fun at the links with its annual golf tournaments. This year, two tournaments will be held: July 14 at Independence Golf Club and September 15 at Mattaponi Springs Golf Club. Invitations will be sent out next month. For information on sponsoring or attending the tournaments, contact Melissa Klimek at (804) 515-1287 or by e-mail at [mklimek@kbsgc.com](mailto:mklimek@kbsgc.com).



Golfers break during last year's tournament.

### Summer Hours Begin

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

## Experience Sparks Environmental Awareness and LEED Accreditation

Liz Blanks, KBS project assistant, was recently certified as a LEED Accredited Professional by the U.S. Green Building Council.

"Blanks' accreditation strengthens KBS's competitive edge in green and sustainable building strategies and practices," said Rich Lee, vice president of operations. "KBS is proud to have staff members with expertise in green building and LEED to help meet the growing demand within the industry."



Liz Blanks

Blanks is currently working on the University of Mary Washington College of Graduate and Professional Studies Building II. The 48,777 square foot, two-story academic building is designed to achieve the standards of a Silver LEED Rating. Her LEED experience also includes the CarMax Corporate Headquarters.

"Working on LEED projects raised my personal awareness of sustainable building practices and their importance to our industry and to the world around us," explains Blanks. "Every owner can incorporate some form of sustainable design into their project. Sometimes something as small as installing water-conserving fixtures in restrooms can reduce operating costs and benefit the environment by reducing waste."

## KBS Family Welcomes New Members

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

### New Employees

Dave Bennis was hired as a superintendent on Commons at Centerbrooke in Suffolk. He has 24 years of construction experience.



Dave Bennis

Howard Dunn joins KBS as an assistant superintendent, and is working on the Wal-Mart of Portsmouth project. Dunn has a B.S. in Civil Engineering from Virginia Tech.

### Birth Announcements

Melissa Klimek and her husband, Ryan, are the proud parents of Andrew Cole born on February 6.

The LEED professional accreditation program is rigorous, requiring participants to satisfy a number of criteria covering a wide range of sustainable construction and development issues. Accreditation identifies individuals who have the knowledge and skills to participate in the green design process, support and encourage integrated design and streamline the LEED application and certification process.

The certification process for buildings uses the LEED Green Building Rating System™, a consensus-based national green building standard for the construction industry.

The exam was launched in 2001 to recognize individuals' understanding of green building practices and principles, and familiarity with LEED requirements, resources and processes.

## Staff Birthdays & Anniversaries

### April

Adam Britt, 1  
Cathy Muto, 1  
Matthew Gehring, 9  
Jimmie Moore, 12  
Cecil Walsh Jr., 17  
Mark Chamberlain, 22  
Amy Hale, 23  
Frank Tull, 23  
Ron Mangano, 25  
Kenn Cole, 30

### May

Danny Carter, 1  
Trina Janosik, 2  
Charlie Ferguson, 5  
Jerry Hunley, 7  
Jamie Lopez, 10  
John Glaspie, 19  
Dennis Lynch, 21  
Michael Stephens, 21  
Kenneth Suggs, 24  
Beth Bell, 25  
Brian Barrett, 26

### June

George Cramp, 2  
James Lipscombe, 9  
Jack Hughes, 13  
Rogelio Fuentes, 14  
Tina Hudson, 17  
Ray Stevens, 20  
Melissa Klimek, 23  
Richard Shook, 30

### Anniversaries

#### April

Ray Stevens, 1991  
Mike Allshouse, 2000

#### May

Amy Hale, 1995  
Wayne House, 1999  
Robin McCullough, 1999  
Beth Bell, 2000  
Aaron Fisher, 2004  
Billy Taylor, 2004  
Trina Janosik, 2005  
Thomas Upson, 2005

#### June

Randy Tally, 1984  
Billy Moore, 1984  
Edgar Azucena, 1991  
Jamie Lopez, 1997  
Odir Comayagua, 1997  
Richard Lee, 1999  
Sam Stocks, 2000  
Matthew Gehring, 2002  
Adam Britt, 2003  
Jay Stoda, 2004  
Rick Vining, 2004  
John Waechter, 2004  
Tony Zimmer, 2004  
Frank Tull, 2004  
James Hill, 2004  
Tom Henning, 2004  
Pauline Buzderewicz, 2005



The Atlantic at Charter Colony is one of Midlothian's newest senior living facilities.

Visit us on the Web at: [www.kbsgc.com](http://www.kbsgc.com)

8050 Kimway Drive ■ Richmond, Virginia 23228 ■ 804.262.0100

## Recently Awarded Projects

- Country Club of Virginia Dining Room  
Renovations, Richmond
- Lucky Strike Apartments, Richmond
- Ukrop's Super Market, Williamsburg
- Virginia Commonwealth University Hibbs  
Plaza and Alley Repairs, Richmond
- Wal-Mart Super Store, Richmond
- Wal-Mart Super Store, Portsmouth

## Intranet Site Connects Project Teams

KBS is proud to announce plans for the launch of a company Intranet for use by its staff and clients.

The site will be a private network providing the project management team and owner access to the most up-to-date project information including schedule, documentation and financial information.

Shared information will include KBS news, projects and co-workers.

"The KBS Intranet site will reinforce our organization as a tightly coupled team sharing information and helping each other be successful," explains Rich Lee, vice president of operations. "We expect it to generate new opportunities for collaboration and productivity among our entire staff."

Lee and Don Riggins, KBS information technology manager, have been working with consultants to develop the site.

The KBS Intranet will be a great resource offering a cost-effective means of sharing relevant information across corporate departments, project sites and other geographical locations.

The project specific portions of the site are currently in the testing stages. Plans are in place to launch the site to KBS staffers within the coming months.



Rich Lee and Don Riggins work to develop site.