



# **PROVIDING LEADERSHIP DELIVERING SUCCESS**



## **Kraus-Manning, Inc.** Construction Services



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Facsimile: (407) 251-1150  
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**Kraus-Manning**  
Construction Services

## Company Profile

### about **KMI**

Since 1999, Kraus Manning, Inc. (KMI) has provided a full range of development project management and consulting services, both domestically and internationally. We recognize that each client – and each project – is unique. Equipped with that knowledge, we tailor our service provisions to meet the needs of each client. We are capable of assuming a variety of different roles at any stage of a construction, development or renovation project to ensure that your best interests are protected.

KMI minimizes the risk inherent to development projects by providing our clients with overall leadership from concept to completion as an advocate and agent. This ensures that our interests are directly aligned with our clients', and our extensive construction expertise is put to use as asset for owners, developers, and investors. As project manager, program manager, construction manager, or as an owner's representative, KMI provides clients with a single source of management responsibility for construction projects, offering a turn-key solution for any development or renovation undertakings. We are also capable of adapting our service provisions specifically to the needs of any type of project. We offer staff augmentation services to give clients access to experienced construction and real estate professionals as an extension of internal staff, capable of overseeing and carrying out specific project functions as the need arises. Additionally, KMI provides consultative and legal support for our clients, which can be utilized at any time, for any construction-related matter.



Key Kraus-Manning personnel have over 100 years of combined experience in real estate, consulting, construction, and engineering, having successfully built projects across a broad range of industries, including aviation, infrastructure, military/defense, industrial, transportation, hospitality, theme parks, healthcare, retail, and residential development. The principles that our teams operate under are tried-and-true industry standards as set forth by respected organizations such as the Construction Management Association of America (CMAA). As a member in good standing with the CMAA, we employ a staff of Certified Construction Managers (CCM), prepared to provide industry-leading management and leadership.

Headquartered in Orlando, FL, KMI currently operates offices in Boston, Denver, New York, Houston, and Los Angeles. Our international presence has spread to every corner of the globe, with current offices in the Caribbean and operations reaching Saudi Arabia and as far as Taiwan. We deploy staff in any nation or region, providing truly global service to meet clients where we are needed most: on-site.

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**KMI's mission** is to provide our clients with the highest quality of services, whether they encompass staff augmentation or consulting or comprehensive program and project management.

**KMI's focus** is for our professional services to effectively guide a project in a way that achieves our clients' goals in a professional, ethical, creative and cost effective manner, while utilizing the latest technology to communicate to our clients precisely where their project stands at any moment in time.

**KMI's philosophy** is unchanged from project to project, start to finish: **We put our clients' interests first and foremost.** As an agent to the owner we work *with* our clients to complete projects on time, within budget, to the highest standard of quality – your own.

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**KMI PROFESSIONAL CREDENTIALS**

- KMI is a registered Professional Engineering firm in the State of Florida (#00008627) and a licensed General Contractor (CGC025969 and #QB23142).
- KMI and their affiliates have branch offices in Boston, Houston, Denver, USVI, BVI, Trinidad, New York and Los Angeles staffed with licensed professionals.
- The principals of KMI hold professional licenses in Engineering, Construction, and Real Estate Appraising in Florida, New York, Maryland and the United States Virgin Islands.
- KMI is a member in good standing with the Construction Management Association of America (CMAA) and maintains a staff of Certified Construction Managers (CCM) ready to lead your projects.
- KMI is a member of the United States Green Building Council (USGBC) maintains a staff of LEED® (Leadership in Energy and Environmental Design) Accredited Professionals to manage the process of making your next project a LEED® certified facility.
- KMI is registered as both a Professional Engineer and a General Contractor in the United States Virgin Islands.
- KMI is certified in the USVI as a Testing and Inspection services and provides building inspection for the USVI government and soil and concrete materials testing.
- KMI possesses a Construction Management Trade License for services throughout the British Virgin Islands.
- KMI and their affiliates have on staff licensed and certified Civil, Structural, Geotechnical, Electrical, Mechanical, and Industrial Engineers, Architects, General Contractors, LEED® Accredited Professionals, Chartered Quantity Surveyors, Chartered Civil Engineers and Certified Construction Managers.
- KMI and their affiliates have been recognized as Expert Witnesses in Federal and State Courts in a variety of jurisdictions.





**Kraus-Manning**  
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## GSA Schedule Contract Information

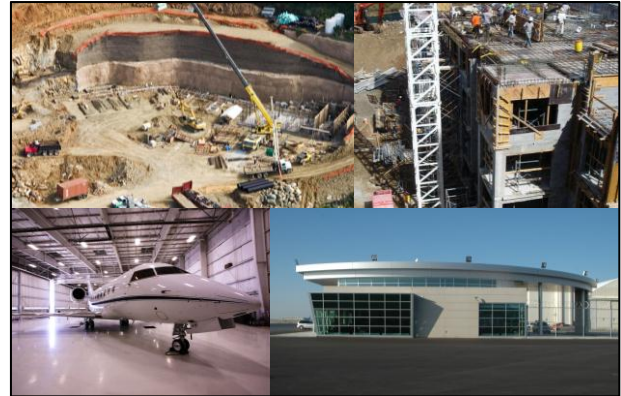


**Contract Holder**  
FTS Contract GS-10F-0097X

Since 1999, Kraus-Manning, Inc. (KMI) has provided professional Construction Management services to clients throughout the U.S. and globally. As an active member in good standing with the Construction Management Association of America (CMAA), KMI maintains a staff of Certified Construction Managers (CCM) and adheres to CMAA standards for procedures and training. We have managed the development of projects values over \$100MM, and the portfolio of project our staff has provided services on is valued in billions of dollars.

KMI is proud to hold a General Services Administration Schedule Contract for providing services to Federal Agencies and other Governmental Agencies. Awarded Special Item Numbers 817-7 & 817-7 RC: Professional Engineering Services (PES) – Construction Management Services, KMI is an approved supplier for professional expertise in Civil Engineering Disciplines.

The Primary Engineering Discipline offered by KMI under this contract is Civil Engineering, as it relates to all aspects of facilities. Our expertise and services encompass the entire realm of planning, evaluation and management involved with the construction of infrastructure, facilities & buildings, transportation systems, water, earthworks, and other structures.



Our services are targeted to provide clients with professional management of construction projects from concept through completion, overseeing functions of budgeting, scheduling, project control, expediting, inspection, contract administration, and management of contractors, subcontractors, and suppliers.

KMI is a member of the United States Green Building Council, with several LEED® Accredited Professionals on Staff. We have managed the development of multiple LEED® and EnergyStar™ Certified Facilities from start to finish, and take pride in our ability and experience in delivering sustainable projects.

For more information regarding KMI's GSA Schedule Contract, terms and conditions, up-to-date pricing and the option to create an electronic delivery order, visit the **GSA Advantage!** online contractor shopping mall at <http://www.gsaadvantage.gov>.

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**CONTRACTOR INFORMATION:**

**Contract Number:** GS-10F-0097X  
**Contract Period:** February 10, 2011 – February 9, 2016  
**Business Size:** Small Business  
**Federal Supply Group:** 871 – Professional Engineering Services (PES)  
**Special Item Numbers (SIN) Awarded:** 871-7 (CI) (EE) (ME) & 871-7 RC (CI) (EE) (ME)  
Construction Management Service for Primary  
Engineering Discipline (PED) Civil Engineering,  
Construction Management

**CONSTRUCTION MANAGEMENT SERVICES**

- Project Management
- Program Management
- Construction Management
- Project Management Oversight
- Troubled Project Turnaround
- Staff Augmentation
- Bid/Award Management
- Contract Administration
- Construction Scheduling
- Site Supervision/Coordinating
- Construction Inspection
- Quality Assurance
- Project Commissioning
- Closeout & Operational Turnover

**CONSTRUCTION CONSULTING SERVICES**

- Value Engineering Analysis
- Constructability Reviews
- Peer Reviews
- Cost Estimating
- Budget Conformance Reviews
- CPM Scheduling
- Feasibility Studies
- Forensic Scheduling
- Construction Claim Preparation
- Claims Analysis
- Delay and Disruption Analysis
- Dispute Resolution
- Expert Witness Testimony
- Litigation Support

**\*Services Not Included:** Architecture and Engineering Services as set forth in FAR Part 36.601







**Kraus-Manning**  
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## Affiliates & Subsidiaries

In 2008, KMI formed subsidiary **Kraus-Manning Sustainable Solutions (KMSS)** with the goal of assessing, renovating, and constructing facilities to be more energy efficient and environmentally sustainable. In today's economy, with rising energy costs and diminishing resources, reducing consumption and utilizing renewable resources has a greater impact on bottom line and profitability than ever before.

Financial benefits realized through KMSS are twofold: Primarily, improved efficiency results in a reduction of overall operating expenses. Additionally, KMI oversees the application process for any and all available rebate, incentive, and grant programs offered for corporate energy reduction and renewable energy programs.



KMSS's team of LEED® Professionals and Licensed Electrical and Mechanical Engineers perform comprehensive energy assessments, design effective solutions, and implement efficient construction practices that allow our Clients to meet - or exceed - their goals of lowering energy and operating costs, reducing environmental impact, and enhancing overall occupant satisfaction.



In 2009, KMI formed an affiliated firm, **CCA-KMI, LLC**, which brought together the strength of two engineering firms to enhance our expertise and service offerings. This partnership combines the forensic strength of CCA's team of architects, engineers, and consultants with KMI's construction expertise to provide expert architectural, engineering, forensic investigation, and consulting services to clients in the insurance, legal, corporate, governmental, and private sectors.

This collaboration demonstrates our team-oriented approach and commitment to providing clients with a single-source partner when confronted with any construction related problems, design challenges, liabilities, or legal proceedings. By tapping into CCA's forensic and litigation capabilities, KMI has the framework for investigating and analyzing structural failures and defects, designing creative remedial solutions, and managing their implementation, regardless of the scale or complexity of a problem.

### About CCA:

CCA is a firm of architects, engineers and construction consultants specializing in complex construction issues. Since 1990, CCA has provided best-in-class engineering, architectural, forensic investigation, and expert consulting services to the legal, insurance, condominium, and residential markets.

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Providing Leadership, Delivering Success!

## SERVICES

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**Kraus-Manning**  
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*Service Profile*

*Project*

## **MANAGEMENT**

In today's market, the design, construction, and delivery of any capital project or development require the input of a wide variety of professions – from lenders, code officials, architects, engineers, inspectors and estimators to general contractors, specialty contractors, utility companies, and major manufacturers and suppliers. To effectively coordinate these services and ensure successful project delivery, Kraus-Manning, Inc. provides comprehensive, turn-key project management services.

Beginning with a project's initial concept, we begin planning for success from day one. KMI's pre-development services assist owners with everything from selecting a delivery method and contracting format to site selection and zoning and approval management. We provide design phase oversight to ensure that the design of a project is constructible and produced to achieve the goals of the owner. During the critical construction phase of a project, KMI's oversight ensures that projects progress on time, remain within budget, and adhere to quality standards. Post-Construction, KMI ensures a seamless project closeout and operational turnover, and provides ongoing consultative and facilities support.



Frenchman's Cove, St. Thomas, U.S. Virgin Islands

Our staff members' expertise covers every aspect of managing a construction project, providing us with invaluable knowledge of the most finite details of construction. This, combined with numerous certifications and extensive licensure, gives us the ability to foresee potential problems before they arise, and consequently prevent major delays and budget surprises. We stress open communication among owners, managers and all team members, which is facilitated through our state of the art, web-based project management information system. At any point in time, owners and managers have access to all pertinent information related to the project at hand. We can utilize this real-time information to turn the complexities of a project into a streamlined process with minimal risk and uncertainty.

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### **PRE-DEVELOPMENT SERVICES**

KMI provides key pre-development evaluation services to ensure that a project has the proper fundamentals to serve its intended function. As a pre-development partner, KMI can provide the strongest impact when **planning for success** and achieving client goals. Key services that KMI provides during this critical period include:

- **Site Selection Analysis**
- **Market and Feasibility Financial Analysis**
- **Existing Property Inspections**
- **Due Diligence Studies**
- **Project Capital Budget Development**
- **Zoning and Project Approval Management**
- **Master Project Schedule Development**
- **LEED Management**

### **DESIGN PHASE SERVICES**

The success of any project rests largely in good, strong design. Managing the production of a strong design is, in many cases, one of the most critical services that KMI provides to clients. With experienced teams of licensed construction professionals, KMI assists owners with the oversight and peer review necessary to not only strive for, but ensure **success by design**. Our design phase services include:

- **A/E Selection Management**
- **Site and Master Planning Management**
- **Architectural Design Oversight Management**
- **Interior Design Oversight Management**
- **Value Engineering Analysis**
- **Constructability Review**
- **Peer Reviews**
- **Cost Estimating/Budget Conformance Reviews**

### **CONSTRUCTION PHASE SERVICES**

KMI understands that the construction phase is the most time-sensitive and difficult-to-manage operation of an overall project. With our deep expertise in this field and proven track record of successful project and program management, we work alongside our client as an advocate and agent to deliver a **successfully completed project**. Critical services provided at this stage include:

- **Bid/Award Management**
- **Contract Administration**
- **Construction Scheduling**
- **Construction Site Supervision/Coordination**
- **Construction Inspection**
- **Quality Assurance**
- **Project Commissioning**
- **Project Closeout and Operational Turnover**





**Kraus-Manning**  
Construction Services

## Service Profile

### Program

## MANAGEMENT

Kraus-Manning, Inc. (KMI) provides a single-source solution for developing multiple projects from inception to completion with our comprehensive Program Management Services. By applying the practices of professional Construction Management to each unit of a capital program, KMI's Program Management services integrate all aspects of the construction process – planning, design, procurement, and commissioning – for the purpose of providing standardized technical and management expertise on each project.

We provide cutting-edge management solutions to programs and projects, both nationwide and across the globe. By combining trained, experienced personnel with our highly sophisticated, web-based Project Management Information System (PMIS), we are able to monitor and control all aspects of a project at every phase, from pre-design through design and construction, all the way to completion and operational turnover.

Our team has a proven record of providing coordinated, effective program management, incorporating multiple projects as elements of a larger development scheme. With a single source of management responsibility and direction, each project can be effectively planned, rapidly implemented, and seamlessly closed out and turned over for operation with minimal interruption in continuing operations. Owners not only benefit from the integration of systems and processes across each project within a program, but also from the economies of scale realized by approaching each project as a component of a program on the whole.

Working with a raw idea, KMI provides management and oversight to develop concepts into viable projects. Beginning with a detailed concept/pre-design roll-out, KMI establishes the foundation for programs intended for any use, from aviation, education, residential housing, hospitality, or infrastructure. In this critical phase, KMI develops an overall plan that depicts a detailed program with a realistic budget and master schedule.

During design phases, KMI evaluates and selects a design team from an extensive network of design consultants whose capabilities meet or exceed the needs of the program, set forth in the pre-design phase. Our understanding of development projects and our tenure in the industry allows us to evaluate consultants based on the program's true needs, and select accordingly. Additionally, our process of providing ongoing Value Engineering during project design phases allows us to manage the design team to develop the most efficient design for our clients, and our experience in delivering Gold Standard LEED® projects offers our clients the ability to develop a finished facility with cutting-edge energy and resource efficiency.

With a sound design in place, KMI's experienced team and sophisticated PMIS provides industry-leading management during project construction phases. Again, sourcing only the most qualified firms to build the project, our team manages work flow, schedules, procurement and all associated permitting, documentation, and contracts to ensure that projects are completed on-time and within budget. KMI can even "fast-track" projects by phasing the construction in with the design to meet accelerated timelines while still providing a high-quality design and end product.

With an intimate knowledge of systems and processes applied to each project, operational turnover with KMI can be virtually seamless. We continue to provide post-construction support to ensure that all aspects of a project are functioning as intended, and that Owners are provided with the best tools available to take over and effectively manage operations of their completed project.



**Clockwise from top:**

Signature Flight Support Newark Terminal Design Concept; Indianapolis Terminal under construction; Completed Chicago Terminal

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### **PRE-DEVELOPMENT SERVICES**

KMI provides key pre-development evaluation services to ensure that all aspects of a program have the proper fundamentals to serve their intended function. As a development partner for your program, KMI ensures that every phase of a program is **planned for success** and achieving client goals. Key services that KMI provides pre-development phases include:

- **Site Selection Analysis**
- **Market and Feasibility Financial Analysis**
- **Existing Property Inspections**
- **Due Diligence Studies**
- **Project Capital Budget Development**
- **Zoning and Project Approval Management**
- **Master Project Schedule Development**
- **LEED Management**
- **Project Delivery Method Analysis**

### **DESIGN PHASE SERVICES**

As part of a capital program of any scale, the success of each component project rests largely in good, strong design. Managing the production of a strong design is, in many cases, one of the most critical services that KMI provides to clients. With experienced teams of licensed construction professionals, KMI assists owners with the oversight and peer review necessary to not only strive for, but ensure **success by design**. Our design phase services include:

- **A/E Selection Management**
- **Standardized Prototype Design Management**
- **Site and Master Planning Management**
- **Architectural and Engineering Design Oversight Management**
- **Interior Design Oversight Management**
- **Value Engineering Analysis**
- **Constructability Review**
- **Peer Reviews**
- **Cost Estimating/Budget Conformance Reviews**

### **CONSTRUCTION PHASE SERVICES**

KMI understands that the construction phase is the most time-sensitive and difficult-to-manage operation of each project within a program. With our deep expertise in this field and proven track record of successful Program and Project Management, we work alongside our client as an agent to deliver a **successfully developed program**, while developing and implement cost-saving processes to reduce overall program budget. Critical services provided during construction phases include:

- **Selection of Project Delivery Method**
- **Bid/Award Management**
- **Contract Administration**
- **Construction Scheduling**
- **Construction Site Supervision/Coordination**
- **Construction Inspection**
- **Quality Assurance**
- **Project Commissioning**
- **Project Closeout and Operational Turnover**







**Kraus-Manning**  
Construction Services

## Service Profile

### Renovation

## MANAGEMENT

Not all projects require new development or ground-up construction. In many cases, the most economical solution for capital improvements is to renovate existing facilities to better suit owners' changing needs. Facility renovations present a unique set of challenges and complexities, which can quickly complicate a seemingly straightforward project. Utilizing practices and techniques learned through firsthand experience, KMI has developed a focused project management service specifically designed to assist owners undertaking renovation projects.

KMI streamlines the process of facility renovations by applying a proven, formulaic process to the project from start to finish. Utilizing our advanced web-based management systems, we apply modern construction practices such as CPM scheduling and Value Engineering specifically adapted for renovations. These practices set the framework for detailed schedules, efficient work plans, and economical procurement. Coupled with our extensive experience managing renovation projects, KMI is able to identify potential problems before they arise, eliminating uncertainty and reducing the risk of delays and budget overruns.



The Westin Resort and Spa, Hilton Head Island, SC

By serving as an owner's representative or agent, KMI provides clients with a committed advocate throughout the course of a project. As an owner's agent, KMI provides service and consultative advice that is guided solely by the interests of our clients and their projects.

KMI has served as Project Manager for renovation projects ranging from basic aesthetic refinishing and FF&E replacement to complete structural redesigns and rebuilds. The majority of renovations KMI has managed have been performed upon facilities while owner's continuing operations must carry on simultaneously. Due to this, KMI applies strict standards of professionalism and procedural guidelines to ensure that occupants and operations are not disturbed.

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### **DESIGN PHASE SERVICES**

Proper design is paramount to streamlining the complexities of any renovation project. KMI is able to assist an Owner's team or take charge during the design phase of a renovation to ensure that it is **targeted for success** with the following services:

- **Architectural Design Oversight Management**
- **Interior Design Oversight Management**
- **Value Engineering Analysis**
- **Constructability Review**
- **Cost Estimating**
- **Budget Conformance Reviews**

### **RENOVATION PHASE SERVICES**

Renovation projects can provide a unique set of challenges and complications that can severely affect overall progress and timeliness. During the physical renovation phase, KMI provides experienced renovation Construction Managers to direct the process and ensure **successfully administered improvements**. Renovation phase services include:

- **Bid/Award Management**
- **Contract Administration**
- **Renovation/Construction Scheduling**
- **Site Supervision/Coordination**
- **Punch List of Completed Work**
- **Management of FF&E Installation**
- **Coordination of Final Clean and Housekeeping**
- **Operational Turnover**





**Kraus-Manning**  
Construction Services

*Service Profile*

*Staff*

## ***AUGMENTATION***

As projects progress through the various phases of design, development and construction, workloads and expertise needs tend to fluctuate wildly. KMI provides professional staff augmentation to allow our clients' personnel roster to expand and contract as rapidly as a project's demands.

Staff augmentation - in any capacity - eliminates the excessive costs, lag times, and administrative hassle of hiring and training new internal staff for projects or assignments of finite duration. By utilizing KMI personnel, our clients and partners avoid the delays associated with lengthy hiring and training processes. Even beyond a project's closeout, KMI is able to reduce a project's overall cost burden by providing personnel only for the duration of the project or assignment, eliminating the expense of either maintaining or terminating internal staff after projects are completed.

Extension of staff with KMI personnel gives our clients access to the comprehensive base of knowledge and experience that our



professionals have acquired through first-hand experience. Our team of Certified Construction Managers, Professional Engineers, and licensed real estate and construction professionals combine over 100 years' experience in construction and real estate development – experience that can be put to practice on day one of an assignment.

KMI personnel have acted as an extension of owner's staff on a variety of different projects and in countless different roles. Regardless of the scope or duration of a project or assignment – whether it requires a single professional for a matter of days or a team for a span of years – no task is too simple for our attention or too complex for us to handle.

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### **DESIGN PHASE AUGMENTATION SERVICE**

During the design phase, projects require input from a variety of differing, specialized professions. KMI has a diverse team of Engineering, Construction, and Real Estate Professional, as well as technical and administrative staff that are capable of providing augmented support to owners, developers, and project managers during this critical phase of a project. Our team's expertise includes providing augmented support for the following design phase functions:

- ***A/E Selection Management***
- ***Site and Master Planning Management***
- ***Architectural Design Oversight Management***
- ***Interior Design Oversight Management***
- ***Value Engineering Analysis***
- ***Constructability Review***
- ***Peer Reviews***
- ***Cost Estimating/Budget Conformance Reviews***

### **CONSTRUCTION PHASE AUGMENTATION SERVICES**

The need for expert leadership and professional management is never more evident than during the physical construction phase of a project. KMI's staff is equipped to provide specialized, augmentative support to assist owners, developers, or project managers during this phase to assist in a variety of capacities. KMI's staff performs on client's behalf for the following functions:

- ***Bid/Award Management***
- ***Contract Administration***
- ***Construction Scheduling***
- ***Construction Site Supervision/Coordination***
- ***Construction Inspection***
- ***Quality Assurance***
- ***Project Commissioning***
- ***Project Closeout and Operational Turnover***





*Management*

**CONSULTING**

Due to the myriad demands required to effectively manage a development project or program, owners many times require specialized support for evaluating the efficiency of their organization's management systems and processes. To provide owners with the necessary tools to establish a system of effective project management, KMI offers professional management consulting services centered around our state-of-the-art Project Management Information System (PMIS) and the expertise of our tenured, professional project and program managers

Through in-depth discovery interviews, surveys, focus groups, and on-site observation, KMI will first provide a detailed evaluation and report of current management systems (or lack thereof). Our team then formulates a comprehensive plan with recommendations on how to optimize resources, reduce process bottlenecks, and utilize technology tools to improve productivity. This plan may highlight specific areas where efficiency can be improved, or encompass a complete project procedures manual to help the organization process projects in a systematic method that helps ensure the overall success of the project.



KMI can then provide training and oversight for implementation of the recommendations across the organization. We also provide, set-up, and train the performing project team on a cutting-edge PMIS that tracks all project information from concept to completion. Our web-based PMIS allows project teams to quickly and easily track, share, and manipulate information that will become critical to the success of the project or program.

KMI PMIS system tracks all correspondence, design documents, submittals, meeting minutes, action items, contracts, invoices/requisition and change management to allow our clients to observe the real-time status of their project and understand current and future demands. Our goal with management consulting is to give our clients to the tools to make their project a success with their own teams.

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## **MANAGEMENT CONSULTING SERVICES**

KMI's Management Consulting gives owners the tools to effectively manage the performing team on any type of development project or program. We provide expert analysis of current management processes, establish procedures for effective project management, and ensure that they are effectively implemented. Our management consulting services include:

- **Management Systems Analysis**
  - *Surveys/Interviews*
  - *Focus Groups*
  - *On-Site Observation*
- **Management Recommendations**
  - *Resource Optimization*
  - *Process Efficiency Plans*
  - *Productivity Monitoring*
  - *Technology Implementation*
- **Management Process Implementation**
  - *PMIS application*
  - *System Set-Up*
  - *System and Process Training*
- **Information Tracking**
  - *Correspondence*
  - *Design Documents*
  - *Submittals*
  - *Meeting Minutes*
  - *Action Items*
  - *Contract Documents*
  - *Requisitions/Invoices*
  - *Change Management*







**Kraus-Manning**  
Construction Services

*Service Profile*

*Property Condition*

## **ASSESSMENTS**

The construction quality, structural and mechanical integrity, and physical condition of a property are all crucial factors in the analysis of commercial real estate property values. To provide clients with a clear picture of the true value of a property, or assess the total extent of property damage, KMI performs professional Property Condition Assessments and conducts thorough Due Diligence Studies to accurately evaluate a property's physical state in financial terms.

With a staff of licensed Property Appraisers and Professional Engineers, KMI offers property condition assessments performed in two phases: site inspection and data analysis. The site inspection provides KMI with a thorough and representative picture of the present conditions, along with any physical defects or deficiencies. Our appraisers then collect and review any available construction and maintenance documents related to the property, and perform a detailed analysis of the data to further identify any issues that may affect the property's value.

KMI then provides clients with a comprehensive condition report, detailing conditions of the building's overall structural and architectural features, mechanical, electrical, and plumbing systems, and any signs of material damage, deterioration or functional obsolescence that could detract from the property's value or operability.



In addition to the written report, KMI also examines local zoning regulations, building codes, and any special hazards that may affect the present or future value of the property.

Most importantly, a full property condition assessment provides clients with complete cost estimates to remedy deficiencies found due to poor design, lack of maintenance, physical damage, or use of low-quality materials. Estimates are presented in cost tables that reflect items that require immediate attention to meet legal or safety requirements, and items whose cost can be deferred into the near future as their useful life expires.

Whether conducting due diligence studies for a real estate transaction, or assessing the present value of a damaged or under-maintained facility, there is no better way to more fully understand the true state of your property than with a comprehensive property condition assessment. KMI provides these services with the level of quality and integrity you would expect when clients' needs are always put first.

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## **PROPERTY CONDITION ASSESSMENTS/DUE DILIGENCE STUDIES**

KMI performs professional property condition assessments and conducts thorough due diligence studies to provide clients with a clear understanding of the physical state and financial requirements of any real estate property. KMI provides reports and information allow buyers, sellers, investors, lenders, and owners to accurately assess not only the present value of a property, but also the financial requirements the property will demand in the future. Property Condition Assessments consist of the following:

- **Site Survey**
  - **Visual Inspection**
  - **System Operation Testing**
- **Materials Sampling**
- **Data Analysis**
  - **Construction Document Review**
  - **Maintenance Record Review**
- **General Conditions Report**
  - **Site/Groundwork**
  - **Infrastructure**
  - **Building Structure**
  - **Building Envelope**
  - **Interior**
  - **Electrical**
  - **Plumbing**
  - **HVAC**
  - **Elevators**
  - **Security**
- **Defects & Deficiencies Report**
- **Photographic Evidence**
- **Estimate of Required Expenditures**
- **Cost Tables**
  - **Immediate Capital Requirements**
  - **Deferred Capital Requirements**





**Cost**

***ESTIMATING***

Capital projects, as indicated by their name, generally require a significant outlay of financial capital. For a project to materialize out of a pure concept and become a reality, owners must have a clear baseline of project costs, and investors require detailed financial information that indicates a justifiable return. To ensure that cost estimates and associated budgets are accurate and fully inclusive, KMI provides industry-leading cost estimating services. By calculating precise cost estimates, KMI provides owners with the most effective tools to keep a project's overall costs in check.

Anticipating cost details even from a project's preliminary and planning stages, KMI works with clients to develop feasible, itemized budgets that ensure all project expenses – even those not readily apparent – are accounted for. As design documents and drawings are produced, developed, and refined, KMI continually provides updated and revised cost estimates as cost drivers are determined and quantified. Constructability reviews, conducted along with cost estimates during design phases, identify and correct any design errors or mistakes that would be more costly to rectify after construction commences.



KMI's estimating professionals utilize powerful computer estimating software, combined with keen intuition developed through years of focused construction and real estate experience. Working directly with the Project Manager and Principal-in-Charge, KMI's seasoned estimators quantify – in exacting detail – a project's cost drivers, and develop accurate budgets accordingly. Additionally, KMI's Value Engineering process identifies cost-efficient alternatives during the design process to minimize unnecessary expenses and maximize owner's value for every dollar spent.

KMI's industry-leading cost estimating services take the financial uncertainty out of capital projects and developments. By laying out a clear financial cross-section, KMI gives owners and investors a tool to measure their project's success – before it is even undertaken.

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## ***COST ESTIMATING SERVICES***

KMI offers cost estimating services to provide clients with a well-developed project budget, and ensure that projects fit within that budget. Our team of experienced Estimators utilize computer estimating software and work directly with the Project Manager and Principal-in-Charge to continually monitor projected costs of a project throughout a project's design phase. Key cost estimating services KMI provides include:

- ***Budget Estimating***  
Budget estimates are typically developed by three key team members: Project Manager, Estimator, and principal in charge. Project Budgets include every foreseeable detail; line items are noted to allow any member of a project team to clearly identify and understand the source of budget allotments.
- ***Conceptual Design Estimating***  
Typically formed with the A/E team, conceptual design estimates are based off of conceptual schematics and are developed based on site plans, floor plans, and elevation schematics. Estimates at this stage include roughly quantified items and major systems and equipment of the project.
- ***Design Development Estimate***  
Estimates at this stage account for specific floor and site plans and detailed elevations. Rough MEP cost estimates can be developed at this stage, as well as refined quantity estimates. Initial constructability reviews are conducted to ensure the targeted design is feasible
- ***30% to 50% Construction Document Estimate***  
This estimate is performed when the Construction Documents are underway and final drawings are outlined. Estimates can be produced for nearly completed site and structure plans, and MEP designs allow for rough estimates. Items are generally quantified in detail with unit prices assigned.
- ***60% to 75% Construction Document Estimate***  
As an update to the previous estimate, this sheet enables the team to observe any changes and easily quantify them to produce more accurate estimates. With site and structural designs complete, MEP systems detailed and architectural design details and finishes outlined, quantities and unit prices should be nearly fixed and estimates begin to see minimal variance.
- ***90% Construction Document Estimate***  
Estimates made at this point are based on design documents that are ready to submit for approval and bidding. Quantities and unit prices are now fixed and price estimates are made based on project site location and condition. Estimates are broken down to trade packages for bidding.
- ***Value Engineering Analysis***  
This process, collaborated between the project team and estimator, ensures that project materials and process minimize costs without sacrificing the client's goals or reducing scope by eliminating elements from the design of the project. Value Engineering ensures the greatest return on each dollar invested in a project by the owner.
- ***Constructability Reviews***  
One of the most critical tasks the project team performs is the analysis of construction documents as they are prepared. Flaws in design documents can prove to be catastrophic if not uncovered early on in the design phase. KMI conducts perpetual review of construction documents, and monitors revisions made to original design documents to ensure the problems are addressed and rectified.





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Construction Services

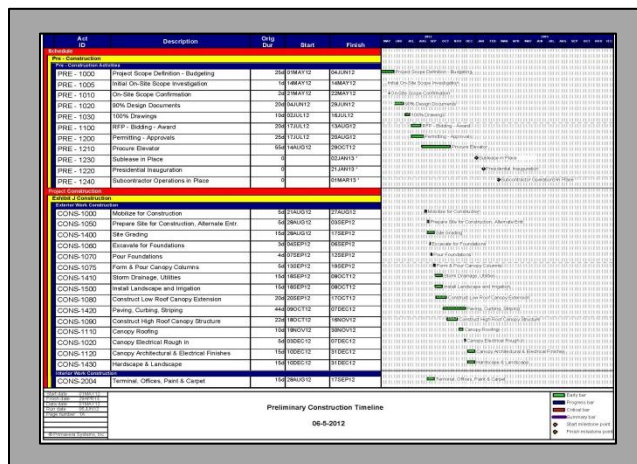
**Service Profile**

**Construction**

**SCHEDULING**

Nowhere does the phrase “Time is money” have greater meaning than in the context of a development project. Proper time management is critical to the success of any project. KMI provides professional, focused construction scheduling services to keep the flow of progress on track, avoiding delays and budget overruns through effective planning.

KMI’s construction scheduling services provide a framework for effective time management consisting of two main objectives. First: Plan the work. Development of an effective construction schedule requires that all parties – and their obligations to the project – are factored into the master schedule. Critical Path items and milestones must be planned in proper sequence, and time allotments must be based on realistic industry practices. The second objective of construction scheduling: Work the plan. Workflow and progress must be monitored against the set schedule, to ensure that milestones are achieved and delays are minimized and addressed, should any occur.



The role of the Kraus-Manning Project Team is to manage the project’s timeframe by developing the overall schedule. Designers and contractors/trade contractors are responsible for developing sub-schedules that fit within that framework to achieve the milestones set forth by the master schedule. We utilize modern computer scheduling software including Primavera P3, P6, and Suretrak, as well as Microsoft Project to develop detailed, functional schedules and monitor progress as work is performed. With KMI’s Construction Scheduling Services, clients can rest assured that their project will be successfully delivered on time.

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## **CONSTRUCTION SCHEDULING SERVICES**

To ensure that projects progress on-time without delays or schedule overruns, KMI provides professional construction scheduling services. Utilizing the latest computer scheduling software, We develop schedules and monitor work against that schedule all the way through a project's timely completion. Key scheduling functions include:

- ***Master Schedules***
- ***Preliminary Schedules***
- ***Detailed Construction Schedules***
- ***Periodic Scheduling Updates***
- ***Planned and As-Built Analysis Schedules***
- ***Resource and Cost Loaded Schedules***
- ***Construction Project Acceleration***
- ***Schedule Delay Analysis and Quantification***
- ***Total Float Management***
- ***Time Impact Analysis***
- ***Monte Carlo Risk Simulations***
- ***"What if" Scenarios***
- ***Collapsed As-built***





**Kraus-Manning**  
Construction Services

*Service Profile*

*Troubled Project*

**TURNAROUND**

KMI has the experience and ability to take control of a project's management responsibilities when problems causing serious cost and schedule overruns have occurred. Project-crippling problems can arise from a variety of different scenarios, whether they involve failures to perform or adhere to contractual obligations, difficulty in meeting schedule requirements and projected milestones, lack of sufficient resources (materials or funding), or even technical issues within a project's design that threaten its integrity or constructability.

Once a project's management responsibilities are turned over to KMI, we conduct an in-depth analysis of the source of problems plaguing the project. We review past work performance and contractual documents to uncover instances where performance failures have caused problems. We highlight areas where projects have become disjoined from budget and schedule guidelines. We observe instances where safety regulations may have been overlooked. We inspect design documents to uncover any areas where engineering or architectural flaws present problems for the project's constructability.



The Shore Club, Miami Beach, FL

KMI's exhaustive approach to analyzing the root cause of problems enables us to create a recovery plan that specifically addresses the issues that caused a project to become problematic to begin with. To ensure that projects are effectively brought back on track, KMI's recovery plans are produced with detailed schedules, work procedures, material and equipment allocation plans, cash flow and budget projections, and the financial requirements needed to effectively recover the project. Due to the nature of project turnarounds, KMI produces and implements recovery plans at an expedited rate to ensure that capital impact is minimized.

In cases where regulatory, legal, or contractual disputes cannot be avoided, KMI provides expert litigation support in the interest of protecting owners' assets and ongoing operations.

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## **TROUBLED PROJECT TURNAROUND**

KMI provides Troubled Project Turnaround services worldwide to effectively complete projects that have become distressed, delinquent, or in any other way troubled. Our Professional Engineers, Construction Managers, and Contract and Litigation Support Experts ensure that troubled projects are **realigned for successful completion**, even after complications have struck. Troubled Project Turnaround Services include:

- **Contract Document Review**  
*Contract documents are inspected and analyzed to discover what contractual obligations have been met and where breeches have occurred.*
- **Review of Completed Work**  
*Physical assessments are made to evaluate what milestones have been met and what physical progress has been made.*
- **Value of Work Assessments**  
*Valuating assessments are made of the completed work, as well as cost estimations of work that remains to be performed.*
- **Construction Scheduling**  
*Expedited schedules are developed to minimize capital impact during project turnaround.*
- **Development of Recalibrated Management Plans**  
*Detailed project management plans are developed and analyzed to distinguish the most effective method to turn around and complete the project.*
- **Implementation of Recovery Plan**  
*Specific implementation plans are put in place and proactively managed to meet expedited turnaround schedules.*
- **Litigation Support/Document Preparation**  
*In some cases, disputes must be subject to litigation for resolution. Should the need arise, required documents are prepared and our expert witnesses are provided to support clients through litigation processes.*





**Kraus-Manning**  
Construction Services

*Service Profile*

*Litigation*

***SUPPORT***

When disputes arise that must be subject to legal process to reach resolution, KMI offers professional litigation support services to clients. We provide objective information and documentation with the clarity and concision necessary to effectively mediate conflicting interests. Our experienced consulting and testifying experts analyze individual dispute situations and conduct technical and thorough assessments in order to reach prompt resolution.

We offer client support through all phases of the litigation process, including pre-filing, discovery, and resolution in every forum, from construction mediation and arbitration to trial. We offer litigation support and expert testimony from experts in a variety of fields to provide widespread expertise for any type of dispute circumstances. Our project teams are assembled to best suit the needs of each client's case and foster expeditious resolution.



In 2009, Kraus-Manning formed subsidiary CCA-KMI, LLC, – a combination of the talents of two firms – to provide a complete support system for clients engaged in litigation due to legal disputes. Independently, CCA, LLC's staff of engineers and architects has provided forensic structural analyses for clients for more than 20 years. Through the formation of CCA-KMI, our collective team brings the investigative, analytical, and construction expertise to cover all critical bases necessary to support clients immersed in litigation or dispute proceedings.

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### **LITIGATION SUPPORT SERVICES**

KMI provides professional litigation support services in the event a dispute becomes subject to legal proceedings for resolution. Our team provides comprehensive support through all phases of the litigation process. Litigation support services include:

- ***Discovery Support***
- ***Schedule Delay Analysis***
- ***Labor/Productivity Analysis***
- ***Disruption/Impact Analysis***
- ***Construction Defect/Failure Analysis***
- ***Code and Life Safety Analysis***
- ***Standards of Care***
- ***Damages Evaluation & Quantification***
- ***Project Review and Audit***
- ***Cause and Origin Studies***
- ***Demonstrative Evidence Production***
- ***Position Presentation/Negotiation***
- ***Litigation, Arbitration & Mediation Support***
- ***Consulting & Testimony Experts (accepted in both State & Federal Courts)***





**Kraus-Manning**  
Construction Services

## Service Profile

*Construction*

### **CONSULTING**

KMI provides a broad range of construction and development consulting services, which can be provided to clients on an as-needed, case-by-case basis. Having provided management and consultation for clients on a portfolio of projects valued in billions of dollars, KMI has the expertise and first-hand experience to provide pertinent, informed consultative support for any real estate, construction, or development matters.

KMI's senior staff members have earned over 100 years' combined professional experience in engineering, construction, and commercial real estate fields. The expansive base of collective knowledge at KMI enables us to provide clients with invaluable insight and foresight when dealing with any sort of construction-related matter.



Members of the KMI team have provided consultative advising and support services for a broad range of clients' needs, including litigation and expert witness support, estimating and scheduling, inspections and testing, appraising, peer review, and numerous additional cases. See the reverse of this page for an in-depth listing of KMI's consulting services and capabilities.

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## **CONSTRUCTION AND REAL ESTATE CONSULTING**

KMI provides consulting services to support clients' projects and facilities on an as-needed basis. Services can be provided singly or in any combination based on specific needs.

- ***Cause and Origin Studies***
- ***Claims Preparation/Analysis***
- ***Concrete Testing***
- ***Constructability Reviews***
- ***Construction Scheduling (CPM)***
- ***Contract Administration***
- ***Cost Estimating***
- ***Damage Assessments***
- ***Dispute Resolution***
- ***Due Diligence Studies***
- ***Energy Efficiency Assessments***
- ***Entitlement Management***
- ***Expert Witness/Litigation Support***
- ***Facility Inspections***
- ***Feasibility Studies***
- ***Forensic Investigations***
- ***Forensic Scheduling***
- ***Geotechnical Investigations***
- ***Insurance Claims Support***
- ***Interior Design Management***
- ***LEED®/EnergyStar™ Certification Management***
- ***Lender Representation***
- ***Peer Review***
- ***Project Management Consulting***
- ***Real Estate Appraising/Consulting***
- ***Remedial Design Services***
- ***Site and Master Planning Management***
- ***Soil Testing***
- ***Value Engineering***





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## PROJECT EXPERIENCE

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## HOSPITALITY

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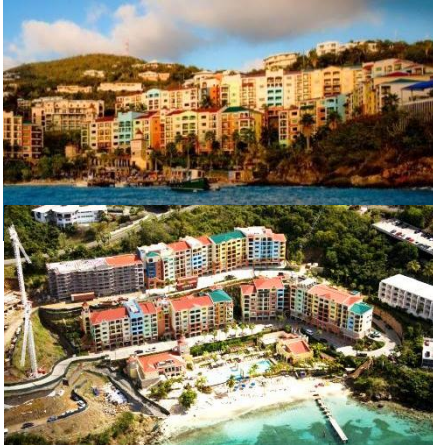
### The Ritz-Carlton Resort – St. Thomas, U.S. Virgin Islands



*Project Completion Date:* **2004**  
*Contract Amount:* **\$75,000,000**  
*Size of Project:* **180 Guest Rooms, 4 Restaurants, 10,000 SF of Meeting Space**  
*Construction Type:* **Cast-in place concrete, Bearing Masonry Walls, Steel tube Columns**  
*Project Owner:* **Ritz-Carlton Hotels Virgin Islands Inc.**

KMI provided overall project management for the design and construction of the Ritz-Carlton St. Thomas. Coordinating with Army Corps of Engineers, KMI assessed the project to ensure this project would cause no negative impact to the environment. Programming, design management, procurement, construction management, and post construction phase services were provided for the duration of 5 years on this prestigious project, which included value engineering, quality assurance, and coordination of multiple contractors.

### Frenchman's Cove – St. Thomas, U.S. Virgin Islands



*Project Completion Date:* **2010**  
*Contract Amount:* **\$110,000,000**  
*Size of Project:* **13.3 Acres**  
*Construction Type:* **Cast-in place concrete, Bearing Masonry Walls, Steel tube Columns**  
*Project Owner:* **Marriott Vacation Club International**

KMI was the project manager for Marriott's Frenchman's cove, which includes a total of 6 six-story structures with 340 two- and three-bedroom villas, a two-story marketplace and grill, a 1.12 million gallon pool, and various MSE retaining walls reaching heights of 50 feet. The project also includes a separate four-story check-in building featuring a great hall, parlor, library, concierge services area, a grand balcony, and an additional 6 villas, as well as 2 1500 kW emergency power generators, and a 150' long pier for water taxi service.

### Merricks Resort Show Village – Barbados



*Project Completion Date:* **2010**  
*Contract Amount:* **\$3,500,000**  
*Size of Project:* **2 villas, stormwater lagoon, gazebo and associated infrastructure**  
*Construction Type:* **Cast-in place concrete, ICF & hardwood**  
*Project Owner:* **Harlequin Hotels & Resorts**

KMI provided Construction Management services for the Merricks Resort Show Village, the precursor to the Merricks Resort. The show village consists of 2 showcase villas, a stormwater lagoon, a gazebo, maintenance building, and associated infrastructure and landscaping. The village was designed to showcase the green technologies incorporated in the resort, including Insulating Concrete Forms (ICF) used in the building envelopes, Photovoltaic systems, and water recycling and treatment systems to reduce pollution.





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### Bluebeard's Castle – St. Thomas, U.S. Virgin Islands



*Project Completion Date:* **2004**  
*Contract Amount:* **\$5,000,000**  
*Size of Project:* **20 acres**  
*Construction Type:* **Cast-in place concrete, Bearing Masonry Walls, Steel Tube Columns**  
*Project Owner:* **Wyndham Vacation Ownership**

KMI served as project manager for the development and implementation of improvements to this 200-room timeshare resort located on the historic Bluebeard's castle site. Overlooking the town of Charlotte Amalie and the cruise ship terminal in the harbor of St. Thomas, Bluebeard's is one of the most scenic locations in the USVI. Work included necessary improvements to the power and water utilities, structural modifications to the existing structures, and elevated pool area and public and guest facilities.

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### Bluebeard's Beach Club – St. Thomas, U.S. Virgin Islands



*Project Completion Date:* **2006**  
*Contract Amount:* **\$1,000,000**  
*Size of Project:* **74 rooms**  
*Construction Type:* **Cast-in place concrete, Bearing Masonry Walls**  
*Project Owner:* **Wyndham Vacation Ownership**

KMI served as project manager for the development and implementation of required improvements to this 74-room timeshare resort. The location is directly oceanfront, with western exposure that provides beautiful sunset views of the open ocean and cruise ships. Work included improvements to the power and wastewater facilities and private and guest facilities.

---

### Bluebeard's Castle Renovations – St. Thomas, U.S. Virgin Islands



*Project Completion Date:* **2011**  
*Contract Amount:* **\$12,800,000**  
*Size of Project:* **18 Structures**  
*Construction Type:* **Cast-in place concrete, Bearing Masonry Walls, Steel Tube Columns**  
*Project Owner:* **Multiple Owner Associations**

KMI was retained by four property owner associations that own and operate Bluebeard's Castle. KMI's provided complete pre-construction services such as property assessments, scope development, estimating and budget development, value engineering, and work schedules. KMI managed the RFP process with trade contractors, aided selection to the POA's, and completed the administration of the contract. The renovation was performed while the resort was operating, requiring close coordination with the hotel operators.



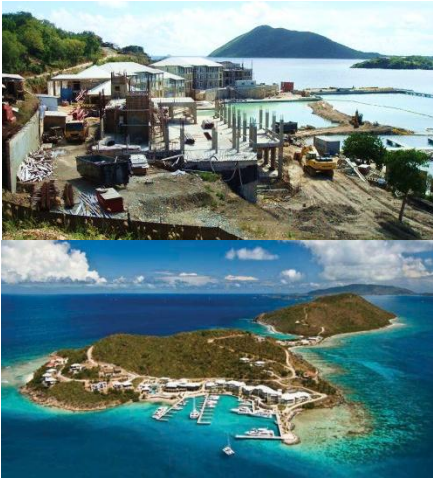
### The Viceroy Anguilla – Anguilla, British West Indies



<i>Project Completion Date:</i>	<b>2009</b>
<i>Contract Amount:</i>	<b>\$500,000,000</b>
<i>Size of Project:</i>	<b>31 villas, additional residences</b>
<i>Construction Type:</i>	<b>Cast-in place concrete, Bearing Masonry Walls, Steel Tube Columns</b>
<i>Project Owner:</i>	<b>KOR group hotels</b>

KMI provided extension of staff services for the KOR Group's Viceroy Anguilla Resort and Residences, a premier residential resort property on the island of Anguilla in the British West Indies. The exclusive Caribbean resort property is a collection of luxury accommodations offered for sale and as vacation rentals. The resort boast 2 bays, 3,200 feet of beach, 31 freestanding 4,300 to 6,000 SF villas, each with private infinity pools, and approximately 100 resort residences, each with its own heated plunge pool. Additionally, flexible floor plans are offered for buyer who desire penthouses up to 4,500 SF.

### Scrub Island Resort Marina and Spa – Scrub Island, British Virgin Islands



<i>Project Completion Date:</i>	<b>2009</b>
<i>Contract Amount:</i>	<b>\$145,000,000</b>
<i>Size of Project:</i>	<b>31 villas, additional residences</b>
<i>Construction Type:</i>	<b>Cast-in place concrete, Bearing Masonry Walls</b>
<i>Project Owner:</i>	<b>Mainsail Development International</b>

KMI provided construction and project management services and was appointed as owner's representative to coordinate construction of a boutique hotel, 30 luxury waterside villas, a spa and 100-slip marina complex. Local Trade Contractors and materials were used as much as possible to complete this prestigious project.

### Falcon's Nest – Peter Island, British Virgin Islands



<i>Project Completion Date:</i>	<b>2007</b>
<i>Contract Amount:</i>	<b>\$12,500,000</b>
<i>Size of Project:</i>	<b>2 acres</b>
<i>Construction Type:</i>	<b>Cast-in place concrete, Bearing Masonry Walls</b>
<i>Project Owner:</i>	<b>Peter Island (2000), Ltd.</b>

KMI served as Construction Manager for Peter Island Resort's Falcon's Nest, including demolition of existing facilities to final fit-out and start-up. The project is a 20,000 SF private island villa situated on the peak of a hill overlooking White Beach Bay in the British Virgin Islands. Special features include six master bedroom suites, Chef's kitchen and quarters, specially designed nanny quarters, a zero entry, a two-tiered infinity pool and Jacuzzi, a full exercise room, flat screen television monitor that rises out of built-in cabinetry, and a custom made, 12-person handcrafted tiger maple dining room table and chairs.





### The Shore Club – South Beach, Miami, FL



*Project Completion Date:* **2005**  
*Contract Amount:* **\$68,000,000**  
*Size of Project:* **3 acres**  
*Construction Type:* **Cast-in place concrete, Bearing Masonry Walls**  
*Project Owner:* **Morgans Group, LLC**



KMI served as project manager for the completion and implementation phase of the Shore Club luxury boutique hotel in Miami, Florida. KMI was requested by the owner to intervene on this troubled project, which was more than a year behind schedule and considerably over budget. KMI rectified local building code enforcement issues, re-energizing the project and facilitating the opening of all buildings in the resort. KMI also managed the design and construction of the shore club spa, located on the 8<sup>th</sup> floor – the once the roof of the old Sheraton hotel.

### Buccament Bay Resort – St. Vincent and the Grenadines



*Project Completion Date:* **2012**  
*Contract Amount:* **\$40,000,000**  
*Size of Project:* **3 acres**  
*Construction Type:* **Cast-in place concrete, Bearing Masonry Walls**  
*Project Owner:* **Morgans Group, LLC**



KMI provided extension of staff services for this luxury hotel after being requested by the owners to assist in turning this troubled project around. The construction team had to take great care in its work, as the hotel was in operation at the time. The project consisted of two phases: phase 1 consisted of the completion of guest cabanas, refurbishment of an existing restaurant, and construction of a new beach bar and waterfront village containing restaurants, coffee shops and a dive shop. Phase two involved the completion of a 50 apartment, 5 story structure and associated infrastructure works.

### H Hotel – Hastings, Barbados



*Project Completion Date:* **Scheduled for 2013**  
*Contract Amount:* **\$25,000,000**  
*Size of Project:* **78 room hotel**  
*Construction Type:* **Refurb, New Build, Piled, ICF, Precast, Micro Piling**  
*Project Owner:* **Harlequin Hotels and Resorts**

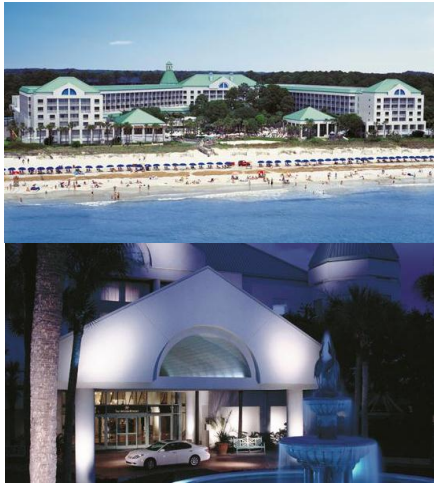


KMI performed as both project manager and construction manager the H Hotel project in Barbados. The project consists of converting a distressed hotel and turning it into a 78 room luxury boutique hotel. 50% of the old structure was demolished and is currently being replaced. Two additional floors were designed into the entire building. Support piling, consisting of Continuous Flight Auger (CFA) and micro piling has been installed into the whole hotel. Various building methods are being used, such as precast and insulating concrete forms.



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### The Westin Resort and Spa – Hilton Head Island, South Carolina



*Project Completion Date:* **2007**  
*Contract Amount:* **\$8,000,000**  
*Size of Project:* **25,000 SF**  
*Construction Type:* **Bearing Masonry Walls**  
*Project Owner:* **Starwood Capital Group**

KMI provided project management and construction consulting services for a two-phase, 17,000 SF renovation and modernization of the Westin Resort and Spa in Hilton Head Island, SC. The project consisted of 8,000 feet of new administrative and accounting offices, as well as construction of a 9,000 SF Heavenly Spa, the first built at a Westin Resorts in the contiguous United States. The project included renovation and reconstruction of balconies, flooring, guest corridors, and offices, and demolition to accommodate for the Heavenly Spa.

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### Magdalena Grand Beach Resort – Lowlands, Tobago



*Project Completion Date:* **2010**  
*Contract Amount:* **\$7,000,000**  
*Size of Project:* **20 Acres**  
*Construction Type:* **Aluminum Standing Seam Roof & Other Shell Improvements**  
*Project Owner:* **Vanguard Hotels, Ltd.**

KMI provided design and construction management for Vanguard Hotels Ltd.'s Magdalena Grand Beach resort, which underwent re-construction for renovation. The first project phase consisted of re-roofing approximately 150,000 SF of space under cover, including 200 guest rooms, conference rooms, lobby, ballroom, restaurants, lounges, kitchen and laundry facilities, shops, offices and a variety of ancillary buildings and shelters. Replacement windows, doors, storefronts and other shell improvements were also performed. Future phases will include renovations to the whole hotel to deliver a four star standard.

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### The Elysian Resort – St. Thomas, U.S. Virgin Islands



*Project Completion Date:* **2004**  
*Contract Amount:* **\$3,000,000**  
*Size of Project:* **69 Room Resort**  
*Construction Type:* **Cast in Place Concrete, Bearing Masonry Walls, Steel Tube Columns**  
*Project Owner:* **FFD Development Company, LLC**

KMI served as project manager for the development and implementation of improvements to this 69-room timeshare resort. The Elysian is located in the developing east end of the island of St. Thomas and is adjacent to the Ritz-Carlton Hotel. Work included improvements to the wastewater utilities and public facilities.

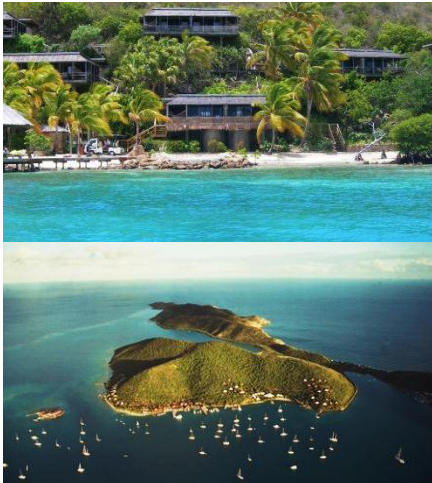




**Kraus-Manning**  
Construction Services

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### Bitter End Yacht Club – Virgin Gorda, British Virgin Islands



*Project Completion Date:* **2008**  
*Contract Amount:* **\$3,500,000**  
*Size of Project:* **32 units**  
*Construction Type:* **Cast in Place Concrete, Wood**  
*Project Owner:* **Bitter End Yacht Club, International LLC**

KMI was project Manager for the renovation of this 30-year-old resort on Virgin Gorda in the British Virgin Islands. The entire facility has 85 rooms, three restaurants and a full-service marina. The scope of work for this project phase consisted of renovations applied to 32 units.

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### Elizabeth Beach Villa – Tortola, British Virgin Islands



*Project Completion Date:* **2009**  
*Contract Amount:* **\$650,000**  
*Size of Project:* **Single family villa**  
*Construction Type:* **Bearing Masonry Walls**  
*Project Owner:* **Dennis and Suzanne Nicholaysen**

KMI managed the construction of this classic villa residence, perched on the hillside of the Lambert Beach resort for a private American family. Local trade contractors were used to complete the construction. The site is extremely challenging due to its location and dramatic topography as well as the widespread characteristic BVI boulders that cover the area. Natural features such as the boulders were incorporated into the design wherever possible.

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### Wali Nitiki House – Scrub Island, British Virgin Islands



*Project Completion Date:* **2008**  
*Contract Amount:* **\$2,000,000**  
*Size of Project:* **Single private house**  
*Construction Type:* **Bearing Masonry Walls**  
*Project Owner:* **David and Cele Pugliese**

KMI took over the construction management of this troubled project in August 2008 for a local celebrity chef and his wife. This unusual building is designed to showcase cooking lessons with the backdrop of a remote Caribbean island and its seascape. The building takes the appearance of a traditional abode on a grand scale and incorporates tropical hardwoods, artificial thatch roofing and is naturally ventilated, with no glass or windows in the design.

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Since 2003, Kraus-Manning, Inc. (KMI) has provided total program management for Signature Flight Support, the world's largest operator of fixed-base aviation terminals. After being brought on by Signature to take over project management responsibilities on the then-troubled Teterboro terminal and hangar project, KMI has been retained to comprehensively manage Signature's expansion, renovation and development projects program-wide. Since then, KMI has managed development to completion of 7 Signature Flight terminals, accompanying hangars, employee and customer facilities, site work, and infrastructure elements, while we continue managing the ongoing development of several more facilities, both active and proposed.

### ***Fixed Base Operator Terminal Experience: Signature Flight Support***

#### **Teterboro Fixed Base Operator – Teterboro, NJ**

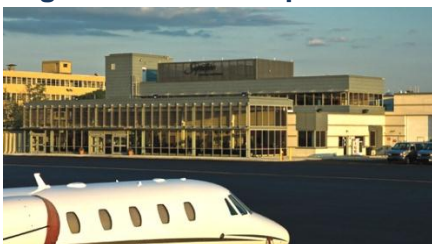


*Project Completion Date:* **2007**  
*Contract Amount:* **\$26,000,000**  
*Size of Project:* **125,000 SF Hangar;  
40,000 SF Office Space & Terminal**  
*Construction Type:* **Steel frame, metal panel exterior**  
*Project Owner:* **Signature Flight Support**



Kraus-Manning, Inc. was retained by Signature Flight Support to take over management of responsibilities of a troubled terminal project already under construction, and a hangar in the throes of completing design and sublease provisions at Teterboro Airport. Since then, KMI has provided program management oversight for the development of three additional hangars and office facilities, as well as a 100,000 SF infield paving project. Various delivery methods were used such as design/bid/build and design/build.

#### **Logan Fixed Base Operator – Boston, MA**



*Project Completion Date:* **2008**  
*Contract Amount:* **\$12,000,000**  
*Size of Project:* **12,000 SF Terminal; 8,000 SF Shop**  
*Construction Type:* **Steel frame, curtain wall and metal panel exterior**  
*Project Owner:* **Signature Flight Support**



Program management services were provided for the construction of a new 12,000 SF, 2-story glass and aluminum executive terminal facility with an 8,000 SF, 3-bay ground support equipment shop at Boston Logan International Airport. The facility incorporates sustainable architectural design features, environmentally friendly building products, energy efficient systems, and incorporated environmentally friendly construction practices. The project is the **first** Fixed Base Operation facility in North America to receive the prestigious LEED® Certification for sustainability.





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### San Francisco Fixed Base Operator – San Francisco, CA



*Project Completion Date:* **2009**  
*Contract Amount:* **\$8,000,000**  
*Size of Project:* **12,300 SF Terminal;  
45,000 SF Hangars**  
*Construction Type:* **Steel frame, metal panel exterior**  
*Project Owner:* **Signature Flight Support**



KMI provided Program, Design and Cost Management services for the renovation of an existing, 8,800 SF executive terminal facility with a 3,500 SF addition to the passenger terminal and the construction of two 21,000 SF hangars, each with 3,600 SF of office space at San Francisco International Airport. The project was designed with sustainable features and received the LEED® Gold Certification from the U.S. Green Building Council. Kraus-Manning received the 2010 Project Construction Excellence Gold award from the CMAA for the construction of this project.

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### Palm Springs Fixed Base Operator – Palm Springs, CA



*Project Completion Date:* **2008**  
*Contract Amount:* **\$5,500,000**  
*Size of Project:* **6,500 SF Terminal**  
*Construction Type:* **Steel frame, pre-cast concrete exterior**  
*Project Owner:* **Signature Flight Support**



KMI provided Program Management services for the design and construction of Signature's new executive terminal at Palm Springs International Airport, which included a 6,500 SF terminal facility and associated site work. The Terminal include high-performance, earth-friendly design elements such as natural lighting through clerestory glass, a heavily insulated building envelope, energy efficient mechanical systems, and building materials manufactured with recycled content.

---

### Palwaukee Fixed Base Operator – Wheeling, IL



*Project Completion Date:* **2006**  
*Contract Amount:* **\$5,100,000**  
*Size of Project:* **8,300 SF Terminal; 2,100 SF Ground Support Shop, 135,000 SF Ramp**  
*Construction Type:* **Steel frame, pre-cast concrete exterior**  
*Project Owner:* **Signature Flight Support**



KMI provided Program, Design, and Cost Management Services for the construction of a new 8,280 SF executive terminal, a 2,136 SF ground support shop, and 135,000 SF of concrete ramp used for parking and aircraft service. The terminal facility is a modern design that incorporates a "wing" roof element that floats over the building and provides an iconic identity to this facility, and allows for natural lighting through clerestory glass. Due to schedule demands, design-build was designated as the project delivery method.

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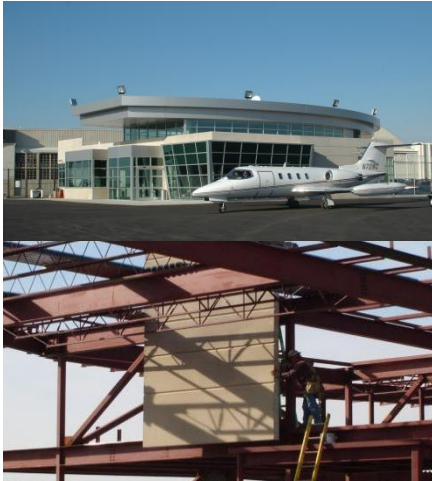




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### Indianapolis Fixed Base Operator – Indianapolis, IN



*Project Completion Date:* **2006**  
*Contract Amount:* **\$3,500,000**  
*Size of Project:* **6,500SF Terminal**  
*Construction Type:* **Steel frame, pre-cast concrete exterior**  
*Project Owner:* **Signature Flight Support**

KMI provided Design and Construction Management services for Signature's new 6,500 SF glass and steel executive terminal at Indianapolis International Airport. The terminal includes features such as a business center, complete with conference room and phone/internet rooms, a pilot lounge with private work stations and showers, and state-of-the-art flight planning systems. The Signature Flight Indianapolis terminal received the AIA Award of Honor in recognizing quality of work.

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### Chicago/O'Hare Fixed Base Operator – Chicago, IL



*Project Completion Date:* **2012**  
*Contract Amount:* **\$4,000,000**  
*Size of Project:* **9,100 SF Terminal**  
*Construction Type:* **Concrete block, metal panel exterior**  
*Project Owner:* **Signature Flight Support**

Kraus-Manning provided Design and Construction Management for Signature Flight's new 9,100 SF executive terminal at O'Hare International Airport. The terminal incorporates a business center with full video/teleconference presentation abilities, a VIP lounge with landside/airside access, flight planning with advanced network systems and maps, and ground support maintenance facilities. The Chicago FBO terminal is designed to achieve LEED® Silver certification level.

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### Newark Liberty Fixed Base Operator – Newark, NJ



*Project Completion Date:* **2013**  
*Contract Amount:* **\$11,000,000**  
*Size of Project:* **11,200 SF Terminal**  
*Construction Type:* **Pile Supported CMU and steel frame, CMU and composite panel exterior**  
*Project Owner:* **Signature Flight Support**

KMI is providing program management services for the design and construction of Signature Flight's new 11,200 SF executive terminal at Newark Liberty International Airport. The project include repaving over 8 acres of ramp space, the installation of a glycol recovery system and mechanical systems upgrades to an existing 40,000 SF hangar. The project is designed and being constructed to achieve LEED® Gold certification level from the U.S. Green Building Council.

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## COMMERCIAL, INDUSTRIAL & INFRASTRUCTURE

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### Stony Bay Infrastructure – Peter Island, British Virgin Islands



*Project Completion Date:* **2010**  
*Contract Amount:* **\$15,000,000**  
*Size of Project:* **2 wind turbines and power plant**  
*Construction Type:* **Green Infrastructure**  
*Project Owner:* **Peter Island Resort**



KMI provided construction management services, maintaining all documents (drawings, specifications, critical path schedules, permits) and managing all work and production schedules for this project. The project consists of the installation of a new green power plant directly connected to the Virgin Islands first winds turbines, a reverse osmosis potable water treatment plant, and a service center incorporating a waste material recycling plant and docking facilities. The project also included 3 miles of road and trench work, and 210,000 SF warehouse.

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### Outokumpu Heavy Wall Press Brake & Building – Wildwood, FL



*Project Completion Date:* **2010**  
*Contract Amount:* **\$8,000,000**  
*Size of Project:* **14,210 square feet**  
*Construction Type:* **Metal Building, Concrete Slab**  
*Project Owner:* **Outokumpu Stainless Pipe, Inc.**



KMI served as owner's representative and general contractor for the installation of a new Heavy Wall Press Brake house in a new 14,210 SF metal building. The installation of the press has made Outokumpu the leading North American of heavy wall LOD pipe. This press has the ability to produce pipe/tube with an outside diamet range between 14" and 48" and rests on concrete foundation of over 2,000 cubic yards of concrete and 121 tons of reinforcement.

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### Botany Bay Infrastructure – St. Thomas, U.S. Virgin Islands



*Project Completion Date:* **2006**  
*Contract Amount:* **\$4,400,000**  
*Size of Project:* **300 acres**  
*Construction Type:* **Infrastructure**  
*Project Owner:* **Botany Bay Partners, LLP by SV Timbers Management**



KMI provided owner's representation services for this infrastructure project, which is the first phase of the overall project, which includes 52 homes and complimentary retail and hospitality amenities. The project included construction and installation of new power and communications system utilities, as well as 263,000 SF of roadways, 15,000 linear feet of curbs and swales, 136,000 SF of parking area, 2,025 linear feet of storm drainage and 115,000 linear feet of electrical ductwork.





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### Institute of Internal Auditors World Headquarters – Altamonte Springs, FL



*Project Completion Date:* **2002**  
*Contract Amount:* **\$3,200,000**  
*Size of Project:* **5 acres**  
*Construction Type:* **Cast-in-place Concrete, Bearing Masonry Walls**  
*Project Owner:* **Institute of Internal Auditors**



KMI provided owner's representation services for this \$3.2M, 36,000 SF two-story office structure. Located in Altamonte Springs, Florida, This world-class professional development, communications and operations center serves as the new global headquarters for the Institute of Internal auditors. KMI's service assisted the owner in negotiation, award, and management of a single source design/build contractor.

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### New Breakwater & Tender Pier Project – Road Town, Tortola, British Virgin Islands



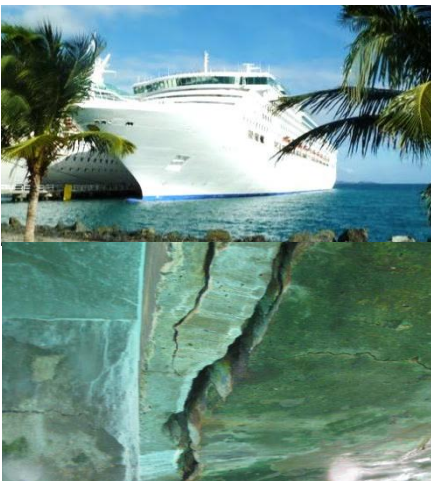
*Project Completion Date:* **2010**  
*Contract Amount:* **\$4,000,000**  
*Size of Project:* **334' Dock and 130' Pier**  
*Construction Type:* **Piled, Bulkhead Dock**  
*Project Owner:* **BVI Ports Authority**



KMI was appointed project manager by the BVI port Authority (BVIPA) to manage construction of this high quality New Tender Dock and Pier. The Pier is built to a high level of quality and strength due to its robust design, and is set at a level to allow for safe ingress and egress from the tenders. The dock provides approximately 300' of mooring space, and the pier allows for 120' of berthing, with a draft of 20' – 25'. Following an extensive wave study, a breakwater was also designed and constructed in order to protect the pier and dock from weather conditions.

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### Cruise Ship Dock Repairs – Road Town, Tortola, British Virgin Islands



*Project Completion Date:* **2011**  
*Contract Amount:* **\$1,600,000**  
*Size of Project:* **Single Cruise Ship Dock**  
*Construction Type:* **Pile Supported Concrete Pier**  
*Project Owner:* **BVI Ports Authority**

KMI provided construction management services for the British Virgin Islands Ports Authority for extensive repairs to its cruise ship pier and facilities. Regular testing and inspections were crucial to the project's success, and concrete samples were sent to KMI's Testing and Inspections Division, located in St. Thomas, USVI, to ensure QA compliance. KMI monitored repair work for the duration of the project and coordinated with cruise ship arrival and departure schedules to prevent disruptions in port operations.

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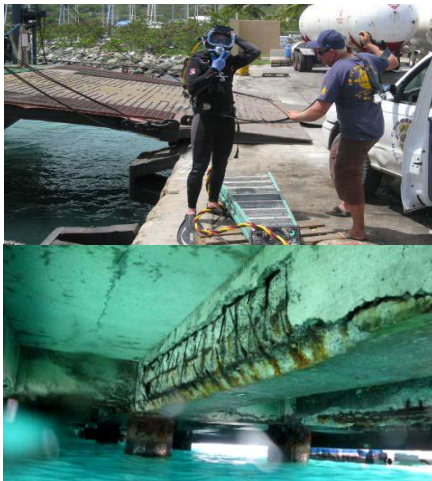
### Runway Extension Impact Assessment – Road Town, Tortola, British Virgin Islands



*Project Completion Date:* **2012**  
*Contract Amount:* **\$460,000**  
*Size of Project:* **7,000 Linear Feet**  
*Construction Type:* **Land Reclamation Study**  
*Project Owner:* **BVI Airports Authority**

KMI was engaged by the British Virgin Islands Airports Authority in November 2011 to carry out an extensive Environmental Impact Assessment for the proposed extension of the Terrance B. Lettsome International Airport. This multidisciplinary report was to assess the environmental and socio-economic impacts of extending the runway to 7,000 linear feet. KMI contracted 10 sub-consultants ranging from historians, aviation consultants, terrestrial and marine biologists, to commercial divers and coastal engineers to complete the report. It is anticipated that KMI will have an ongoing role in the airport's expansion in the project's future.

### Port Infrastructure Inspections – Road Town, Tortola, British Virgin Islands



*Project Completion Date:* **2012**  
*Contract Amount:* **\$50,000**  
*Size of Project:* **3 Port Facilities**  
*Construction Type:* **Piled Bulkhead Docks**  
*Project Owner:* **BVI Airports Authority**

KMI was engaged in March, 2012 by the British Virgin Island Ports Authority to monitor and inspect the Infrastructure throughout the British Virgin Islands, including the Road Town Ferry Terminal, Virgin Gorda Dock and the Port Purcell Main Harbor. KMI engaged structural, Marine & Civil engineers along with specialist coastal & civil engineers to carry out non-destructive testing on all structures and produce an extensive conditions survey.

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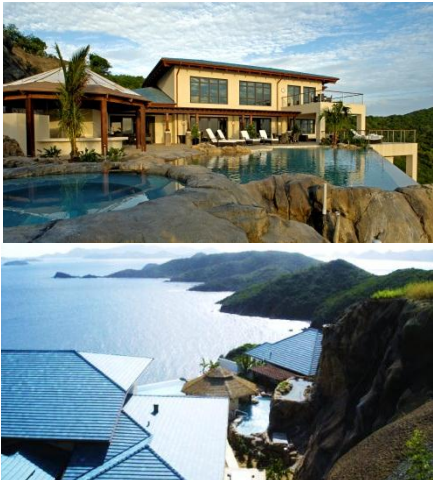
### The Viceroy Anguilla – Anguilla, British West Indies



*Project Completion Date:* **2009**  
*Contract Amount:* **\$500,000,000**  
*Size of Project:* **100 resort residences, 31 villas**  
*Construction Type:* **Cast-in place concrete, Bearing Masonry Walls, Steel Tube Columns**  
*Project Owner:* **KOR group hotels**

KMI provided extension of staff services for the KOR Group's Viceroy Anguilla Resort and Residences, a premier residential resort property on the island of Anguilla in the British West Indies. The exclusive Caribbean resort property is a collection of luxury accommodations offered for sale and as vacation rentals. The resort boast 2 bays, 3,200 feet of beach, 31 freestanding 4,300 to 6,000 SF villas, each with private infinity pools, and approximately 100 resort residences, each with its own heated plunge pool. Additionally, flexible floor plans are offered for buyer who desire penthouses up to 4,500 SF.

### Falcon's Nest – Peter Island, British Virgin Islands



*Project Completion Date:* **2007**  
*Contract Amount:* **\$12,500,000**  
*Size of Project:* **2 acres**  
*Construction Type:* **Cast-in place concrete, Bearing Masonry Walls**  
*Project Owner:* **Peter Island (2000), Ltd.**

KMI served as Construction Manager for Peter Island Resort's Falcon's Nest, including demolition of existing facilities to final fit-out and start-up. The project is a 20,000 SF private island villa situated on the peak of a hill overlooking White Beach Bay in the British Virgin Islands. Special features include six master bedroom suites, Chef's kitchen and quarters, specially designed nanny quarters, a zero entry, a two-tiered infinity pool and Jacuzzi, a full exercise room, flat screen television monitor that rises out of built-in cabinetry, and a custom made, 12-person handcrafted tiger maple dining room table and chairs.

### Botany Bay Infrastructure – St. Thomas, U.S. Virgin Islands



*Project Completion Date:* **2006**  
*Contract Amount:* **\$4,400,000**  
*Size of Project:* **300 acres**  
*Construction Type:* **Infrastructure**  
*Project Owner:* **Botany Bay Partners, LLP by SV Timbers Management**

KMI provided owner's representation services for this infrastructure project, which is the first phase of the overall project, which includes 52 homes and complimentary retail and hospitality amenities. The project included construction and installation of new power and communications system utilities, as well as 263,000 SF of roadways, 15,000 linear feet of curbs and swales, 136,000 SF of parking area, 2,025 linear feet of storm drainage and 115,000 linear feet of electrical ductwork.



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### Calabash Boom Affordable Housing Project – St. John, U.S. Virgin Islands



*Project Completion Date:* **2010**  
*Contract Amount:* **\$39,800,000**  
*Size of Project:* **48 apartments, 24 townhomes**  
*Construction Type:* **Pre-cast concrete**  
*Project Owner:* **Government of the United States Virgin Islands**



KMI provided owner's representation and inspection services for the United States Virgin Islands government, maintaining all documents (drawings, specifications, critical path schedules) and managed the construction of this affordable housing project. The housing complex is intended to provide safe and attractive housing for the native workforce in order to retain residents of St. John. The project included 48 apartments and 24 townhomes, a wastewater treatment plant for grey water reuse, and a community center complete with computer labs.

### Elizabeth Beach Villa – Tortola, British Virgin Islands



*Project Completion Date:* **2009**  
*Contract Amount:* **\$650,000**  
*Size of Project:* **Single family villa**  
*Construction Type:* **Bearing Masonry Walls**  
*Project Owner:* **Dennis and Suzanne Nicholaysen**



KMI managed the construction of this classic villa residence, perched on the hillside of the Lambert Beach resort for a private American family. Local trade contractors were used to complete the construction. The site is extremely challenging due to its location and dramatic topography as well as the widespread characteristic BVI boulders that cover the area. Natural features such as the boulders were incorporated into the design wherever possible.

### Wali Nitiki House – Scrub Island, British Virgin Islands



*Project Completion Date:* **2008**  
*Contract Amount:* **\$2,000,000**  
*Size of Project:* **Single private house**  
*Construction Type:* **Bearing Masonry Walls**  
*Project Owner:* **David and Cele Pugliese**

KMI took over the construction management of this troubled project in August 2008 for a local celebrity chef and his wife. This unusual building is designed to showcase cooking lessons with the backdrop of a remote Caribbean island and its seascape. The building takes the appearance of a traditional abode on a grand scale and incorporates tropical hardwoods, artificial thatch roofing and is naturally ventilated, with no glass or windows in the design.

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