



Not Just Building, But Inventing

by KHS&S Contractors

We strive to be a leader in the industry and to live out the motto “Do Everything Better.”

KHS&S Contractors was founded in 1984 as a regional wall and ceiling contractor. The company enjoyed a decade of steady growth amidst the expansion of Walt Disney World and the Epcot Center, and the exploding economy of central Florida. In 1996, KHS&S expanded westward to California and Nevada, beginning the company’s rapid ascent to becoming one of the largest specialty contractors in the United States and the national leader in themed construction.

The western geographical range for KHS&S includes California, Oregon, Washington, Nevada and Colorado. Our headquarters are in Anaheim, California, with office locations in Concord, Seattle, Las Vegas and Denver. Today, we have 185 in-office staff members and around 685 in the field, totaling 870 employees.

We offer an extensive variety of specialties. In preconstruction, we provide design assist, creative and historical research and art direction, construction design, and prefabrication. In in-

terior construction, we offer lath and plaster, acoustical ceilings, and glass fiber reinforced concrete (GFRC), glass fiber reinforced gypsum (GFRG) and fiberglass reinforced plastic (FRP). For exterior construction, we offer lath and plaster, stucco, GFRC, exterior insulation and finish systems, and rainscreen systems. In theming construction, KHS&S provides custom doors and windows; character signage; rendered and character plaster, sculpting and ornamentation; millwork and casework; faux finishes/paint/aging; brick and stone; and GFRC, GFRG and FRP.

KHS&S has an employee-driven culture, which required patience, sacrifice and vision to create. We want leaders with the passion to improve their organization and to motivate, engage and inspire their people. KHS&S embraces a “lean culture” that emphasizes collaboration, reliability of scheduling and top-value delivery, while using the fewest resources. In the true spirit of process improvement, KHS&S has studied other industries like automotive, aviation and health care — businesses

charged with setting safety, quality and efficiency standards — and applied these same lean principles to our construction projects. Our approach enables our team members to drive project success by respecting all team members and promoting the resourcefulness for continuous improvement.

One example of our resourcefulness is our response to the labor shortage in the industry. This shortage has been a challenge and continues to be an issue as project demands increase. To help mitigate this gap, we’ve begun recruiting at the college and high school levels. We strive to attract and train the most talented individuals in the industry and those who show potential to become valuable employees.

With the need to continuously improve, the team at KHS&S knows technology is important as well as an opportunity. Our company partnered up with Howick Ltd. to manufacture cold-formed steel studs with punched holes, customized per projects. We’re expand-

ing the use of the machines to include interior and exterior framed panels. The state-of-the-art equipment will allow KHS&S to take full advantage of prefabrication opportunities. In addition, KHS&S is utilizing technology that creates custom precise drywall assemblies. These assemblies can be shipped preassembled and installed on the job site, saving time and job site hassles. With PanelMax, complex shapes and corners can be shipped to the site in a prefabricated assembly. This prefabricated assembly may include framing, finishes or other applied material, depending on the requirements of the project.

KHS&S's evolving products, technology and culture have enabled us to accomplish great projects in the industry. One project we're proud of was a major tech campus in Cupertino, California, a massive project taken over from a competitor. In keeping with the company's proven ability to turn projects around, the Concord office succeeded with a smooth transition. This demanding venture required most of the office's resources. The project manager took the initiative to step up and handle ongoing changes, while still managing his current workload. The general superintendent was put to the test increasing manpower from 125 workers to 375 workers during a three-month period. Meanwhile, the administrative staff ensured all extra work agreements (EWAs) and timesheets balanced, while processing substantial time and materials billings every two weeks. Area opera-

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tions manager Don Archuleta said, "Everyone showed their ability to handle the pressure and passed with flying colors. Overall it [was] a monumental task, and the amazing team effort and spirit really shone through." We believe the same team effort and spirit will continue to shine through in other achievements as well, such as with current projects Hard Rock Sacramento, Coresite SV8 and Telegraph Enclave in Berkeley.

We strive to be a leader in the industry and to live out the motto "Do Everything Better." As the lean culture is entrenched in all aspects of KHS&S construction, new tools of the trade are being incorporated to meet production goals and to keep the craftspeople on the wall. Being a WACA member helps broaden employees' knowledge in the wall and ceiling industry. Remaining up to date on industry

innovations, research and trends gives us a key advantage in the industry.

KHS&S's industry leadership and success is proven in part by our accolades: *Engineering News-Record* has ranked KHS&S as the second-largest wall and ceiling contractor in the United States for six years in a row. In 2017, we received WACA's Construction Excellence Award (CEA) for Commercial Exterior for the Graton Casino, phase two, and earned the CEA for Project of the Year – Exterior Over \$500,000 for the same project. In 2016, KHS&S was awarded the CEA for Historical Restoration Interior for the San Francisco War Memorial Veterans Building, for which we also received the CEA Project of the Year – Interior Under \$500,000. The recognition of our craftsmanship began even further back, with earning the CEA for Exterior Insulation Finish Systems for the Graton Casino and Resort work in 2014.

We are the nation's leading theme contractor, having completed more than 6 million square feet of thematic finishes. Today, KHS&S provides a full spectrum of preconstruction and construction services to a national market, providing award-winning interior, exterior and thematic finishes for commercial construction of all types. While delivering its high-quality core interior/exterior work, KHS&S continues to grow through innovation, technology and culture to deliver exceptional projects to our clients.

Graton Casino, Rohnert Park

