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EVACUATE  
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# KDW

DESIGN/BUILD/BEYOND

## COLD STORAGE OVERVIEW

### CENTRAL TX /

3508 Far West Blvd.  
Suite 300  
Austin, TX 78731

### EAST TX /

6808 Frontier Dr.  
Nacogdoches, TX  
75964

### HOUSTON /

515 Post Oak Blvd.  
11th Floor  
Houston, TX 77057



As a full service design-build firm, we help clients design and build facilities that meet complex specifications.

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- ▶ Company Overview
- ▶ Design/Build/Beyond
- ▶ Project Experience



## ABOUT KDW /

KDW, Texas' Premier Design-Builder, is a dynamic, full-service commercial design-build firm with 130 years of experience. As a fifth-generation family-owned business, we operate from our Texas offices in Austin, Houston, and Nacogdoches, backed by a team of over 100 in-house professionals. We pride ourselves on simplifying the complex building process, ensuring projects are completed on time, within budget, and beyond client expectations. From large-scale industrial facilities to dynamic commercial spaces, our expertise ensures that each project is executed with precision and passion.

## BUILDING BEYOND EXPECTATIONS /

At KDW, our culture is grounded in innovation, collaboration, and personal growth. We cultivate a supportive environment where every team member is empowered to excel. Our commitment to going beyond for our clients extends to our own people, as we invest in their development and celebrate their achievements.





## A SINGLE SOURCE, ONE CONTRACT APPROACH

### WHAT WE OFFER /

- ▶ Land Due Diligence
- ▶ Deed Restriction Coordination
- ▶ Feasibility and Economic Analysis
- ▶ Market Analysis
- ▶ Entitlement Assistance
- ▶ Government Coordination
- ▶ Pro Forma Development
- ▶ Budget Development & Administration
- ▶ Strategic Planning
- ▶ Conceptual Estimating
- ▶ Design Coordination
- ▶ Scheduling
- ▶ Accounting and Cost Control
- ▶ Financial Assistance
- ▶ Construction Management
- ▶ Diverse Safety Management Services
- ▶ Facility Inspections
- ▶ Subcontractor Prequalification
- ▶ Project Close Out
- ▶ Operations & Maintenance (O&M) Planning

Our leadership team is deeply involved in every project, ensuring that our core values of excellence and integrity are upheld. With hands-on guidance from our experienced leaders, we drive each project to success with a commitment to quality, safety, and client satisfaction. Our leaders are dedicated to nurturing talent, fostering a collaborative culture, and pushing the boundaries of what's possible.



## THE KDW DIFFERENCE /

### Give Your Project the Team it Deserves

Planning a project can be challenging, whether you're a first-time developer or an experienced business owner. KDW is a full-service design/build firm that guides you through every step, from land development and custom design, to construction and post-occupancy support. Our team works alongside you as your designer, contractor, and partner.

Built on trust, quality, and innovation, KDW delivers hassle-free projects by integrating design and construction into a single workflow. We ensure smooth, transparent processes that save you time and money. Let us help you navigate every step of the way.





**2,000+**

**NUMBER OF SUCCESSFULLY  
COMPLETED PROJECTS**

## SERVICES /



### Land Due Diligence

Properties are thoroughly researched to assess suitability for development, including zoning regulations, environmental concerns, title issues, and infrastructure availability, before acquisition.



### Site Selection and Pre-Development

Get the site right. This is a lesson that has been reinforced over decades spent working alongside companies to locate and construct facilities that meet their functional and financial goals.



### Design and Preconstruction

Our team of project managers, engineers, architects, interior designers, lawyers and in house estimators have honed their ability to solve problems while delivering successful projects on time, on budget.



### Construction and Project Management

As the project progresses, our experienced team will preempt every challenge, working diligently to control costs, coordinate with subcontractors and manage construction to make sure your project is successful.

## OUR MARKETS /

### ▶ INDUSTRIAL/MANUFACTURING

From large-scale factories to advanced distribution centers, our structures support your operational goals and growth. Our manufacturing facilities are crafted to enhance production capabilities and meet stringent industry standards.

### ▶ COLD STORAGE

We design and construct state-of-the-art cold storage facilities, ensuring precise temperature control and operational reliability.

### ▶ FOOD & BEVERAGE

Our facilities for the food and beverage sector include processing plants, packaging centers, and distribution hubs.

### ▶ COMMERCIAL

From modern office buildings to dynamic retail spaces, our commercial projects are designed to maximize functionality and aesthetic appeal.

### ▶ LIFESTYLE

We specialize in vibrant lifestyle venues, including hotels, resorts, youth camps, water parks, restaurants, bars, and theaters.

### ▶ INTERIORS

We transform interiors into efficient, functional, and visually appealing environments, designing around your machinery and processes while minimizing disruption and adhering to your timelines.



## HOW WE GO BEYOND /

At KDW, going beyond is more than a commitment—it's our standard practice. We're dedicated to delivering exceptional results through a comprehensive approach that integrates innovative design, meticulous construction, and unparalleled client service. Here's how we make every project extraordinary:

### ► It is an Honor to Build Your Unique Project

- We are grateful for the opportunity to bring your unique projects to life, as they reflect our commitment to your vision.
- We build this project for you, designing spaces that efficiently support your business processes and machinery.

### ► Unparalleled Communication, Transparency, and Client Collaboration

- At KDW, we're dedicated to your project's success and look forward to strengthening our relationship with you.
- A principal oversees every aspect of the project alongside the project manager(s), superintendent, and other key staff specifically assigned to your project.
- We ensure constant communication and collaboration through regular status meetings and real-time updates.
- On Time and Within Budget: No surprises, just transparency, collaboration, and success.



### ► 130 years of Experience and Excellence in All Aspects of the Project Process

- Whether you're a foreign or domestic company relocating to Texas, a Texas business entering a new market, or a local firm renovating or expanding, KDW streamlines the project process. From preconstruction consulting to design and construction, we provide the expertise you need to focus on your business.
- Innovation, adaptability, and education are vital to our success at KDW. Our team continuously monitors industry innovations and stays informed on best practices, technology, and pricing trends.
- We maintain the highest standards for every employee and project, continuously improving our processes to deliver exceptional results.

### ► Highest Commitment to Safety

- Safety is a cornerstone of our operations at KDW. We are dedicated to maintaining the highest safety standards on every job site.
- We implement comprehensive safety procedures to protect our team, clients, and the public. Regular training and adherence to industry best practices ensure a safe working environment.
- Safety is an ongoing priority. We continuously review and improve our safety practices to adapt to new challenges and ensure compliance with all regulations.
- Incident Prevention: Our proactive approach to risk management and safety ensures that potential hazards are identified and addressed before they become issues, keeping our projects on track and secure.

ONE POINT-OF-CONTACT. ONE CONTRACT.

# KDW | DESIGN BUILD

**START** KICK-OFF MEETING



THE EARLIER A CLIENT CONTACTS KDW IN THE PLANNING PHASE, THE SOONER THEY CAN TAKE ADVANTAGE OF EVERY DEVELOPMENT, PROGRAMMING, DESIGN, AND DUE DILIGENCE SERVICE WE OFFER.

## SITE SELECTION

- 1 OWNERSHIP**
  - Build to Suit
  - Owner Finance
- 2 MASTER PLANNING**
  - Region Selection
  - Site Logistics
- 3 REAL ESTATE DEVELOPMENT**
  - Incentives Coordination
  - Utilities Negotiation
  - Sources of Financing
- 4 LAND DUE DILIGENCE**
  - Geo-technical Report
  - Topographic Survey
  - Utility Feasibility
  - Phase I Environmental Report

## DEFINE PROJECT SCOPE

- 1 DEFINE FACILITY REQUIREMENTS**
  - Site Function
  - Facility Operations
  - Infrastructure
- 2 CONCEPTUAL DESIGN**
  - Architectural Site Plan
  - Building Layout
  - Structural/Civil Design
  - Master Planning
- 3 COST CONTROL ESTIMATE**
  - Line Item Estimate Per Scope
  - Value Engineering Analysis
- 4 SCHEDULE**
  - Timeline With Milestones
  - Includes Design, Permitting, Construction, & Owner Move-in

TRADITIONAL METHOD TAKES 8-12 MONTHS FROM START TO PERMITS PHASE. KDW CUTS TIME TO 4-6 MONTHS

## SINGLE SOURCE SOLUTION

WITH ONE FEE, WE GET HERE FASTER THAN INDUSTRY STANDARD

## DESIGN BUILD CONTRACT

CUSTOMIZED PROJECT DELIVERY

## DESIGN

SCHEMATIC DESIGN  
REFINE COST CONTROL  
PREPARE CONSTRUCTION PLANS

## CLOSE ON LAND

## PERMITS

MULTI-STATE  
PERMIT EXPEDITING

## BUILD

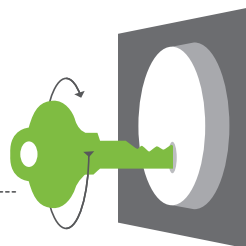
CONSTRUCTION  
COORDINATE OWNER FF&E  
(Furniture, Fixtures & Equipment)  
ON-TIME PROJECT DELIVERY

## OWNER MOVE-IN

EARLY MOVE-IN  
SET-UP UTILITIES  
COMMISSIONING

## BEYOND

POST OCCUPANY FOLLOW-UP  
SERVICE BEYOND WARRANTY  
EXPANSION  
INTERNATIONAL PROJECT COORDINATION



MANUFACTURING



# GOYA FOODS OFFICE & FREEZER

Engineering fresh perspectives  
for America's largest Hispanic-owned  
food company.

**LOCATION**  
BROOKSHIRE, TX

**SIZE**  
130 ACRES / 800,000 SF

## SERVICES



Land due diligence



Site selection



Multi-phased design



Construction Management

When Goya Foods, Inc. needed a new North American processing center, KDW began by researching water supply and transportation routes that could handle one million gallons per day. It was determined that a self-supported water and wastewater treatment plant was the most cost effective option.

In anticipation of a new railroad spur opening next to the facility, we incorporated a cold storage building that allows product to be stored on site. The production cannery, which occupies half of the facility, cooks up to 1,000,000 cans of beans per day.



**COLD STORAGE**



**TEXAS FRIO**

**LOCATION**

HOUSTON, TX

Revolutionizing cold storage with cutting-edge efficiency, sustainable systems, and unmatched capacity.

**SIZE**

4 ACRES / 62,727 SF

**SERVICES**



Land due diligence



Multi-phased design



Construction Management

KDW constructed a 46,076-square-foot cold storage facility with -10°F storage for over 5,600 pallet positions, utilizing high-pile racking on an insulated slab protected by a Quell Fire Sprinkler system. The facility includes a three-story office, featuring a mechanical room optimized for a low-charge ammonia/CO2 refrigeration system, which is more efficient and environmentally friendly than traditional systems. To meet flood management requirements, part of the office foundation is elevated on a structural slab. The site also includes 80,922 square feet of paving for parking and refrigerated truck access.

Texas Frio Cold Storage is designed to provide highly efficient, temperature-controlled freezer storage for Houston-area food service and restaurant operators, with high-pile racks capable of storing 287 truckloads of product.

## COLD STORAGE



## BROOKSHIRE BROTHERS

Transforming meat processing with advanced efficiency, sustainable design, and cold storage.

## LOCATION

LUFKIN, TX

## SIZE

34,504 SF

## SERVICES



Land due diligence



Multi-phased design



Construction Management



The Brookshire Brothers Meat Processing Facility, is designed to enhance operational efficiency and production capacity. Spanning a total of 34,504 SF, the facility includes 4,849 SF of office space, an 8,375 SF processing area, and 21,180SF of cold storage. A key feature is the 1,500 SF Ice House, equipped with a 500 HP Morris ice machine that produces an impressive 100 tons of shattered ice per day. This ammonia-fired system drops ice every seven minutes, ensuring a constant supply for processing needs while maintaining product quality and safety.

KDW implemented sustainable building practices throughout the project to minimize environmental impact and ensure compliance with all regulations. The office facilities provide collaborative workspaces, while the processing area optimizes workflows and efficiency. The cold storage ensures that products are stored at optimal temperatures, extending shelf life and maintaining quality.

## COLD STORAGE



## HILL COUNTRY DAIRIES

Seamlessly expanding cold storage while keeping operations running without interruption.

LOCATION  
HOUSTON, TX

SIZE  
6,760 SF

### SERVICES



Land due diligence



Construction Management

Hill Country Dairy expanded its operations with a new 6,760 SF cold storage warehouse and distribution center, seamlessly constructed on its existing site. Despite ongoing construction, Hill Country Dairies was able to maintain full business operations without delays.

The facility, built using a pre-engineered metal building (PEMB) and enclosed entirely with insulated metal panels (IMPs), features eight loading docks, three dock levelers, one restroom, and an office space. This expansion increased onsite storage capacity and transitioned the outdoor cross-dock operation into a temperature-controlled environment, enhancing efficiency and product quality.

COLD STORAGE



# R&K DISTRIBUTORS

Combining adaptability with functionality, this facility supports growth with cutting-edge cold storage and distribution design.

**LOCATION**  
NACOGDOCHES, TX

**SIZE**  
5.6 ACRES / 41,350 SF

## SERVICES



Land due diligence



Construction Management



R&K Distributors expanded its capabilities with a new office and distribution warehouse, designed and built by KDW in 2002, to accommodate their growing operations. This 41,350 SF facility features a 9,481 SF office space with a welcoming brick and EIFS entrance, attached to a 31,869 SF warehouse equipped with cold storage coolers, multiple loading docks, a warehouse office, and breakroom. Built for functionality and growth, the warehouse was later upgraded in 2012 to include additional cooler space, allowing R&K to enhance its distribution capabilities further.

DESIGN.  
BUILD.  
BEYOND.

**JUST  
GIVE US  
THE GREEN LIGHT.**

Contact us at [info@KDW.com](mailto:info@KDW.com).

**KDW**  
DESIGN/BUILD/BEYOND