



DESIGN/BUILD/BEYOND

FOOD & BEVERAGE OVERVIEW

CENTRAL TX /

3508 Far West Blvd.
Suite 300
Austin, TX 78731

EAST TX /

6806 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.

ABOUT KDW /

KDW, Texas' Premier Design-Build, 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.



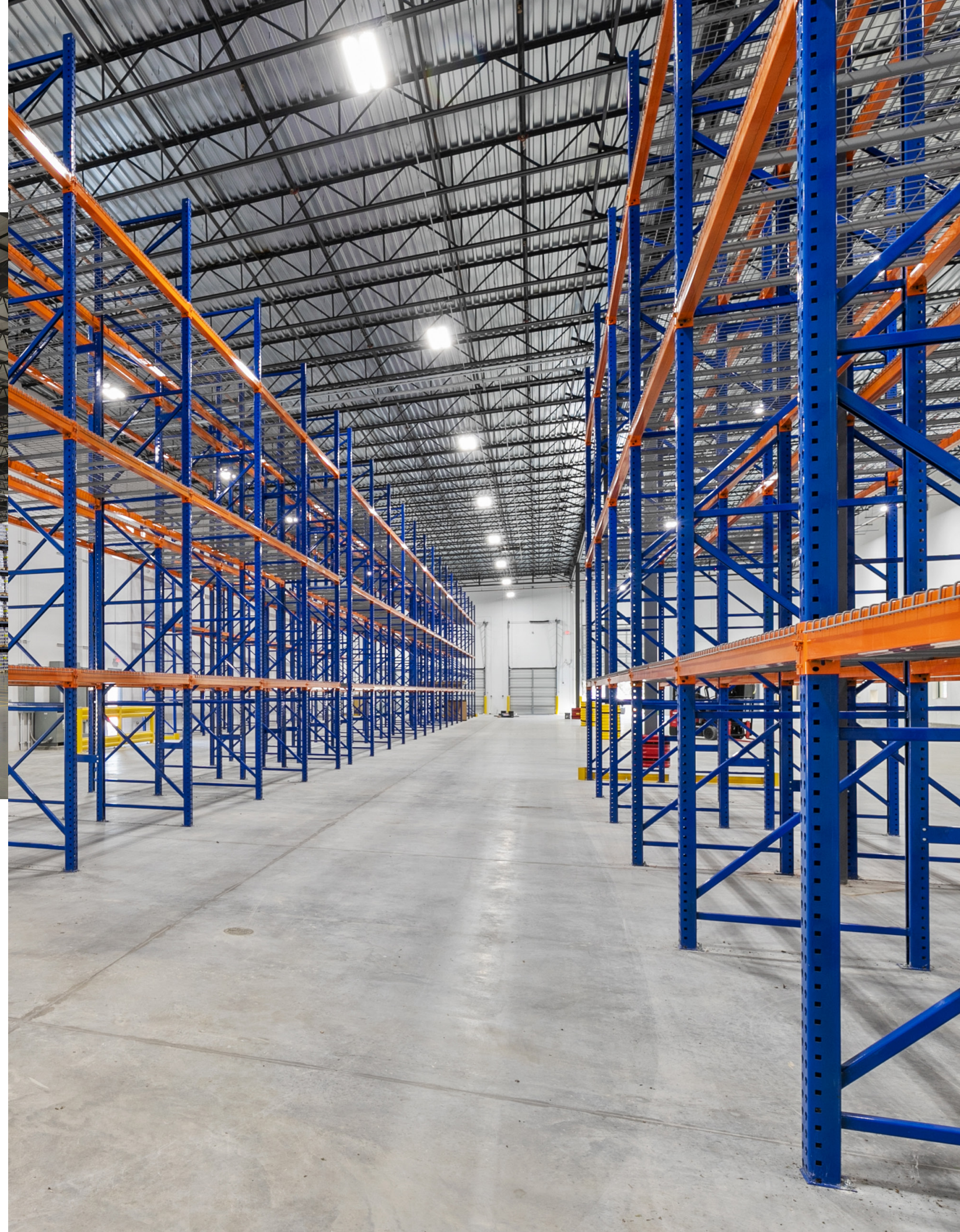


A SINGLE SOURCE, ONE CONTRACT APPROACH

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

BUILD

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

PERMITS

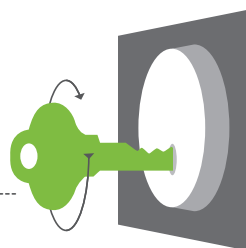
MULTI-STATE
PERMIT EXPEDITING

OWNER MOVE-IN

EARLY MOVE-IN
SET-UP UTILITIES
COMMISSIONING

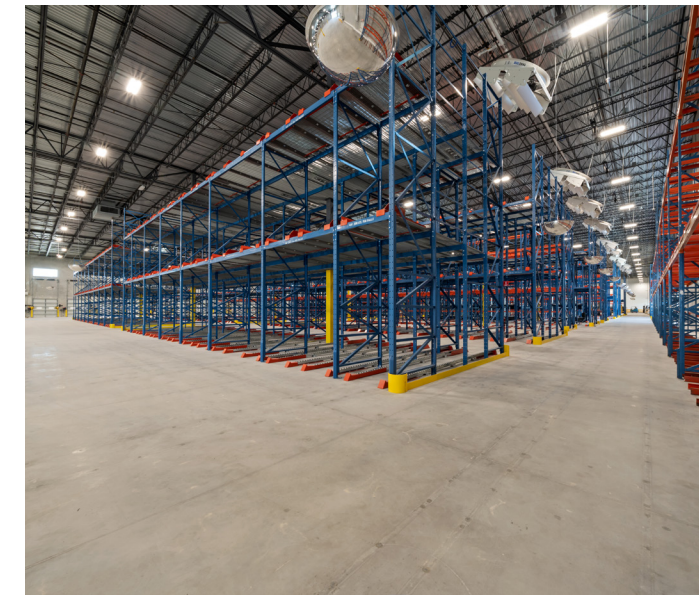
BEYOND

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





FOOD & BEVERAGE



FRITO LAY

Where efficiency meets scale, this distribution center combines advanced dock systems and custom interiors to deliver seamless logistics.

LOCATION

AUSTIN, TX

SIZE

15.5 ACRES / 156,166 SF

SERVICES



Land due diligence



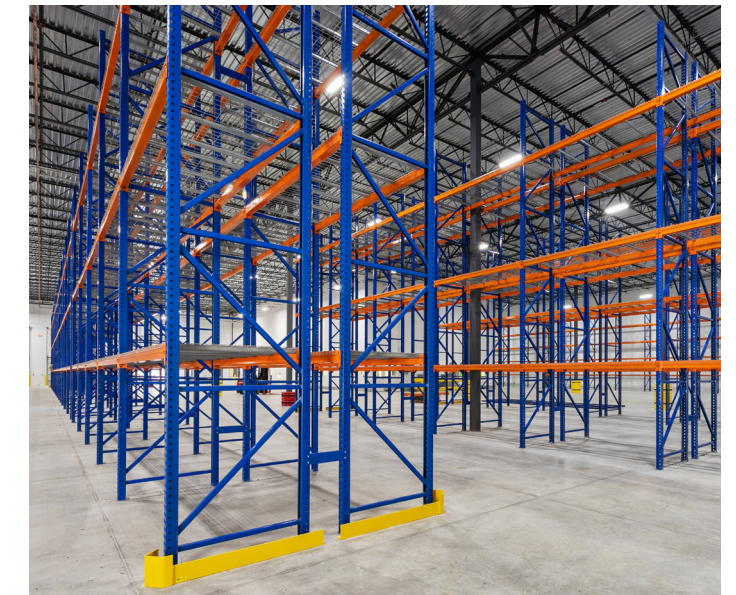
Construction Management



Local developer HPI Real Estate Services and Investments engaged KDW to design and construct this 156,166 SF snack distribution facility, including the tenant finish-out on the interior of the facility for HPI's client, Frito Lay.

This tilt wall structure has 9,363 SF of office space and a 146,803 SF warehouse. It features 37 total dock spaces with proprietary dock doors and equipment to serve Frito Lay's needs.

FOOD & BEVERAGE



TEXAS TITOS

LOCATION
NEW BRAUNFELS, TX

SIZE
35,280 SF

Advancing industry innovation with cutting-edge fabrication capabilities and energy-efficient design.

SERVICES



Land due diligence



Multi-phased design



Construction Management

KDW completed the 35,280 SF Texas Titos facility in New Braunfels, TX. They designed the facility for seamless functionality and operational efficiency. The project includes a 4,487 SF conditioned production room equipped with high-speed overhead doors, waterproofed systems, floor drains for water and brine, and integrated air, nitrogen, and brine piping.

Additional features include a corrosion-resistant brine canopy for tank and piping support, a sprinklered warehouse and office, and exterior amenities such as a canopy with restrooms and showers. The facility also incorporates three truck docks, a forklift ramp, limestone retaining walls, and a sand filtration pond, ensuring a comprehensive and efficient design tailored to the client's needs.



ACCREDO PACKAGING, INC.

Setting a new standard with sustainable design and innovative growth capabilities.

LOCATION
SUGAR LAND, TX

SIZE
31.9 ACRES / 615,372 SF

SERVICES



Land due diligence

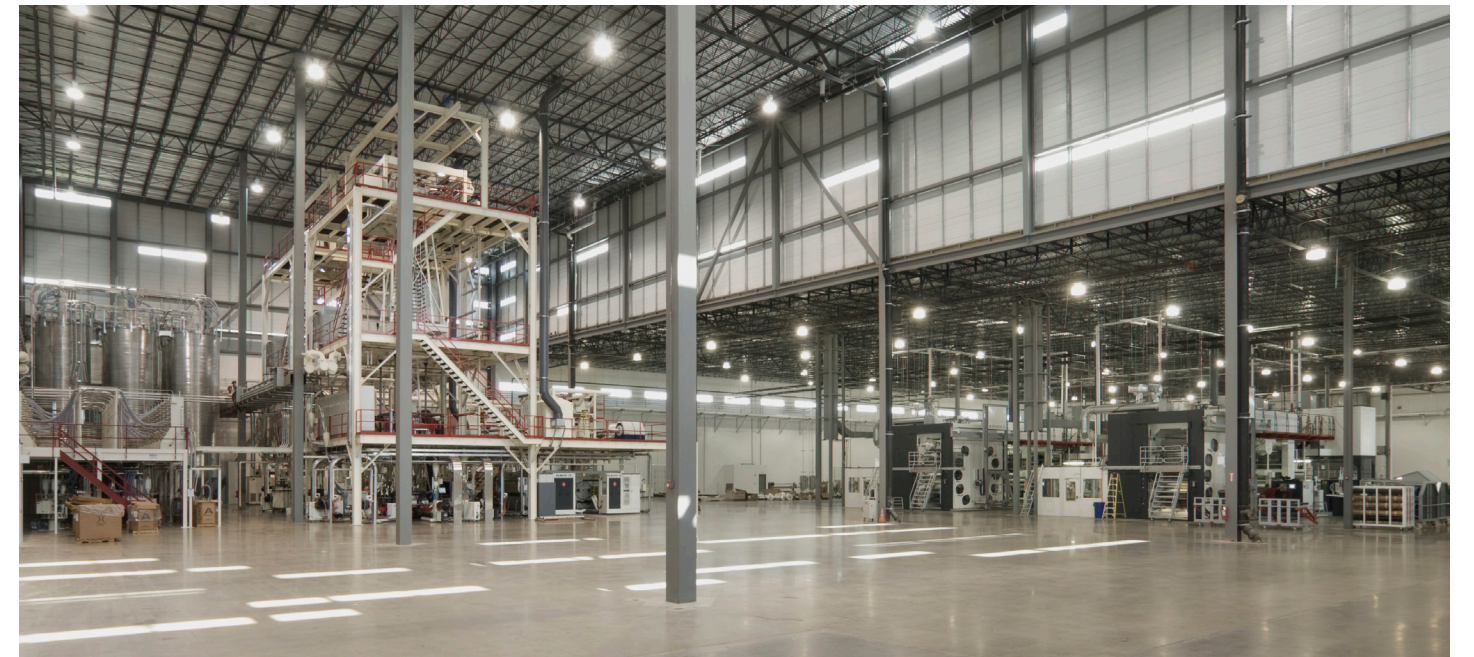
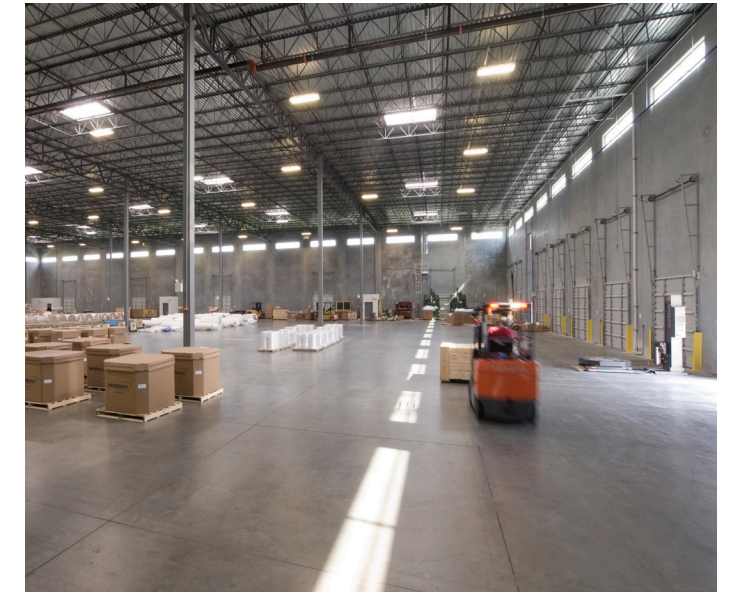


Multi-phased design



Construction Management

FOOD & BEVERAGE / MANUFACTURING



Based in Sugar Land, TX, Accredo Packaging was the first LEED silver certified manufacturing facility in the flexible packing industry. The facility consists of 6,664 SF of office space, a 3,000 SF ink room, a 104,268 SF conditioned manufacturing and distribution area with a sophisticated chilled water system, and a 44,500 non-conditioned dock high warehouse.

Throughout the design build process, KDW master planned the Accredo Packaging Sugar Land Campus to anticipate its growth. The second phase to the campus was a 155,263 SF warehouse facility with a 17,837 SF two-story office. The next phase required 165,000 SF of warehouse and office space and 35,840 SF of manufacturing space. The last phase included an 83,000 SF podium office with an entry lobby on top of a new 96 space parking garage.

FOOD & BEVERAGE



SOVEREIGN FLAVORS

Marrying craftsmanship with functionality, this facility showcases modern production spaces within a stunning timber and stone exterior.

LOCATION

KYLE, TX

SIZE

7 ACRES / 35,100 SF

SERVICES



Land due diligence



Site selection



Multi-phased design



Construction Management



Sovereign is a California-based company expanding its operations to Texas. The new 35,100 SF manufacturing facility will house a 15,400 SF two-story office, a 14,030 SF warehouse, a 1,750 SF cooler with an IMP ceiling, and 3,920 SF of primary production space, a kit room, and a washroom. The exterior of the building will have heavy timber at the main and side entrances, along with stone/wood veneer.



FOOD & BEVERAGE / DISTRIBUTION



**GOYA FOODS
DISTRIBUTION CENTER**

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

LOCATION
HOUSTON, TX

SIZE
20.24 ACRES / 139,640 SF

SERVICES



Land due diligence



Site selection



Multi-phased design



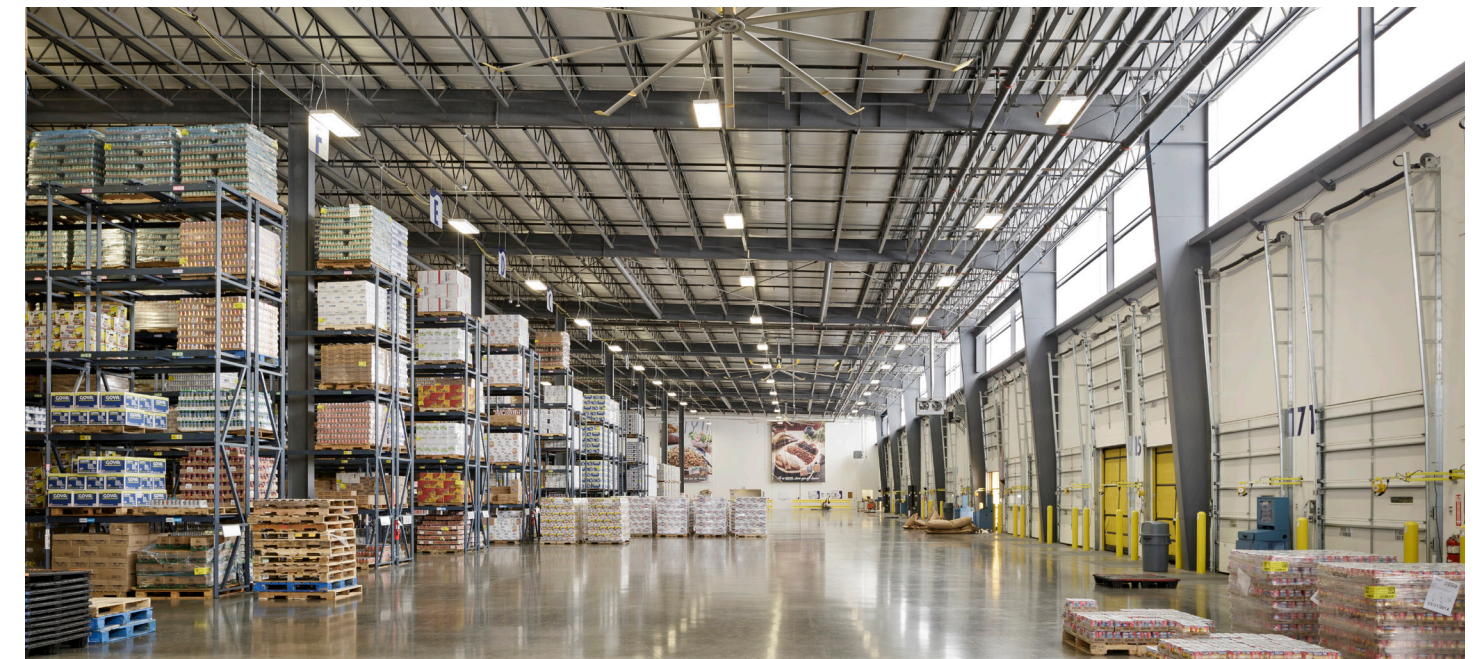
Construction Management



Goya Foods partnered with KDW to build a highly efficient Texas distribution facility with space for client entertainment, on-site food testing, and an optimized production and shipping layout. Completed in three construction phases between 2011 and 2019, the project included a significant interior expansion of custom freezers and coolers using insulated metal panel construction.

Goya's Office, Production, and Distribution operations remained fully functional throughout each phase. The facility features an outdoor test kitchen, a 16,800 SF two-story office attached to a 122,840 SF warehouse, and sustainable design elements like low-emission materials, T-5 lighting, and a gravity-drained detention pond. The office design enables efficient oversight of the loading dock area.

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

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

LOCATION

HOUSTON, TX

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

LOCATION

LUFKIN, TX

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

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.

DESIGN.
BUILD.
BEYOND.

**JUST
GIVE US
THE GREEN LIGHT.**

Contact us at info@KDW.com.

KDW
DESIGN/BUILD/BEYOND