



DESIGN/BUILD/BEYOND

INTERIORS OVERVIEW

CENTRAL TX /

3508 Far West Blvd.
Suite 300
Austin, TX 78731

EAST TX /

410 Old Tyler Rd.
Nacogdoches, TX
75961

HOUSTON /

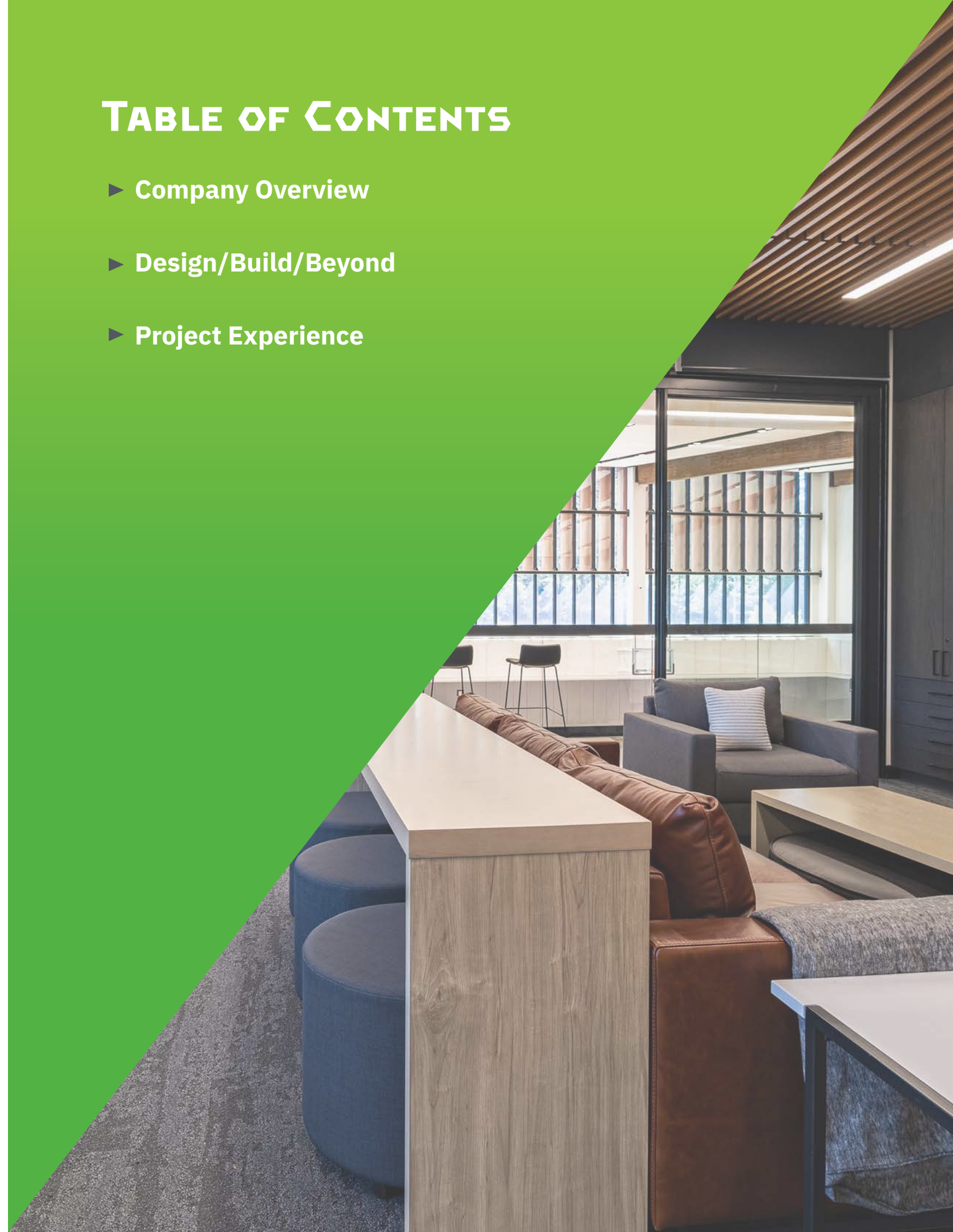
5858 Westheimer Rd.
Suite 150
Houston, TX 77057



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

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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.



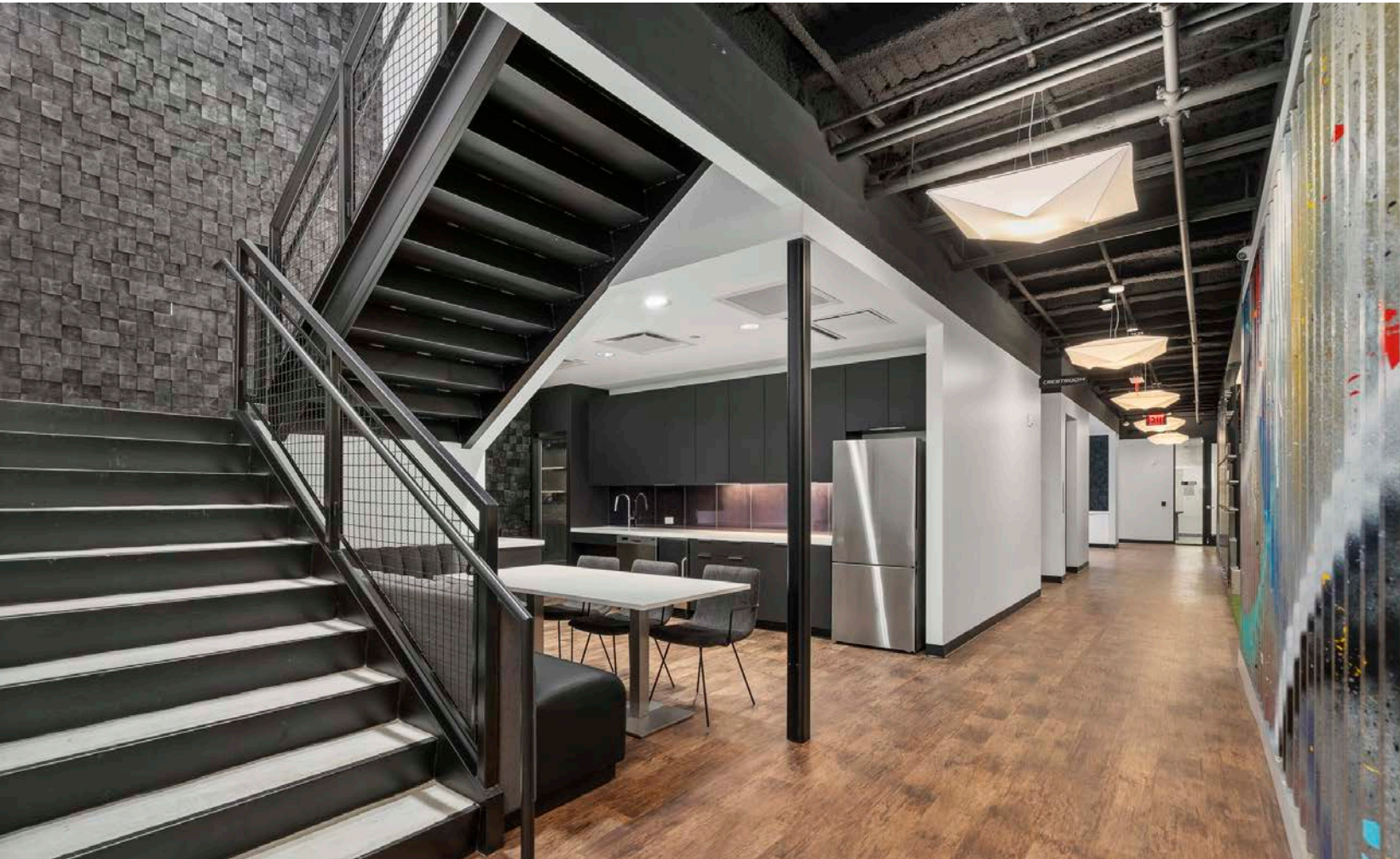


A SINGLE SOURCE, ONE CONTRACT APPROACH

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

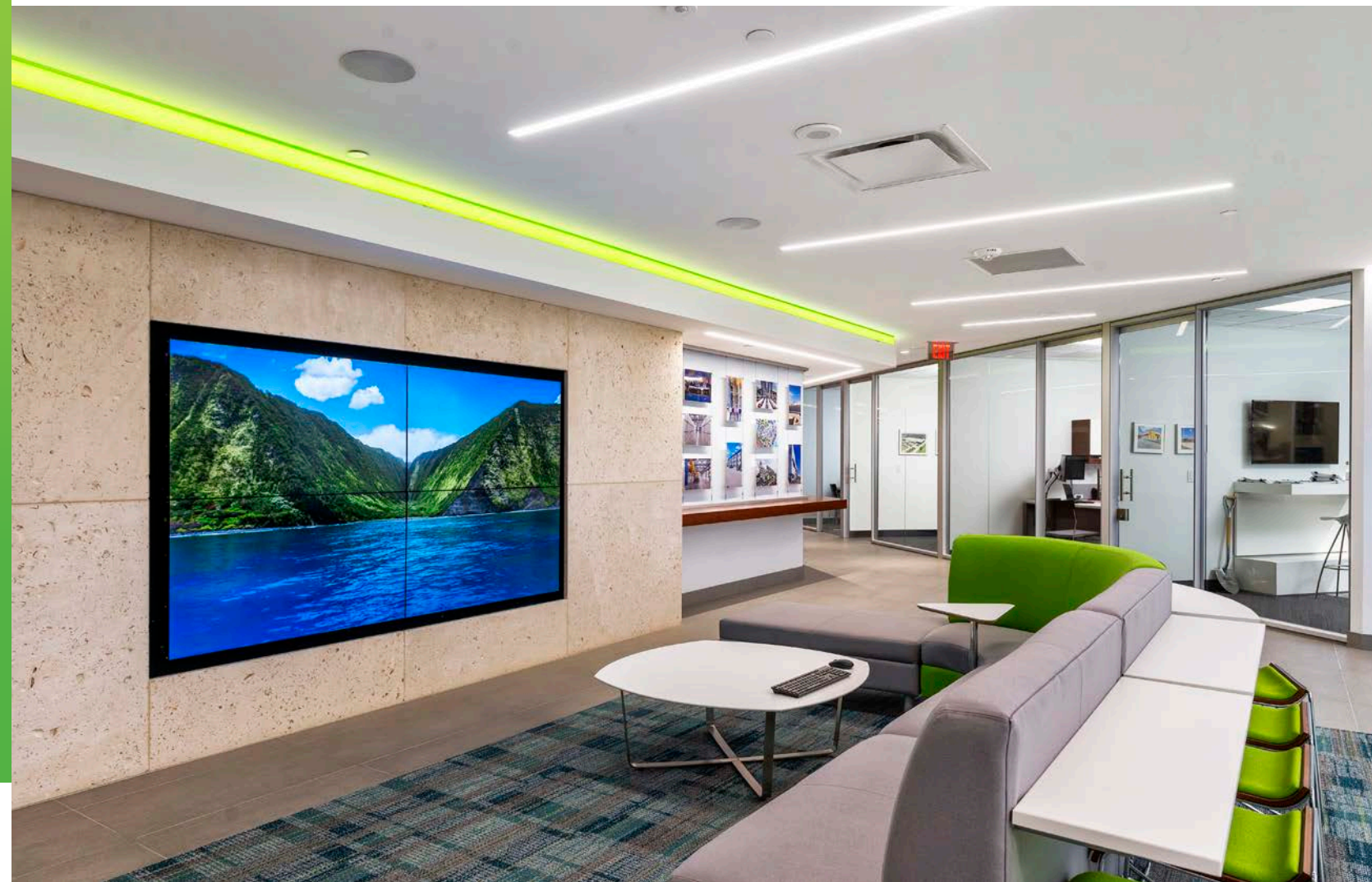
From modern office buildings to dynamic retail spaces, our commercial projects are designed to maximize functionality and aesthetic appeal.

▶ 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

BUILD

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

OWNER MOVE-IN

EARLY MOVE-IN
SET-UP UTILITIES
COMMISSIONING

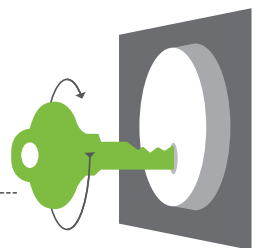
BEYOND

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

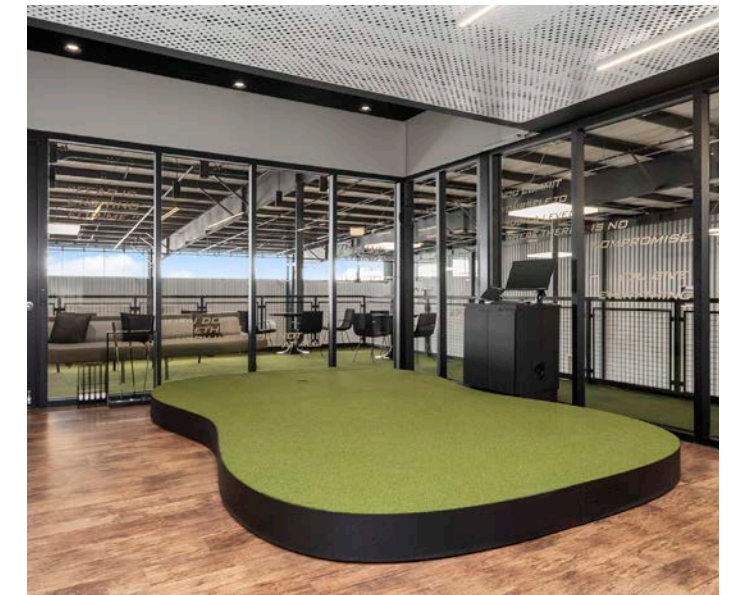
CLOSE ON LAND

PERMITS

MULTI-STATE
PERMIT EXPEDITING



INTERIORS



0-60 SOCIETY

LOCATION
HOUSTON, TX

Transforming work and leisure spaces with premium design and high-end, multifunctional amenities.

SIZE
25,435 SF

SERVICES



Land due diligence



Site selection



Multi-phased design



Construction Management

KDW was tasked by 0-60 Society to build out the interior of their purchased shell building. The facility includes 12,195 SF of two-story premium co-working office space & 13,240 SF of modern car storage.

The improvements include 25 offices, four meeting rooms, two professional racing simulators, and one golf simulator. A cast-in-place concrete staircase/lounge area with synthetic grass will highlight the high-end interior finish-out.

INTERIORS



HIGH TECH FLOORING

Transforming spaces with innovative facilities that centralize operations and elevate customer experiences.

LOCATION

AUSTIN, TX

SIZE

74,399 SF

SERVICES



Land due diligence



Site selection



Multi-phased design



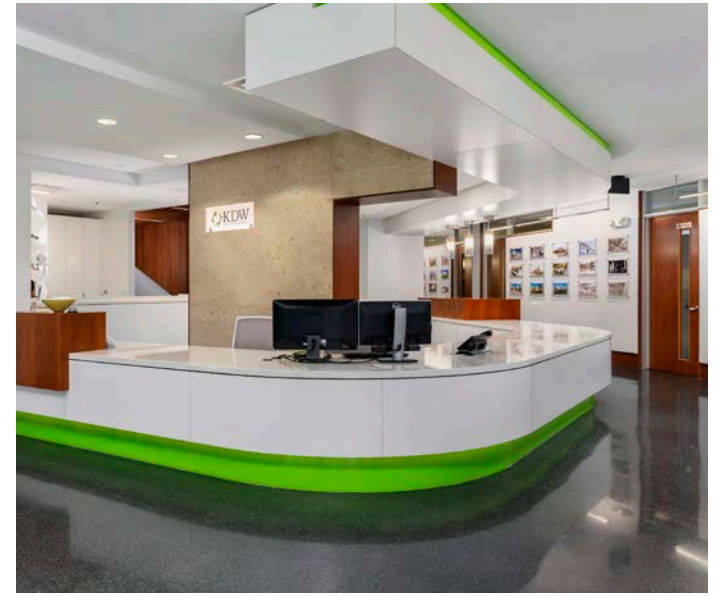
Construction Management



KDW completed construction of High Tech Flooring and Design’s new headquarters in Austin, TX a 74,399 SF facility featuring a concrete tilt wall facade, structural steel core, and TPO roof. The 38,000 SF office space across two floors fosters collaboration and efficiency, while a prominent 7,500 SF showroom showcases High Tech Flooring’s craftsmanship and products.

This new facility consolidates operations from three locations into a centralized hub with room for future expansion. KDW’s expertise ensured a seamless transition, supporting construction and relocation efforts to streamline operations and enhance the customer experience.

INTERIORS



KDW OFFICE

Redefining workplace innovation with thoughtfully designed spaces to inspire collaboration and creativity.

LOCATION

HOUSTON, TX

SIZE

13,693 SF

SERVICES



Land due diligence



Site selection



Multi-phased design



Construction Management

KDW renovated and expanded its headquarters, transforming it into a modern, collaborative environment that reflects the company’s innovative approach to design and construction. The project included the addition of a newly leased second-floor space with updated project management, accounting, and estimating offices, two conference rooms, a coffee bar, and a video wall. A monumental stairwell was installed to seamlessly connect the second floor with the existing first-floor office.

The first floor was completely reimagined to include a spacious design studio, additional project management and administration offices, a plotter room, and another conference room. Custom furniture was designed and built to complement the open-concept layout, fostering collaboration and creativity throughout the workspace. This renovation not only enhances functionality but also sets the stage for continued growth and success.

INTERIORS



HANYANGENG USA

Advancing precision manufacturing with cutting-edge facilities and optimized operational efficiency.

LOCATION
CEDAR PARK, TX

SIZE
200,000 SF

SERVICES



Land due diligence



Site selection



Multi-phased design



Construction Management



Hanyang ENG USA, a leading provider in precision engineering solutions, is embarking on the interior build-out of their new 20,000 sqft manufacturing headquarters facility in the United States.

This project encompasses the construction of key operational areas including an ISO 6 Cleanroom, Fabrication Shop, Loading Dock, and Office Space. The facility is designed to facilitate advanced manufacturing processes while adhering to rigorous cleanliness standards and operational efficiency. Through this project, KDW was able to enhance Hanyang ENG USA's capabilities in delivering high-quality engineering solutions to their global clientele.

INTERIORS



ELIN ENERGY

Driving renewable energy growth with advanced manufacturing facilities and scalable production capacity.

LOCATION

BROOKSHIRE, TX

SIZE

14.7 ACRES / 224,000 SF

SERVICES



Land due diligence



Site selection



Multi-phased design



Construction Management

Elin Energy, a premier supplier of solar energy solutions and Türkiye’s leading manufacturer of Photovoltaic Panels expanded their production to Texas. Elin was established in 1981 and has now grown to open their first US manufacturing facility in the Twinwood Business Park. This buildout gave Elin the capacity to manufacture 2,000 MW annually at their new US facility.

Elin’s manufacturing warehouse consists of 161,000 SF of climate-controlled production area and an additional 39,000 SF of space that will be used for storage. KDW built out 24,000 SF including the curing room and conditioned storage. To meet the projects aggressive schedule, this required early release of long lead electrical and mechanical equipment.

DESIGN.
BUILD.
BEYOND.

**JUST
GIVE US
THE GREEN LIGHT.**

Contact us at info@KDW.com.

KDW
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