



DESIGN/BUILD/BEYOND

MANUFACTURING 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.



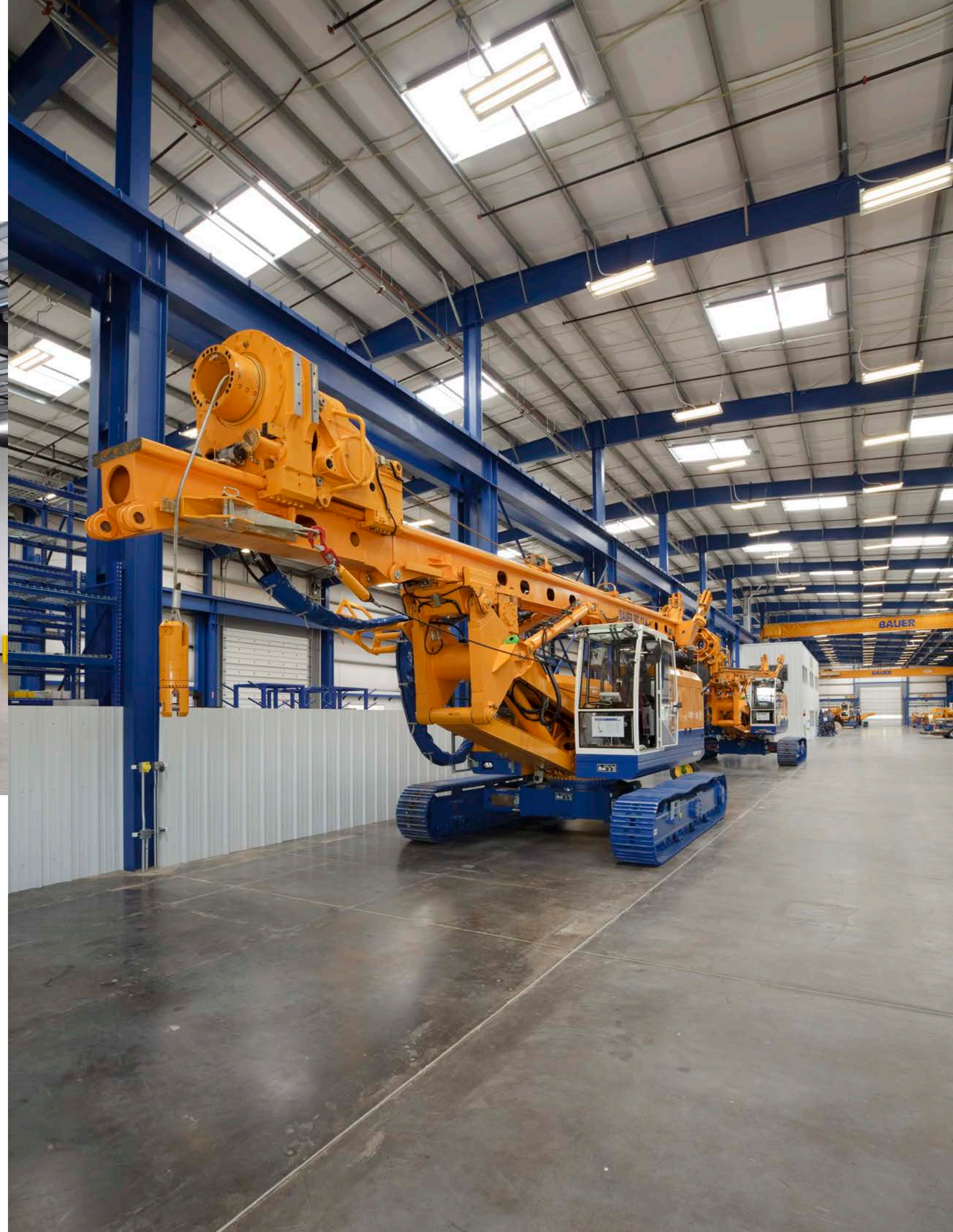
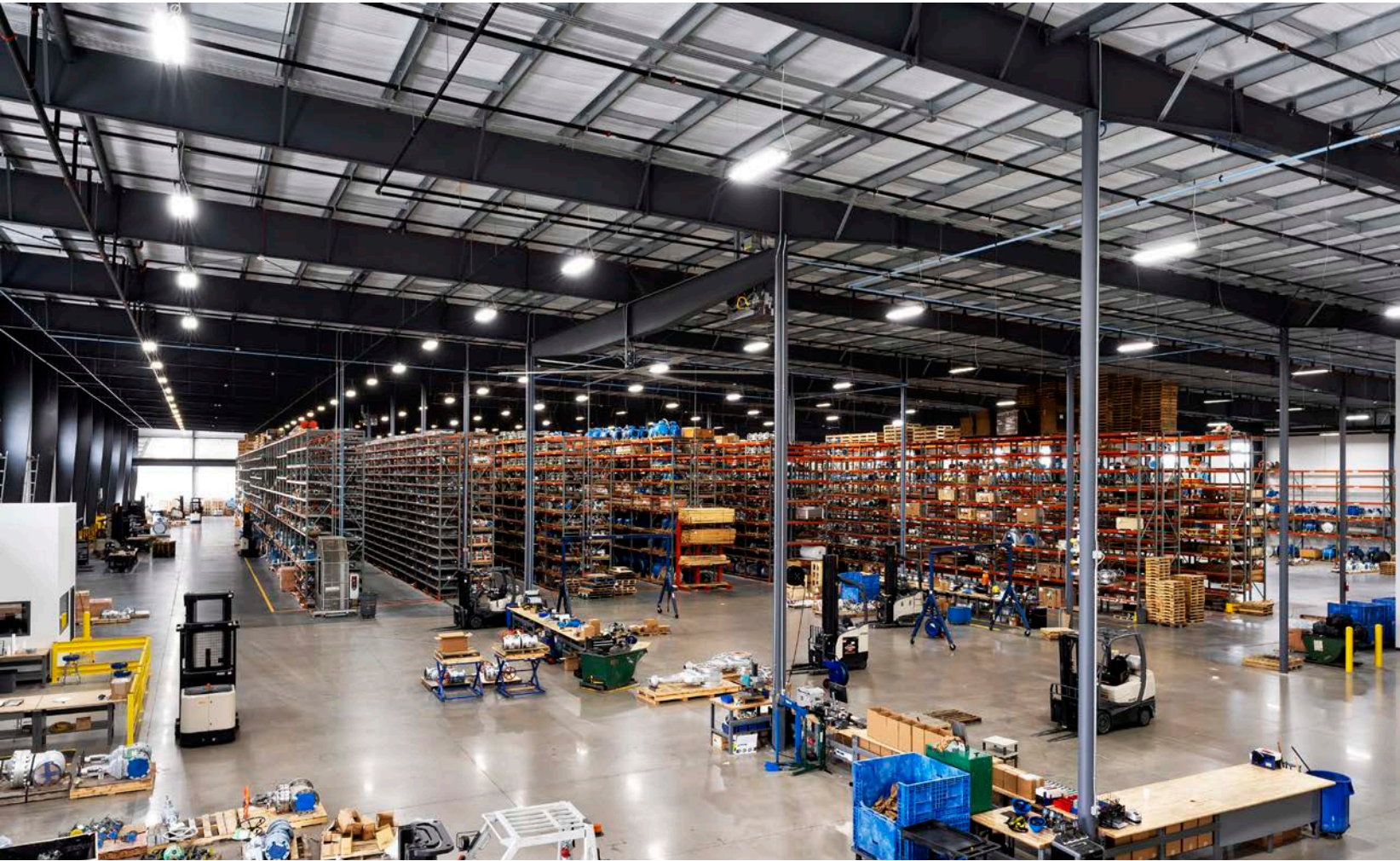


A SINGLE SOURCE, ONE CONTRACT APPROACH

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

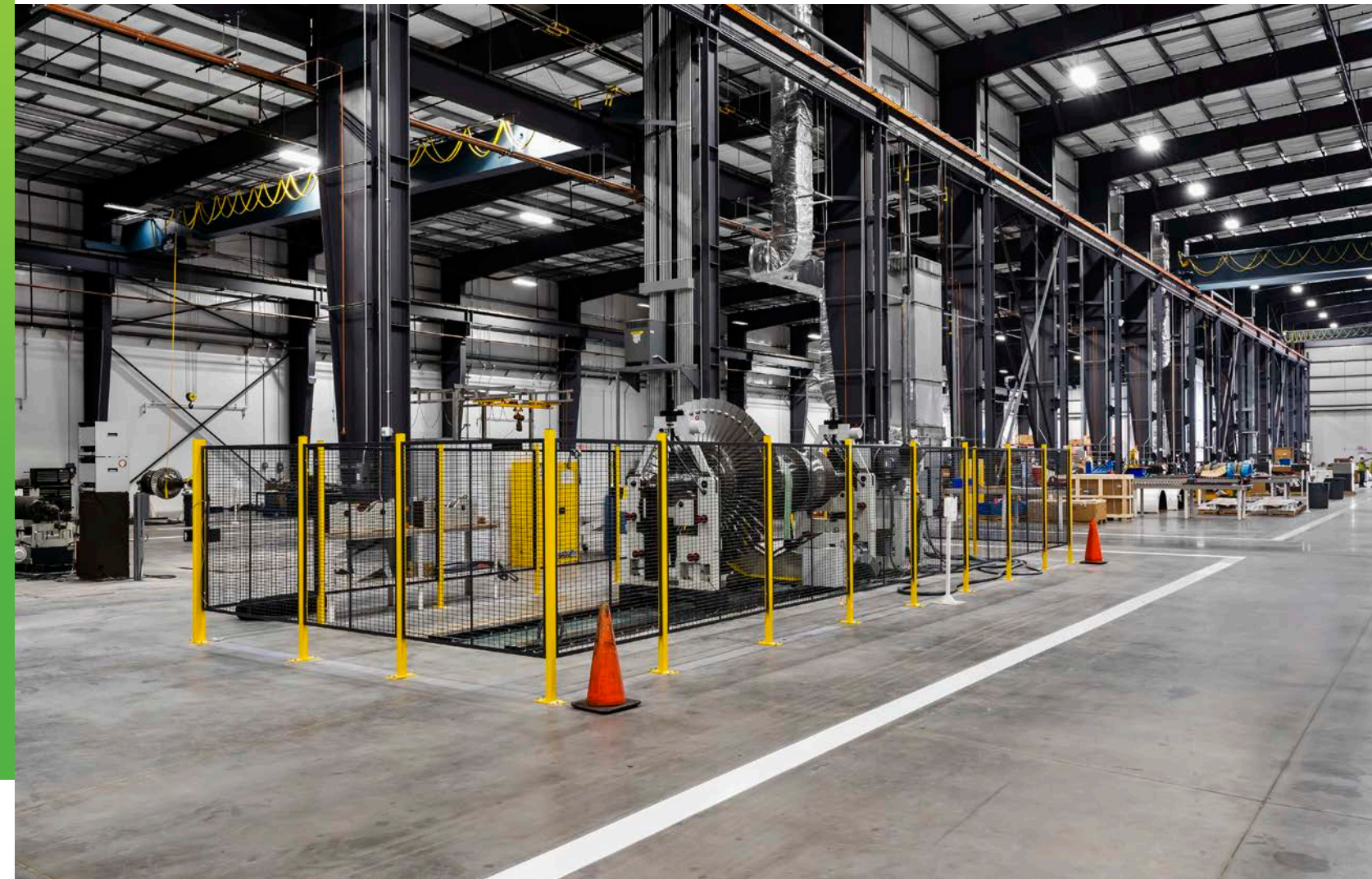
From modern office buildings to dynamic retail spaces, our commercial projects are designed to maximize functionality and aesthetic appeal.

▶ 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

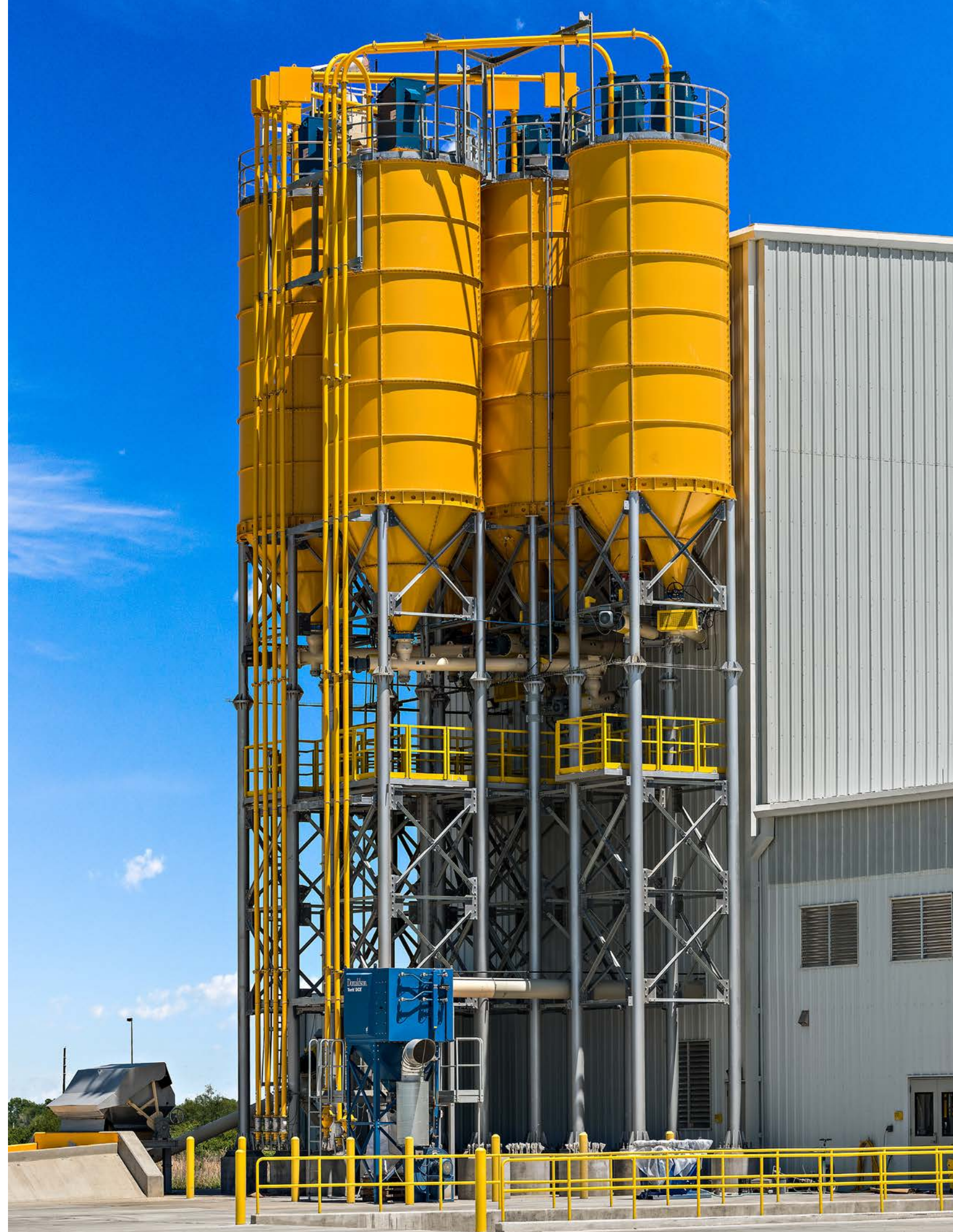
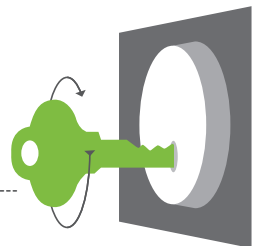
BEYOND

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

CLOSE ON LAND

PERMITS

MULTI-STATE
PERMIT EXPEDITING



MANUFACTURING



AIV- GCM NORTH AMERICAN HEADQUARTERS

LOCATION
HOUSTON, TX

SIZE
32 ACRES / 320,000 SF

Revolutionizing valve distribution with a facility that elevates customization.

SERVICES



Land due diligence



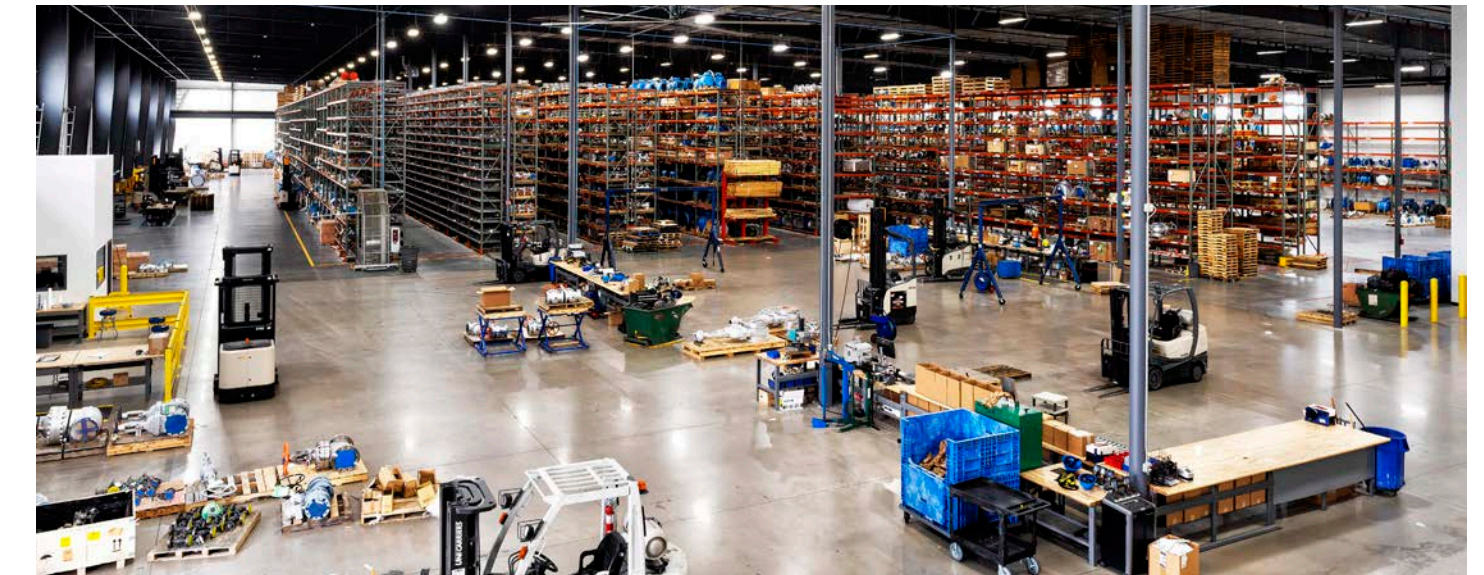
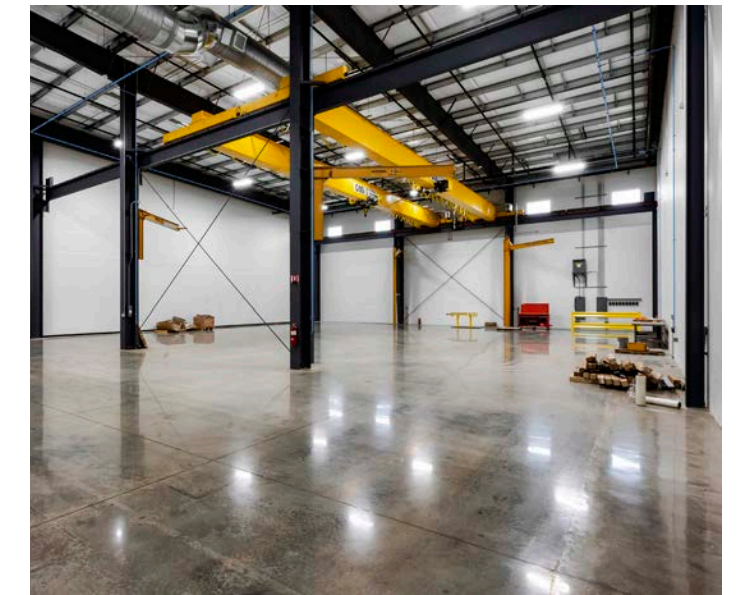
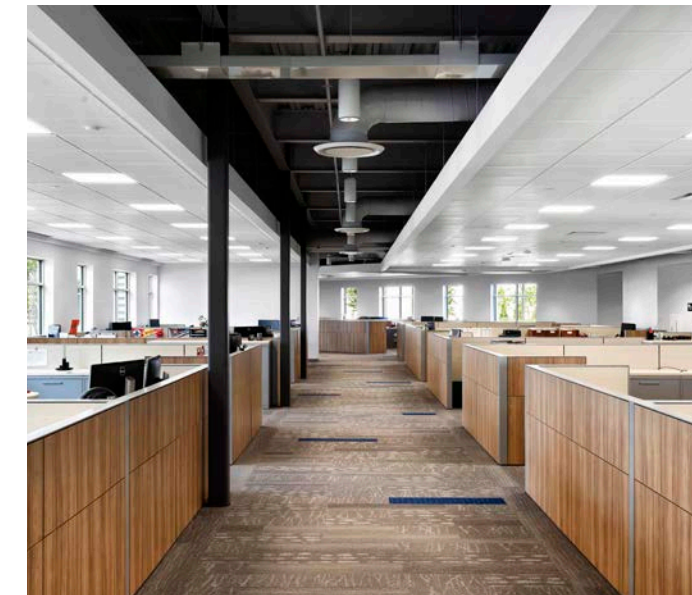
Site selection



Multi-phased design



Construction Management



AIV-GCM is a global leader in the distribution and customization of valves. KDW was chosen to design and construct the new AIV-GCM Warehouse and Modification facility near Telge Road and Highway 290. The new campus consolidated three separate Houston properties previously operated by two companies. The buildings include two stories of 64,000 SF Class A office space, a dedicated 125,000 SF warehouse space operated by AIV, and a 137,000 SF production space where Gulf Coast Modification provides custom fabrication services.

KDW's internal industrial programming team master planned manufacturing infrastructure to support over 200 pieces of equipment across 21 departments. The production space for GCM includes over two dozen building mounted bridge and jib cranes, seven utility pits, welding gas and compressed air distribution, and dedicated cryo and clean room areas. The warehouse includes a dedicated crane served and conditioned space for integrated valve and actuator assemblies. All design, permit, and construction activities were completed within 20 months of the approved concept.

MANUFACTURING



APEX AgCHEM

Redefining agricultural processing with specialized design and advanced material handling solutions.

LOCATION

BROOKSHIRE, TX

SIZE

5.5 ACRES / 51,000 SF

SERVICES



Land due diligence



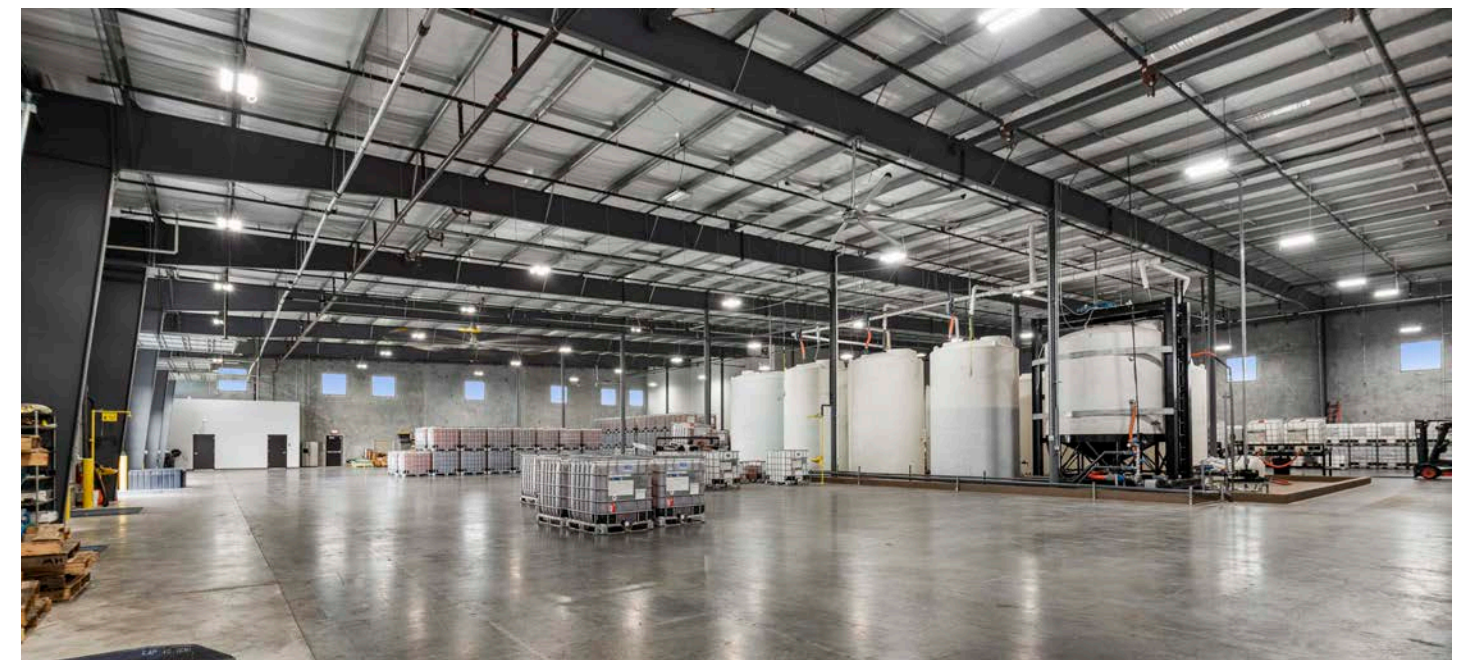
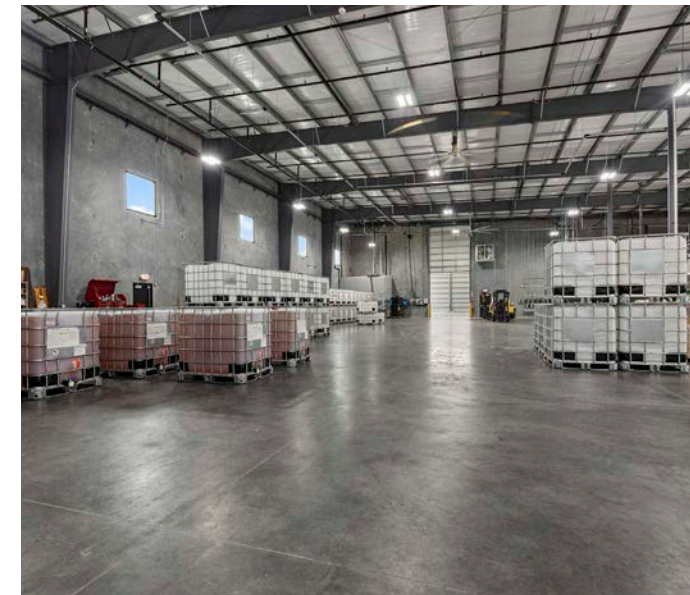
Site selection



Multi-phased design



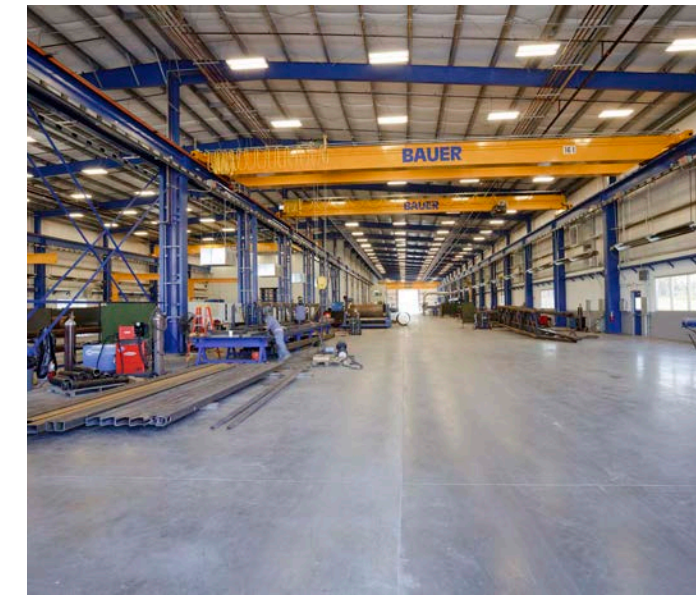
Construction Management



The Apex AgChem project, located in Brookshire, TX at Twinwood, involved the development of a 51,000-square-foot facility on a 5.5-acre site for a leading company in the agricultural industry. Apex, recognized for its contributions to wheat, corn, and soy farming, benefited from a specialized facility tailored to its product needs.

The building included 5,000 square feet of office space, a 29,000-square-foot warehouse, and a 17,000-square-foot area dedicated to mixing and blending processes. A unique monorail crane loop was installed to efficiently handle super sacks of raw materials. The project began in August 2022 and was completed by February 2023.

MANUFACTURING



BAUER

Fusing innovation and heritage, where cutting-edge equipment meets sustainable construction.

LOCATION

CONROE, TX

SIZE

80 ACRES / 287,200 SF

SERVICES



Land due diligence



Site selection



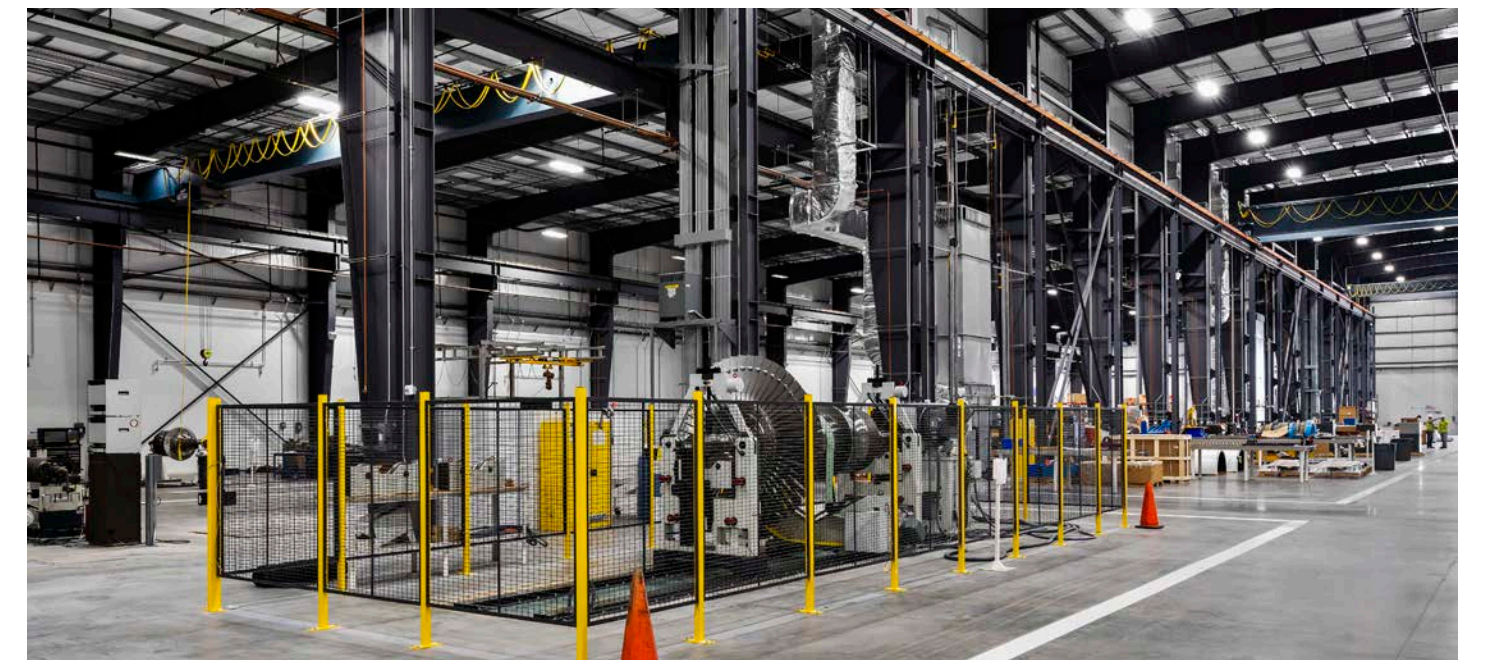
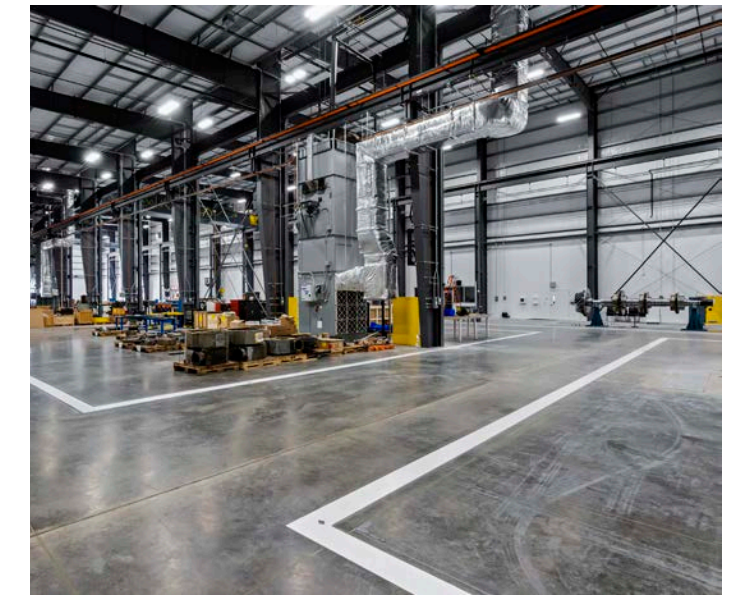
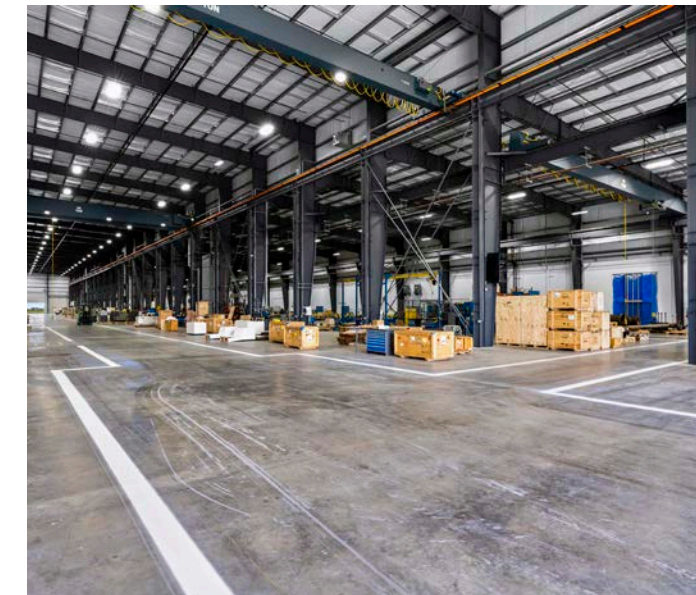
Multi-phased design



Construction Management

Bauer, a 200-year old German company, is one of the world’s largest manufacturers of foundation equipment. The KDW team played a crucial role in identifying the optimal property in Conroe to establish the company’s North American Headquarters. Situated within the expansive Conroe Business Park just north of Houston, the campus sprawls across 80 acres. Constructed in phases, the initial phase encompassed over 200,000 SF of space. Leveraging clean, low-emission materials and employing innovative construction methods, the KDW team curated a modern environment that pays homage to Bauer’s rich German heritage and ethos. Notably, KDW meticulously recreated several pieces of machinery exclusive to Bauer’s operations in Germany. Bauer’s manufacturing facility was meticulously designed and constructed with an eye toward future expansion requirements. A testament to this expansion vision, a 27,200 SF small parts storage building was integrated into the campus in 2014, giving rise to Bauer PileCo.

MANUFACTURING



MAN ENERGY SOLUTIONS

Uniting marine propulsion innovation under one roof for future growth and efficiency.

LOCATION

BROOKSHIRE, TX

SIZE

16.4 ACRES /137,655 SF

SERVICES



Land due diligence



Site selection



Multi-phased design



Construction Management

MAN stands for Manufacturing Augsburg Nuremberg. They are a Volkswagen subsidiary which manufactures marine propulsion systems and turbomachinery. MAN was established in 1758 and Rudolf Diesel was an employee. KDW was charged with designing and constructing a new North American headquarters facility that consolidated MAN Turbo and MAN Diesel into one entity and under one roof. This project was a long-term lease build-to-suit which added another level of coordination with the developer and the two MAN entities.

Master planning included consolidation of shared resources, current needs, and short-term business growth for the initial build as well as the long-term future expansion of the campus.

MANUFACTURING



NATIONAL OILWELL VARCO

Transforming drilling technology with a facility that prioritizes innovation.

LOCATION
CONROE, TX

SIZE
35 ACRES /350,000 SF

SERVICES



Land due diligence



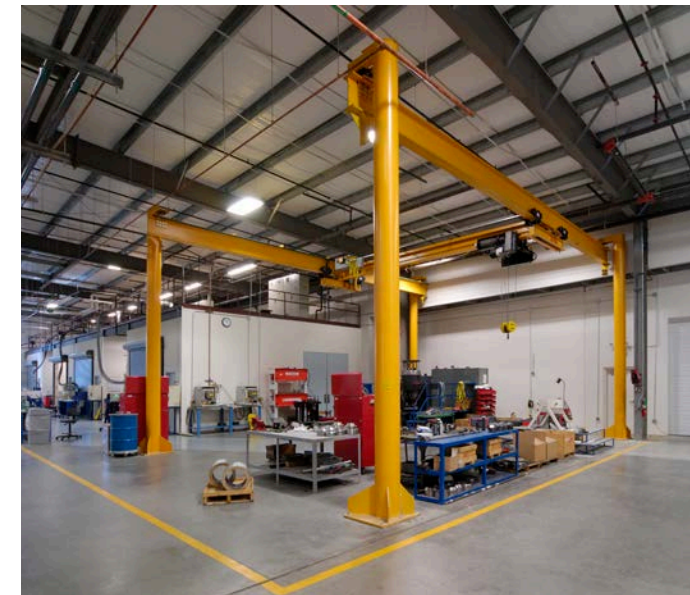
Site selection



Multi-phased design



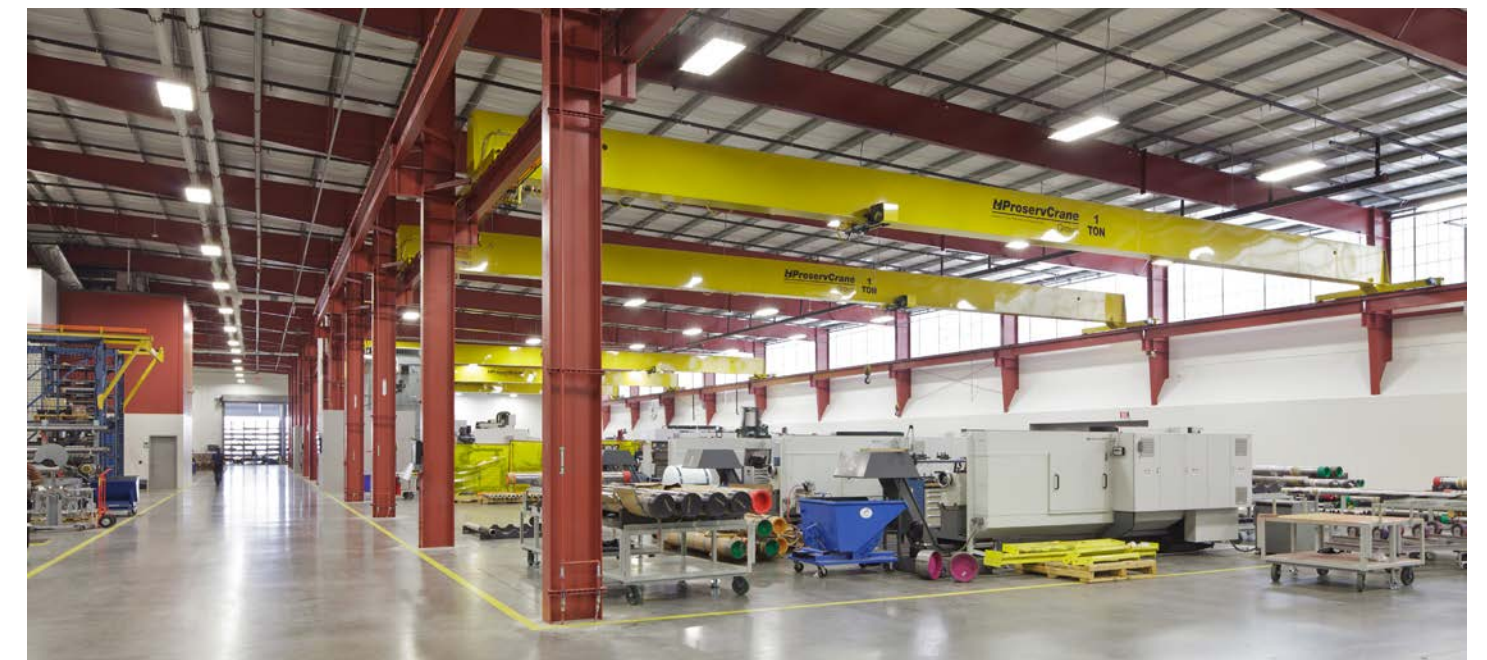
Construction Management



Formerly known as Reed Hycalog, National Oilwell Varco is the leading manufacturer and supplier of drill bits and related applications technology.

KDW designed/built this facility to include a full-service cafeteria, employee fitness center and an on-site jogging trail. The research facility includes a full-scale drilling rig to simulate actual field conditions for performance testing and quality control. The facility includes the latest technologies in batch furnaces and manufacturing of synthetic diamonds, utilizing one-of-a-kind processes and equipment. The Advanced Material Lab houses highly developed equipment, such as scanning electron microscopes.

MANUFACTURING



TAM INTERNATIONAL

Enhancing sustainable manufacturing with TAM International's LEED Silver Global Headquarters.

LOCATION
HOUSTON, TX

SIZE
26 ACRES /143,000 SF

SERVICES



Land due diligence



Site selection



Multi-phased design



Construction Management

TAM International engaged KDW to design and construct their new Global Manufacturing Headquarters with LEED Silver accreditation. Certification was achieved even though TAM's around the clock operations with heavy power usage blocked some of the easily obtainable points.

The Class-A office and training facility welcomes visitors and leads them to an exceptionally clean manufacturing layout. The first crane bay is 89 feet wide and has a row of lathes and machining equipment along both sides. A large central aisle is designed to allow old and new machines to be easily changed out. U-shaped floor trenches wrap the perimeter of the entire machining bay so that the utilities are easily accessible to the rear of the machines.

MANUFACTURING



SIKA CORPORATION

LOCATION

SEALY, TX

Driving innovative manufacturing in Sealy with a master-planned campus for future growth.

SIZE

40 ACRES /98,000 SF

SERVICES



Land due diligence



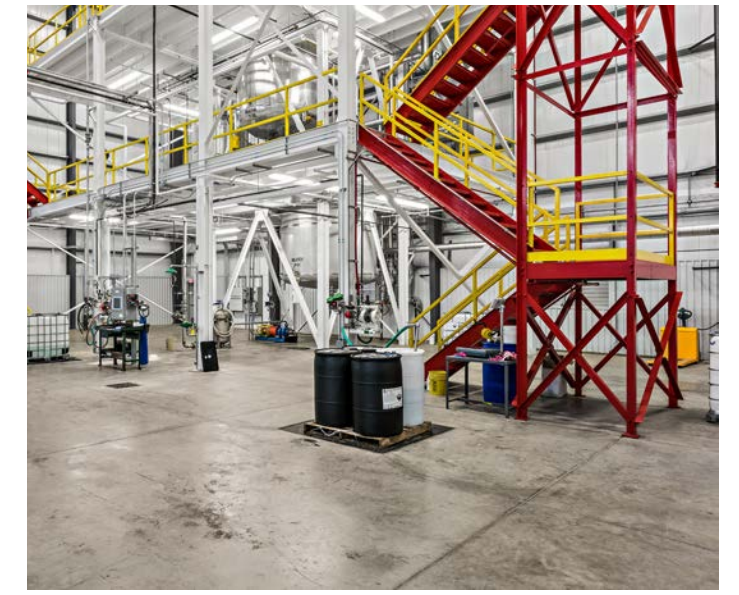
Site selection



Multi-phased design



Construction Management



After months of due diligence, negotiations, careful planning and construction, Sika, a 107-year-old international manufacturer with more than 200 factories in 100 countries, has completed the first phase of a state-of-the-art manufacturing campus west of Houston in Sealy.

The 40-acre site in Sealy has been master planned as a campus which will include multiple expansions. Phase one of the master plan included the design and construction of a new manufacturing plant with three product lines - one producing high-performance mortars and grouts, a second for high-performance ViscoCrete Polymers and a third yielding a wide range of liquid concrete admixtures.

DESIGN.
BUILD.
BEYOND.

**JUST
GIVE US
THE GREEN LIGHT.**

Contact us at info@KDW.com.

KDW
DESIGN/BUILD/BEYOND