



DESIGN/BUILD/BEYOND

LIFESTYLE 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.

TABLE OF CONTENTS

- ▶ 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.





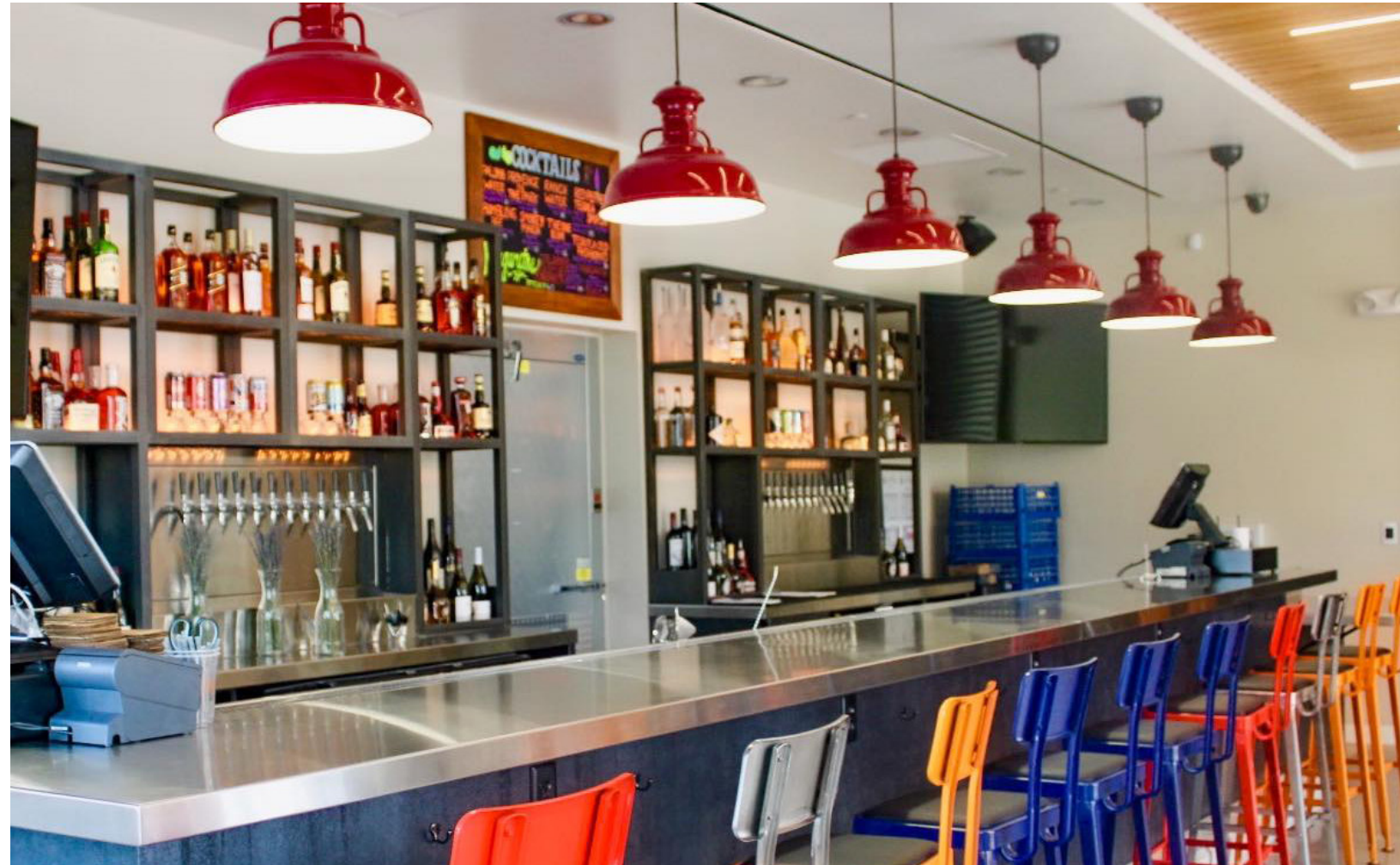
2,000+
**NUMBER OF SUCCESSFULLY
COMPLETED PROJECTS**

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.

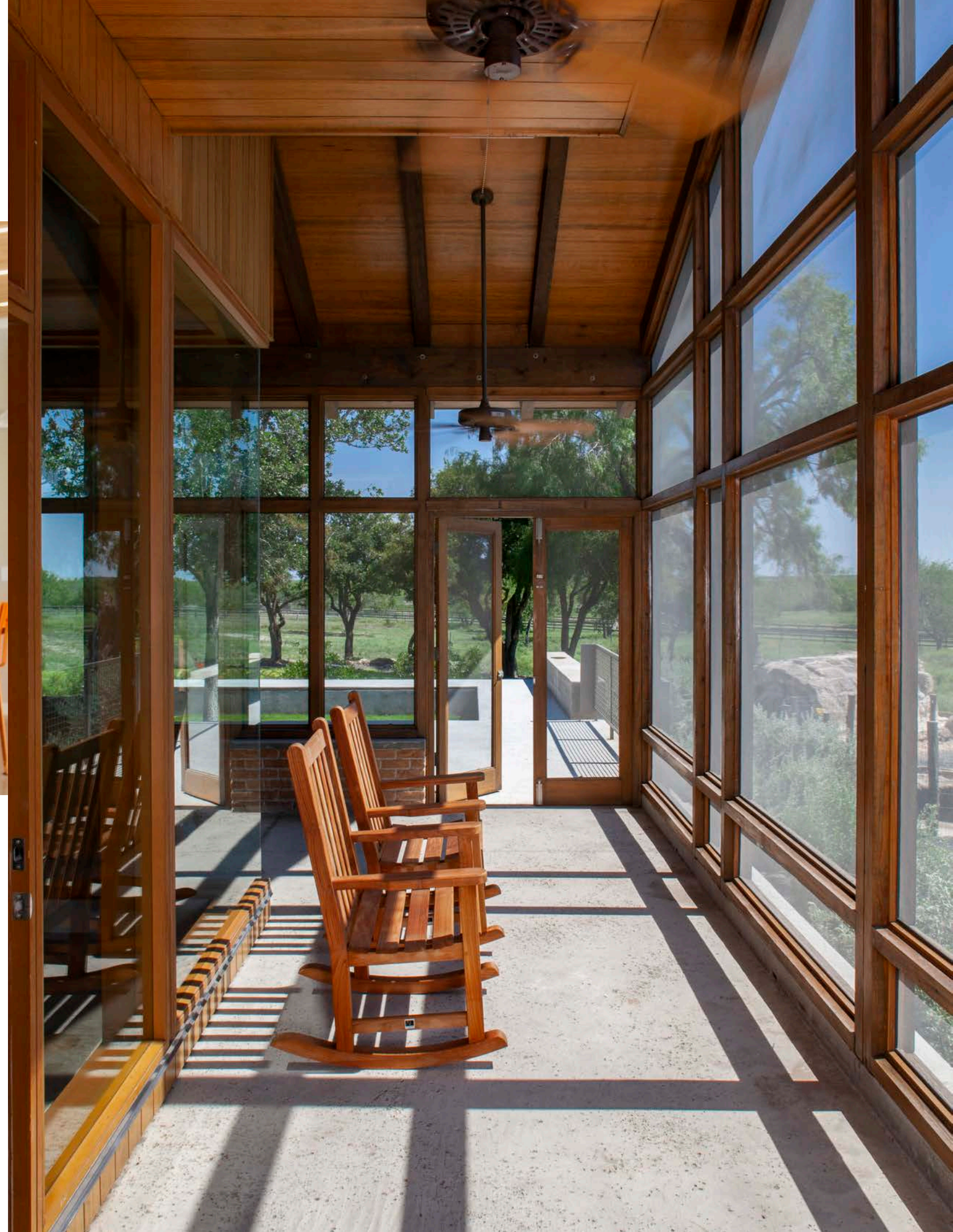


THE KDW DIFFERENCE /

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, whether your project is domestic or international. 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 domestic and international 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

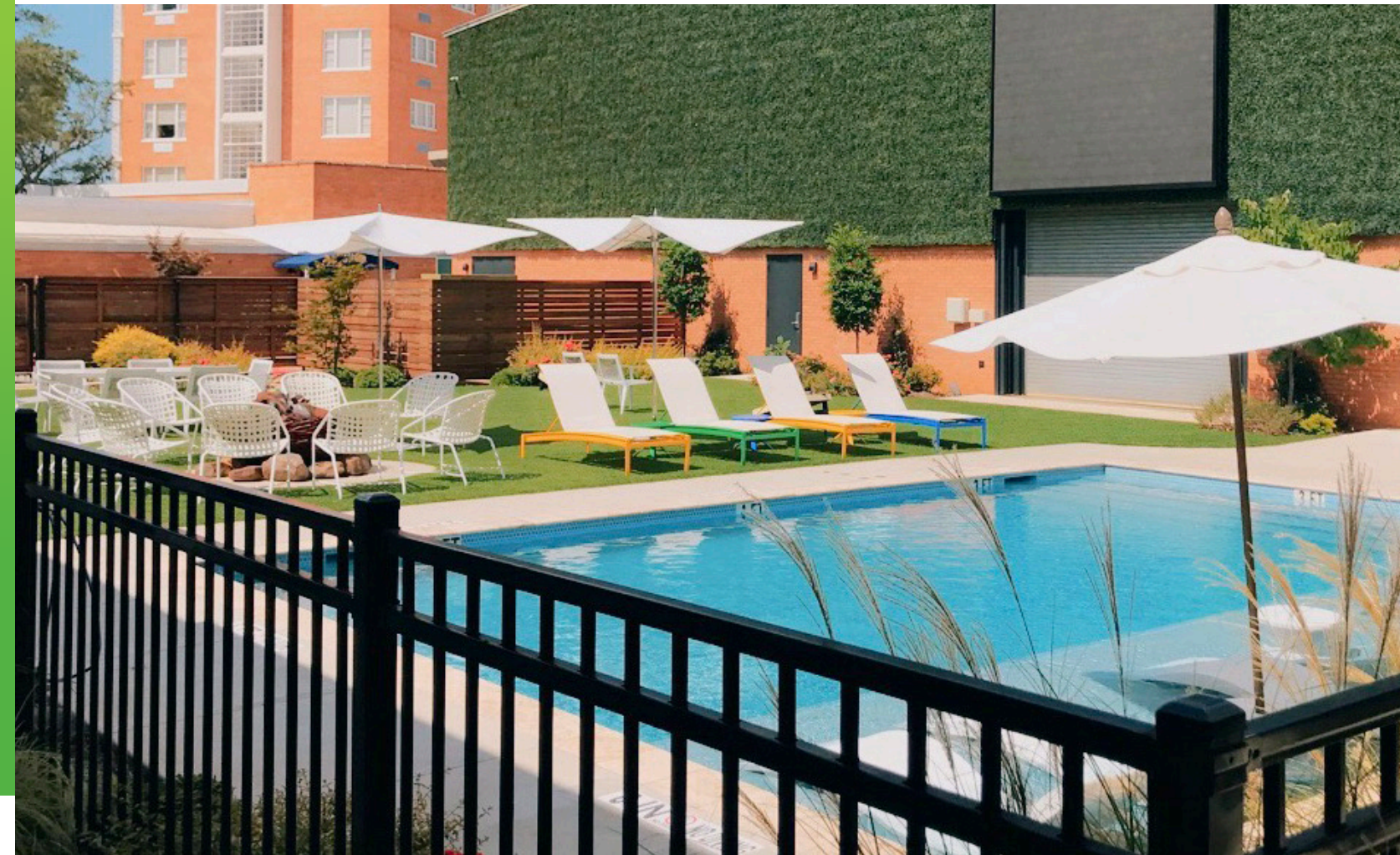
From modern office buildings to dynamic retail spaces, our commercial projects are designed to maximize functionality and aesthetic appeal.

▶ LIFESTYLE

We specialize in vibrant lifestyle venues, including hotels, resorts, youth camps, waterparks, 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

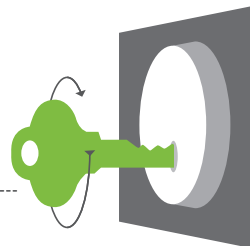
BEYOND

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

CLOSE ON LAND

PERMITS

MULTI-STATE
PERMIT EXPEDITING



LIFESTYLE



TYPHOON TEXAS

Delivering unparalleled waterpark experiences through innovative construction and cutting-edge filtration systems.

LOCATION

KATY, TX

SIZE

25 ACRES

SERVICES



Land due diligence



Site selection



Multi-phased design



Construction Management

KDW broke ground on Typhoon Texas Waterpark in August 2015, with completion of the project in May 2016. Typhoon Texas is the largest private water park built in the U.S. in the past 10 years. Lazy River is nearly 1,500 feet and holds 480,000 gallons of water. Pumps re-circulate a total of 70,000 GPM (49.4mm Gallons Per Day) The park includes several water attractions (Wave Pool, Lazy River, Children’s Aquaplay, 8 Lane Mat Racer, Family Raft Slides, Tube Slides, Body Slides, etc). KDW assisted in pre-development and pre-construction activities that enabled construction to start on time. Filters are the most efficient systems in the aquatic marketplace, capable filtering down to 1 micron (20x better than the average swimming pool filter).

LIFESTYLE



THE FREDONIA HOTEL

LOCATION
NACOGDOCHES, TX

Revitalizing historic spaces with modern amenities and innovative renovations.

SIZE
20,000 SF

SERVICES



Land due diligence



Site selection



Multi-phased design



Construction Management



KDW completed this historical renovation for Fredonia that included the tower, cabanas, Oakwoo Terrace & the convention center. This project had a parking lot that was renovated into a new outdoor pool area with a 9x12 ft Jumbotron television with an outdoor sound system. Installation of a new fire sprinkler system throughout the hotel. Approximately 90% of the HVAC system, plumbing Ines and Electrical system was replaced and brought up to current codes.

LIFESTYLE



PINE COVE

Elevating summer camp experiences with innovative facilities and dynamic recreational spaces.

LOCATION
COLUMBUS, TX

SIZE
40 ACRES / 41,000 SF

SERVICES



Land due diligence



Site selection



Multi-phased design



Construction Management

KDW completed the expansion of the Pine Cove Christian Summer Camp in Columbus, Texas where it added more than 41,000 SF of facilities for a new camp specifically for high school-aged campers. Known as the Ridge, the new 40-acre camp within Pine Cove’s 700-acre property features 20 camper cabins, dining hall with offices, full-service kitchen, gym with basketball, racquetball and weight room, two-story structure with meeting space, game room lounge and outdoor seating area.

KDW, which designed and built west Houston’s Typhoon Texas Waterpark, also coordinated the construction of a custom swimming pool and wake park where wake boarders are pulled on an open lake by cable. The camp also features a slick track for Go-Karts.

LIFESTYLE



TEMPLE RANCH

LOCATION

FREER, TX

Creating a harmonious retreat by uniting thoughtful design with natural preservation.

SIZE

11,200 ACRES

SERVICES



Land due diligence



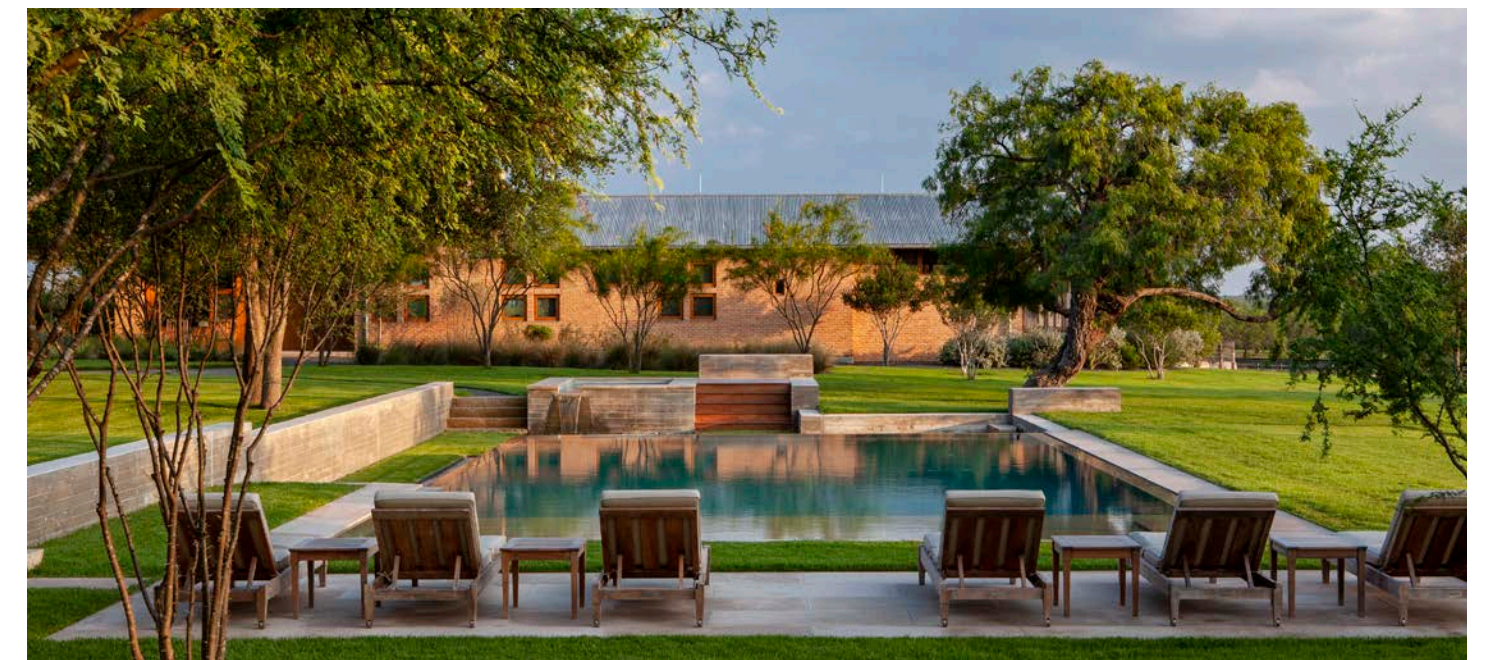
Site selection



Multi-phased design

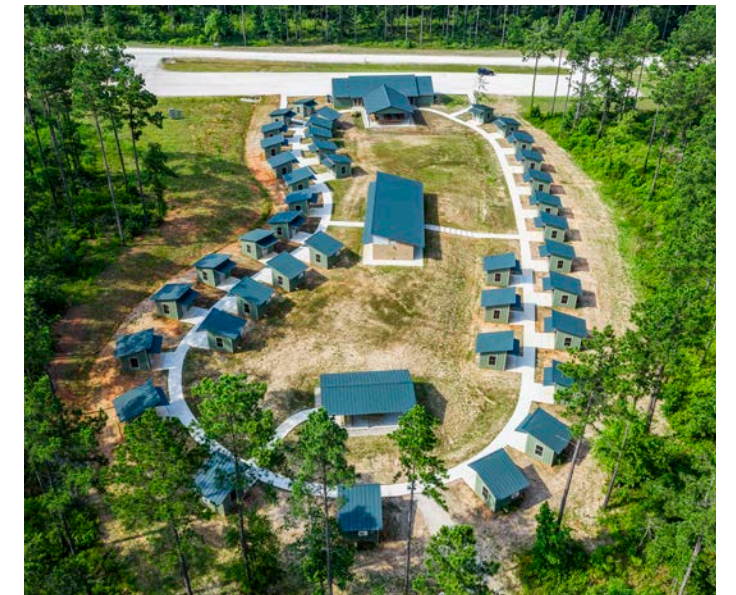


Construction Management



KDW built and renovated this retreat for Buddy and Ellen Temple that included building the main house, guest cottages and existing house renovations. Our main goal was to restore and preserve the native habitat of this retreat in Southern Texas.

LIFESTYLE



CAMP STRAKE

Redefining scout camps with innovative design, modern amenities, and award-winning craftsmanship.

LOCATION

COLDSRING, TX

SIZE

2,816 ACRES

SERVICES



Land due diligence



Site selection



Multi-phased design



Construction Management

KDW built Sam Houston Area Council’s new Camp Strake Scout Camp that totals 66 structures with various site improvements in 4 phases. Phase 1 included the construction of the Check-In-Center, 40 staff huts, staff lounge, and an 11 unit shower house. Phase 2 included the building of an air conditioned dining hall with the capacity of 450 people, grand pavilion, memorial pavilion, and a few other pavilions throughout the camp. Phase 3 of the project included the Camp Headquarters, Eco Con / Stem Center, with additional pavilions. Phase 4 completed the project with a pool house, pump house, pool area including a 3,600 SF pool and an observation pavilion.

Camp Strake was awarded the Houston Business Journal’s “2021 Landmark Award” in the special projects category.

LIFESTYLE



WOODSHED & LOVE SHACK

Crafting unforgettable dining experiences through innovative restaurant design and sustainable craftsmanship.

LOCATION
HOUSTON, TX

SIZE
6,831 SF

SERVICES



Land due diligence



Site selection



Multi-phased design



Construction Management

The Woodshed project transformed shell buildings within Upper Kirby's Levy Park into two distinct restaurant spaces, highlighting thoughtful design and craftsmanship. Woodshed, a BBQ restaurant, spans 6,287 SF with a 1,213 SF dining patio and features a custom smoker enclosure, high-end millwork, and Charwood wall paneling. Notably, the furniture, fireplace mantle, and art piece were crafted from wood salvaged from a Live Oak tree removed during the building's construction, reflecting a nod to the site's history and sustainability.

Adjacent to Woodshed, Love Shack offers a casual, counter-serve dining experience within a 544 SF space. Together, the two restaurants bring culinary and architectural flair to Levy Park, creating a vibrant and inviting community destination.

DESIGN.
BUILD.
BEYOND.

**JUST
GIVE US
THE GREEN LIGHT.**

info@KDW.com

KDW
DESIGN/BUILD/BEYOND