

KDW

DESIGN/BUILD/BEYOND

HIGHER EDUCATION 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

DESIGN/BUILD/BEYOND

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.

KDW.COM COMPANY OVERVIEW

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

KDW.COM KDW | COMPANY OVERVIEW

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

KDW





Stephen F. Austin University Pineywoods Dining Hall

Pioneering sustainable campus dining with Texas's first mass timber university facility.

LOCATION

NACOGDOCHES, TX

SIZE

2 ACRES / 20,000 SF

SERVICES

Multi-phased design

Construction Management

HIGHER EDUCATION







The Stephen F. Austin State University East Dining Hall marks the University of Texas System's first mass timber building. The 20,000 SF structure accommodates 600 patrons with 5,000 SF of outdoor patio space. The mass timber structure showcases East Texas forestry resources and sustainable, locally-sourced materials transforming campus construction practices.

KDW executed a two-phase approach: demolition of existing Residence Hall 16 and site utilities preparation, followed by mass timber erection, MEP systems, and interior fit-out including kitchen equipment coordination. KDW coordinated mass timber suppliers, specialty contractors, and equipment vendors to deliver this landmark project on schedule.



Stephen F. Austin STEM Building

Redefining education with innovative spaces, cutting-edge technology, and immersive learning environments.

SERVICES

Land due diligence

Construction Management

LOCATION

NACOGDOCHES, TX

SIZE

13.5 ACRES / 87,000 SF

HIGHER EDUCATION







The Stephen F. Austin State University (SFA) STEM Building was a transformative project designed to enhance the university's commitment to Science, Technology, Engineering, and Mathematics (STEM) education. With a budget of $46.4 million approved by the Texas Legislature and the SFA Board of Regents, this facility serves as a central hub on campus, featuring collaborative classrooms, teaching and research laboratories, a significant maker space, and a 52-foot dome planetarium.

The design integrates student-centered learning environments and an extensive science-themed landscaped corridor that connects the new building to existing academic facilities, fostering a dynamic educational atmosphere.



Stephen F. Austin Lumberjack Crossing

Creating a place to live, study and belong in the heart of campus.

LOCATION

NACOGDOCHES, TX

SIZE

100,000 SF

SERVICES

Land due diligence

Construction Management

HIGHER EDUCATION



Lumberjack Crossing is a new 100,000 SF, four-story residence hall at Stephen F. Austin State University with housing for about 336 students. KDW is partnering with Kirksey Architecture to deliver this light gauge metal, traditional-style residence hall. It will have 160 double rooms that share restrooms with the room next door, 16 single rooms (half of them ADA accessible) and a Hall Director suite. Shared spaces include a cyber lounge, three student lounges and nine small study rooms. A full staff suite adds a reception area, offices, workspaces for student workers, two conference rooms, a locker room and a break area. Behind the scenes, the project adds a new chiller to the campus Central Plant, which increases cooling capacity for the whole campus, and ties the building into the chilled water and heating lines at nearby Pineywoods Dining Hall. Early “make ready” packages for demolition, site prep, infrastructure and foundations will keep the schedule moving. The Preliminary Project Cost is $70 million, and substantial completion is planned for summer 2028.



Stephen F. Austin Fine Arts

Inspiring creativity through spaces designed for artistic expression and collaborative learning.

SERVICES

Land due diligence

Construction Management

LOCATION

NACOGDOCHES, TX

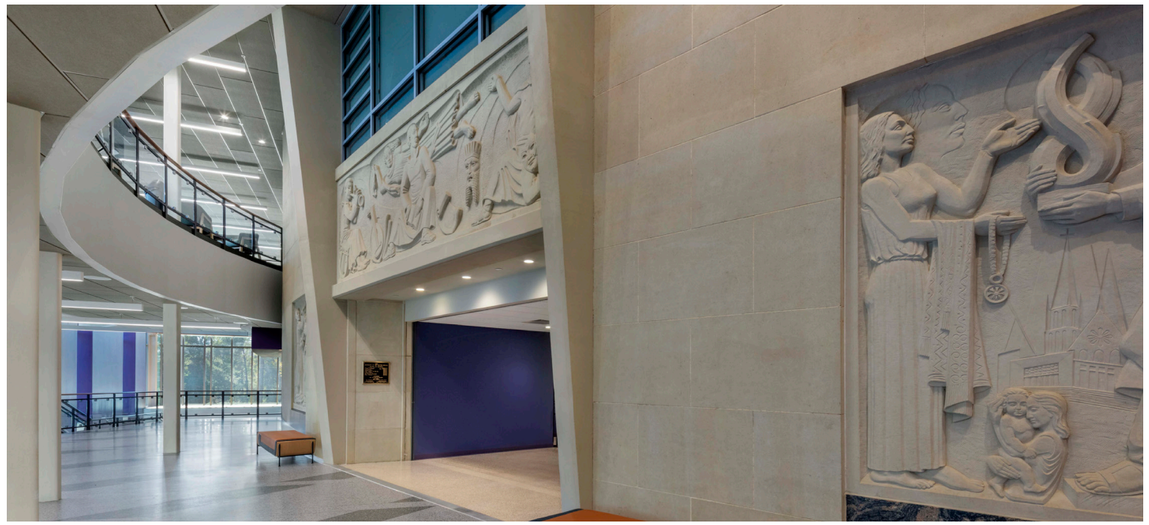
SIZE

2 ACRES / 129,000 SF

HIGHER EDUCATION







This completed the renovation and expansion of the Griffith Fine Arts Center, now a vibrant hub for the School of Arts' filmmaking and musical theatre programs. The facility features renovated W.M. Turner Auditorium, two dance studios, two new theatres, a recording studio, a sound stage, audio and video editing rooms, an art gallery, multiple classrooms, rehearsal spaces, faculty offices, and the College of Fine Arts dean's office. This state-of-the-art center is designed to inspire creativity and enhance learning for students and faculty alike.



Stephen F. Austin Basketball Performance Center

Redefining athletic excellence with state-of-the-art facilities and innovative performance spaces.

LOCATION

NACOGDOCHES, TX

SIZE

1.24 ACRES / 54,000 SF

SERVICES

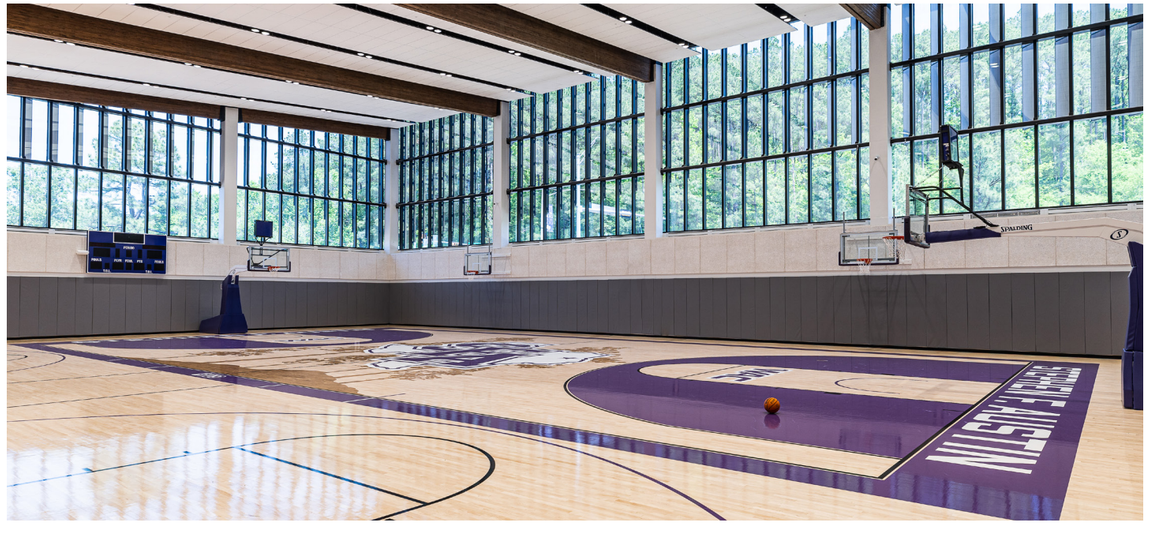
Land due diligence

Construction Management

HIGHER EDUCATION







Part of a major campus expansion, KDW expanded Stephen F. Austin's campus by building a 54,000-square-foot, two-story basketball performance center. The new facility connects to the existing arena via a new underground tunnel, where the men and women's home basketball games are played.

The first, underground level of the performance center features a full-sized practice court and two shootaround courts (which can be utilized for the university's summer camps), a film room, player lounges and locker rooms for both teams, and an athletic training room with hydrotherapy and nutrition offerings. The second level includes the entry lobby, coaches offices, conference rooms, weight room, and balcony where coaches, donors, and visitors can observe the practices on the courts below.



JUST GIVE US THE GREEN LIGHT.

Contact us at info@KDW.com.

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