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Kingham Dalton Wilson, Ltd. (KDW), headquartered in Houston, Texas, specializes in build-to-suit and design/build developments. KDW was established to integrate each partner's strengths and experience in development and construction. This experience, spanning 110 years and over 1,000 projects, allows us to provide a full service commercial real estate solution. Our fully integrated solution includes:

- Real Estate Development
- Sourcing and Developing Land
- Built-to-Suit
- Design/Build
- General Construction
- Construction/Project Management
- Property Management
- Financial Service

KDW offers strength through integration for a broad assortment of projects ranging from, but not limited to:

- Industrial
- Manufacturing
- Distribution
- Warehouse
- Office
- Laboratory
- Refrigerated Storage
- Food & Beverage Processing
- Institutional
- Medical
- Education
- Retail
- Research
- Corporate Interiors
- Service
- Maintenance
- Hospitality

KDW excels in taking ideas and turning them into viable real estate developments, whether for lease or sale. We have standardized processes and procedures to successfully execute and deliver build-to-suit and design/build projects.

No project is too small or too large for us to handle and we will never sacrifice quality for growth.

KDW, in association with our industry partners, provides the following services:

- Site Selection & Due Diligence
- Utility Infrastructure Evaluations
- Utility Reservation Letters
- Zoning & Deed Restriction Review
- Traffic Studies
- Environmental Studies
- Geotechnical Report
- Wetlands Review
- Hydrology Evaluation
- Site Master Planning
- Landscape Requirement Studies
- Archeological Review
- Easements Review
- Boundary / ALTA / TOPO Surveys
- Tree Survey
- Utility Impact Fee Study
- Flood Plain Review
- 3D Modeling / Design Visualization
- Full Architecture & Engineering
- Logistics & Industrial Engineering
- Fire Code Review
- Design Control
- Technical Specifications
- Indoor Air Quality Management
- Process Layout & Integration
- Programming & Advanced Planning
- Interior Design & Construction
- ADA Compliance
- Signage / Graphic Design
- LEED Certification
- Landscape Architecture
- Systems Analysis
- Code Consulting
- Security Consulting
- Food Service Consulting
- Fire Detection & Alarm Consulting
- Acoustical Consulting
- Automated Estimating
- Automated Accounting
- Automated Project Management
- Automated Cost Control
- Real Time Project Web-Cam
- FTP Site for Project Information Flow
- Automated Scheduling Control
- Conceptual Estimating
- Construction Management
- Risk Control
- Regulatory & Municipal Management
- Life-Cycle Estimating
- Budget Control
- Constructability Reviews
- Permitting Coordination
- Testing Quality Control
- Safety Control
- Aerial Construction Photography
- F F & E Procurement Support
- Owner Equipment / Asset Management
- Coordination with Owner Vendors
- Move Coordination & Commissioning
- Warranty Management
- Operations Master Planning
- Signage Restriction Evaluation
- Maintenance Planning

Leadership Experience

- Goya Foods Distribution Center
- ReedHycalog World Headquarters
- Spectracell Labs
- Bauer Manufacturing
- Honeywell
- Cooper Technology Center
- Naztec Manufacturing
- Universal Plant Services
- Advance Polybag
- Sintex Minerals & Services
- H&E Equipment
- Nectron International
- Graybar Electric Sales & Distribution Facility
- IKEA
- Geospace Corporate Office
- Hewitt Annex
- Aesthetic Plastic Surgery Center
- Palm Bay Community Hospital
- Orlando Regional Medical Center
- Spa Thira
- Concordia Shopping Center
- Ocean 72 Eight – Story Condominium
- Ocean 74 Eight – Story Condominium
- Fall Creek Recreation Center
- Cobo Hall Convention Center Expansion
- Walt Disney World Grand Floridian Hotel Renovation
- Walt Disney World Caribbean Beach Resort
- Sea World “Terrors of the Deep”
- The Woodlands Waterway Transit Stations
- Wal-Mart
- Sam’s Club
- Kohl’s Department Stores
- Circuit City
- Cinemark Tinseltown
- Fort Bend ISD – George Bush H.S.
- Crosby ISD – Crosby H.S.
- Mackay Marine
- Lone Star Pet Lodges
- Mi Swaco
- Best Transportation
- Ashley Furniture
- Duna USA
- Uson
- Wellsafe
- Tyco
- Harcros
- Aker Kvaerner
- Dal-Tile
- Sears – The Great Indoors
- Caprock Communications
- Weir Services
- FBI Building
- PV Fluid Products, Inc.
- Cooper Cameron
- Sysco Foods
- McGraw Edison
- Nacogdoches Federal Post Office
- Cavo Drilling
- Busch, Inc.
- Design Electric
- Texas A&M University
- George Bush Intercontinental Airport Inspection Services Expansion Program
- Reliant Center Renovations
- Harris County Criminal Justice Center
- George Bush Intercontinental Airport Terminal C Parking Garage
- University of Houston
- Texas Department of Criminal Justice
- Southwest Airlines
- University of St. Thomas
- Crockett State School
- The Woodland’s Mall
- Lowe’s
- Tadano Cranes
- Concentra Medical Centers
- Valsource
- TD Williamson
- VAM USA
- Starcon
- The Reserve at Park Ten
- Lake Pointe Medical Office Building

Keith A. Dalton

President

As co-owner and president, Keith Dalton is responsible for directing and overseeing all day-to-day operations while cultivating new and existing client relations. Mr. Dalton works closely with the real estate team on all new development opportunities. He has more than 20 years professional experience serving many clients such as ReedHycalog, Mi Swaco, Goya Foods, Oyo-Geospace, Walt Disney World, Hewitt, Fort Bend ISD, Sears, and Cinemark. Mr. Dalton has a reputation for assembling qualified design and construction teams to properly execute KDW's projects. He graduated from Texas A&M University with a degree in Building Construction. Mr. Dalton is a native Houstonian and third-generation builder. Since co-founding the company, he has actively participated on many KDW projects.

Welcome Wilson, Jr.

Developer

As Developer, Welcome Wilson, Jr. is responsible for many aspects of each design/build project; including transaction oversight, site selection, land acquisition, and due diligence. Mr. Wilson has been a real estate developer for more than 30 years. He has extensive experience in industrial development, residential subdividing, office buildings, and retail centers. He is President of GSL Welcome Group, developer for more than 100 industrial facilities, and owner of more than 75. He was President of Belmont Corporation, owner of a 25,000 acre project near Phoenix; Director of Dover Homes Houston, builder of more than 3,000 homes in Texas, and with TCP Realty Services was responsible for the re-development of a downtown Houston office building as well as other office buildings totaling more than two million square feet. He currently serves as Director of River Oaks Financial Group, Inc., Sharpstown Management District, and End Hunger Network.

Phillip Matthews

Director of Planning & Preconstruction Services

Phillip Matthews is responsible for all KDW pre-development activities. He works closely with the real estate team to perform services such as initial land/project due diligence, conceptual design, conceptual estimating, client programming, and selection of the design consultants. He also is responsible for the management and implementation of a computerized estimating system, value engineering, development of vendor/subcontractor relations, updating current market conditions, design trends, and technology research. Mr. Matthews has over 20 years experience serving many clients such as Mi Swaco, Nectron, Blue Bell, Gardner Denver, Uson, Tyco, and Caprock Communications.

Mark Miesch

Construction Manager, Build-to-Suit

Mark Miesch is the KDW single point of contact for all build-to-suit developments from contract award through warranty period and beyond. Mr. Miesch works closely with the real estate team while providing the leadership for land/project due diligence, design and construction phase cost control, permitting, design implementation, scheduling, and all construction activities. He has more than 20 years experience serving many clients such as Aker Kvaerner, Goya Foods, Sears, The Woodlands, Hewitt, and Cinemark. Mr. Miesch graduated from Texas A&M University with a degree in Building Construction.

Ryan Wasaff

Director, Build-to-Suit

Ryan Wasaff is responsible for the real estate activities relating to build-to-suit developments, with his primary focus on new development opportunities within the Greater Houston Area. He is responsible for orchestrating the entire build-to-suit development transaction, including site acquisition, site development, pre-development design, budget control, and tenant relations. Mr. Wasaff works closely with the tenant and design/build team throughout the process insuring that the tenant's needs are met. He is a native Houstonian and has successfully completed over 50 build-to-suit developments.

Brad Berry

Director, Design/Build

Brad Berry is responsible for all real estate activities relating to design/build developments, with his primary focus on new development opportunities within the Greater Houston Area. He is responsible for orchestrating the entire design/build development transaction, including site acquisition, site development, pre-development design, budget control, and client relations. Mr. Berry works closely with the client and design/build team throughout the process insuring that the client's needs are met. He is a native Houstonian and graduate of the University of Texas at Austin. He has over 20 years of real estate experience and has developed over 35 design/build projects.

Chuck Norrell

Construction Manager, Major Projects

Chuck Norrell is responsible for all field operations for KDW's major projects. Mr. Norrell has an extensive background on large/complex structures. He is highly skilled with subcontractor management, scheduling, logistics, and safety/quality control. Mr. Norrell also maintains KDW's ability to self perform work. He has over 25 years construction experience serving many clients such as Texas A&M University, Goya Foods, ReedHycalog, The Woodlands, The Reserve at Park Ten, Cinemark, Fort Bend ISD, and Texas Department of Corrections.

Grace Kennemer

Administrative Manager

Grace Kennemer is responsible for all KDW administration. She works closely with all departments within the company to ensure accurate, timely implementation of administrative procedures and business practices including office administration, purchasing, and employment practices. Mrs. Kennemer also is involved in the preparation and execution of contracts with the owner, architect/engineer, and subcontractors. She is directly involved with the project teams in the preparation of owner billings, approval of invoices, approval of subcontractor pay applications, and managing insurance requirements. Mrs. Kennemer attended Texas Tech University.

KEITH A. DALTON

PRESIDENT

5858 Westheimer, Suite 150
Houston, Texas 77057-5648

Direct: 713.920.9543
Telephone: 713.541.5070
Fax: 713.541.5072
Cell: 281.960.1703
Toll Free: 866.901.0860
kdalton@kdwltd.com
kdwltd.com

JILL E. KINGHAM

BUSINESS DEVELOPMENT

5858 Westheimer, Suite 150
Houston, Texas 77057-5648

Direct: 713.920.9549
Telephone: 713.541.5070
Fax: 713.541.5072
Cell: 713.392.6600
Toll Free: 866.901.0860
jill.kingham@kdwltd.com
kdwltd.com

WELCOME WILSON, JR.

DEVELOPER

5858 Westheimer, Suite 800
Houston, Texas 77057-5648
Direct: 713.243.6915
Telephone: 713.952.7000
Fax: 713.952.7007
Cell: 713.545.7000
wwilsonjr@kdwltd.com
kdwltd.com

project profile

ACCREDITO PACKAGING MANUFACTURING



KDW constructed the first LEED Certified manufacturing facility in the state of Texas for Accredo Packaging. The goal was for the facility to be awarded Silver LEED status. The 169,000 sf facility is located in Sugar Land Texas and sits on 14.7 acres.

Because of its location in the Sugar Land Industrial Park, a higher exterior finish was required. The exterior surfaces are tilt wall, specialty metal clad insulated wall panels and glazing. The project required special foundations and utility services for all of the manufacturing equipment. KDW provided all of the electrical distribution and chilled water piping for the Owner's processing equipment.

This facility will be used to manufacture specialty plastics related to the food industry. This project has created 100 jobs for the Sugar Land area.

- LEED Silver accredited building.
- 104,268 sf conditioned manufacturing area has chill water to accommodate chilled water production machines.
- 44,500 sf of non-condition dock high warehouse that is used for incoming and outgoing products.
- 6,664 sf of office which includes a lab that tests all products and ink that is used for printing on their final product.
- 3,000 sf Ink Room includes a 4' high concrete wall and spill barriers at overhead door and man door around the room to contain the ink inside if there was a spill.
- Blowout panels were installed in the exterior tilt wall panels and blow-out relief panels were installed at the roof in the event of an explosion. A special foam sprinkler system was also installed in this area.
- Specialty foundations which are 50'W X 96'LX30"D were installed in the manufacturing area.
- The warehouse consists of a load-bearing concrete tilt wall and a structural steel main frame with a .050 ml IB mechanically attached roof system over 3.1" (R-19) Poly-Iso.

project profile

ACCREDITO PACKAGING PHASE II OFFICE / MANUFACTURING



KDW is building a LEED certified warehouse facility for Accredo Packaging, Inc. The facility will be awarded Silver LEED status. The 170,176 sf. building will be Phase II and will connect to the existing manufacturing facility that was completed by KDW in 2009 and sits on 14.7 acres.

Because of its location in the Sugar Land Industrial Park, a higher exterior finish is required. The exterior surfaces are tilt wall, stucco, glazed CMU block, glazing and metal clad insulated wall panels. KDW is providing all of the electrical distribution and chilled water piping for the owner's processing equipment.

Once complete, this facility will assist in certain operations of the manufacturing of specialty plastics related to the food industry. This project is expected to create 100+ jobs for the Sugar Land area.

Accredo Packaging is at the forefront in the development of sustainable, flexible packaging solutions including the manufacturing of packaging from renewable resources.

Interesting Facts / Challenges:

- 7,962 sf 2-story office with high-end finishes is designed to show the LEED aspect of being a green building.
- 124,958 sf of conditioned warehouse/manufacturing area has chilled water to accommodate chilled water machines for production. This area has many skylights to bring in the natural sunlight with the electrical lighting being programmed to turn off lights as the natural light increases inside the space.
- 27,530 sf of non-conditioned dock-high warehouse is used for incoming and outgoing products that also has many skylights and programmed lighting to save energy.
- The Warehouse consists of a load-bearing concrete tilt wall and a structural steel main frame with a .050 ml IB mechanically attached roof system over a 3.1" (R-19) Poly-ISO.
- On the exterior of the office building is a live fish pond with a waterfall that will catch all office roof water and direct it into the pond. The pond also has a pump to circulate the water in the pond and also pump water to the top of the waterfall structure to have continuous water flow.

project profile

AKER SOLUTIONS HEADQUARTERS / MANUFACTURING



LOCATION

Houston, Texas

SIZE

94,800 sf

SITE

13.97 acres

COMPLETION

2007

KINGHAM DALTON WILSON provided development and design/build services for the new Aker Solutions headquarters. The facility is located on the North Sam Houston Beltway in Houston, Texas. The facility consists of a two-story, 30,000 sf office attached to a 64,800 sf air conditioned factory.

The factory consists of four 60 ft x 270 ft crane bays. Overhead cranes are used to set the offshore equipment into sunken concrete pits for testing. These large control pods are made to sit on the ocean floor and control the flow of gas or oil. Assembly and pressure testing are provided for oil tools and well heads which are later located above sea level on offshore rigs.

The facility will support shipping and receiving of raw materials and parts, an offshore service department for electronic controls, and a high pressure and electronic testing area for their control units.

Aker Solutions' principal activities include offshore oil and gas installations and providing engineering and contracting services to related industries and fields.

project profile

ALPHA FABRICATORS OFFICE / WAREHOUSE



KINGHAM DALTON WILSON constructed a 6,204 sf concrete tilt-wall office attached to a 37,000 sf PBR sheeted shop with a 1,200 sf shop office and RR area. The structure is a pre-engineered metal building and the fabrication shop is constructed of a pre-engineered metal building that sits on a 6" slab supported by 48" straight shaft piers.

The fabrication shop has four 10-ton cranes and two five-ton cranes, and a 1,000 sf elevated foreman's office with a viewing window overlooking the production floor. The shop is equipped with five 20' x 15' overhead doors and is connected to the office via a sidewalk.

The facility has a one-acre lay down yard and was constructed with 8" of lime stabilization and 8" of crushed concrete.

The shop is designed for future expansion both East and West

Alpha Fabricators is a family owned structural steel fabricator specializing in complex and interesting steel designs.

Interesting Facts / Challenges:

- Due Diligence, Design and Permitting completed in three months
- Construction completed in eight months with 35 inches of rain in the first four months of construction
- The Project was constructed while the East Montgomery Improvement District lengthened East Industrial to the North for access to Alpha Fabricators northern driveway.
- Neither building is fire sprinkled because of the 60' separation between the buildings.

project profile

BAUER MANUFACTURING



LOCATION

Conroe, Texas

SIZE

200,000 sf

SITE

80 acres

COMPLETION

2009

Kingham Dalton Wilson, Ltd. constructed the first North American manufacturing headquarters for Bauer, a 200 year-old German company. This facility was built in the Conroe Industrial Park in Conroe, Texas. This campus sits on 80 acres and was built in phases, with the first phase consisting of over 200,000 sf. The design/build team approach was vital in the success of the project. The team used clean, low-maintenance materials arranged in modern, forward-thinking ways, reflecting the culture and heritage of Bauer.

It was extremely important to Bauer, that the topography of the land site was utilized in drainage and in providing an amenity for the company. Landscaping was highly emphasized all over the campus. Bauer uses environmentally sustainable design features and products in all of its facilities, and this facility follows that path. Green building materials and daylight harvesting are just a couple of examples of how sustainability was accomplished with this project. Bauer also incorporated a geothermal HVAC system on this project. This is one of many features that sets this project apart from others.

Bauer is an international provider of service, machinery, and ancillary products in the earth-working and groundwater fields. Although this is the first manufacturing facility in the U.S. for Bauer, the company has been shipping products here for a number of years.



LOCATION

La Porte, Texas

SIZE

54,000 sf

SITE

6 acres

COMPLETION

2008

KINGHAM DALTON WILSON completed construction of three facilities in 2008. These facilities were built simultaneously. These facilities were developed in La Porte, Texas on New Century Drive. The project included a total of 54,000 sf with the first building being 11,000 sf, the second building being 28,000 sf, and the third building being 15,000 sf. All three facilities are overhead crane ready.

Valsource International is located in the 28,000 sf facility and repairs and maintains valves. TD Williamson is located in the 11,000 sf facility and is an international manufacturer of pipeline maintenance equipment. TD Williamson has been in business since 1920. B Ventura is located in the 15,000 sf facility and is a manufacturer of automobile parts.

Each of these three companies is strategically located near the Port of Houston.

project profile

BERTLING LOGISTICS

OFFICE / WAREHOUSE



KDW is building

The building consists of a 12,000 sf concrete tilt-wall office attached to a 40,000 sf warehouse with 1,500 sf of build-out for warehouse offices/shipping/receiving. The structure is a pre-engineered metal building.

Bertling specializes in global project logistics. They package and ship products worldwide for their customers via truck, rail, barge, ship, and air.

Interesting Facts / Challenges

- Due to silty, sandy soil, the building rests on large spread footings.
- Selective clearing was used to save approximately 40 trees (oaks and pines) along the street in addition to the green space that was maintained in the future building area. These existing trees were used to reduce the amount of new trees required by the City of Houston.
- The building is designed to accent Bertling's ships. The front of the warehouse is shaped like the bow of a ship. A reveal and paint line give the appearance of the ocean.

project profile

BEST TRANSPORTATION

OFFICE / WAREHOUSE



LOCATION

Houston, Texas

SIZE

55,300 sf

SITE

8.81 acres

COMPLETION

2007

KINGHAM DALTON WILSON provided development and design/build services for Best Transportation's new headquarters facility. This facility was pre-engineered and constructed with tilt-walls.

This location serves as the main dispatch facility for Best Transportation. The facility includes a drivers' lounge, a truck maintenance shop, a truck wash, and a fueling station. There are four different structures on this site which accommodate all of these activities.

project profile

BUSCH, INC.
OFFICE / INDUSTRIAL



LOCATION

Houston, Texas

SIZE

14,200 sf

SITE

3.73 acres

COMPLETION

2006

KINGHAM DALTON WILSON provided design/build services for Busch's new facility near Busch Intercontinental Airport in Houston. The structure consists of a pre-engineered metal building with a tilt-wall for both the office and warehouse. The building is designed for future expansion.

Busch, Inc. services their vacuum pump systems in the air conditioned portion of the warehouse. Three overhead cranes, two column-mounted and one floor-mounted jib crane, facilitate the service warehouse.

Busch, Inc. designs and manufactures a wide range of high performance vacuum pumps and systems which are used in many industries around the world.

project profile

CAPROCK COMMUNICATIONS OFFICE / INDUSTRIAL



KINGHAM DALTON WILSON built a 12,643 sf warehouse attached to the already existing building. The exterior tilt-wall panels along the front of the building were designed to match the existing. High piled storage in the new warehouse section required an ESFR fire sprinkler system. After the new warehouse was complete a 7,800 sf mezzanine was added inside the existing building.

The adjacent 9 acres was purchased for the relocation and enlargement of the detention and mitigation pond and aerobic spray field. The detention and mitigation pond was designed to contain 10.76 acre feet and the storm water piping was reconfigured to accommodate the new pond.

An on-site sanitary system was upgraded and serves the campus. Water for both the domestic and fire sprinkler systems are supplied by an on-site water well and tank. Up-grades to the system were made throughout the additions. During the last phase a public water line was brought in to serve the larger campus.

Interesting Facts / Challenges:

- Every utility was modified without interruption to the clients business
- A 650 sf galvanized grated mezzanine structure was constructed over the roof of the shipping office to support the mechanical equipment

project profile

CHEM ONE CHEMICAL DISTRIBUTION



KINGHAM DALTON WILSON constructed the first LEED certified chemical distribution facility in the United States for C.O. Global Corporation. The facility is located in Westfair Business Park in Houston, Texas and sits on 4.4 acres. The facility consists of 57,120 sf of warehouse and 7,154 sf of office space and was completed in December of 2008.

The tilt wall facility has a dock high loading area. The facility also includes 7,073 sf of office space. The chemicals will be stored using high pile storage. The storage areas are equipped with 6 inch high containment curbs to control hazardous materials spillage.

ChemOne Ltd. will import in large volumes and distribute dry chemical compounds which are used for a wide variety of applications including feed, fertilizer, industrial, and water treatment.

Interesting Facts / Challenges

- First LEED "Silver" certified chemical storage facility in Houston
- Bulletproof package receiver to pass secure documents from one room to another with inter-locking doors
- Fireproof access door in tilt wall to pass documents from office to warehouse workers
- Dock-high truck delivery equipped with 10 overhead doors, hydraulic dock levelers, wall-mounted truck restraints and two dock enclosures
- Hidden door entry into Security and IT room
- Blobel Barrier System for spill containment interlocked with fire alarm system

project profile

COOPER TECHNOLOGY CENTER INTERIOR BUILD-OUT



LOCATION

Houston, Texas

SIZE

70,000 sf

SITE

3413 N. Sam Houston Pkwy. E.

COMPLETION

2008

KINGHAM DALTON WILSON completed a state of the art interior build-out for Cooper Industries in December 2008. This 70,000 sf facility is the first of its kind. It features an auditorium, conference room, and multiple training rooms designed to help facilitate industry-specific training and education. The products of all eight Cooper divisions are represented in this Technology Center.

In addition, there is a model of an industrial plant which includes over 250 of Cooper's industrial products installed as they would be in a working refinery. This model will allow for users, distributors, and engineers to receive hands-on education.

The general area of the facility consists of a History area with artifacts and a wall dedicated to the history of Cooper Industries, a café area complete with internet workstations, an education room, and four large training rooms.

The Cooper Technology Center is strategically located in Houston, which has become a hub for the oil industry and home to some of the world's largest consulting engineering firms.

COOPER TECHNOLOGY CENTER
INTERIOR BUILD-OUT



project profile

FACILITY SOLUTIONS GROUP OFFICE / WAREHOUSE



KINGHAM DALTON WILSON constructed a design/build facility for Facility Solutions Group. The new Division Headquarters structure consists of a pre-engineered metal building with a tilt-wall exterior for the office and warehouse.

The warehouse consists of eight bays and the garage has room for boom truck storage. Facility Solutions Group partnered with the design/build team at KDW to provide the design build electrical scope of work.

Facility Solutions Group provides commercial, residential, and industrial installation of electrical systems using the most current technologies available.

LOCATION

Houston, Texas

SIZE

22,300 sf

SITE

1.38 acres

COMPLETION

2006

project profile

GAS AND SUPPLY
OFFICE / INDUSTRIAL



KINGHAM DALTON WILSON constructed a 40,000 sf building with 6,367 sf of interior office space and showroom build out for Gas and Supply. All exterior walls are concrete tilt-wall panels with a PEMB main frame and roof system. All interior office doors and ceilings are 9 feet above finished floor. A generator system was installed to fully power the building in the event of a power loss.

Custom fabricated millwork was installed in the restrooms and office area and motorized gates provide access to the storage and filing areas.

Two 20,000 CFM fans with louvers provide ventilation for the shop areas and a 21 ton HVAC system provides cooling and heating for the facility.

project profile

GOYA FOODS DISTRIBUTION FACILITY



KINGHAM DALTON WILSON provided development and design/build services for the new 117,297 sf Goya Foods distribution facility. The building consists of warehouse, dispatch, shipping, receiving, offices, test kitchen, and other ancillary support areas. The facility also includes a high load-bearing capacity structural floor system, large capacity cooler and freezer, specialty battery recharge system, high efficiency warehouse lighting, and a specialty bean processing room.

Goya was built as a master plan site and can be expanded for future growth. KDW provided extensive land due diligence to recommend property selection. KDW also performed in depth programming analysis of the owner's food distribution operations to enable the facility to be designed from the inside out.

Goya has built a solid reputation for high-quality products. They continue to introduce the best of Caribbean, Mexican, and Central/South American cuisine, while embracing its corporate and community responsibilities as a business leader and Hispanic institution.

"Kingham Dalton Wilson made it so easy. I would do it all over again..."

Evelio Fernandez
Goya Foods
President

Interesting Facts / Challenges:

- The structure consists of a 16,800 sf two-story office attached to a 122,840 sf warehouse.
- The 1,200 sf Production Room is conditioned and houses the packaging machines.
- High-piled storage required an ESFR fire sprinkler system which is supported by a fire pump and 200,000 water storage tank.
- AN 18,000 sf freezer/cooler has a 22 ft ceiling with a dry fire protection system.
- CenterPoint provided a rebate to Goya Foods for using more efficient lighting.

"Kingham Dalton Wilson made it so easy. I would do it all over again..."

Evelio Fernandez
Goya Foods
President

project profile

HONEYWELL CONSOLIDATION INTERIOR BUILD-OUT



LOCATION

Houston, Texas

SIZE

73,000 sf

SITE

11201 Greens Crossing

COMPLETION

2009

KINGHAM DALTON WILSON built-out a 73,000 sf state-of-the-art, lease space for Honeywell International, Inc. The space consolidates four Honeywell department sectors including Enraf, Auto College, Integration, and a Corrosion Lab.

The facility consists of four large classrooms, a service lab, shared shipping / receiving, a warehouse area, a production area, and common conference rooms with a break room and lab areas.

The Enraf department uses Custom Engineering and Project Support (CEPS) to provide high quality and reliable tank inventory gauging instruments. The 13,338 sf office area set out for the Honeywell Automation and Control Solutions College (ACS) is based on exceeding performance goals. ACS works towards global training solutions which are designed to help the workforce become more productive and proactive, and deliver greater value to operations.

GOYA FOODS
DISTRIBUTION FACILITY



project profile

H&E EQUIPMENT SERVICES

OFFICE / INDUSTRIAL



LOCATION

Houston, Texas

SIZE

39,300 sf

SITE

10.7 acres

COMPLETION

2004

KINGHAM DALTON WILSON provided development and design/build services for H&E Equipment Services' new 39,300 sf concrete tilt-wall facility located on the Beltway in Houston, Texas.

H&E Equipment maintains, repairs, and leases heavy crane equipment to the general public. The facility is equipped with multiple cranes and track rail which aid in the conveyance of crane parts into and out of the facility.

This facility has an on-site truck/crane wash bay with an EPA treatment center. In addition, there are more than 3 acres of stabilized yard using GS-300 material, which is used for the storage of cranes that can accommodate a 200 ton capacity.

H&E Equipment Services is a leading supplier of equipment for construction, earthmoving, compaction, paving, and material handling customers. In addition to specializing in rentals and sales, they offer extensive repair and maintenance programs with comprehensive parts inventories, mobile service, planned maintenance, fleet management, and crane re-manufacturing.

project profile

INTEGRATED POWER SERVICES WAREHOUSE



KINGHAM DALTON WILSON built a 60,000 sf humidity controlled PEMB storage facility for Integrated Power Solutions. There are 120 tons of cooling with electric heat used for humidity control only. The warehouse includes two 120 ton bridge cranes and there is a single 16' x 18' motorized overhead door and seven exit doors. The building has both a sprinkler and monitored fire alarm systems.

The total office are consists of one office and a restroom.

There is adequate space for approximately 13,800 sf of future expansion and the adjacent four acre tract is also owned by GLS Properties and available for construction of a second building.

Interesting Facts / Challenges:

- Although this is a 60,000 sf facility, there is only 150 sf of office space.
- Detention and mitigation pond were designed to include the adjacent four acre tract.
- The entire site was previously a GS300 lay down yard for Conex Storage

project profile

LAKE POINTE CLINICAL MEDICAL OFFICE BUILDING



LOCATION

Sugar Land, Texas

SIZE

30,000 sf

SITE

1.9 acres

COMPLETION

2009

KINGHAM DALTON WILSON constructed a 30,000 sf medical office building in Sugar Land, Texas for Lake Pointe Clinical Associates. The structural steel frame is wrapped with brick and limestone. A cylindrical glass curtain wall forms the rotunda entry and the covered patient drop-off area. A screen wall shields the mechanical systems and the elevator machine room on the roof.

Four separate wings are designed for future build-out, which will include MRI, dental, and patient care facilities. The central hub of the building contains restrooms, patient waiting areas, and elevator access to both floors. Life safety and access is governed by a fire sprinkler system, fire alarm, and security card readers.

project profile

LONE STAR PET LODGES



KINGHAM DALTON WILSON constructed a state-of-the-art, design/build kennel facility for Lone Star Pet Lodges. This facility is composed of 10,550 sf of kennel space and 3,135 sf of office space.

The "lodge" offers full-service dog and cat boarding and grooming services which can be tailored to a pet's specific needs. The kennel area was designed with a custom floor slab with specific slopes and drainages to accommodate the custom kenneling stations.

The exterior is comprised of wood, stucco, and cultured stone. This facility was designed to give a sense of the Texas Hill Country.

LOCATION

Missouri City, Texas

SIZE

13,685 sf

SITE

2.05 acres

COMPLETION

2006

project profile

M-I SWACO LABORATORY / FINANCIAL CENTER



LOCATION

Houston, Texas

SIZE

48,000 sf

SITE

10 acres

COMPLETION

2006

KINGHAM DALTON WILSON provided design/build services for two projects for M-I Swaco's World Headquarters in Houston, Texas. M-I Swaco is involved in drilling, reservoir drill-in, completion fluids, and associated services for the petroleum industry.

The second floor Financial Center includes 21,000 sf of new office space on top of the existing structure which was constructed to match the exterior of the existing building. The interiors are suitably built-out and corporately designed. The existing single-story facility remained occupied during the entire construction process of the new space above. A state-of-the-art mechanical cooling system can be controlled from any computer anywhere in the world.

The 27,000 sf Applied Engineering Laboratory is a tilt-wall facility with an exterior design which blends in with the corporate campus. This facility serves as the new Mud Training Laboratory for M-I Swaco's new field engineers. There are over 35 work stations fabricated from steel casework and epoxy countertops for long term durability. Safety features include emergency eyewash stations and showers. Other areas of the laboratory feature computer work stations with electrostatic discharge surfaces, counter-top fume hoods, walk-in fume hoods, and an island exhaust canopy. There is significant mechanical, electrical, and plumbing to accommodate the labs, weld shop, and testing equipment.

project profile

NAZTEC MANUFACTURING



LOCATION

Sugar Land, Texas

SIZE

80,000 sf

SITE

7.3 acres

COMPLETION

2009

KINGHAM DALTON WILSON constructed an 80,000 sf design-build manufacturing facility in Sugar Land for Naztec. The main body of the building is a steel frame wrapped with a tilt wall skin. Additional tilt walls are offset from the structure to create depth and to enhance the entry canopies and awnings. Shipping and receiving docks are designed with two foot and four foot truck wells.

The two story office area contains a total of 20,000 sf. A complete build-out of the first floor including an atrium entry and reception area, offices, restrooms with showers, and a cubicle area. The second floor is designed for future expansion and has the stair wells, elevator, fire sprinkler, and plumbing systems provided. A chilled water system is designed for both the office area as well as the 30,000 sf manufacturing area. Power is provided by an underground with 2000 amps electrical service. The manufacturing sector houses an air rotation system, two environmental chambers, a flow solder machine, and is lit by T-5 lighting.

project profile

NECTRON INTERNATIONAL OFFICE / DISTRIBUTION



Interesting Facts / Challenges:

KINGHAM DALTON WILSON provided development and design/build services for Nectron International's new facility located at Park Two Drive in Sugar Land, Texas. This facility consists of 6,300 sf of office space, 2,100 sf of maintenance and storage, 2,100 sf of packaging, and an 18,900 sf distribution center.

This facility houses the offices and distribution center for the world headquarters of Nectron International. Nectron is a worldwide distributor of inkjet printer cartridges. Their product is racked and stored in bulk quantity where it is broken down and re-assembled in the packaging area and shipped around the world. The standard interiors were upgraded to a higher level finish to meet the owner's requirement. These upgrades include vaulted ceilings, wood trim, Italian tile on the floors and walls, wood flooring in the executive offices, upgraded carpet, and custom sand-blasted glass walls.

The exterior of the facility had to meet strict architectural guidelines, due to the business park requirements.

project profile

NOBLE SUBSEA HOUSTON, TEXAS



LOCATION

Houston, Texas

SIZE

54,300 sf

SITE

20 acres

COMPLETION

2010

KINGHAM DALTON WILSON is constructing a storage and training facility for Noble Subsea, a division of Noble Drilling, LLC. The facility is located on JFK Blvd. near Bush Intercontinental Airport and will be used for both storage and training for the installation of large underwater risers.

The office structure includes bunk rooms and a galley for the trainees as well as offices and two temperature-controlled storage rooms. The warehouse will include four cranes and a drive through truck lane.

Additional risers are stored on a thirteen acre lighted lay down yard.

Kingham Dalton Wilson will complete construction of this facility the end of 2010.

project profile

R & K DISTRIBUTORS

DISTRIBUTION FACILITY



LOCATION

Nacogdoches, Texas

SIZE

47,880 sf

SITE

6 acres

COMPLETION

2003

A **Design-Build** distribution facility in Nacogdoches, Texas includes 10,880 sf of office space and 37,000 sf of warehouse space.

The warehouse includes shipping and receiving areas as well as refrigerated storage.

project profile

REEDHYCALOG WORLD HEADQUARTERS



LOCATION

Conroe, Texas

SIZE

350,751 sf

SITE

35 acres

COMPLETION

2007

KINGHAM DALTON WILSON provided design-build services for the new 350,751 sf ReedHycalog World Headquarters and Manufacturing Facility. The office serves as ReedHycalog's centralized logistical base for worldwide operations, including sales and marketing, distribution, purchasing, accounting, and executive areas. The facility includes a full-service cafeteria, employee fitness center, and an onsite jogging trail. The research facility includes a full scale drilling rig (PDL) used to duplicate / simulate actual field conditions for performance testing and quality control. The Advanced Materials Laboratory houses highly developed equipment such as scanning electron microscopes (SEM). Included in the factory are the newest technologies in batch furnaces, manufacturing of synthetic diamonds utilizing one of a kind processes and equipment. The facility houses approximately 500 employees.

ReedHycalog is a leading manufacturer and supplier of drill bits and related applications technology. A subsidiary of Grant Prideco, Inc., they offer specialized solutions for a full range of drilling operations. These drill bits reduce drilling costs and risks through the use of advanced materials, designs, engineering, and software.

REED HYCALOG
WORLD HEADQUARTERS



project profile

RESERVE AT PARK TEN OFFICE BUILDING



LOCATION

Houston, Texas

SIZE

149,000 sf

SITE

3 acres

COMPLETION

2009

KINGHAM DALTON WILSON constructed a six story "Class A" office building for Wood Creek Office Partners. The facility is located in the Park Ten Business Park, which is strategically located in the Energy Corridor. The office building sits on three acres and includes an eight-story parking garage. The facility is LEED registered.

The office and garage structures are constructed of post tension concrete. The exterior façade is constructed using metal panel glass and Arris-Craft tile. This is an "intelligent" building in that fiber optics and advanced data cabling are used. Rain Water Harvesting will also be used in this facility. A "rain tank" will capture rain water and this will in turn be used to irrigate the property.

project profile

RESOURCE RIG SUPPLY WAREHOUSE



LOCATION

Houston, Texas

SIZE

35,000 sf

SITE

9.6 acres

COMPLETION

2007

KINGHAM DALTON WILSON constructed a 35,000 sf tilt-wall warehouse facility next to an existing office/warehouse building. This new warehouse was built on the site of the old detention pond. A new detention pond had to be built elsewhere on the property which ties into a re-designed storm system. To make room for the new detention pond and warehouse, an existing metal building was relocated to another part of the property.

This new warehouse houses two overhead cranes which run 300 ft side by side. These are used to off-load heavy oil rig parts such as 40 ton hooks and equipment. Because of the weight and size of the stored equipment, the warehouse was designed to allow trucks to maneuver around existing buildings on the property and unload their cargo as far into the warehouse as needed.

project profile

SPECTRACELL I & II LABORATORY



LOCATION

Houston, Texas

SIZE

40,000 sf

SITE

4.7 acres

COMPLETION

2008

KINGHAM DALTON WILSON provided development and design/build services for Spectracell Laboratories. The two facilities are located next door to each other in Westchase Business Park, an upscale corporate business park located on the west side of Houston, Texas. These two facilities serve as the company's corporate headquarters and also house the client's state-of-the-art clinical laboratory which provides unique blood testing services for physicians nationwide.

Each 20,000 sf facility is comprised of tilt-wall and structural steel. There is a total of 10,000 sf of laboratory and approximately 17,000 sf of office space in the facilities. Both buildings also include storage space.

Spectracell Laboratories is a blood research lab and is the industry's leading provider of Functional Intracellular Analysis, which is a patented test for assessing the function of specific vitamins, minerals, antioxidants and other essential micronutrients within an individual's white blood cells which can give a complete picture of their nutritional status.

project profile

SPRETRACELL II

BIO MEDICAL LABORATORY



LOCATION

Houston, Texas

SIZE

64,386 sf

SITE

4.4 acres

COMPLETION

2008

KINGHAM DALTON WILSON provided development and design/build services for 2.7 acres in the Westchase Town Park area on the west side of Houston. It included a 20,000 sf tilt wall and structural steel building. There is 6,480 sf of office build out and 3,820 sf of research laboratory with casework. Some of the features of this facility include landscape seating areas, specialty canopies, faux stone facades.

Due to confidentiality a more detailed description of the project can't be included.

project profile

STARCON

OFFICE / WAREHOUSE



LOCATION

Pasadena, Texas

SIZE

34,000 sf

SITE

14.76 acres

COMPLETION

2008

KINGHAM DALTON WILSON constructed a 34,000 sf design-build facility for Tredco, L.P. The facility is located on Fairmont Parkway in Pasadena, Texas. The office/warehouse structure is steel with a tilt wall skin.

The 16,750 sf office area has a raised entry atrium, reception area, offices, conference rooms, work stations, a break room, and multiple restroom facilities throughout. The 17,250 sf warehouse will be overhead crane ready, with a 1,550 sf mezzanine, offices, showers, restrooms, and a break room.

The 14.76 acre site has been divided into two parcels for future expansion. The site has 10,800 sf of 5" thick paving for auto parking and 26,700 sf of 7" thick paving for truck access. In addition, there is 131,650 sf of laydown yard.

Starcon International, Inc., a subsidiary of Tredco, L.P., conducts business in the facility. Starcon is a refinery contractor which works inside plants and refineries. For this reason, they are strategically located in Pasadena.

project profile

UNIVERSAL PLANT SERVICES WAREHOUSE



KINGHAM DALTON WILSON built a 25,000 sf PEMB warehouse and an attached 13,665 sf office for Universal Plant Services. The structure has a tilt wall façade on three sides and an attached lean-to grade level structure to the North. There is also a separate 3,000 sf PEMB storage building for small trailers to the West.

Included in the office area are two large bull pens, two break rooms, a file room, copy room, conference area, a main lobby, five restrooms, numerous offices and a suite for the executive offices.

The warehouse includes one 25 ton and one 10 ton bridge crane. There are two 20,000 cf exhaust fans with motorized louvers in the warehouse and four 14' x 18' and two 20' x 20' overhead doors and four exit doors. The entire building has both sprinkler and monitored fire alarm systems. Four 25KW unit hangers were installed as freeze protection for the warehouse sprinkler.

Interesting Facts / Challenges:

- The adjacent three acre tract is also owned by GSL Properties and available for expansion or the construction of a second building.
- This site shares a detention pond to the north with their neighbor on the west.
- Storm water detention for this site was designed to include the adjacent three acre tract.

project profile

VAM USA

OFFICE/MANUFACTURING



LOCATION

Houston, Texas

SIZE

77,000 sf

SITE

13.97 acres

COMPLETION

2008

KINGHAM DALTON WILSON completed an 86,000 sf industrial pipe-threading facility for VAM USA. The shop is served by a 120' span overhead crane; 3,900 lf of embedded I-beams, 2,840 lf of grated concrete trenches, and isolated structural foundations for heavy equipment.

In addition, there is 5,000 sf of built-out office with reception area, offices, conference room, IT room, men's and women's locker rooms and showers, a work shop, and an upstairs observation room overlooking the shop operations.

There is also a 3,000 sf air conditioned maintenance shop and a 5,000 sf warehouse for pallet rack storage. Separate facilities are provided for air compressor systems, welding, metal shavings storage, as well as chemical storage.

project profile

VAM R & D LABORATORY / OFFICE



LOCATION

Houston, Texas

SIZE

49,500 sf

SITE

13.97 acres

COMPLETION

2010

KINGHAM DALTON WILSON completed a Research and Development Laboratory and Office facility for VAM – USA.

This was the second project completed for VAM. The complete facility is 49,500 sf. The two-story office consists of 13,500 sf per floor and a Research and Development Laboratory consists of 22,500 sf.

The office houses the executive, financial, training, engineering and IT departments, and the structure is comprised of a tilt-wall exterior, with a 28' eave and a 32' ridge.

The R&D Laboratory has five overhead cranes and four test pits with removable blow-out lids capable of supporting 80,000 pounds each. A 4,000 AMP electrical service supports numerous pieces of owner equipment including CNC lathes, jib cranes, load frames, heat inductors, saws, benders, drills, and break machines.

The lab is heated and cooled with a Johnson Air Rotation System while the office is supplied with split systems. The site has a 750' deep water well and a complete site storm water system including a detention pond. A generator backs up the accounting, IT, lift stations and life safety systems.

project profile

BALCONES RECYCLING OFFICE / RECYCLING FACILITY



KDW is constructing several buildings on a 10-acre campus for Balcones Resources. The project consists of the following buildings:

97,505 sf processing and shredding building

4,572 sf Operations Office

6,490 sf Main Office renovation and

4,200 sf Maintenance building with interior finishout and breakroom

The Main Office will serve as the corporate headquarters for Balcones.

Balcones Resources is an industry leader in creating sustainable waste processes – from recycling to alternative fuels – that benefits the customer's bottom line.

INTERESTING FACTS / CHALLENGES:

- 97,505 sf recycling / processing building built with an open air concept for both ventilation and natural lighting
- 600' long X 4' tall continuous rail dock
- Rail dock is designed to support seven rail cars
- Due to the open air concept, the building is equipped with dry fire suppression system
- Three conveyor pits on site
- Two on site truck scales



LOCATION:

9301 Johnny Morris Road
Austin, Texas

SIZE:

112,767 sf

SITE:

10 acres

COMPLETION:

2012