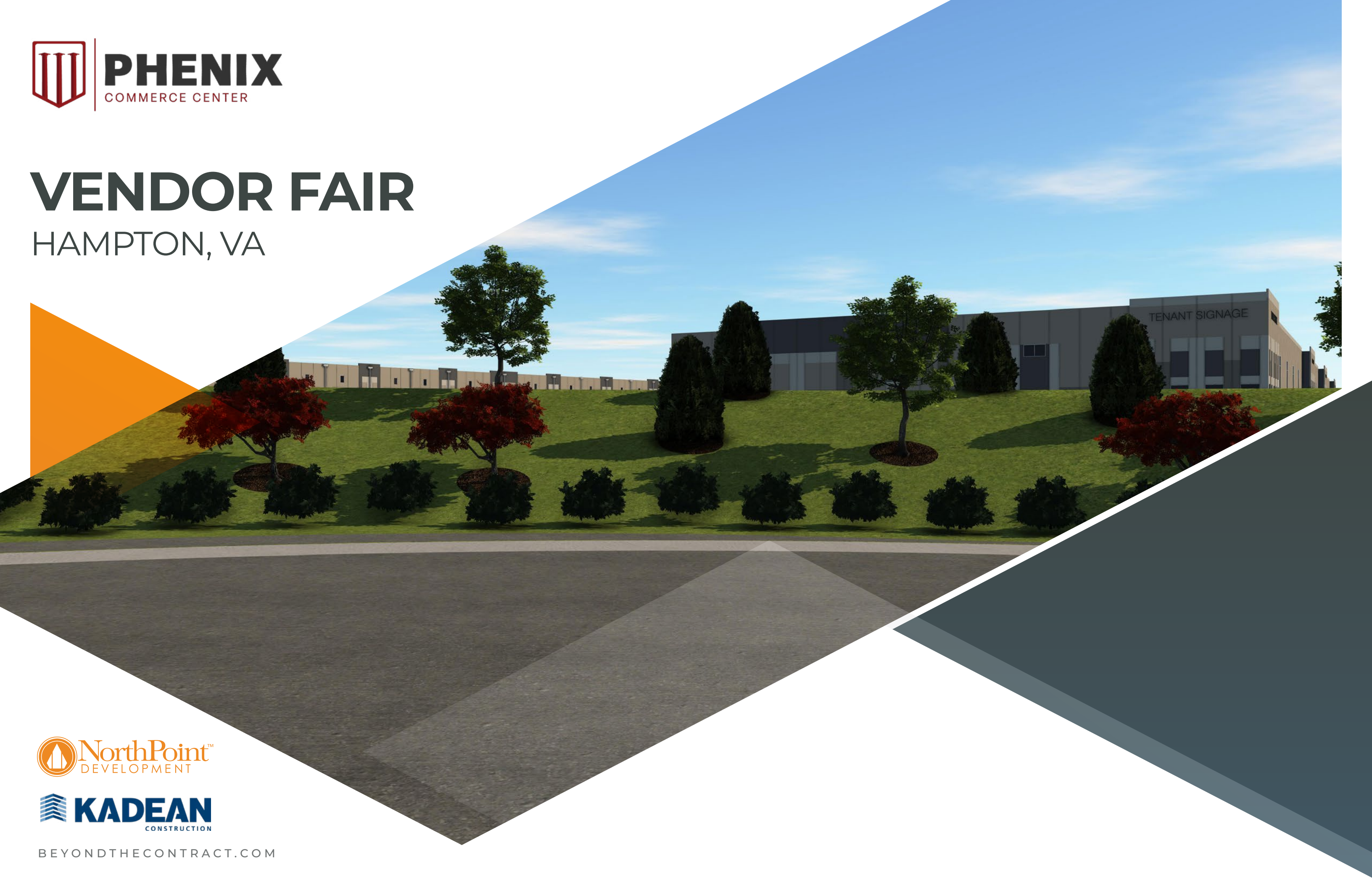




# VENDOR FAIR

HAMPTON, VA



BEYONDTHECONTRACT.COM

# OVERVIEW OF NORTHPOINT

**149.7**  
MILLION SF  
CURRENT INDUSTRIAL  
PORTFOLIO

**\$16.5**  
BILLION  
TOTAL CAPITAL RAISED  
SINCE INCEPTION

**47.5**  
MILLION SF  
INDUSTRIAL SPACE  
UNDER CONSTRUCTION

NORTHPOINT WAS RANKED THE  
**#1**  
INDUSTRIAL  
DEVELOPER  
OVER THE LAST 5 YEARS BY  
**REAL** CAPITAL ANALYTICS

**27.1**  
MILLION SF  
INDUSTRIAL SPACE  
LEASED IN 2022

**110.9**  
THOUSAND  
EST. JOBS CREATED  
IN OUR DEVELOPMENTS

**26**  
STATES  
WITH DEVELOPMENTS  
COMPLETED AND  
UNDER CONSTRUCTION

\*All stats last updated beginning of Q1 2023

**557+**  
INDUSTRIAL  
CLIENTS

References available from our clients; a few are represented here



# KADEAN CONSTRUCTION AT A GLANCE



## WHO IS KADEAN?

Established in 1963, Kadean Construction is a design-build focused commercial construction company that will LEAD you through the Project Delivery Process. By coupling our in-house design team with our talented group of construction experts, we truly provide a unique experience for our clients. No matter the stage of the project, Kadean can help guide a project from idea to reality for all construction consumers willing to have a genuine experience with real people. We pride ourselves on developing trustworthy relationships with the local and national subcontractor communities to ensure projects are planned and executed with qualified teams. Above all, safety continues to be our main priority on every project to guarantee all trade partners arrive home for their loved ones at the end of the day.

## WHY?

We embrace the challenge of bringing visions to life.

## HOW?

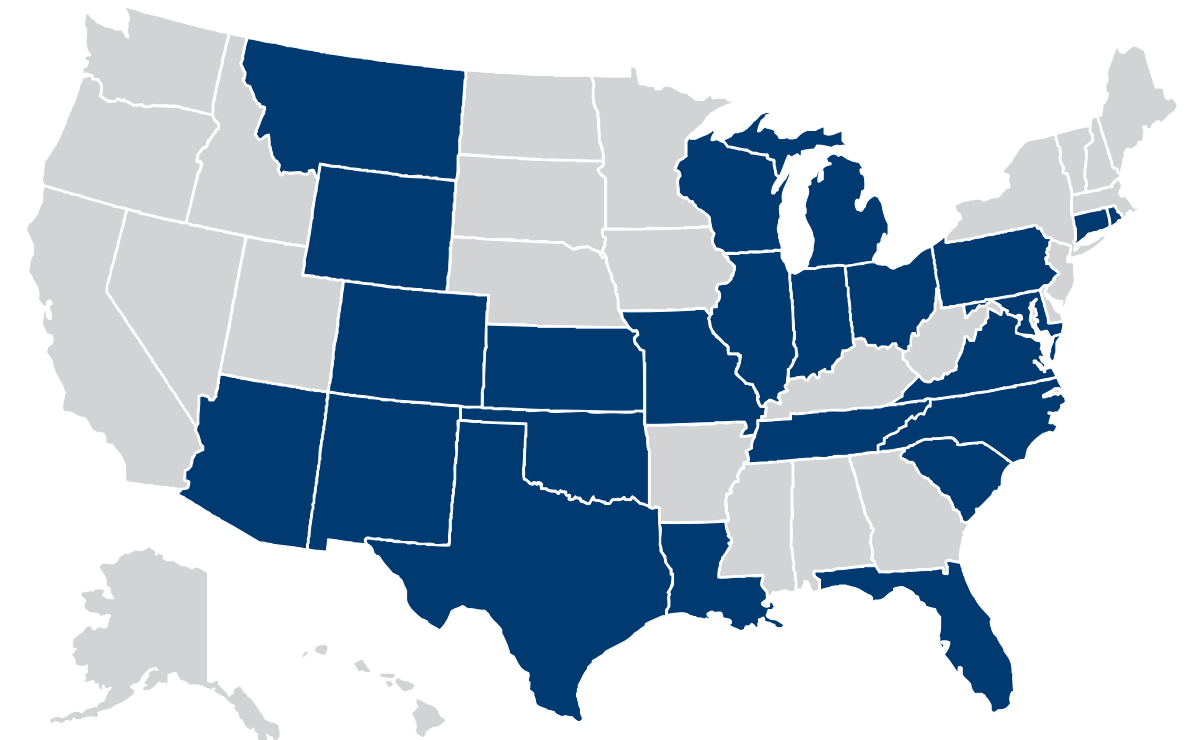
We see through the eyes of our clients. We listen, set clear expectations, provide frequent communication, transparent through all stages of the project, and are driven by creative solutions.

## WHAT?

We work hard to make it easy for our clients.



# KADEAN CONSTRUCTION AT A GLANCE



**1963**

Kadean was founded and served the residential construction market. The name was born out of combining the names of the original owners, George Kuetchens and Dean Climer.

**2018**

Kadean officially opened the Kansas City office.

**2023**

Kadean officially opened the Philadelphia office.

## HISTORY

**1996**

Kadean fully transitioned to commercial construction under new ownership (Gary Frossard).

**2021**

Effective in 2021, the Kadean shareholders are Mike Eveler (President), Matt Breeze (VP of Operations) and Travis Mulder (Director).

## SUBMARKETS

- Industrial/Manufacturing
- Healthcare
- Hospitality/Entertainment
- Indoor Agriculture
- Multifamily/Living
- Institutional
- Food & Beverage
- Other Commercial

# ALLAN MYERS OVERVIEW



Allan Myers is the largest civil construction and materials company in the Mid-Atlantic with more than 2,000 employees, a fleet of 1,700+ vehicles and equipment, and an industry leading OSHA Incident Rate of 0.51. Myers performs a variety of work from residential developments, commercial sites, data centers, and distribution warehouses to the network of roads and bridges that connect them.

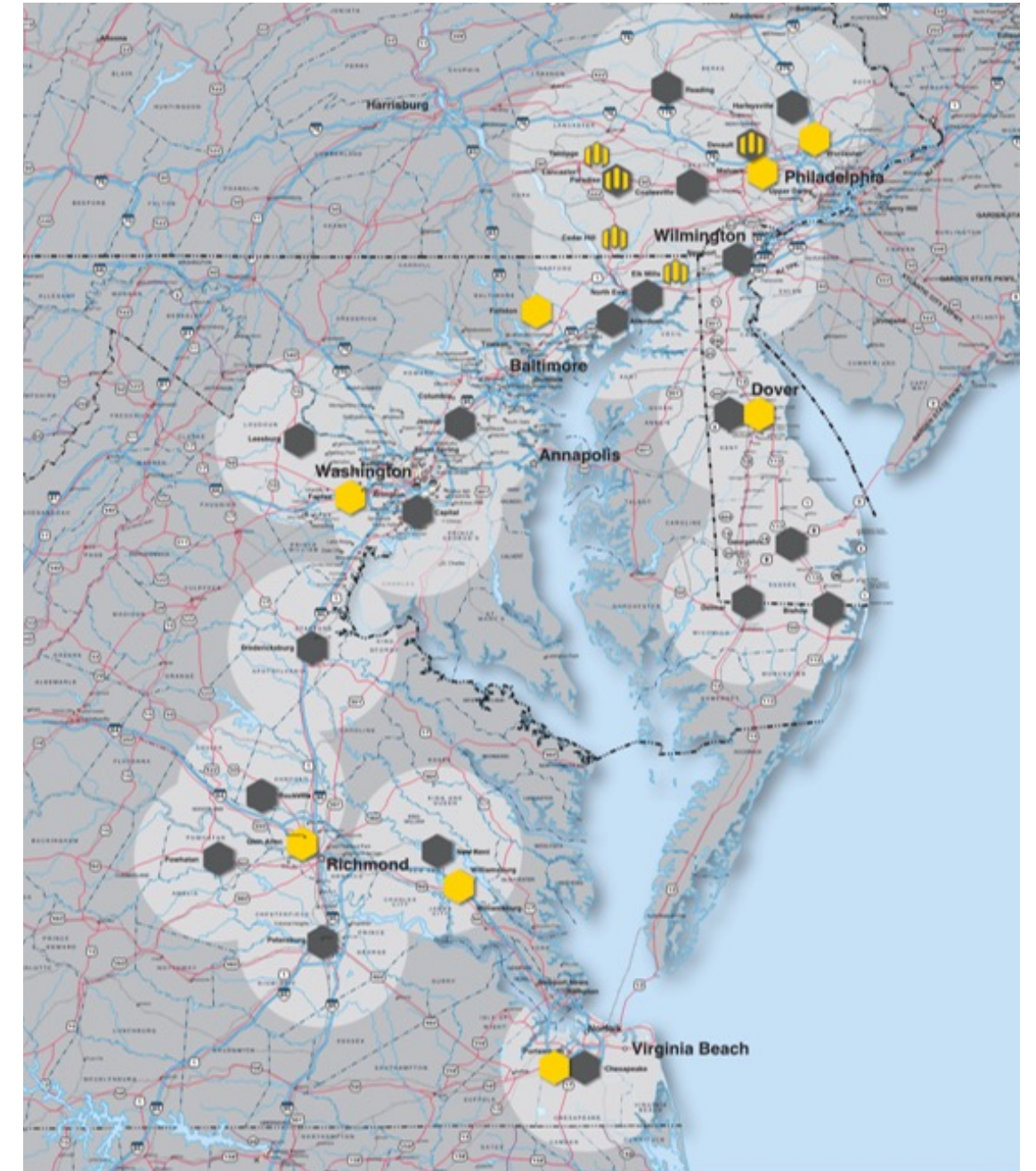
Now a fourth-generation family-owned firm, Myers has a regional network of construction offices, quarries, and asphalt plants throughout the Mid-Atlantic. Ranked #1 in Transportation by ENR Mid-Atlantic, Myers is an industry leader in safety with a recordable incident rate five times safer than the industry average (2.70). Since 2015, Myers reduced our recordable incident rate by 400% to a rate under 0.50.

## MEET OUR TEAM

**Seth Patterson** Purchasing Manager     **Max Kremenchugskiy** Project Manager

### Key Scopes for Business Partner Participation on Phenix Business Park

Erosion Control Services; Seeding; Traffic Control; Electrical / Signalization; Hauling / Trucking; Water / Sewer Materials; Pipe Inspection; Asphalt Paving; Pavement Markings; and Concrete Flatwork.



# PHENIX COMMERCE CENTER REGIONAL LOCATION



# PHENIX COMMERCE CENTER PROJECT SUMMARY



**±840+**  
THOUSAND SF  
TOTAL BUILDING AREA

**\$40M**  
CONSTRUCTION  
PROJECT

- STEEL FRAMED BUILDING CONSTRUCTION WITH TILT UP CONCRETE PANEL WALLS
- ESFR SPRINKLER SYSTEM IN BUILDINGS
- INTERIOR/EXTERIOR LED LIGHTING
- MECHANICALLY ATTACHED TPO ROOFING SYSTEM
- 480 V / 3-PHASE POWER WITH INDIVIDUAL SERVICE DISTRIBUTIONS
- DOCK POSITIONS INCLUDE 45,000 LB MECHANICAL LEVELERS, SEALS, BUMPERS, AND WHEEL CHOCKS
- STOREFRONT GLAZING SYSTEMS
- CONSTRUCTION EXPECTED TO BEGIN IN LATE SPRING 2023
- 5,600 SQUARE FOOT OFFICE AND TRAINING CENTER FIT OUT

# PHENIX COMMERCE CENTER LANDSCAPING AND BERMING

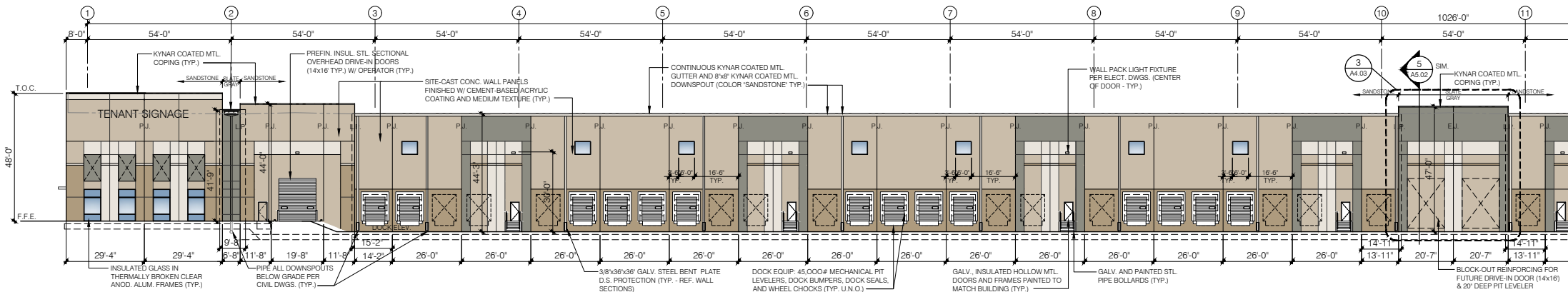




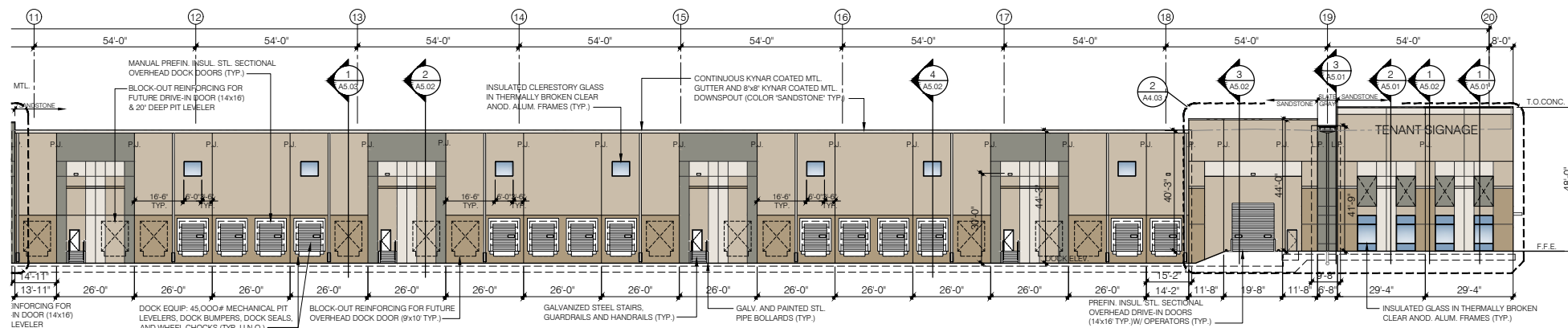
# PHENIX COMMERCE CENTER ELEVATIONS



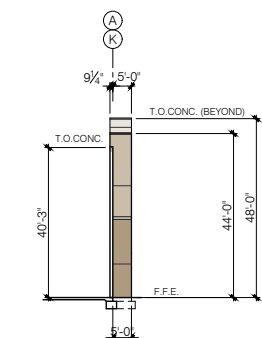
1 OVERALL SOUTH ELEVATION  
Scale: 1/32"=1'-0"



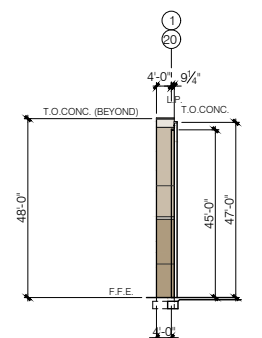
2 PARTIAL SOUTH ELEVATION - WEST END  
Scale: 1"=20'-0"



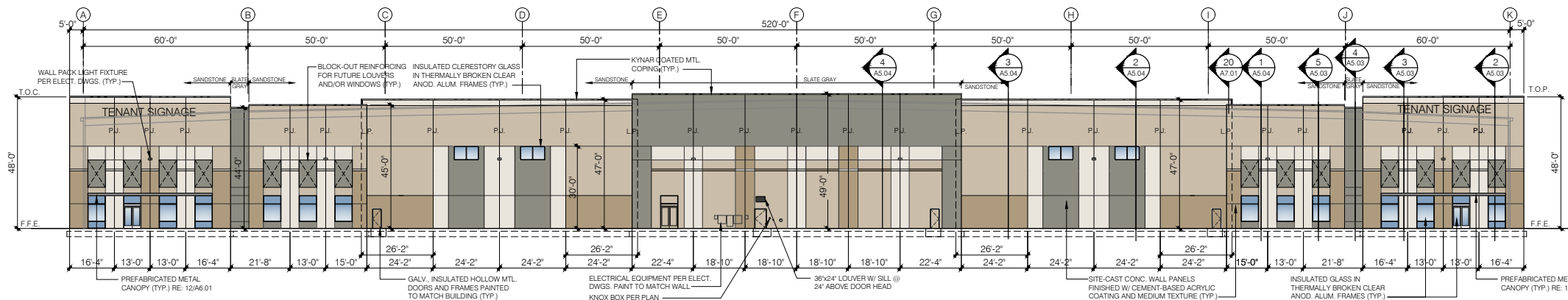
5 RETURN PANEL E/W  
Scale: 1"=20'-0"



6 RETURN PANEL N/S  
Scale: 1"=20'-0"



3 PARTIAL SOUTH ELEVATION - EAST END  
Scale: 1"=20'-0"



4 WEST ELEVATION  
Scale: 1"=20'-0"

## COLOR COATING LEGEND

- SHERWIN WILLIAMS: SW7043 'WORLDLY GRAY'
- SHERWIN WILLIAMS: SW7038 'TONY TAUPE'
- SHERWIN WILLIAMS: SW7018 'DOVETAIL'
- SHERWIN WILLIAMS: SW7046 'ANONYMOUS'

NOTE: COPING COLORS TO MATCH ADJACENT PAINT FINISH (TYP. ALL LOCATIONS - U.N.O.)

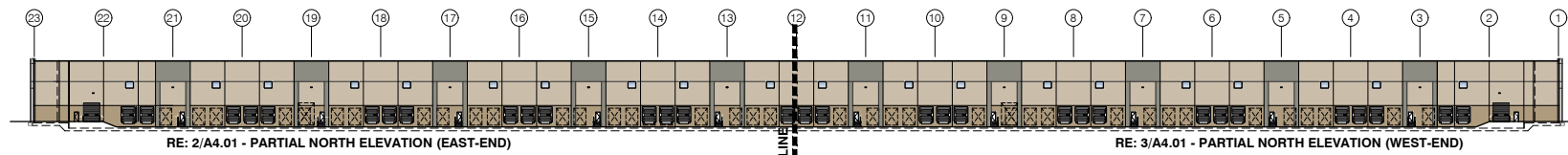
FIELD: SOUTH GUTTERS & DOWNSPOUTS TO MATCH 'WORLDLY GRAY' (EQ. TO CARLISLE SANDSTONE)

ACCENT: SOUTH CONDUCTOR HEADS AND DOWNSPOUTS TO MATCH 'DOVETAIL' (EQ. TO CARLISLE 'SLATE GRAY' WHERE ADJACENT TO DARK ACCENT PAINT ONLY)

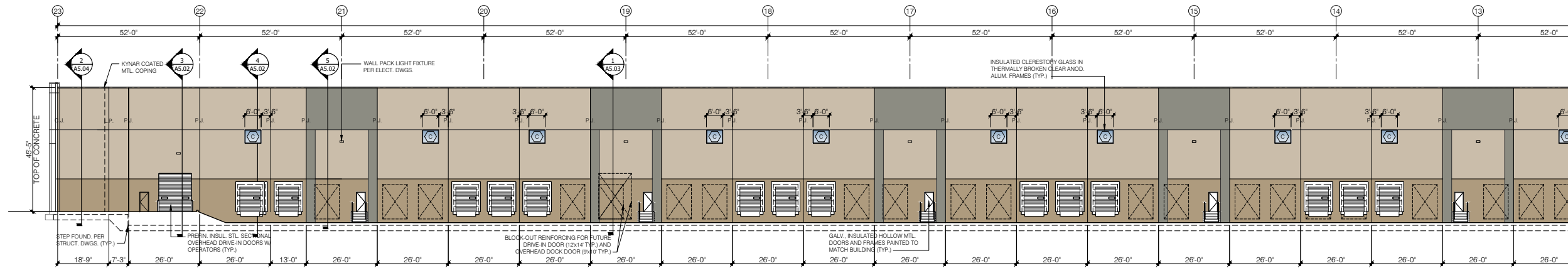
FIELD: NORTH CONDUCTOR HEADS AND DOWNSPOUTS TO MATCH 'WORLDLY GRAY' (EQ. TO CARLISLE 'SANDSTONE')

ACCENT: NORTH CONDUCTOR HEADS AND DOWNSPOUTS TO MATCH 'DOVETAIL' (EQ. TO CARLISLE 'SLATE GRAY' WHERE ADJACENT TO DARK ACCENT PAINT ONLY)

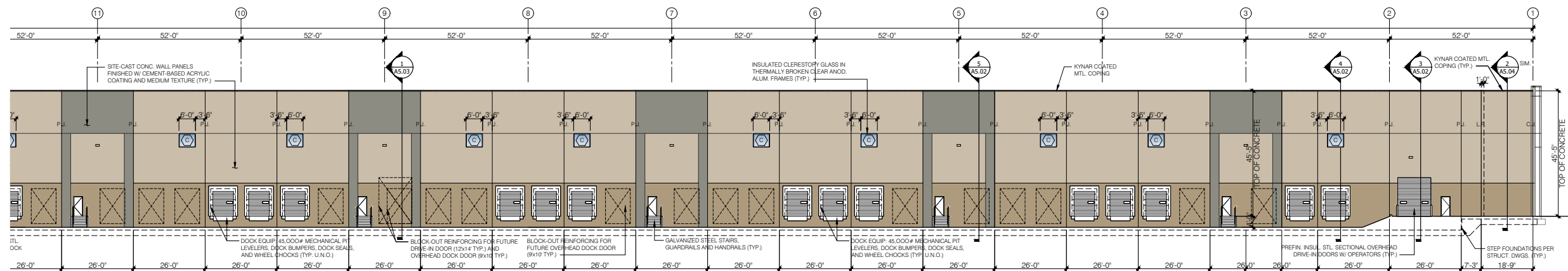
# PHENIX COMMERCE CENTER ELEVATIONS



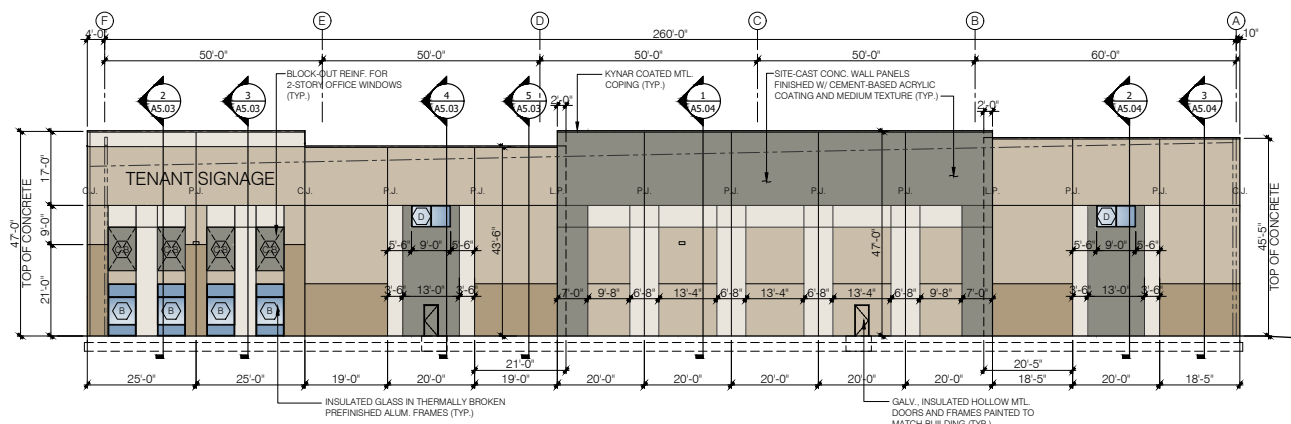
1 OVERALL NORTH ELEVATION  
Scale: 1"=50'-0"



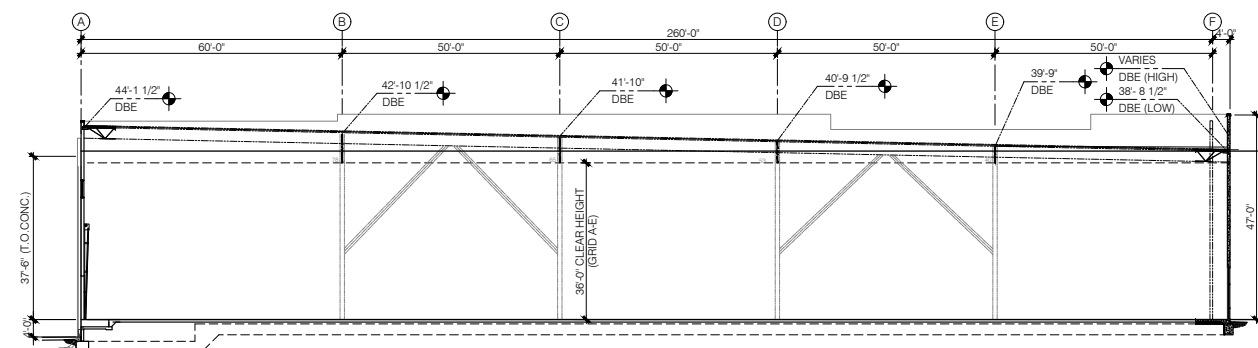
2 PARTIAL NORTH ELEVATION - EAST END  
Scale: 1/16"=1'-0"



3 PARTIAL NORTH ELEVATION - WEST END  
Scale: 1/16"=1'-0"

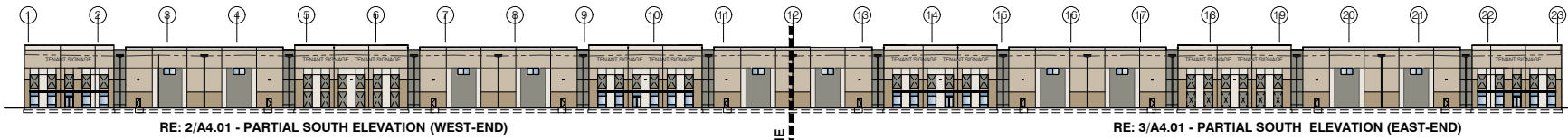


4 EAST ELEVATION  
Scale: 1/16"=1'-0"

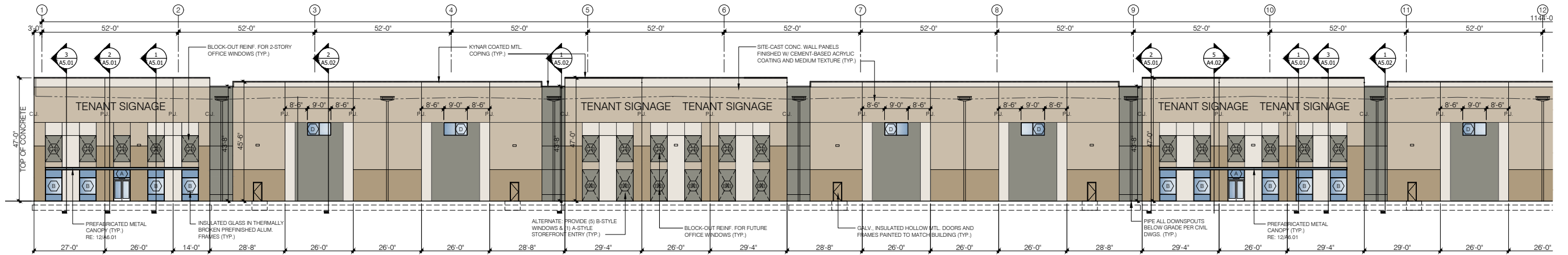


5 BUILDING SECTION  
Scale: 1"=20'-0"

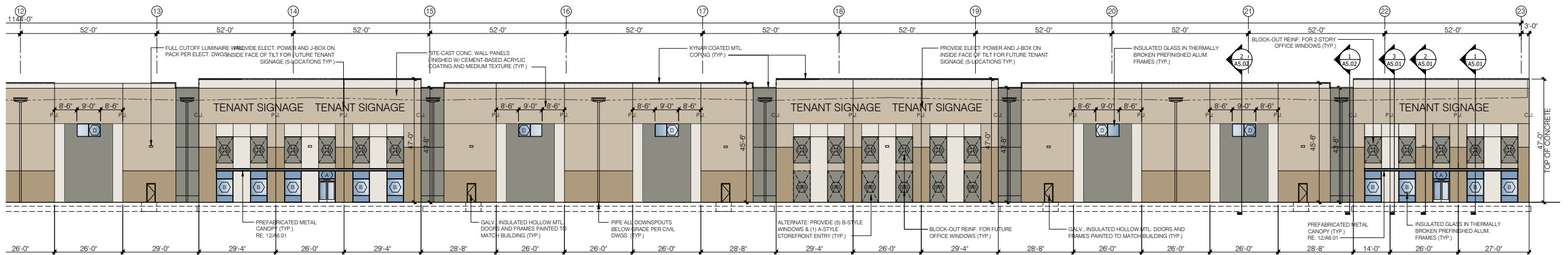
# PHENIX COMMERCE CENTER ELEVATIONS



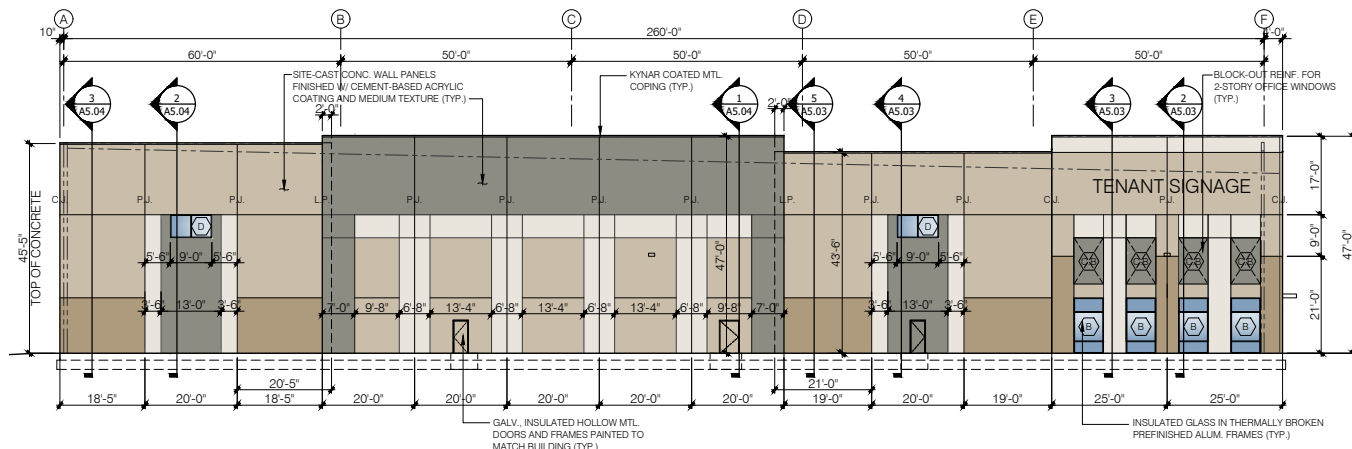
1 OVERALL SOUTH ELEVATION  
Scale: 1"=50'-0"



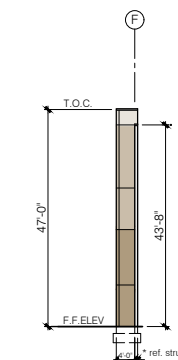
2 PARTIAL SOUTH ELEVATION - WEST END  
Scale: 1/16"=1'-0"



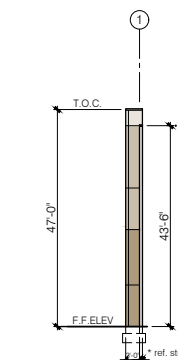
3 PARTIAL SOUTH ELEVATION - EAST END  
Scale: 1/16"=1'-0"



4 WEST ELEVATION  
Scale: 1/16"=1'-0"

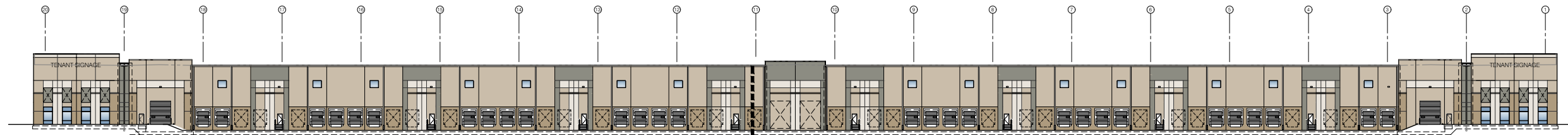


4a N/S ELEVATION  
Scale: 1/16"=1'-0"



4b E/W ELEVATION  
Scale: 1/16"=1'-0"

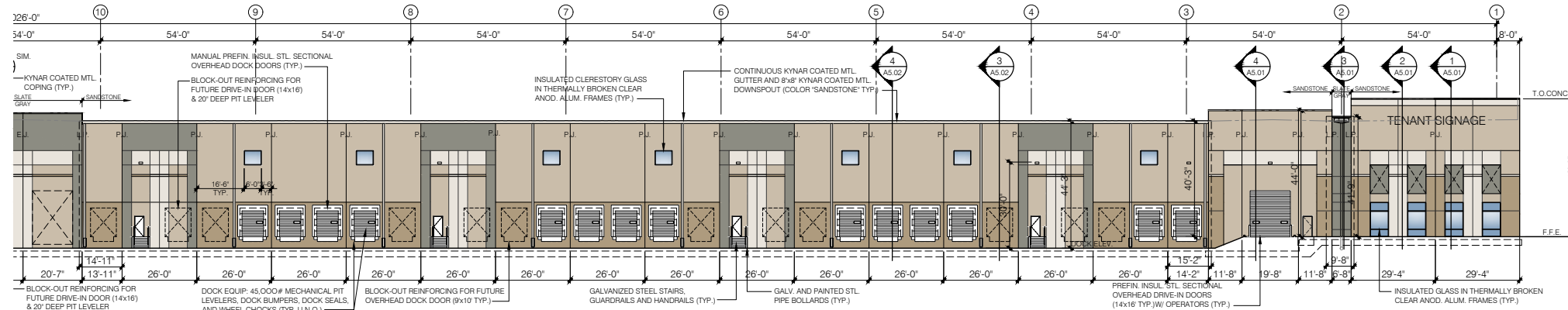
# PHENIX COMMERCE CENTER ELEVATIONS



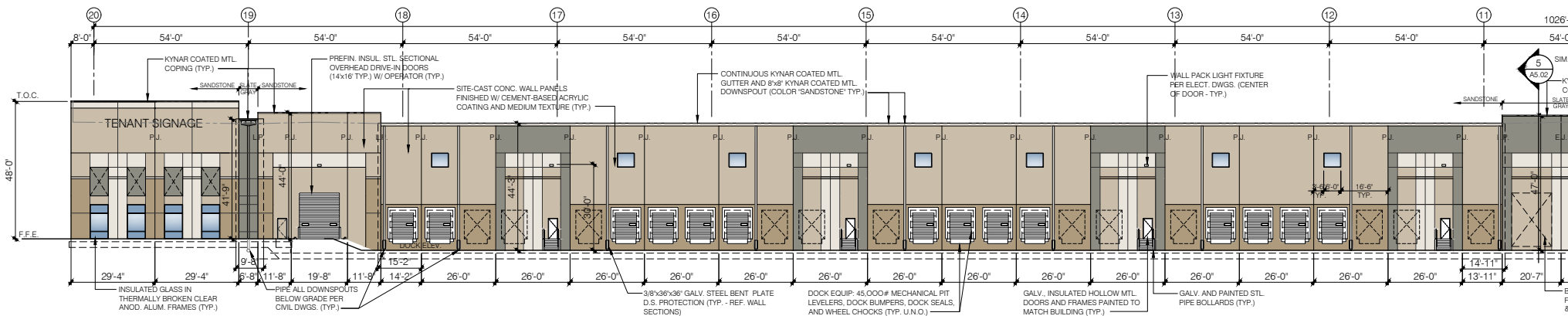
RE: 3/A4.02 - PARTIAL NORTH ELEVATION (EAST-END)

RE: 2/A4.02 - PARTIAL NORTH ELEVATION (WEST-END)

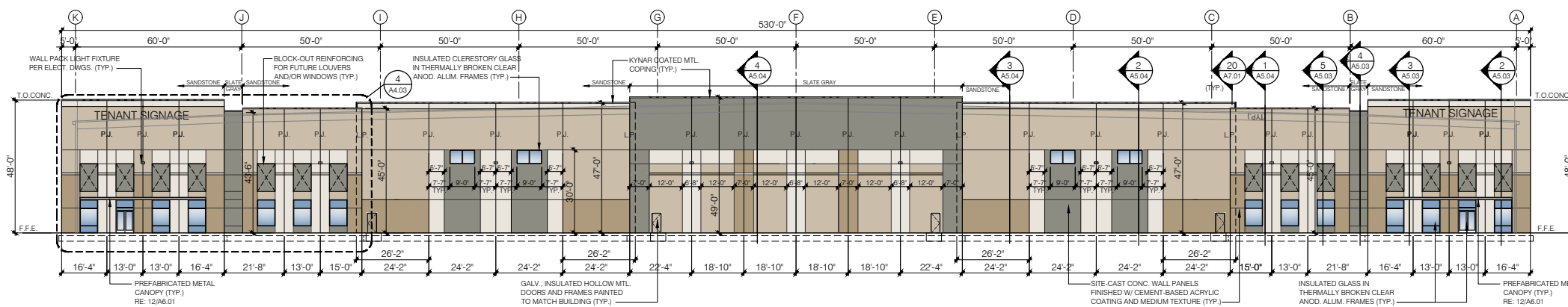
1 OVERALL NORTH ELEVATION  
Scale: 1/32"=1'-0"



2 PARTIAL NORTH ELEVATION - WEST END  
Scale: 1"=20'-0"



3 PARTIAL NORTH ELEVATION - EAST END  
Scale: 1"=20'-0"



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4 EAST ELEVATION  
Scale: 1"=20'-0"

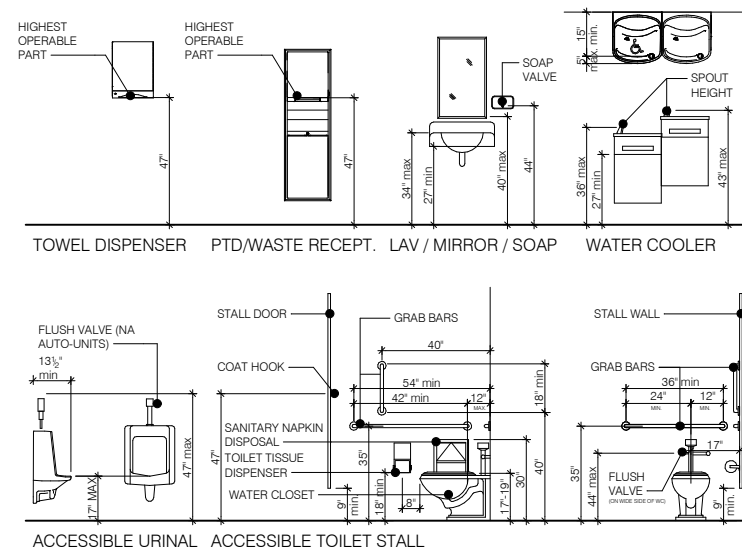
# PHENIX COMMERCE CENTER WORKFORCE TRAINING SPACE

## CONSTRUCTION NOTES:

1 PROVIDE RECESSED FLOOR BOX AS SHOWN ON PLAN W/ NECESSARY CONDUIT FOR POWER ROUTED TO PANEL BOARD AND NECESSARY CONDUIT(S) FOR DATA/VOICE ROUTED TO LAN ROOM. (VERIFY FINAL LOCATION WITH OWNER PRIOR TO INSTALLATION)

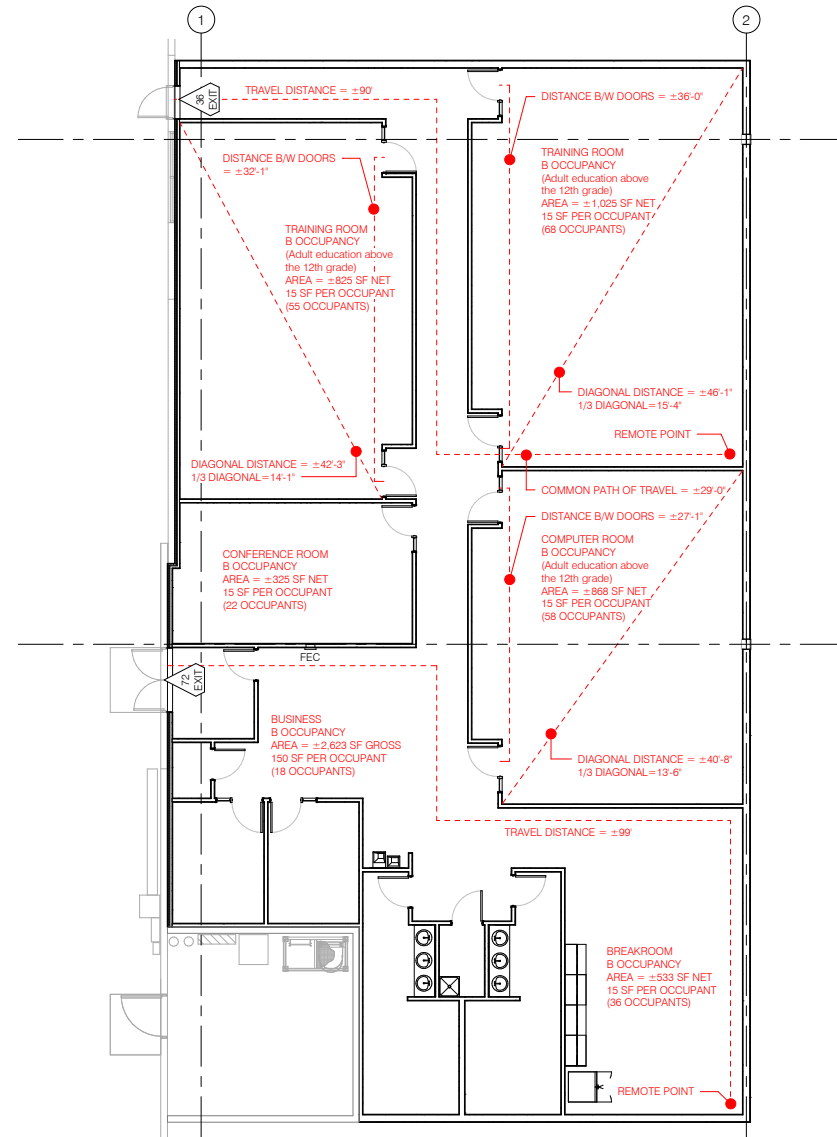
- 1 NOT USED
- 2 NOT USED
- 3 FURNISH & INSTALL RUBBER BASE AND PAINT (PT-1) ON WAREHOUSE SIDE OF GYP. BD. WALL
- 4 FURNISH AND INSTALL 4'-0" WIDE x 8'-0" HIGH FRP PANELS WITH TRIM BEHIND MOP BASIN
- 5 PROVIDE POWER SUPPLY & WOOD BACKING FOR OWNER FURNISHED AND INSTALLED FLAT SCREEN T.V.(S) PER ELECT. DWGS.

## TOILET ACCESSORY MOUNTING LOCATIONS | HEIGHTS



## GENERAL NOTES

1. DIMENSIONS ARE FACE OF GYP. BD. UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHALL BE FIELD VERIFIED
2. ALL GYPSUM BD. SHALL BE 5/8" TYPE 'X'.
3. ALL GYPSUM BD. AT BATHROOMS, LAUNDRIES, AND WET WALL LOCATIONS SHALL BE 5/8" TYPE 'X' MOISTURE RESISTANT.
4. SHEATHING EQUAL TO 'DENS-SHIELD' SHALL BE PROVIDED BEHIND ALL TILED SHOWER AND TUB AREAS.
5. GYPSUM BD. CONTROL JOINTS SHALL BE INSTALLED WHERE INDICATED OR AT 30'-0" O.C. MAX. SPACING IF NOT INDICATED.
6. BOTTOM RUNNER TRACK SHALL BE FASTENED TO SLAB W/ HILTI POWER DRIVEN ANCHORS ICBO # 2388, .0145" DIA. SHANK W/ MIN. 1 1/8" PENETRATION @ 24" O.C.
7. PARTITIONS NOT EXTENDING TO UNDERSIDE OF STRUCTURE SHALL BE BRACED PER MFR. RECOMMENDATIONS.
8. CONCEALED FIRE RETARDANT TREATED WOOD BLOCKING SHALL BE INSTALLED BEHIND ALL CABINETS, TOILET ACCESSORIES, PLUMBING FIXTURES, HANDRAILS, AND OTHER WALL MOUNTED ACCESSORIES AS REQUIRED FOR ADEQUATE SUPPORT.

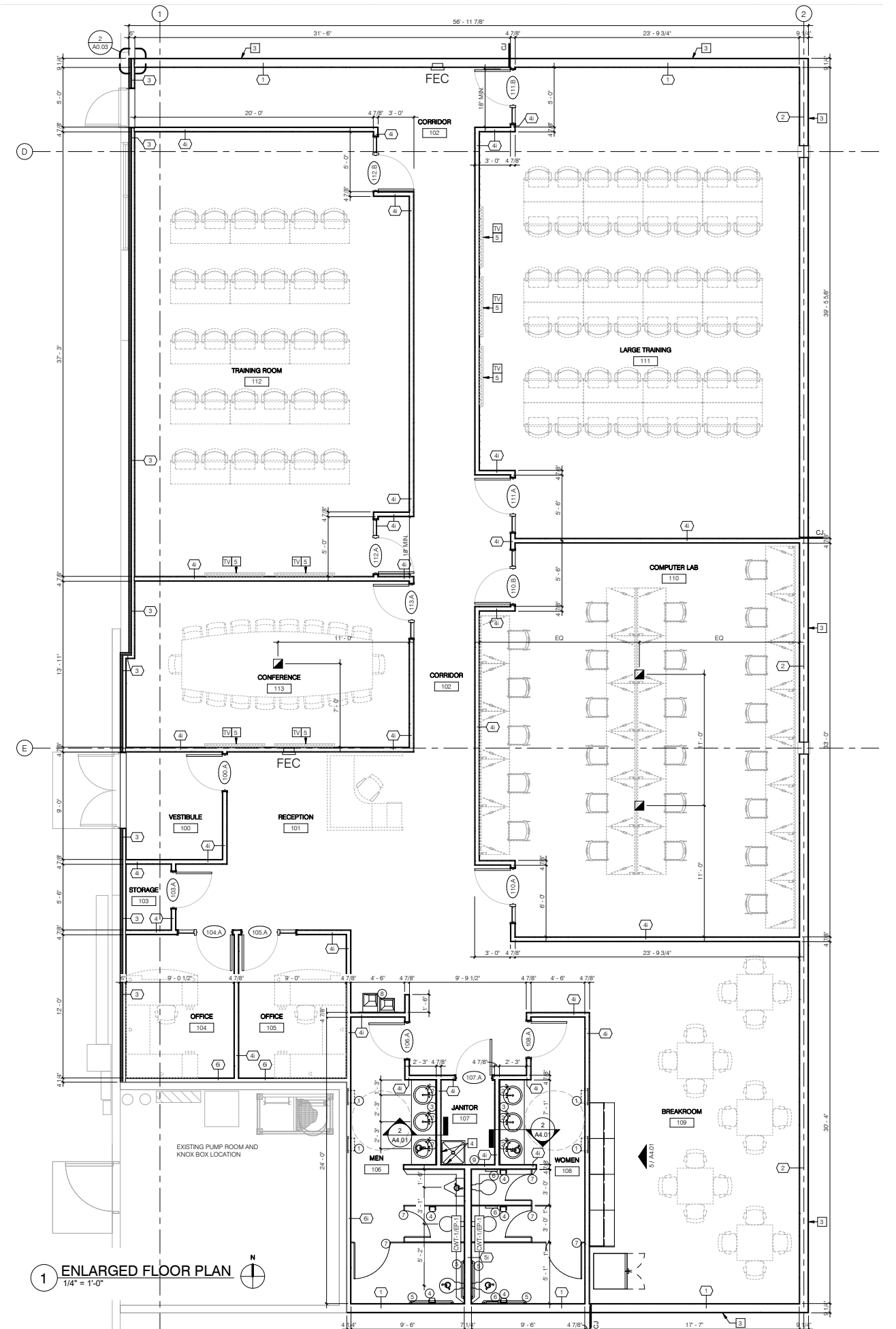


2 CODE PLAN  
1/8" = 1'-0"

## TOILET ACCESSORY LEGEND

ALL ACCESSORIES SHALL BE STAINLESS STEEL UNLESS NOTED OTHERWISE. ALL ACCESSORIES SHALL BE DESIGNED TO MEET ADA STANDARDS.

- 1 COMBINATION PAPER TOWEL DISPENSER/TRASH RECEPTACLE - SEMI-RECESSED (C-FOLD: BOBRICK B-3944)
- 2 LIQUID SOAP DISPENSER - COUNTER TOP (AUTOMATIC: BOBRICK B-826 WITH B-826.18 STARTER KIT)
- 3 UNFRAMED MIRROR (FULL: FULL WIDTH OF VANITYx48"H)
- 4 TOILET TISSUE DISPENSER (ROLL-IN-RESERVE: BOBRICK B-2888)
- 5 GRAB BARS AS SHOWN ON PLAN AND ELEVATIONS (BOBRICK B-6806 SERIES, 42" SIDE, 36" BACK, 18" VERTICAL)
- 6 SANITARY NAPKIN DISPOSAL (SURFACE: BOBRICK B-270)
- 7 FLOOR MOUNTED OVERHEAD BRACED STEEL PARTITIONS AND WALL HUNG STEEL URINAL SCREEN W/ BAKED ENAMEL FINISH (COLOR: ASI - CHARCOAL 945)
- 8 HIGH-LOW ELECTRIC WATER COOLER (ELKAY-EZTL8C)
- 9 UTILITY SHELF WITH MOP/BROOM HOLDERS AND RAG HOOKS (BOBRICK B-224, 36"L x 6"H x 8"D)



1 ENLARGED FLOOR PLAN  
1/4" = 1'-0"

## CONSTRUCTION TRADES REQUIRED

- Landscaping
- Fencing – Temporary and Permanent
- Cast in place concrete
- Masonry
- Finish Carpentry
- Roofing
- Waterproofing and Joint Sealants
- Doors, Frames, and Hardware
- Overhead Doors
- Storefront and Glass
- Interior metal framing, insulation, drywall, rough carpentry, acoustical ceilings
- Flooring
- Painting and Concrete Sealer
- Specialties
- Loading Dock Equipment
- Fire Protection
- Plumbing
- HVAC
- Electrical and Fire Alarm

# CONTACT INFORMATION

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**Travis Mulder**

Principal

**o 636.305.0099 m 314.660.6051**

**TMulder@kadean.com**

**CLICK HERE**

