



K2
CONSTRUCTION

We build **confidence.**



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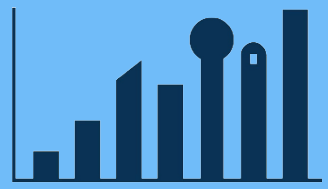
➤ 2019 By The Numbers

18

Years of service to the DFW metroplex

DALLAS BUSINESS JOURNAL

B P t W



SMU'S DALLAS 100

22

Superintendents committed to being your hero

8

Seasoned Project Managers

percentage of projects K2 completed for repeat or referral clients

85%

\$103,000,000

in sales secured



BONTON FARMS



TOP WORK PLACES 2019

completed projects in 2019

128



VALUES >>>

DEFINING our culture

Since our founding 17 years ago, we have remained committed to our core values of positivity, integrity and passion—a set of guidelines that defines how we strive to conduct business day-in and day-out. These values were developed collaboratively by our employees and have made a lasting impact on who we are as a company.



Positivity

Encourage others;
bring out the best
in each other



Integrity

Do the right thing,
even when no one
is looking



Passion

Put your heart into
everything you do

PURPOSE

to be your **HERO**

This means in every relationship, K2's goal is to do everything in our power to help others on the team excel in their role on the project and make the entire process as smooth and trouble-free as possible.

We operate under these principles not only because it supports our long-term industry relationships, but because it makes the construction process really simple. When we focus our efforts on helping others succeed, the rest of the business tends to fall into place as well.



BEYOND schedule and budget

With 17 years of experience delivering complex construction projects in Dallas, we utilize the K2 project management procedures to deliver consistently high-quality, technically sound offices to our clients. Our cloud-based project and document management softwares, RedTeam and PlanGrid, allow us to communicate critical project details to our clients, design teams, subcontractors and other partners in real-time. We host comprehensive weekly project meetings with all involved parties, submit weekly progress reports and conduct our own "pre-punch" on every project—We want to finish as strongly as we started.



Capital Factory | Dallas, TX
22,000 SF

EXPERTISE

corporate INTERIORS

We have completed almost 2,000 projects in the DFW Metroplex since inception, a majority of those for repeat clients. Our team is known for our ability to work under complicated circumstances without disrupting ongoing operations. We take a construction process that is often fraught with unpleasant surprises, anxiety and unknown costs and we deliver projects that are predictable, making the process smooth, seamless and enjoyable to the client.

Ultimately, your success determines our success, and we will do everything in our power to make sure that the project is successful on your terms. We want **to be your HERO.**



Alternative Technology Company

Frisco, TX
20,000 square feet

Designed by Revel
Project Managed by Charter Acquisitions

Located in The Star, a 91-acre campus developed by the Dallas Cowboys, K2 Construction collaborated with Revel Architecture out of San Francisco to build this 20,000 square foot office. The client's first office location in Texas consists of closed and open work space along the south and west ends with social areas, formal meeting rooms and huddle touchdowns on the west end to best utilize the views of the Dallas Cowboys practice field. Unique design features of this adaptable office include polished concrete, open to deck ceilings, and varying material and textural elements that facilitate separations of space in an otherwise open office.



Nokia North American Headquarters

Dallas, TX
100,000 square feet

Designed by Callison RTKL
Project Managed by JLL/Nokia

Nokia consolidated more than 2,300 North Texas employees with the construction of their new North American Headquarters in the Cypress Waters development. Designed by CallisonRTKL, this office incorporates bright color, extensive collaborative open workspace and heavy specialty lighting including cast, directional and accent lights. The use of specialty back-painted glass and custom millwork pieces create privacy without the confines typical of enclosed offices. Each of the four floors was completed simultaneously without phasing to expedite the schedule, and the total square footage was occupied by the tenant on the same day, requiring extensive coordination with all team members, including third-party vendors.



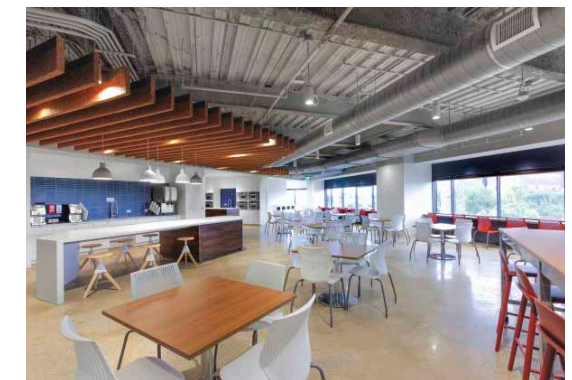
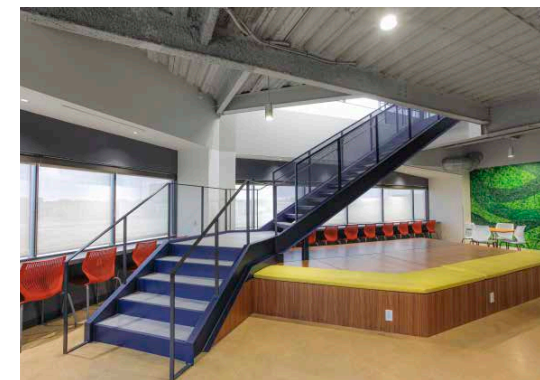


SCP Health

Dallas, TX
71,000 square feet

Designed by Gensler
Project Managed by CBRE

SCP Health provides human resources and clinical management solutions to some of the nation's largest healthcare facilities. This three-floor project was part of an effort by SCP leadership to provide a centralized hub for their staff in a work space that reflects their updated branding, values and mission. This office features the addition of a new internal stair connecting the third and fourth floors, polished concrete flooring, multiple unique ceiling elements and a high-end custom lighting package. This project was completed in partnership with Gensler and CBRE and was completed on time and in budget despite the global pandemic impacting construction procedures at the completion of the project.



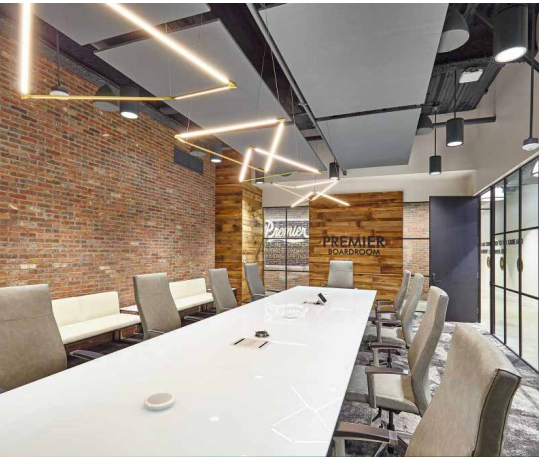


Medical City IT & Security

Dallas, TX
25,000 square feet

Designed by ENTOS Design
Project Managed by JLL

K2 Construction was commissioned to complete this first generation build out located in Cypress Waters for Medical City’s IT and Security divisions. This industrial office boasts polished concrete floors throughout, specialty reclaimed wood and brick veneer feature walls, Liberty glass office fronts, and custom contractor-built banquette seating. Various shades of blue tile featured throughout the office add Medical City’s brand color with subtlety and minimal use of wall graphics.





3100 Monticello Rebrand

Dallas, TX

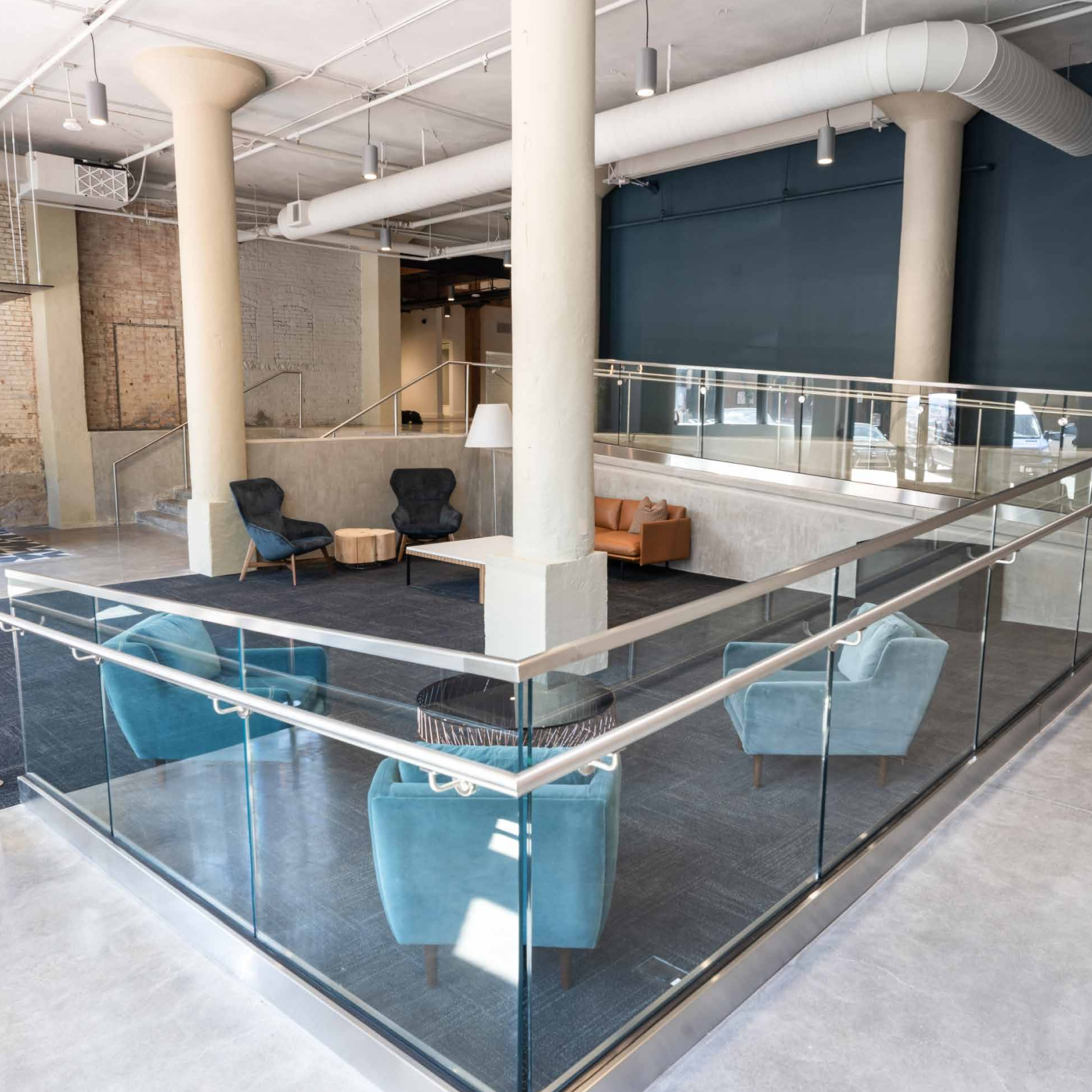
175,000 square feet

Designed by DLR

Project Managed by Prescott

3100 Monticello is a Class A office property situated in Uptown/Preston Center. K2 was hired to complete a rebranding of the existing lobby with 65-foot ceilings which included all new high-end finishes plus the installation of large format tile over an existing marble wall. Exterior improvements included a new canopy and stone pavers to create pedestrian walking paths. This project was completed while the building remained fully operational.



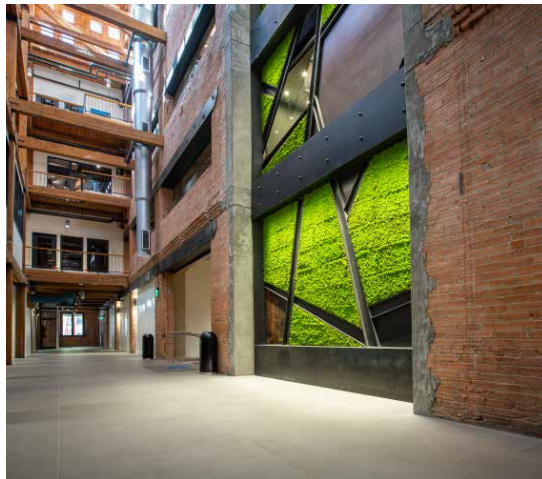


Market Ross Place

Dallas, TX
140,000 square feet (total building)

Design by GFF
Project Managed by Lincoln Property Company

Built in 1905, this historical property consists of 3 buildings connected by a 5-story atrium. K2 was selected to complete major building renovations to the main entrance lobby, atrium lobby, tenant lounge and all common areas on five floors including fitness centers, conference centers and restrooms. This project was completed while the building remained fully operational. The most significant construction effort involved building two structural concrete columns up five floors to accommodate the installation of a decorative screen on the atrium-facing side of the elevator.





Toyota Experience Center

Plano, TX
44,000 square feet

Designed by JRA and Corgan
Project Managed by JLL

Located within the state-of-the-art Toyota Motor North American Headquarters, this project consisted of a full-floor shell finish of a Museum and Customer Experience Center. Toyota’s first and only visitor attraction in North America houses relics of the automaker’s past, including the first ever hand-made car. The center utilizes leading edge technology to provide an interactive experience including a virtual reality driving simulator for both off-road and track vehicles and a live stream of a Lexus assembly line in Japan. The first, third and fourth floors of this headquarters building surrounding the museum remained fully operational during construction.



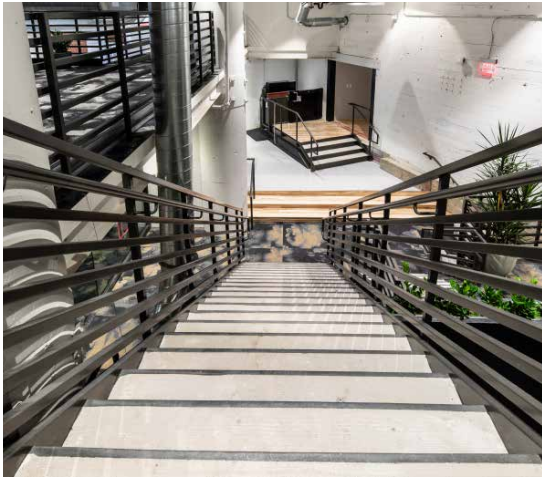


Common Desk Factory Six03

Dallas, TX
19,000 square feet

Designed by ENTOS Design
Project Managed by Granite Properties

Common Desk's new location in Dallas' West End is located in Granite Properties' adaptive reuse project at Factory Six03, one of the most historically iconic buildings in Dallas. The office features a mix of wood floors and polished concrete, open to deck ceilings and high-end light Italian fixtures. The most complicated construction effort involved creating five separate levels within what once was a singular level space. This project had an extremely expedited schedule and was completed on time for the client's January 2019 move-in.





Kane Russell Coleman Logan

Dallas, TX
45,000 square feet

Designed by Callison RTKL
Project Managed by Stillwater Capital

Located in Bank of America Plaza, K2 Construction recently completed a two-floor renovation for Kane Russell Coleman Logan to relocate their Dallas headquarters. This new office on the 51st and 52nd floors was designed by Callison RTKL. The new space provides the firm’s attorneys and staff with cutting-edge work areas designed to facilitate efficiency and communication while providing the firm with the additional space it needs to accommodate its current and future growth plans. This project was completed in an accelerated 12-week schedule.



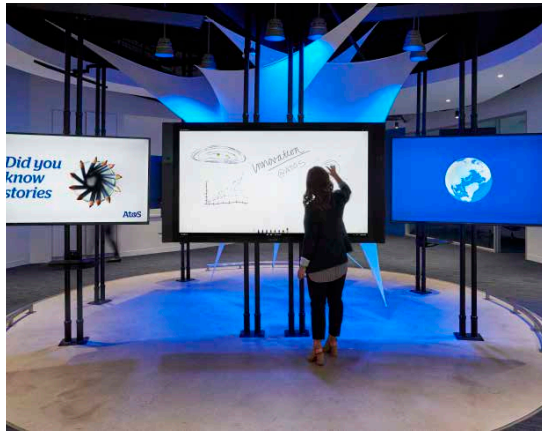


Atos North American Headquarters

Irving, TX
98,000 square feet

Designed by Gensler
Project Managed by Cushman & Wakefield

Atos is a digital services company headquartered in Bezons, France and Munich, Germany. They are the worldwide information technology partners for the Olympic & Paralympic Games. Atos hired K2 Construction to build its regional headquarters in Irving, TX. This 98,000 SF project has several distinctive features: cutting edge IT and audio visual technology, 100% programmable LED lighting, a mix of open, cloud and acoustic ceilings, curved walls throughout and curved custom wood bench seating. The office also has a full-service commercial grade kitchen and cafeteria, a fitness center, collaborative spaces, conference centers, executive offices and demonstration areas. The project was completed in two sixteen week phases.



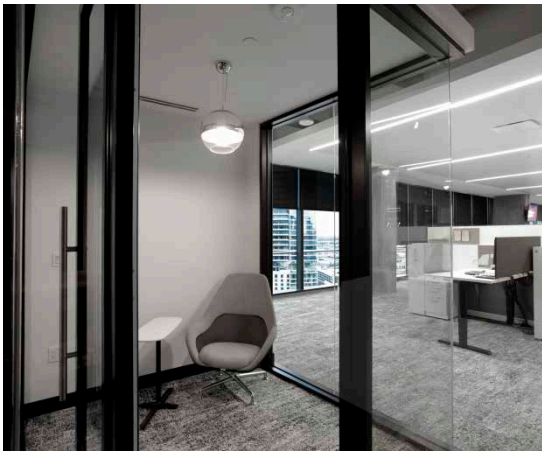
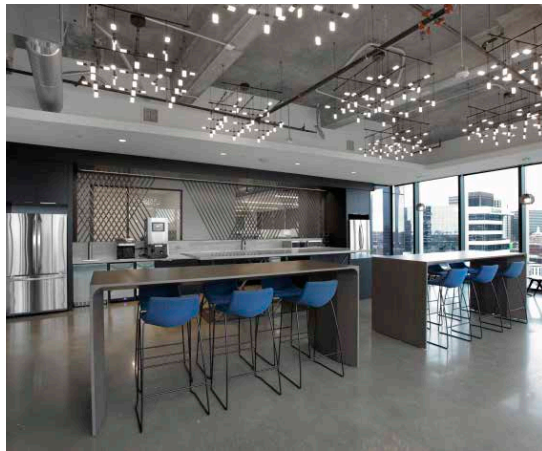


Transwestern Uptown Headquarters

Dallas, TX
29,000 square feet

Designed by Corgan
Project Managed by Transwestern

Located within The Union, a Class-A and LEED Gold office building in the heart of Uptown, Transwestern’s new Dallas headquarters boasts floor-to-ceiling windows with views of the Dallas skyline. This office features custom fabricate metal features, Armstrong metalwork ceilings, a mix of exposed polished concrete, carpet and LVT flooring. The office includes a mix of open and private office, multiple focus rooms, conference rooms, and a large break room. This project was completed on time in 12 weeks.



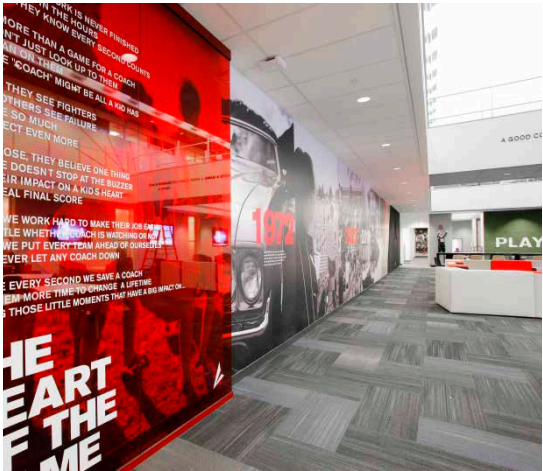


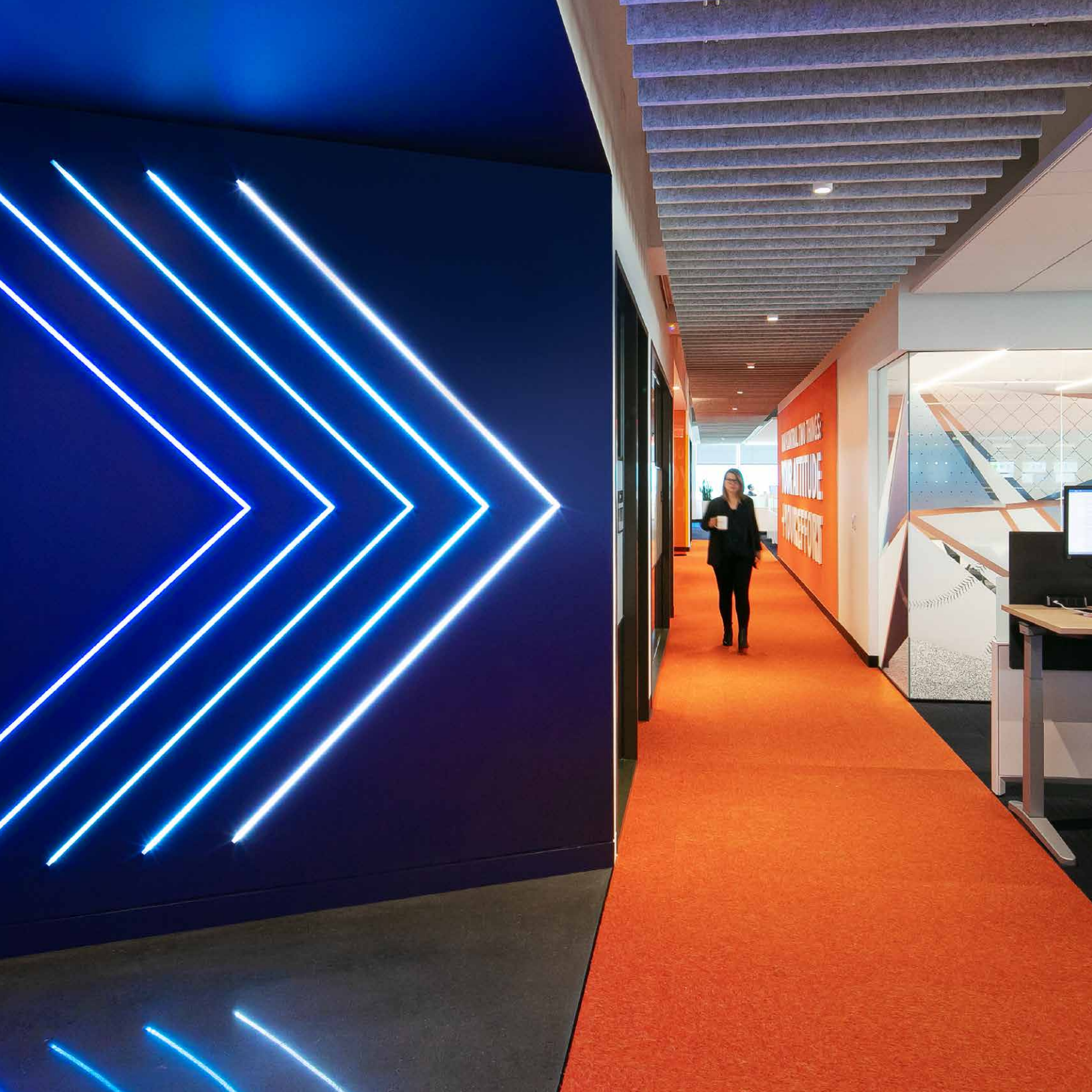
Varsity Brands

Farmers Branch, TX
140,000 square feet

Designed by Corgan
Project Managed by Cushman & Wakefield

Varsity Brands is the leader in team athletic gear, cheerleading uniforms and student milestones. They hired K2 to assist in a large-scale refresh of the stand-alone office to include interesting design features such as simulated basketball court flooring, turf feature walls and graphics displayed on 70% of the common area walls. K2 accommodated \$4.5 million in owner-supplied furniture that was installed concurrent with construction. From contract to completion, the scope more than doubled with no impact to the schedule.



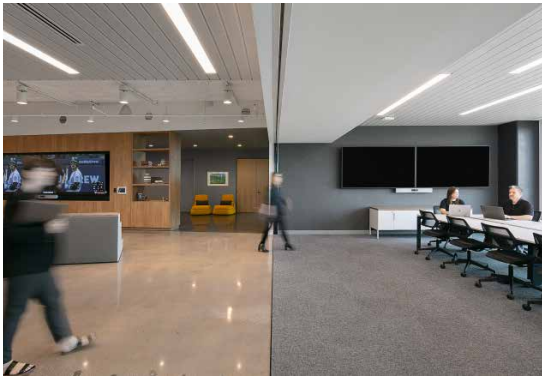


Symantec

Plano, TX
28,000 square feet

Designed by HKS
Project Managed by Cushman & Wakefield

K2 Construction was selected to complete this full-floor renovation in Granite Park in partnership with HKS and Cushman & Wakefield. Symantec’s flexible layout utilizes operable partition walls, back-painted glass and glass office fronts to create a more transparent and interconnected workplace. This office contains interior private offices, training rooms, six conference rooms, multiple huddle and focus rooms and exterior-facing open workspace for their global sales and engineering teams. An activity center situated adjacent to the reception houses an indoor “track” displaying motivational wellness messaging, ping-pong tables, kegs and 90-inch recessed flat screens, all with the goal of keeping their technical professionals happy and productive.





Ansira

Dallas, TX
88,000 square feet

Designed by DLR | Staffelbach
Project Managed by Charter Acquisitions

Ansira is a national data-driven marketing agency focused on customer relationships and retention. K2 Construction was selected to complete this four-floor finish out in 3 Galleria Tower in partnership with Staffelbach, CBRE and Charter Acquisitions. Design aspects included structural glass fronts, polished concrete throughout, art deco baffled ceilings, 100% programmable LED lighting and specialty wood accents. The office features two breakrooms per floor with banquette seating, multiple conference rooms, open workstation space and executive offices.





Jamba Juice Headquarters

Frisco, TX
27,000 square feet

Designed by IA | Interior Architects
Project Managed by Cushman & Wakefield

Jamba, Inc. relocated its headquarters to Frisco, Texas, re-energizing their office to reflect the colorful Jamba Juice brand. The first floor includes the reception area plus a commercial test-kitchen and a standalone Jamba Juice store. The seventh floor has a mix of collaborative space, private office, conferencing, training and a breakroom. The training room includes a custom wood partition system, designed by the K2 team, that can be opened to create one large meeting space.





HighGround Advisors

Dallas, TX
24,000 square feet

Designed by IA | Interior Architects
Project Managed by JLL

This full-floor renovation for HighGround Advisors was located in Comerica Bank Tower, a 60-story, Class-A property. The scope included executive offices, lounges, reception area, breakroom, boardroom and open office space. Unique design features include framed glass office fronts with office sliders, stained wood feature walls, a fireplace in the executive lounge and open to deck ceilings with custom stained baffles.



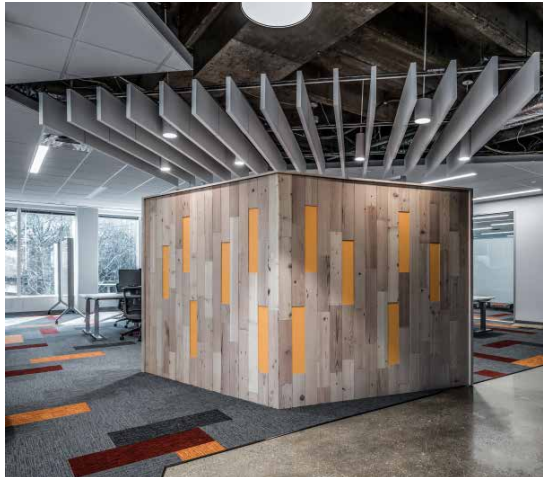


Infosys

Richardson, TX
160,000 square feet

Designed by ENTOS Design
Project Managed by Foundation Real Estate

Infosys’ new Technology and Innovation Hub in Richardson was completed by K2 in partnership with ENTOS Design and is contributing to their campaign to hire 10,000 American workers within the next calendar year. This eight-floor project spanning two buildings in 2400 Glenville features open to deck ceilings and polished concrete floors in the common areas, ample huddle areas and private rooms for more focused work, and primarily open work areas around the perimeter of each floor. K2 was awarded a second four-floor, 90,000 square foot



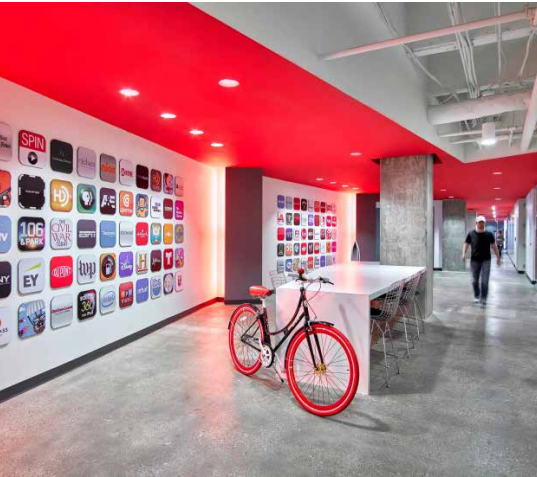


Bottle Rocket

Addison, TX
42,000 square feet

Designed by Gensler
Project Managed by CBRE

This two-floor office was designed to spur creativity within the company’s workforce. Unique design features include polished concrete, a mix of open collaborative space with dry erase walls and private offices for more focused work. K2 removed a section of concrete deck to create a structural atrium which creates connectivity between to the two floors.





Thank you for your interest in K2 Construction.

K2's promise to our clients goes beyond delivering a project on time and on budget. You get a completed project, yes—but you also get the experience of working with a partner who intimately understands your project goals and delivers a collaborative approach from the beginning.

Ultimately, your success determines our success, and we will do everything in our power to make sure that the project is successful on your terms. We want to be your HERO.

If you would like more information about the solutions that K2 can provide, please do not hesitate to contact me.

David Danielson
Partner

214.363.7870 office
214.244.6166 mobile
ddanielson@k2gc.com



6688 N. Central Expressway
Suite 100
Dallas, TX 75206

k2gc.com

