

KIEWIT REAL ESTATE LOOK BOOK

WELCOME



Kiewit

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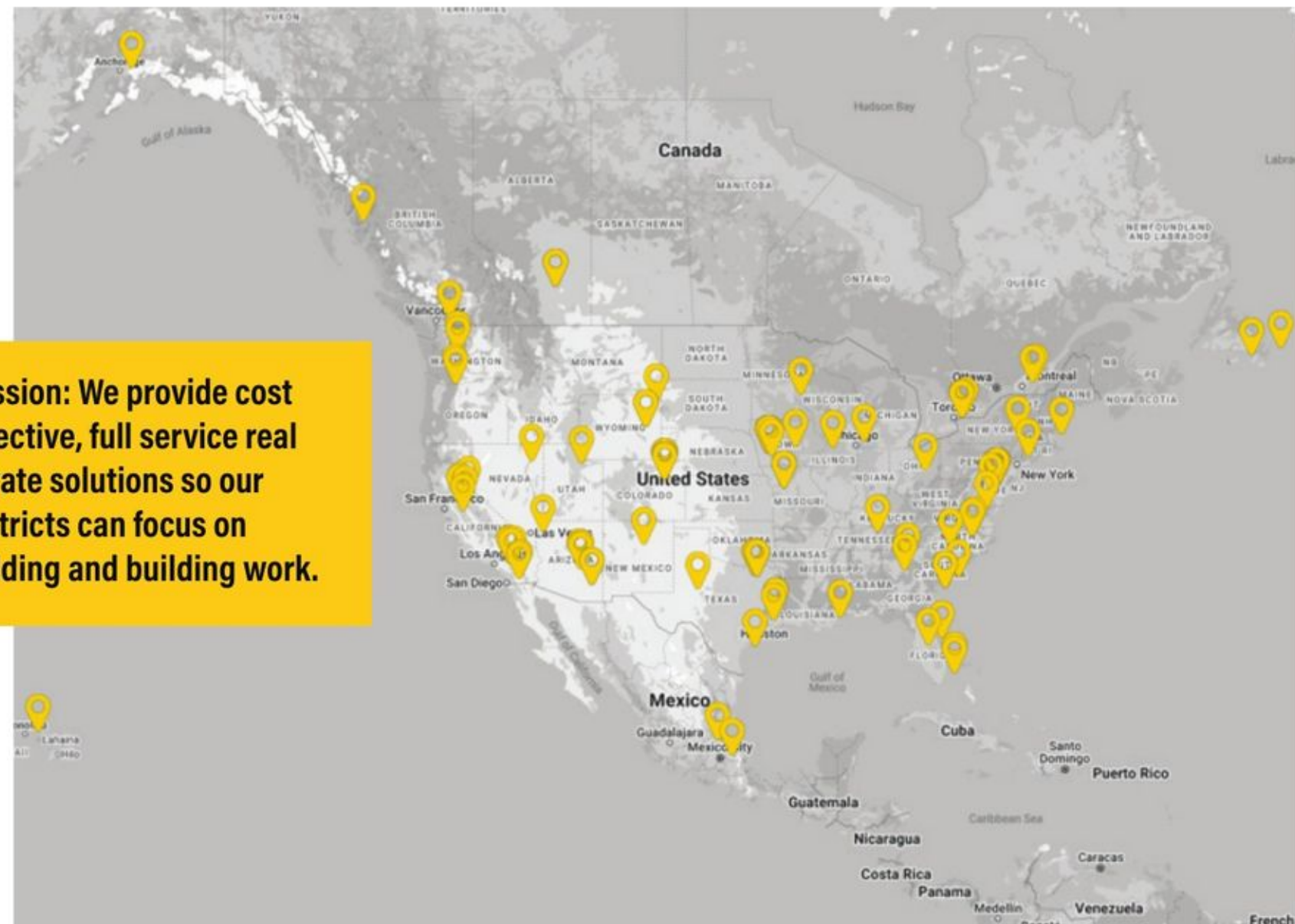
OUR MISSION & VISION

Since 2017, the Kiewit Real Estate profile has experienced significant growth, doubling in size.

The inclusion of the engineering business led to expansion in land acquisitions, the combination of districts, and the establishment of multiple campuses. This transformation has changed the approach to work starting as a group of single districts to a group that works together, combining offices to make campuses. The Kiewit Real Estate team continues to work diligently to support this growth.

The vision was to thoughtfully design to accommodate the requirements of Kiewit's employees, while still adhering to the established brand standards. Every aspect, from the architecture to the overall look, has been carefully crafted to embody the essence of Kiewit.

Mission: We provide cost effective, full service real estate solutions so our districts can focus on bidding and building work.



| GROWTH IN 5 YEARS

\$13.5M company
with **400 locations**
(**4X growth** in 5 years)

13,106 kg
CO2e benefit



32,929
miles driven

28,006 gal
water benefit



1,628
showers

37,766 kWh
energy benefit



3,147,130
smartphone charges

Products that Kiewit implemented
have been offset by 110%, leaving a
10% Net Positive impact on our planet.

PEOPLE OF KIEWIT

When Peter Kiewit started the company, he strove to make sure that every deal was honest and fair. As Kiewit has evolved and grown over the years, we've continued to uphold the same business ethics in everything we do. Our four core values — People, Integrity, Excellence and Stewardship — are our business ethics. The Kiewit Real Estate Team upholds these values in everything that they do and create space for collaboration and innovation.



"After a long day you
can take off your hard
hat and spend time with
your Kiewit people."

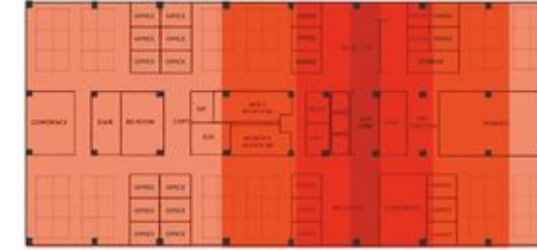




DESIGN STANDARDS

SPACE PLANNING

We anticipated current and future spatial needs through the test fitting process. We studied the space to ensure it would your program, and provide thoughtful, creative solutions that help inform design decisions, including architectural detailing and finishes. Our NCIDQ certified design team provides educated insight to identify potential obstacles, and executes architectural code analysis to maximize efficiency in the design process.



Functional Zones

- Centralized social zones
- Centralized work café
- Welcoming reception
- Prefunction areas near training room
- Prefunction and training near work café
- Food service at tier 1 facilities provided by



Safety And Security

- Room scheduling
- Desks facing toward circulation for visual access to approach
- Secure bid room with more wall display space
- Private wellness room with occupancy indicator
- Secure storage and idf
- Security equipment – card access and camera, to be genetec compatible for ksoc monitoring
- Huddle room by exit for sensitive meetings
- Conference, training and work café by entry
- Glass at all office locations



Work Areas

- Neighborhoods
- Agnostic space layout accommodating expansion and contraction of departments and districts within the space
- Standard office (10'x12') and workstation size (6'x8')
- Density of 200 to 235 sf per seat
- 75% Workstation & 25% private office



Visual Access

- Open floor plan
- Access to views and daylight
- Unobstructed perimeter / window line
- Wayfinding



Collaboration Areas

- Centrally located café and coffee areas
- 12-15% Of total space in conference rooms
- Teams enabled rooms



Circulation

- Clear circulation and wayfinding
- Easy access to copy areas
- Private access to restrooms
- Easy access to collaboration spaces

ARCHITECTURAL FINISHES

- . Industrial craft concept
- . Open ceilings
- . Concrete pathways
- . Wood design elements
- . Metal elements
- . Demountable walls with glass
- . Film strips for privacy and safety -
4" at offices / 4' at conference
- . Consistent finish – professional industrial
neutral finishes
- . Accented by color changeable graphics
and branding to promote company culture
and core values



MODERN AMENITIES

The modern cafeteria and coffee shop at Kiewit play a significant role in the company, serving as collaborative spaces that go beyond their culinary offerings. In line with the today's way of working, these dynamic spots have been thoughtfully designed to foster a productive and engaging work environment. Recognizing the importance of informal interactions, these spaces create opportunities for colleagues to come together, share ideas, and collaborate. They also provide a comfortable and relaxed atmosphere that encourages conversations, brainstorming sessions, and relationship-building. Kiewit uses these spaces to drive innovation and enhance productivity among its employees.

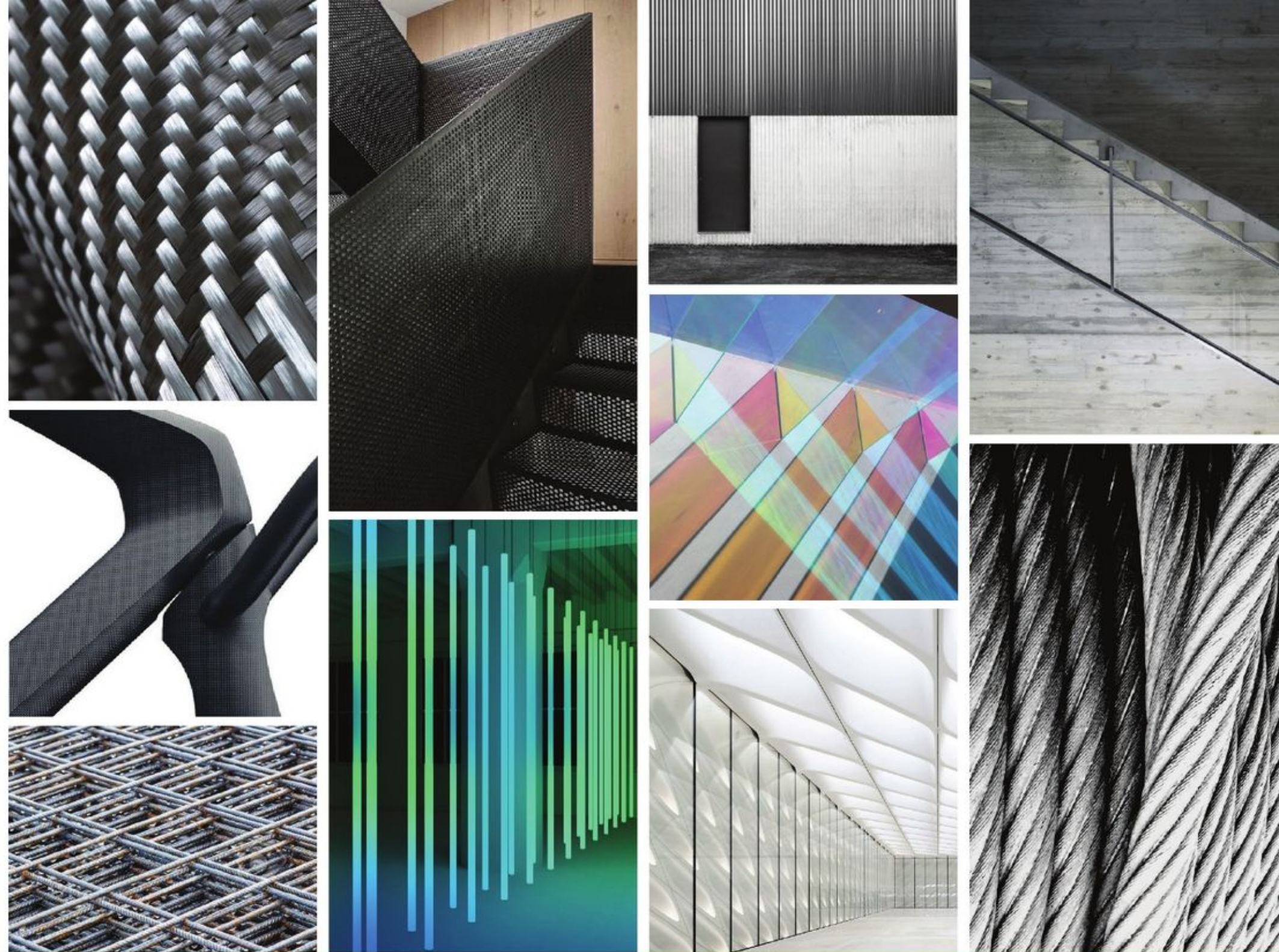
INDUSTRIAL CRAFT

DESIGN DEVELOPMENT

To attract and retain top talent, Kiewit recognized the need for a new concept that would make people get behind the company the moment they stepped foot into the office. This concept was developed with staff engagement to best foster the desired zoned collaboration approach. A simple and controlled design methodology limited the materials to showcase Kiewit's legacy of industrial construction. The design maximizes natural lighting throughout the building and integrated environmental graphics reflect Kiewit's rich history and continually reinforce the company's values and brand.



Industrial Craft Concepts
HOK Architects



FEATURE PROJECTS

KIEWIT HEADQUARTERS

KIEWIT UNIVERSITY
OMAHA, NE

Kiewit's corporate Headquarters and Kiewit University are situated in downtown Omaha, comprising two distinct yet interrelated components of the organization's operations. The HQ is a bustling hub of 650 seats, serving as the central location for Kiewit's C-suite executives, while the Training Innovation Center is a dynamic facility that offers comprehensive training and career development programs to employees annually. Located in the heart of Omaha, the city's vibrant business landscape provides a fertile group for Kiewit to thrive. The favorable environment combined with its strategic location, further strengthens Kiewit's position in the industry and enables the company to capitalize on the multitude of possibilities that arise.

sqft
171,862



650
seats



KIEWIT POWER BUSINESS HEADQUARTERS

LENEXA, KS

The Kiewit's Power headquarters is just a 20-minute drive southwest from downtown Kansas City and is located at 8900/8950 Renner Boulevard and 8880 Penrose Lane in Lenexa, Kansas. This cutting-edge campus, spanning 395,300 square feet, is classified as Class AA and has plans to expand in 2024. This campus services as the central hub for the Kiewit Power and Engineering business units. These units focus on utilizing their expertise and forward-thinking approach in the power and oil, gas, and chemical sectors to contribute to the design and construction of future energy projects.

8880 PENROSE LANE. Situated just one block away from Renner Boulevard buildings, the Penrose Lane building offers many amenities to employees on the campus while also supporting various industries. Its engineering center serves as a hub for innovation and expertise, specifically catering to the infrastructure, oil, gas, chemical, and power sectors. The dedicated employees within the center leverage their knowledge and skills to drive advancements and deliver solutions ahead of the market. The Penrose building embodies the commitment of the Power and Engineering segment to excellence and their drive to stay at the forefront of the evolving needs of the infrastructure and energy sectors.

sqft
395,300



1400
seats



KIEWIT REGIONAL HEADQUARTERS

LONE TREE, CO

The Ridgeway Campus consists of two office buildings for many of Kiewit's Districts and is focused on bringing job teams together in service of the client. Combined, the campus provides 400,000 square feet of office space for 1400 Kiewit employees. The campus comes with a roof deck gathering space, a full-service café with catering services, a full service coffee shop, and fitness center. The new headquarters is adjacent to the Sky Ridge Light Rail Station, which is one of three new stations for the Regional Transportation District's Southeast Rail Extension.

With job teams pulling from different Kiewit districts/areas in service of projects, the Ridgeway Campus is committed to delivering a quality product ahead of schedule and at the lowest cost.

sqft
363,505



1750
seats



sqft
90,000



750
seats

KIEWIT INFRASTRUCTURE SOUTH

WESTLAKE, TX

