



A Headquarters that Reflects **PROFESSIONALISM**

Kenway Distributors wanted to make a corporate statement with its new facility

Projecting a professional appearance is critical for Kenway Distributors, Inc., a Louisville, Kentucky-based leader in the building maintenance industry.

In collaboration with its sister organization—Kenway Janitor Service Company—the family-owned business has grown to become one of the largest janitorial supply distributors and contract cleaning service companies in its region. Kenway has served clients in Kentucky, southern Indiana and southeastern Illinois since 1960.

Kenway has become so successful that increased business opportunities recently forced the company to relocate its corporate headquarters to a new and larger facility in Louisville.

To handle the office/warehouse project from design through completion, Kenway President Ken Crutcher

turned to Lichtefeld Incorporated, a Butler Builder® in Louisville. Lichtefeld specializes in general contracting and construction management for commercial, industrial and institutional building programs.

Lichtefeld consulted with Berry Prindle Architects of Louisville to complete the \$3 million design/build job. In keeping with the visual presence that Kenway Distributors wanted, the 51,000-square-foot, two-story building is located on seven acres in a highly visible commercial area.

“I wasn’t looking for the Taj Mahal, but I wanted an attractive, professional-looking building that was a good fit for what we do,” Crutcher says. “The cleaning industry has become a highly technical, specialized and constantly changing business. We believe that when you buy a product, it is useless until you know how to use it,

KENWAY DISTRIBUTORS, INC.

Butler Builder: Lichtefeld Incorporated;
Louisville, Kentucky

Architect: Berry Prindle Architects,
Louisville, Kentucky

Size: 51,000 square feet

Butler® Systems:
Butler Hardwall structural system
Flat StylWall® II with Texture-Cote™
MR-24® standing seam roof system

BY LISA CIESLEWICZ PHOTOGRAPHY BY PADDOCK PRODUCTIONS

A HEADQUARTERS THAT
REFLECTS PROFESSIONALISM

"I wanted an attractive, professional building that was a good fit for a commercial business"

KEN CRUTCHER



The building warehouses janitorial products and houses the corporate offices of Kenway Distribution and its sister company, the Kenway Janitor Service Company.

and we pride ourselves on offering support services after the sale."

To offer such service, 2,000 square feet on the second floor of the new building was designated for the Kenway Institute. The Kenway Institute is a state-of-the-art training facility for cleaning professionals. Its classes cover all kinds of custodial products and services, and also supervisory training and education for governmental regulatory compliance. Complete with a fully functioning custodial closet and restroom, the 75-seat institute even has a carpeted area that reveals a tile floor underneath for hands-on maintenance training.

The remainder of the facility houses 9,000 square feet of corporate offices and the 40,000-square-foot warehouse for the cleaning products themselves. Daily business operations occupy the office building's first floor. The second floor includes additional offices and a large employee break room, along with the Kenway Institute.

The concept for the attractive new facility began as a sketch created by Paul Lichtefeld Jr., who worked with Mike Prindle of Berry Prindle Architects for the next phase of the design/build process. The two have worked closely on projects for the past six years.

"What was most important to the client was

"The MR-24[®] system is one of the best roof systems on the market—there's really no other roof system that can beat it"

MIKE PRINDLE

weathertight roof system requires minimum maintenance and lives up to its reputation for durability.

"The MR-24 system is one of the best roof systems on the market," Prindle says. "The rolled seam makes it virtually waterproof. There's really no other roof system that can beat it. We've even used it for our own architectural firm."

For Crutcher, the MR-24 roof system is a cost-effective problem-solver. "I fought with the old flat built-up roof on our previous building too often through the years," he says. "We spent big money repairing it. It would be great for four to six years, and then the problems would start all over again. The life-cycle expectancy of the MR-24 roof system made it very attractive."

The tilt-wall masonry building has a mirrored storefront glazing system in the front office portion and an accent band of Flat StylWall[®] II with Texture-Cote[™] wall panels around the top. There is a mixture of fluted masonry, brick and EIFS trims as well.

Prindle appreciates the durability of the Texture-Cote finish system, which has a stucco-like appearance. "It's really tough," he observes. "I can hit it with a hammer and it won't knock the texture off."

While the new Kenway building is significantly larger than the company's previous facility, Crutcher says it is dramatically more energy efficient. "I saw results right after we first moved in. The previous building was 35,000 square feet, with low ceilings. The new building is a total of 51,000 square feet with a 27-foot roof height inside. The bottom line is we have a larger building with higher ceilings and our utility bills are lower."

Crutcher also was extremely pleased with the design/build process. "What was really important to me was the working relationship we had with Lichtefeld. I had to run a business while building a new building for my business. The Lichtefelds were very attentive throughout the process. I can't begin to tell you what a positive experience it was."

And, he adds, the building is doing exactly what Kenway needed it to do. "We've received many compliments on how good our building looks and the good impression that it makes." ■

making a good first impression. We wanted the building to stand out and look very established," Prindle says. "We worked to create a building that reflects the client's current businesses. There's no question this building raises his company's visibility."

The new corporate headquarters was constructed using a Butler Hardwall system. "This provided longer spans and fewer columns," Prindle says. "In the warehouse, that's very important. There is less interrupted space for staging and storage."

The building is covered by the MR-24[®] standing seam roof system with 6-inch insulation, for an insulating value of R-19. The

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