



PROJECT SHOWCASE

# Feedlot Shop & Lodge Building Project

110' x 50' Combined Shop & Lodge Facility

Jul 2023 – Apr 2024 · 110' x 50' · 5,500 sq ft Combined Facility



## Project Overview

A 5,500 sq ft commercial facility combining a heavy-duty shop and lodge — designed from the ground up to serve a working feedlot operation with equal parts for great functionality and comfort.

Building Size	Project Duration	Scope
<b>110' x 50'</b>	<b>~9 Months</b>	<b>Full Build</b>
5,500 sq ft total footprint	Jul 28, 2023 – Apr 2024	Structure + interior design-build

## Building Sections

The structure is split into two purpose-designed zones — a large industrial shop and a fully finished lodge — each built to owners requested standards.

### Shop Area

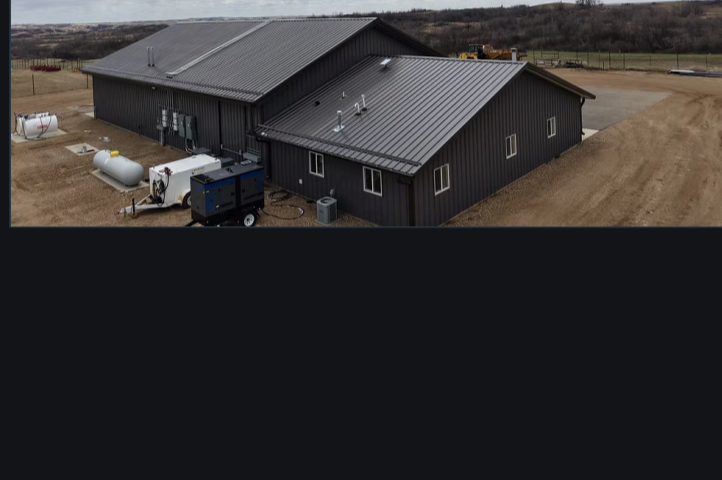
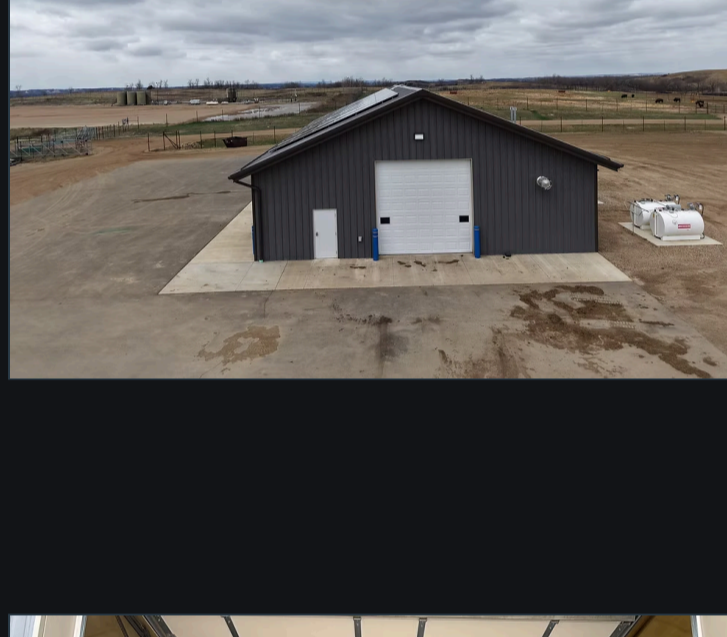
**80' x 50' — 4,000 sq ft**

- Concrete floors with integrated floor drains
- Spray foam insulation throughout walls and ceiling
- Multiple large overhead doors for full equipment access
- Shop heaters for year-round climate control
- Septic system and water stub-ins installed

### Lodge Section — Design-Build

**30' x 50' — 1,500 sq ft**

- Custom flooring throughout
- Full cabinetry and kitchen build-out
- Stone fireplace with custom mantel
- Interior doors and detailed trim work
- Wood wainscoting on all walls
- Specialty materials sourced by owner



## Built for a Working Operation

The shop was designed with the day-to-day demands of a feedlot operation in mind. Spray foam insulation from floor to rafter, combined with dedicated shop heaters, ensures a comfortable working environment through even the harshest winters.

Concrete floors with floor drains handle the toughest messes, while oversized overhead doors allow full drive-through access for large equipment, trucks, and machinery.

### SHOP HIGHLIGHTS

- Spray foam insulation — walls and ceiling
- Reinforced concrete floor with drains
- Multiple overhead doors — oversized clearance
- Shop heaters for year-round use
- Septic system and full water stub-ins

## Lodge Interior

A complete design-build interior finish — from flooring and cabinetry to a custom stone fireplace — creating a warm, functional retreat directly connected to the shop.



## A Lodge Worth Coming Back To

The 30' x 50' lodge section was delivered as a full design-build — Kioti Contracting handled every element of the interior finishing, coordinating closely with the owner's vision and specialty materials to create a space that's as impressive as it is practical.

From the custom stone fireplace and hand-selected mantel to the wood wainscoting and detailed trim work, every finish reflects the craftsmanship that defines this project.

### LODGE FINISH DETAILS

- Custom wood-plank flooring throughout
- Full cabinetry build — kitchen and storage
- Stone fireplace with custom mantel
- Interior doors with detailed trim work
- Wood wainscoting on all walls
- Specialty materials supplied by the owner

## Project Timeline

Milestone	Date	Details
<b>Project Start</b>	July 28, 2023	Site preparation, foundation, and building erection commenced
<b>Building Erected</b>	End of 2023	Full structural shell, roofing, siding, and overhead doors complete
<b>Interior Build-Out</b>	Jan – Apr 2024	Lodge finishing — flooring, cabinetry, fireplace, trim, wainscoting
<b>Project Complete</b>	April 2024	Final handover — client delighted with fast, professional completion

## Challenges & Coordination

### Custom & Complex Scope

This project involved a high volume of changes and customized items throughout the build — from the design-build lodge interior to structural details in the shop. Each adaptation was managed efficiently to keep the project on track.

### Multi-Trade Coordination

Kioti Contracting worked in close collaboration with multiple other trades contracted directly by the owner — maintaining clear communication and seamless sequencing to deliver a polished result without delays.

## Fast, Professional, and Built to Impress

The client was very pleased with the speed and professionalism of the build — from breaking ground in July 2023 to a fully finished lodge and operational shop by April 2024.

A complete facility, delivered exactly as envisioned.

Completed: April 2024