

# PRAVO

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CONSTRUCTION





# BUILDING SPACES PEOPLE LOVE

A true client-based general contractor, we take a team approach—building relationships based on honesty, transparency and trust. That means providing accurate information at every stage of the process so our clients can evaluate project details, costs and schedules. We always look for ways to add value, collaborate and contribute positively.

## TARGET MARKET SECTORS

- Corporate Tenant Improvement
- Industrial/Manufacturing
- Restaurant/Retail
- Landlord Asset Repositioning
- Ground-up & Site Development
- Medical Office Buildings
- Labs & Clean Rooms
- Place of Worship
- Education





## DELIVERING GREAT OUTCOMES

Our big-picture goal is to raise the bar in the commercial construction market by elevating client expectations. Too often, the market is hindered by inaccurate project budgets and schedules. Pravo's proven preconstruction process paints a clear picture, fills in scope gaps and delivers results—on time and on budget.

### WHAT SETS US APART

- Leadership involvement in projects and community.
- Thorough preconstruction to ensure project success.
- Cost and scope analysis support during lease negotiations.
- Desire to educate clients and eliminate knowledge gaps.
- Ability and willingness to coordinate with clients' vendors.
- Engagement starting in precon through final move-in.



# CONFIDENTIAL CLIENT

This three-floor renovation and buildout—including a first-floor client-facing showroom—required extensive code research, design and engineering to complete the 2-hour rated envelope and MEP infrastructure work. The centerpiece of this project is a co-create room with a customized bi-folding glass door and multi-use operable wall to allow for seamless separation or additional open space. Among our favorite features are the wood-wrapped beams and columns; work spaces delineated by functional design elements; sleek, new restrooms; and local art showcased throughout every floor.

**28,600 SQ. FT. TOTAL FOR PHASE I & 2**  
**HISTORICAL BUILDING RENOVATION & BUILDOUT**  
**FULL FIRST FLOOR FIRE RATED CEILING ASSEMBLY**  
**DETAILED LIGHTING PACKAGE & COORDINATION**

## TEAM PARTNERS

**CBRE**

**CD**  
**CARSON**  
**DESIGN**  
ASSOCIATES

cielo

**WYLIE**





# CONFIDENTIAL BIOTECH CLIENT

Alongside ARPM/PMA, Urban Foundry Architecture, WYLIE, and Cushman & Wakefield, we brought this biotech office space to life through GMP delivery. This complex project required comprehensive budgeting, detailed scope analysis, and timely coordination between design and engineering, resulting in a beautiful and highly functional space.

**17,000 SQ.FT. OFFICE & EXECUTIVE SUITE**  
**OPEN CEILINGS & WOOD-SLAT CEILING FEATURES**  
**CUSTOM STEEL FURNITURE DIVIDERS & PLANTERS**  
**MOSS WALLS & GREENERY THROUGHOUT**

## TEAM PARTNERS

Urban Foundry Architecture

WYLIE

ARPM AMERICAN  
REALTY  
PROJECT  
MANAGEMENT

CUSHMAN &  
WAKEFIELD





# CCC INFORMATION SYSTEMS

Collaborating with Aquila, Gensler and MEJ, we smoothly navigated the challenges of a hard-bid budget and aggressive schedule for CCC's buildout at Braker Pointe. This exceptional space beautifully melds form and function, featuring a moss wall in the reception area and modern garage doors serving as a unique divider for the training space and break room.

**29,000 SQ. FT.**  
**DESIGN FEATURES & OPEN CEILINGS THROUGHOUT**  
**EXPANSIVE RECEPTION AREA WITH LOGO & MOSS WALL**  
**OPEN CONCEPT ALL-HANDS, BREAK AREA & TRAINING SPACE**

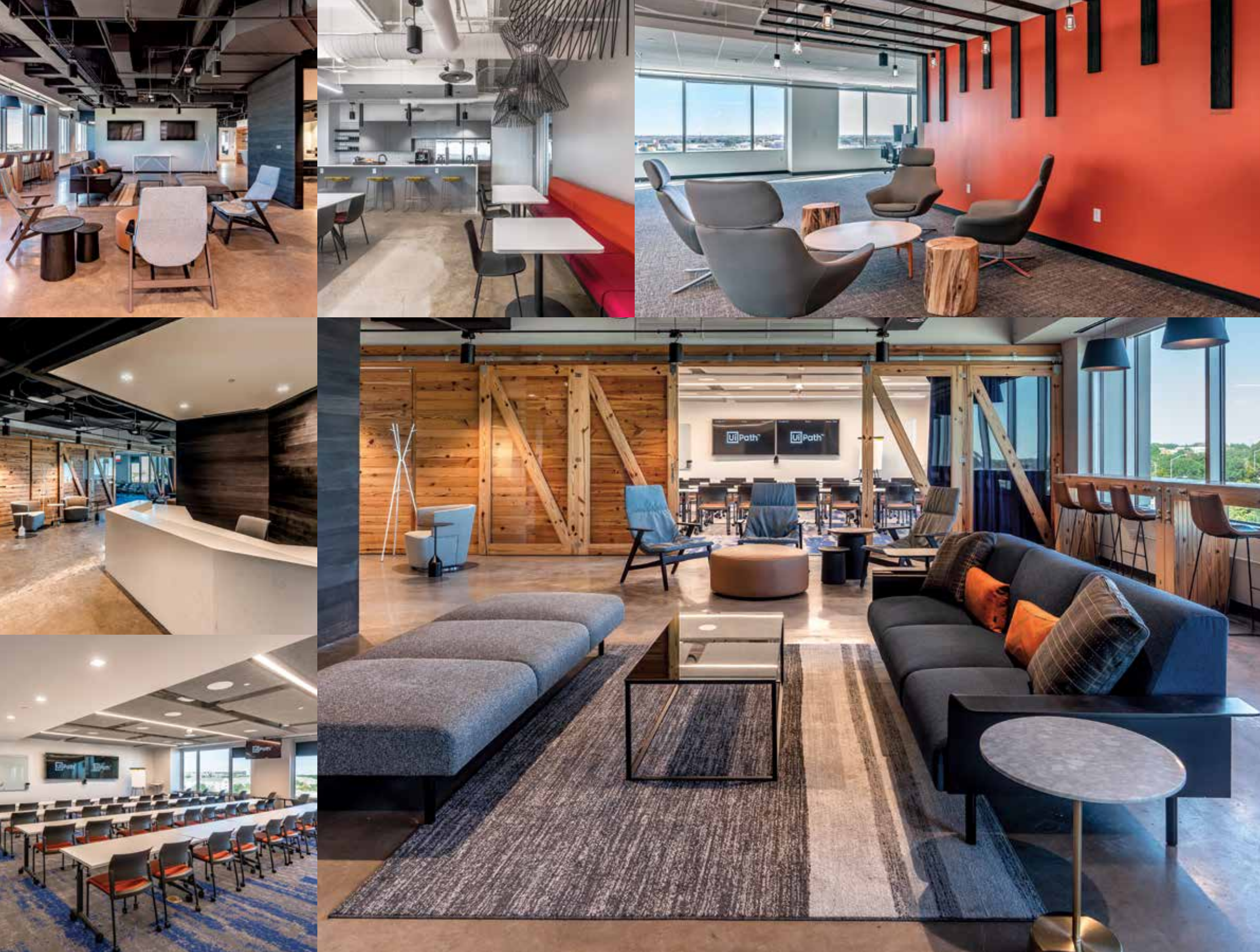
## TEAM PARTNERS



MEJ & Associates, Inc.  
CONSULTING ENGINEERS

# Gensler





# UIPATH

This design-build required a solid strategy to address UiPath's multifaceted needs for team selection, design, and construction. With challenging requirements such as assembling CM/PM teams and working diligently through extensive preconstruction efforts, we enjoyed seeing this project progress from lease negotiations through design, construction and completion. The end result was a purposeful, eye-catching space that will support UiPath's continued growth in Austin.

**22,200 SQ. FT.**  
**NEGOTIATED, DESIGN-BUILD GMP**  
**STRATEGIC EXISTING LAYOUT & MEP SYSTEM REUSE**  
**HIGH-END DESIGN AND DETAILED PROGRAMMING**

## TEAM PARTNERS

Cushing  
Terrell

 CUSHMAN &  
WAKEFIELD

# CINTRA

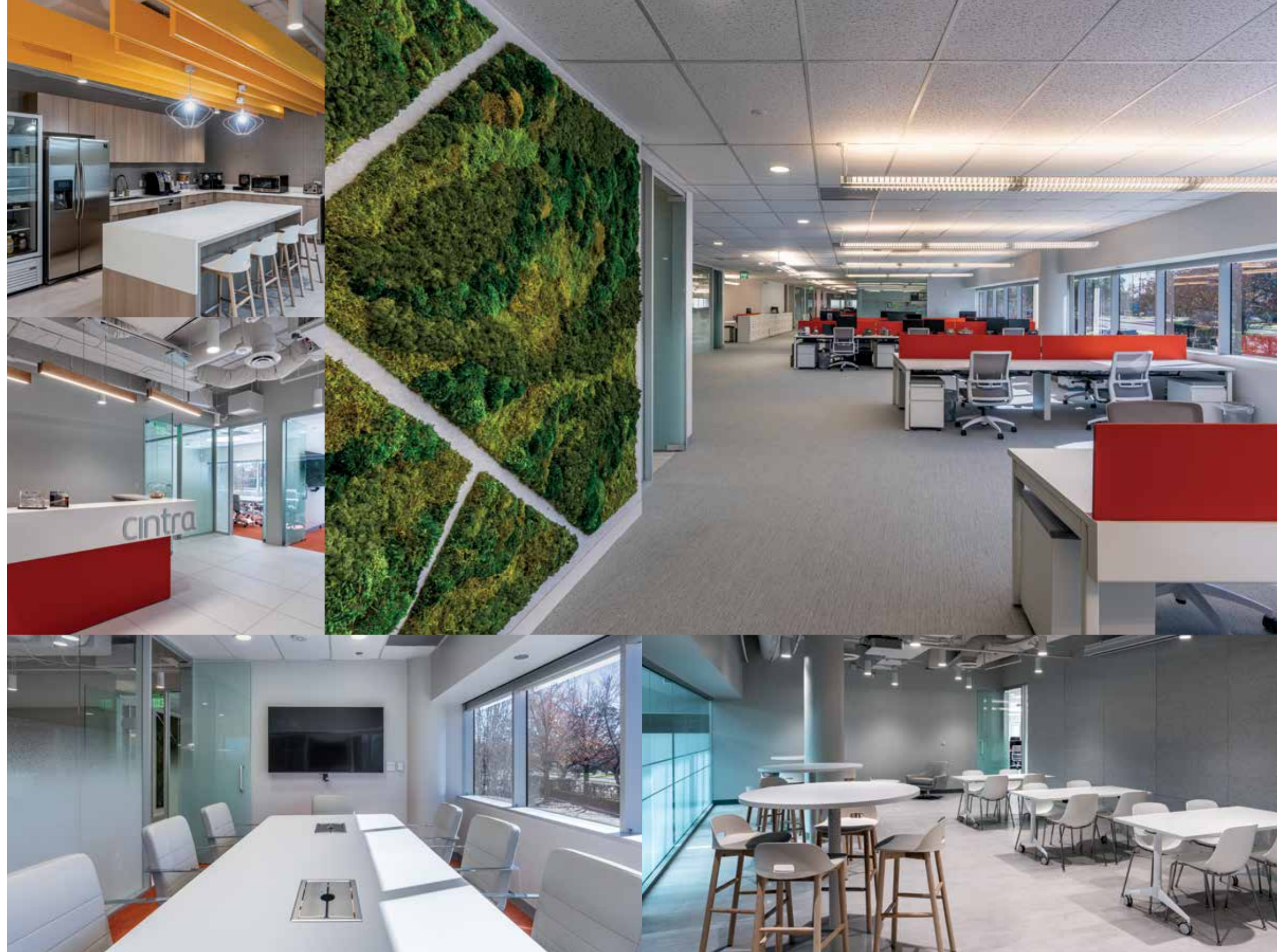
Pravo was elated to work alongside CBRE and Urban Foundry Architecture on this office project for Cintra, the world's leading private-sector transportation infrastructure company. The space is defined by the incorporation of outdoor elements, with plenty of natural light and a large articulture living wall. To increase sound clarity, as well as add depth and texture to the design, we added an acoustic ceiling baffle element.

14,000 SQ. FT.  
NEGOTIATED GMP  
LARGE LIVING WALL  
ACOUSTIC BAFFLE CEILING

## TEAM PARTNERS



Urban Foundry Architecture







# EVERLYWELL

Awesome views of the State Capitol and exquisite design come together in a hip, purposeful space for this health and wellness company's new headquarters. Collaborating with CBRE, S. Tipton Studios and Big Red Dog, we aimed for an end result that reflects EverlyWell's unique, fast-growing brand. Exemplifying this vision is the new kitchen and large coffee bar, as well as a training room with large glass and aluminum pivot doors. Exposed ceilings and concrete floors finish off the modern, industrial feel.

**12,000 SQ. FT.**  
**NEGOTIATED GMP WITH OVERALL PROJECT SAVINGS**  
**PURPOSEFUL SPACE PROGRAMMING & DESIGN**  
**SPEC SUITE TENANT FINISH-OUT**

### TEAM PARTNERS





# COMPEAT

This buildout was all about transforming a subleased space. We developed a plan to seamlessly incorporate existing design features and structures, including a large parallel demising wall. Working closely with CTA, CBRE and Compeat, we used our time-tested conditions process to evaluate the MEP systems and follow demising protocols. We were thrilled to effectively address inherent challenges for an end result that wows.

**20,000 SQ. FT. SUBLEASE BUILDOUT**  
**NEGOTIATED GMP**  
**LIBRARY/STUDY & JEWEL BOX OFFICES**  
**DETAILED MEP SYSTEMS ANALYSIS**

## TEAM PARTNERS



**Cushing  
Terrell.**



**KENT CONSULTING ENGINEERS, LP**  
MECHANICAL | ELECTRICAL | PLUMBING





# CONFIDENTIAL OIL & GAS CLIENT

Enlisted by CTA and Colliers, we created a sleek, contemporary space for this local, growing oil and gas company. Our ability to manage cost, scope, and budget during the preconstruction phase set the stage for a design that blends depth and layers with impressive construction features, including a TURF baffle system, Maars wall system, and stunning 360-degree views of downtown and Lady Bird Lake.

**10,200 SQ. FT.**  
**HIGH-END FINISHES**  
**MAARS WALL SYSTEM**  
**TOP FLOOR WITH 360 VIEWS OF DOWNTOWN**

## TEAM PARTNERS

**CBRE**

MEJ & Associates, Inc.  
CONSULTING ENGINEERS

Colliers  
INTERNATIONAL

Cushing  
Terrell®



# SOFTSERVE

With awesome downtown views and stunning architectural details, this TI for a Ukraine-based tech firm represents SoftServe's first U.S. headquarters location. We worked closely on the project with the owner alongside Seventh Spectrum and CBRE. The space includes a break room, concrete flooring, and an above-ceiling MEP system.

**5,000 SQ. FT.**  
**OPEN CEILING WITH HEXAGON CLOUDS**  
**1<sup>ST</sup> GEN IN 5<sup>TH</sup> & COLORADO BLDG**  
**MIKE "TRUTH" JOHNSON MURAL**

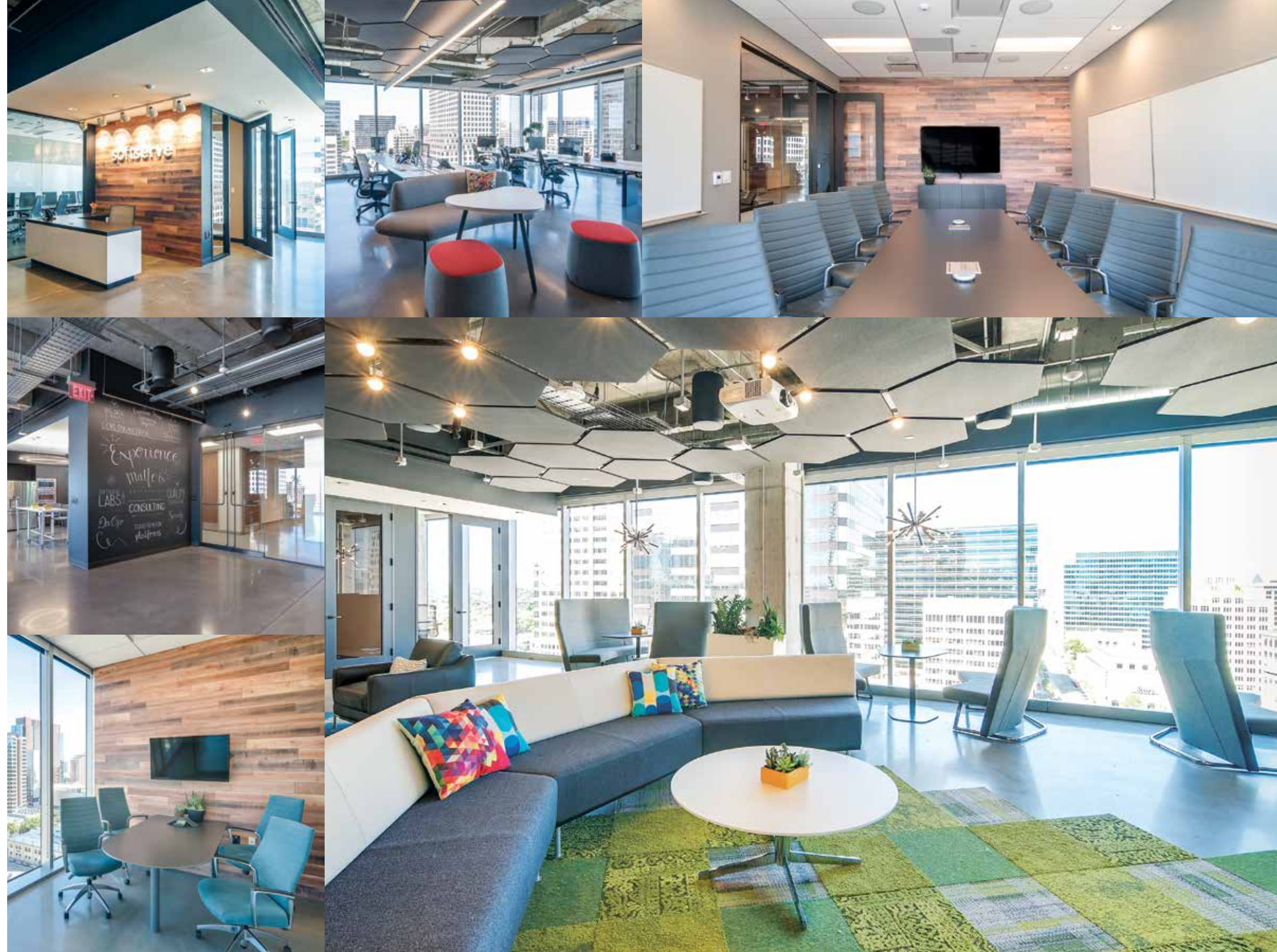
## TEAM PARTNERS

**CBRE**



LINCOLN  
PROPERTY  
COMPANY

WYLIE





# ANACONDA

Located on the 18th floor of the Capitol Tower with awesome views of the Texas State Capitol building, this TI for a tech company was more than a basic remodel. To create a more modern look, we added new light fixtures, an attractive break room, and bike racks to give a cool, urban feel.

**24,000 SQ. FT.**  
**COST-EFFECTIVE HARD BID**  
**2<sup>ND</sup> GEN BUILDOUT WITH NEW DESIGN**  
**VIEWS OF TEXAS CAPITOL**

## TEAM PARTNERS

**CBRE**

**CD**  
CARSON  
DESIGN  
ASSOCIATES

**KCI**

**JLL**



# GTT

Working alongside Newmark and Carson Design through 10 budget and design revisions, we successfully hit GTT's budget and schedule targets. The project: A full floor at Stonebridge, formerly occupied by Google, with an airy, open office and break area, upgraded elevator lobby and large server room.

**22,000 SQ. FT.**  
**MULTIPLE ROUNDS OF BIDDING**  
**FULL FLOOR, HIGH DENSITY LAYOUT**  
**FORMER GOOGLE SPACE**

## TEAM PARTNERS





# RIVERROCK FUNDS

This perfectly designed space in the Green Water Tower is home to an investment firm. It features a custom river rock gabion wall in the lobby, a symbol of the firm's name, and functional executive office space with high-end finishes and stunning downtown views.

7,000 SQ. FT.  
HIGH-END FINISHES  
1<sup>ST</sup> GEN IN GREEN WATER TOWER  
CUSTOM GABION ROCK WALL

TEAM PARTNERS



Trammell Crow Company



# HEARTFLOW

Working with American Realty, STG and Riverside Resources, the GMP approach made this buildout a success for this booming healthcare technology company. The space includes a collaborative engineering/support open office area, an IDF server room with an FM200 fire suppression system and a pre-action sprinkler system, as well as dedicated mechanical systems.

**18,000 SQ. FT.**  
**IDF ROOM WITH STANDALONE UPS**  
**TRAINING ROOMS WITH FIBER**  
**GMP WITH KNOWLEDGEABLE TEAM**

## TEAM PARTNERS



MEJ & Associates, Inc.  
CONSULTING ENGINEERS







# SPANNING CLOUD

For this cloud-protection software company's new downtown headquarters, we worked alongside Colliers, Aquilla and S. Tipton to remodel an existing suite. Maintaining much of the existing layout and the finishes, we relocated furniture wall systems from the company's previous office and added a new break room with an operable partition for large gatherings.

**10,000 SQ. FT.**  
**RELOCATED DIRTT WALL SYSTEMS**  
**5% SHARED SAVINGS WITH GMP**  
**BEAUTIFUL OPEN FLOOR PLAN**

## TEAM PARTNERS



**hollingsworth pack** ▀ **austin**

# PARSONS

This project required extensive existing conditions research and coordination, which ultimately allowed us to properly navigate structural requirements, cost and schedule. A 2nd-generation TI for a construction engineering company, the finished product features an open collaborative space with private offices, conference rooms, a full breakroom with seating area, copy/coffee rooms, wellness rooms and phone rooms.

9,500 SQ. FT.

DETAILED EXISTING MEP CONDITIONS REPORT  
PROACTIVE MATERIAL PROCUREMENT  
LIGHTNING-FAST PROJECT SCHEDULE

## TEAM PARTNERS

CBRE





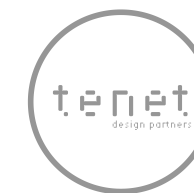
# RISE BISCUITS & DONUTS

A franchise Bakery near UT Campus, Rise took over a taco restaurant space for its first Austin location. The project required working diligently with the City of Austin and health inspectors and bringing in all new appliances, restaurant equipment and MEP systems. Restroom remodels involved multiple trade scopes: partitions, ceramic tile, lighting and plumbing fixtures.

**2<sup>ND</sup>-GEN RESTAURANT BUILDOUT  
DESIGN-BUILD, NEGOTIATED GMP  
EXTENSIVE MEP/KITCHEN EQUIPMENT RESEARCH  
CITY/CODE INSPECTION REQUIREMENTS**



## TEAM PARTNERS



# OUR PROCESS

Communication and clarity set the stage for our focus on effective transitions from one critical phase to the next.

## PRECONSTRUCTION

- Prelim pricing, takeoffs and unit cost
- Estimator and project team involvement
- Constructability reviews
- Procurement analysis and scheduling

## PROJECT AWARDED

- Internal team kickoff meeting
- Detailed budget and schedule review
- Procurement analysis and action
- Procure setup

## PROCORE SOFTWARE

- Client interface
- Subcontractor interface
- Project reporting
- Financial management
- File management

## PROJECT FINANCIAL PLANNING

- Cash flow projections
- Contingency and allowance tracking
- Ongoing project financial analysis with client

## CLIENT PROJECT KICKOFF

- Executive project kickoff
- Outline all client expectations
- Establish communication requirements
- Discuss client-vendor coordination

## SUBCONTRACTOR PROJECT KICKOFF

- Review building rules and regulations
- Define site logistics and project milestones
- Detailed safety plan review
- Review client expectations

## PROJECT EXECUTIVE INVOLVEMENT

- OAC meeting attendance
- Ongoing budget and schedule review
- Always accessible to client project team
- Internal team guidance and prioritization

## STANDING PROJECT MEETINGS

- Weekly OAC meetings
- Client vendor coordination meetings
- Daily and weekly subcontractor meetings
- Site safety reviews and reporting

## SUBCONTRACTOR MANAGEMENT

- Manpower planning
- Collaborative scope and cost analysis
- Ongoing insurance management
- Supply chain analysis and tracking

## QUALITY CONTROL

- Provided by Pravo Leadership team on behalf of client
- Oversight of critical project elements
- Emphasis placed on final third of project

## PROJECT CLOSEOUT

- Coordination of client vendors
- Efficient punch list completion
- Closeout package
- Systems training (client and landlord)

## FINANCIAL RECONCILIATION

- Detailed contingency and allowance tracking
- All unspent dollars credited back to client

# OUR MISSION

To approach construction in a way that transforms perceptions of the industry and allows clients to elevate their expectations.

[www.PravoConstruction.com](http://www.PravoConstruction.com)



**Building Spaces  
People Love**

**PravoConstruction.com**  
**512-387-5835**

