

PRAVO

CONSTRUCTION



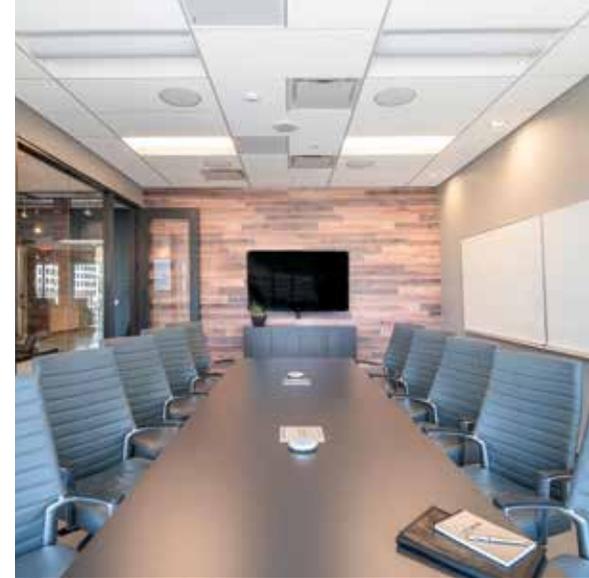


BUILDING SPACES PEOPLE LOVE

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



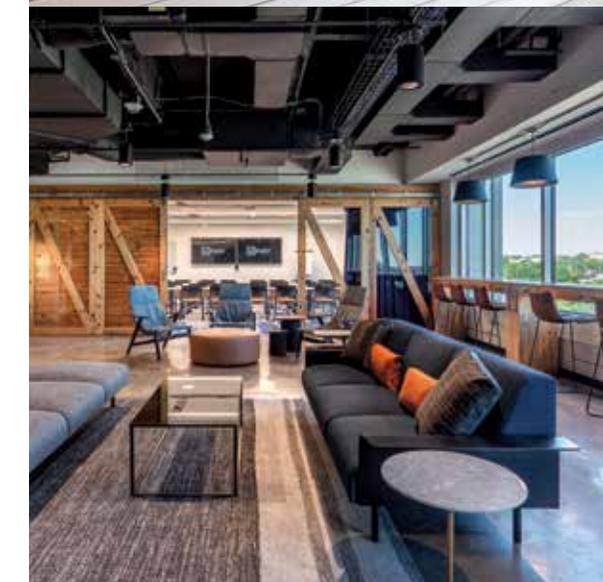


DELIVERING GREAT OUTCOMES

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

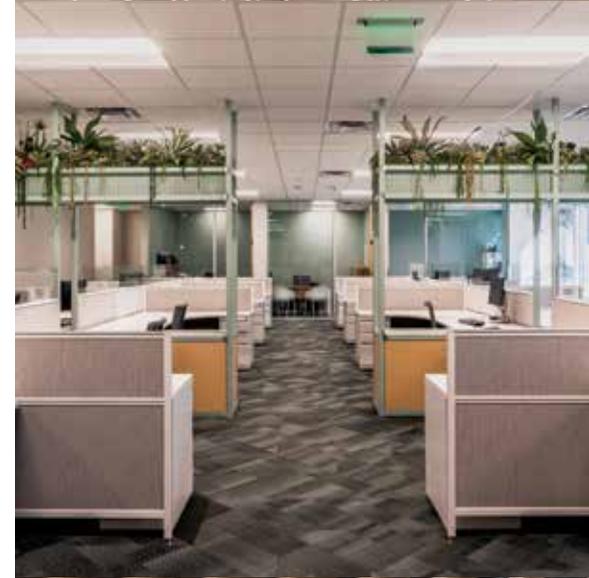
TEAM PARTNERS

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

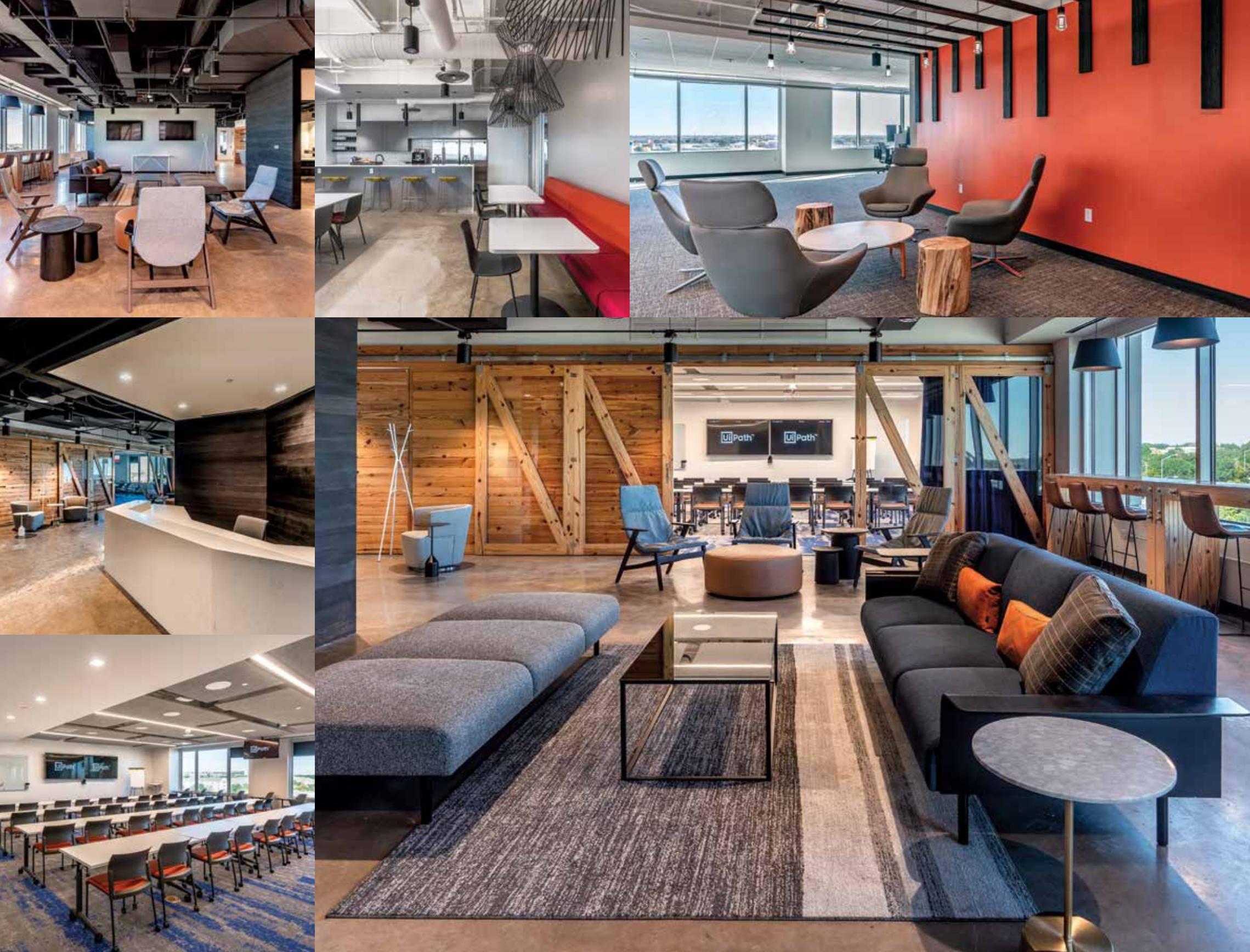
TEAM PARTNERS



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

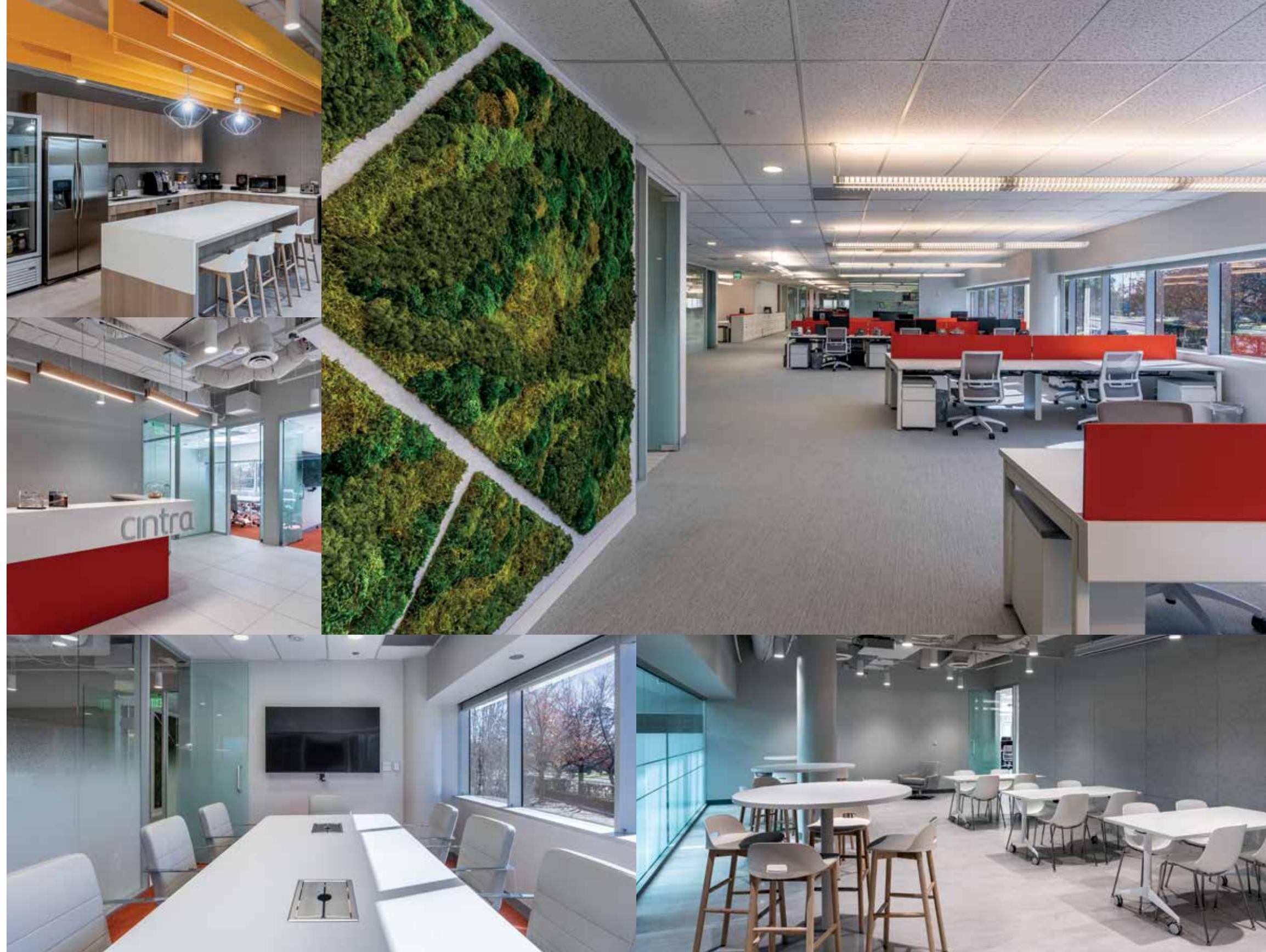
Pravo was elated to work alongside CBRE and Urban Foundry Architecture on this office project for Cintra, the world's leading private-sector transportation infrastructure company. The space is defined by the incorporation of outdoor elements, with plenty of natural light and a large articulture living 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
1ST GEN IN 5TH & COLORADO BLDG
MIKE "TRUTH" JOHNSON MURAL

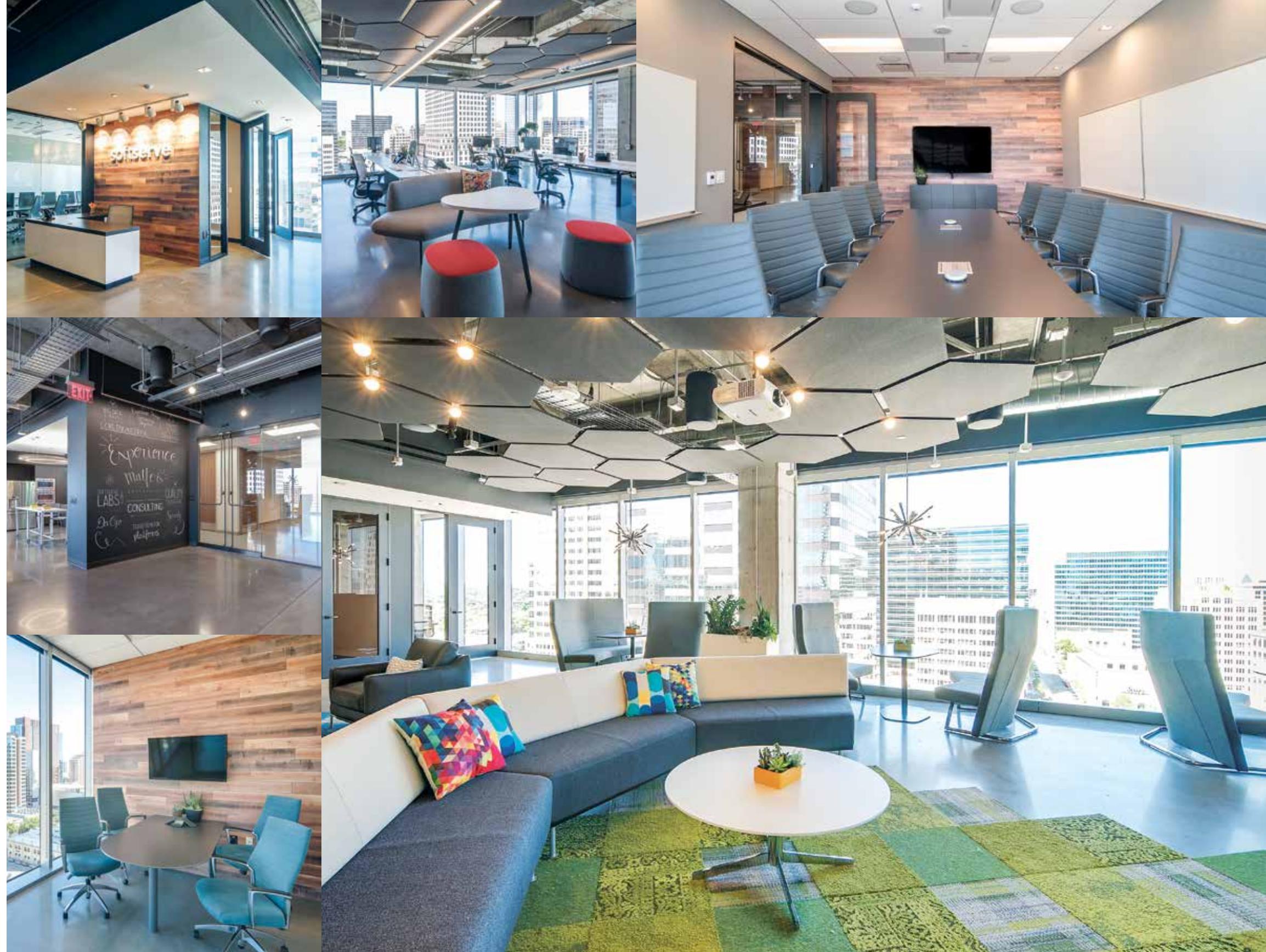
TEAM PARTNERS

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
2ND 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

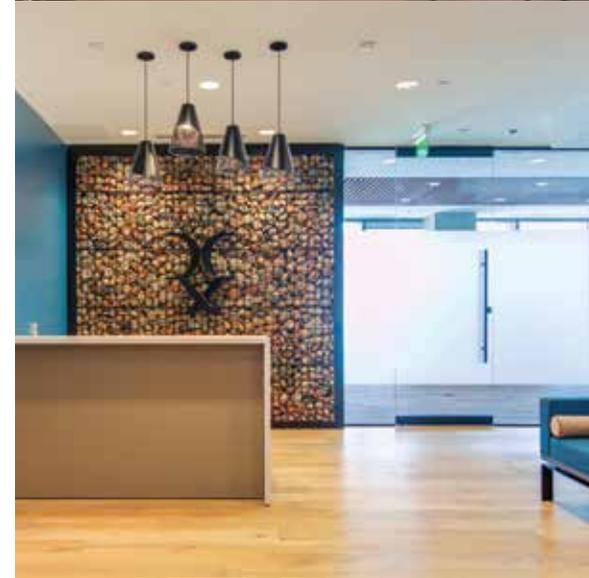
This perfectly designed space in the Green Water Tower is home to an investment firm. It features a custom river rock gabion wall in the lobby, a symbol of the firm's name, and functional executive office space with high-end finishes and stunning downtown views.

7,000 SQ. FT.
HIGH-END FINISHES
1ST 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.

2ND-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
- Procore 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



**Building Spaces
People Love**

PravoConstruction.com
512-387-5835

