



DRIFTWOOD COMMERCIAL



2102 E. Martin Luther King Jr. Blvd.
Austin, Texas 78702
(512) 893-3933

info@driftwoodcommercial.com

Licensed and Insured Contractor-License #6203

#driftwoodcommercialtx

STATEMENT OF PURPOSE

Driftwood Commercial is a premier general contractor for commercial construction located in central Austin. Our singular mission is to offer unparalleled, client-oriented construction services. When you entrust us with your project, we take that responsibility seriously. Our team always promises dedication to your project's successful completion from start to finish, and every step of the construction process is expertly managed and executed by our team of experienced professionals.

OUR MISSION

LISTEN

We dedicate ourselves to understanding both the vision and the logistical requirements for each of our clients' projects. Our objective is to identify our clients' expectations and priorities so that every project is done right and to the highest possible standards. We will work directly with you and your team every step of the way to ensure that your project is on track and your goals and expectations are met.

DELIVER

Driftwood Commercial will deliver your project on time, on budget, and with clear and thorough documentation. We are committed to perfection, and we work tirelessly to exceed our clients' expectations. We take added measures to keep communication channels open and the project on track, including weekly onsite meetings with the project architect and weekly progress reports sent to the whole project team. In doing so, we maintain a steady focus on the successful completion of the project.

PLAN

With any project, our first step before we mobilize is to develop the right plan. Our own in-house preconstruction team ensures the design, budget, site planning, scheduling, and logistics are all carefully reviewed and documented to create the most efficient and successful project possible.

SAFETY

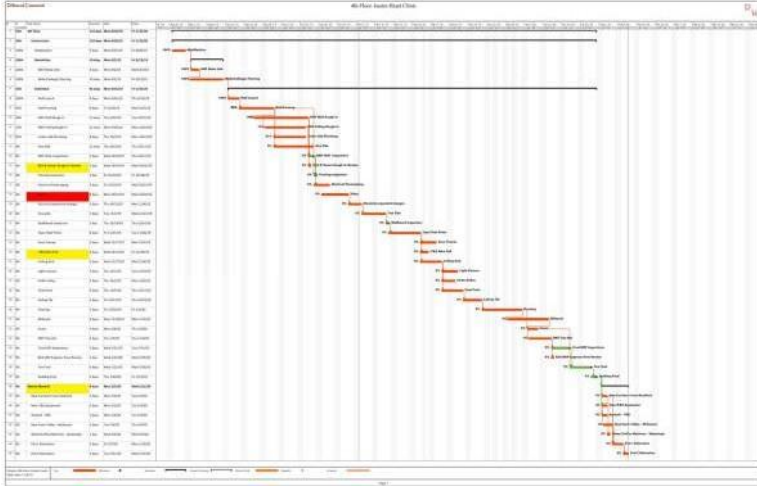
Performing injury-free is a vital component of every project. We are proud that our company is 100% injury-free and we intend to continue that way. Our entire team is OSHA certified, and we are continually working to maintain proper safety practices and procedures, including weekly mandatory onsite safety meetings, ensuring that we diligently follow all safety guidelines. We are committed to maintaining the highest of safety standards on all of our jobsites.



WHO WE ARE + WHAT WE DO

PRE-PLANNING

Before we begin construction, every aspect of the job has been carefully reviewed, discussed, and documented. We develop a thorough and detailed plan, including a comprehensive project schedule, and analyze every aspect of your project before our first day on the job site. We know how crucial it is to begin a job with a roadmap to follow to ensure organization and timely delivery of the final product.



UNDERSTAND OUR CLIENTS VISION

We are passionate about understanding our clients' needs and expectations. We view ourselves as your partner, not just your general contractor. Whatever your vision, we will make it happen. We have a highly qualified and dedicated project management team that will be available to you for questions, changes, and feedback - from start to finish.

COMMUNICATE & FOLLOW THROUGH

Communication is crucial. Having a responsive and dedicated management team ensures two things: (1) changes or updates to the project are clearly discussed and documented, and (2) you can stay true to your original vision. In addition to the weekly onsite meetings and progress reports, our team also holds a monthly Owner, Architect and Contractor meeting, which helps lead to a successful and timely completion.

ON SITE

Every person on our job site is working to provide the highest level of expertise and service to ensure a successful project. We take pride in each of our team members being courteous, helpful, prompt, and reliable.

SAFETY PROCEDURES & EQUIPMENT

Safety is at the core of every successful project. Both our employees and our subcontractors always don the appropriate safety gear and use the appropriate safety equipment for each job, every day. We hold mandatory weekly safety meetings onsite with our subcontractors to review our protocols, safety checklist, and appropriate MSDS documentation. Additional safety measures have been needed throughout the COVID-19 pandemic, and we immediately implemented job site screening and temperature checks. These processes will continue as long as its needed in order to keep everyone on our job site safe and healthy.



TECHNOLOGY

Using the latest technology plays a vital role in our overall project success. It enables us to exchange all project information and documentation with our entire job site team in real-time, so there is never any delay in communication. We use Procore, a project management tool that allows our project teams to organize, update, and access vital project information all in one place, including project estimates, scopes, contracts, budgets, and schedules. By utilizing both Procore and the Cloud for document storage, all members of the project team receive instant automatic notifications when any project updates or changes have been made, and all relevant information is immediately available by smartphone, tablet, and/or laptop.



OUR SUBCONTRACTORS

We are committed to conscientiously selecting the subcontractors we use for our projects based upon their expertise, safety record, business practices, and alignment of their values with ours. We consistently build strong partnerships with the subcontractors we choose to work with. We want you to have an exceptional experience, and we'll select the best subcontractor for your project.

OCCUPIED BUILDING PROJECTS

Our team has extensive experience in this area and utilizes the latest technology in containing the work area, enabling occupied locations to function with minimal disturbances. We make sure to confine noise and construction debris to the project area, we use negative air machines to minimize dust, and strict measures are taken during construction to ensure a positive experience for everyone involved.

HOUSEKEEPING

We are insistent upon maintaining an orderly, clean, and well-managed job site. Consistently keeping a focus on job site cleanliness helps us ensure we are following the best safety practices during work performance, and that we deliver a top-quality product once the job is complete.



PROJECT EXPERIENCE

Driftwood Commercial Recent Projects

- **Heart Hospital of Austin**

- \$5.5M interior renovation including a new 13,000 sq. ft. heart clinic, 8,000 sq. ft. vein and research clinic, 4,000 sq. ft. valve clinic, 3,500 sq. ft. support services office, 3,800 sq. ft. doctor's office, and a 1,000 sq. ft. bed depot; additionally, physician office interior renovation at the Texas Cardiac Arrhythmia clinic.

- **Sadler East Building 3**

- Ground-up, two story 30,000 sq. ft. MOB shell and new parking lot. Includes TPO roof, stone facade, Paraline soffits, and grand staircase entry.

- **St. David's Surgical Hospital Institute for Learning**

- 20,000 sq. ft. build-out of a first-generation shell space, including L&D/Trauma ER, OR/Cath Lab, N.I.C.U., skills lab, debriefing rooms, three large classrooms, offices, conference rooms, and lounge.

- **Northwest Hills Surgical Hospital Renovation**

- Interior renovation of the active Surgical Hospital including operating rooms, pharmacy, and nourishment department. Replaced existing boilers, sterilizers, HVAC equipment, chill water pumps, and upgraded electrical service.

- **South Austin Surgery Center**

- Renovation including interior electrical upgrades and replacement of the emergency generator, transfer switch, and blast wall.

- **Central Park Surgery Center Renovation**

- Renovation of an active surgery center including operating rooms, pre-op, recovery, dressing rooms, doctors' and staff lounges, business office, waiting room, and elevator lobby.

- **St. David's Surgical Hospital Time Share Doctors' Office**

- 2,300 sq. ft. build out on the third floor of a new four-story MOB shell, including reception and waiting area, business offices, exam rooms, nurse station, restrooms, checkout and lounge.

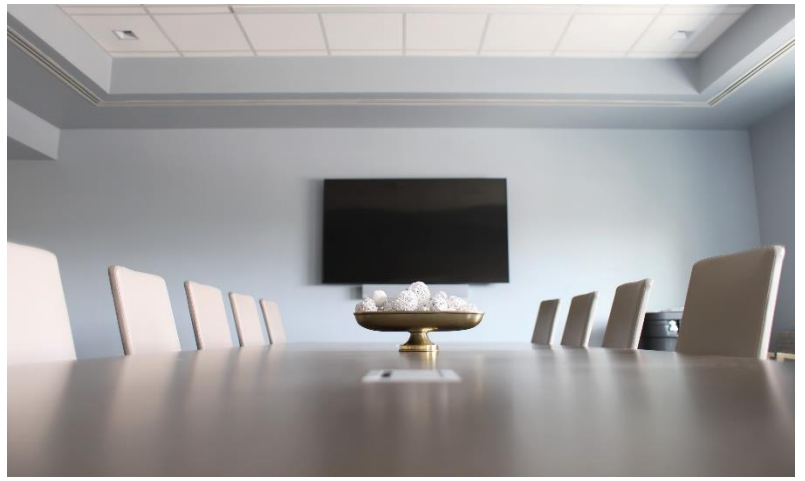
- **Oakwood Surgery Center**

- 1,600 sq. ft. addition of a new Operating Room, Sterilizer Room, along with Electrical Upgrades and business office area renovation.

PROJECT GALLERY







Sample Project Name

Progress Report

Date



Distribution :

- Client Name
- Client Name
- Client Name
- Architect Name
- Architect Name
- Architect Name
- Engineer Name
- Engineer Name
- Project Executive Name
- Project Manager Name
- Safety Director Name
- Superintendent Name

Work Completed :

- Punch walk

Work in progress :

- Punch walk corrections

Work to begin next week :

- Final Inspections

Progress Photos :

- See attached

RFI Log:

- See attached

Schedule:

- See attached

Sample OAC Meeting Agenda

Sample Project Name

Date



1. Sign In

2. Schedule

- Review construction schedule (completed items to date)
- Review construction schedule (current status to project completion)

3. Submittals

- Flooring
- Tile
- Toilet Partitions
- Window Treatments
- Signage

4. Request for Information (Open RFI's)

- RFI 19 (Elevation Elevator Lobby – Onsite Discussions, Fluid)
- RFI 21 (OR Lighting Dimensions – Onsite Discussions, Fluid)
- RFI 30 (Card Reader Finish Selection)
- RFI 31 (Conduit Location at Reception Desk)
- RFI 32 (Recessed Light Fixtures)
- RFI 33 (Paint Specifications)
- RFI 34 (Room 001 Entrance Elevation)

5. Construction Challenges

- Operable Partitions
- Plumbing Rough-In Restrooms

6. New Business / Other

7. Job Walk