



EXPERIENCE A NEW WAY TO BUILD

VOLUME 18 ■ ISSUE 2

Solutions

WHEN TIME TO MARKET IS CRITICAL, YOU NEED A DESIGN-BUILDER WITH SKIN IN THE GAME

At FINFROCK, our point of differentiation is to approach every project with a big picture perspective for how to help our clients achieve significant return on investment.

Alliance Residential LLC is one such example. As the second largest multifamily developer in the nation known for developing highly sought after multifamily communities, Alliance has invested in more than \$10 billion worth of real estate and manages a \$15 billion portfolio.

For every new multifamily project that Alliance begins, time to market is critical. Rapidly changing market conditions are a reality and a huge component of a developer's risk. Minimizing the risk by expediting the delivery of a building project is paramount – not just for realizing faster ROI from earlier occupancy but also to assure market conditions are less likely to change during construction and lease-up.

Given the reality of fluctuating market conditions, it was important that Alliance Residential make the right decision when choosing a design-build partner for Broadstone Winter Park. With traditional construction, some uncertainties and risks are inevitable when working with a loose alliance of architects, engineers, and contractors. This scenario often results in change orders, scheduling delays and budget overages.

Not so with FINFROCK. As a vertically-integrated design-build company with architects, engineers, manufacturing, and construction under one roof, we assume all of the risks for the design and construction of every project. This was an attractive alternative for Alliance Residential, and for its underwriters – who were initially skeptical that FINFROCK could complete Broadstone Winter Park in just 15 months, while only needing 12.5 months to achieve first occupancy.

To learn more about how this progressive-minded developer was able to set a new company precedent by working with FINFROCK to maximize their investment and minimize their risk, turn the page.

CUTTING EDGE TECHNOLOGY — Innovative design and unparalleled speed of construction ■■■

Luxury Living

(1) Broadstone Winter Park delivers a luxury lifestyle with amenities such as a skydeck (2) that features panoramic views and lounge areas to relax; beach-entry pool (3) with resort style cabanas and outdoor gathering spaces; two-story resident club with integrated work (4) and play (5) niches; (6) two private fitness studios and more.

The luxury apartment residences feature one, two and three bedroom units (7) with nine, ten and twelve-foot ceilings. The units also feature Smart Home technology, gourmet kitchens (8), luxurious bathrooms (9) and spacious walk-in closets.



- ◆ Superior quality and durability
- ◆ Quieter living
- ◆ Reduced energy, insurance, and life cycle costs.

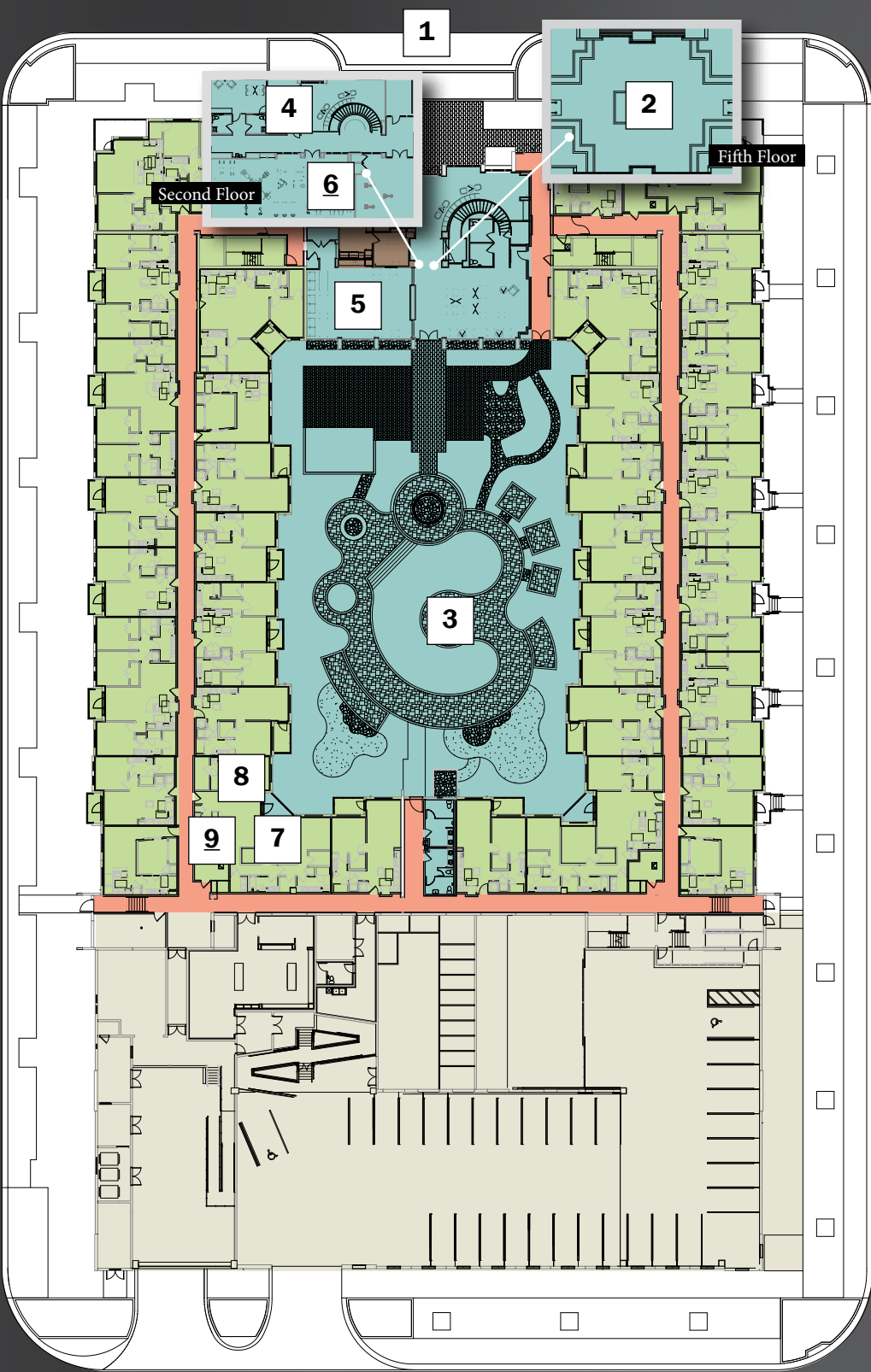
These are just a few of the benefits residents gain from the premium concrete construction FINFROCK utilized to build Broadstone Winter Park.

- Extreme weather protection
- Reduced sound transmission
- Outstanding energy efficiency
- Protection against fire and security breaches
- Protection from termites and wood destroying organisms

In addition to enabling record-breaking onsite-construction times, the DualDeck™ Building System offers the unmatched durability of precast/prestressed concrete. Because of FINFROCK's superior project delivery and building systems, we delivered on the date promised in the contract.

LEGEND

- Garage
- Circulation
- Suites
- Amenities
- Service Areas



Using FINFROCK's unique brand of offsite construction – the DualDeck™ Building System – projects are completed significantly faster. Produced in a quality-controlled factory setting, building subsystems such as electrical, mechanical, and plumbing are cast into building components during manufacturing. This moves a significant amount of labor offsite to a more efficient manufacturing setting.



FAST FACTS

Project size

- 460,282 square feet
- 268 units
- Seven-story building with attached 472 stall parking garage

Start/completion dates

- January 16, 2017 - Loan closes and construction begins
- February 1, 2018 TCO
- In 12.5 months, phase 1, 1st floor units were ready for occupancy by future residents



APRIL, 2017

Ground improvements and foundation work nearly complete.



MAY, 2017

Erection of precast/prestressed concrete begins



JUNE, 2017

Two cranes and erection crews begin working in tandem. Subcontractors have already started interior buildout in the east wing.



AUGUST, 2017

Residential nearly complete. Garage construction begins.



OCTOBER, 2017

Erection of residential units is complete, and the garage is nearly finished. Interior buildout is 60% complete.



FEBRUARY, 2018

All public areas, amenities, and first-floor residential units are complete. Certificate of Occupancy received on the date promised.

The construction of Broadstone Winter Park has already gained the attention of national magazines and public television.

See what Broadstone Winter Park's developer has to say about "Experiencing a New Way to Build."

Scan the code to watch the video.



Be sure to check out past issues on our website: <http://finfrock.com/resources/solutions>