

EXPERIENCE A NEW WAY TO BUILD

FINFROCK®

VOLUME 19 ■ ISSUE 2

Solutions

SAVING OWNERS TIME AND MONEY

LESSONS LEARNED FROM CHANGING OUR THINKING

You don't use the same phone you used ten years ago; you probably don't shop the same way you did five years ago...so why do so many owners approach a new building project the same way they have for decades?



In our humble beginnings, we did the same thing. We worked with different architects, contractors, subcontractors, material suppliers and third parties to complete one project. It was a very fragmented process with inefficiencies that often negatively impacted the owner. Frustrated with the process, we knew there had to be a more beneficial way.

What if you could experience a new way to build and have your next building project delivered to you from one accountable source like you would with the purchase of a vehicle or product? In this issue of Solutions, learn how FINFROCK's vertical integration has allowed us to evolve from manufacturing precast concrete components to offering turnkey solution for delivering parking garages and award-winning multi-story buildings as a product rather than a series of services.

“ When you have exhausted ALL possibilities, remember this: YOU HAVEN'T. ”

– Thomas Edison

THE EARLY DAYS

Fifty years ago when FINFROCK supplied structural components for our first parking garage, the process for building was for the owner to hire an architect for plans and specifications and then put it out for bid. It was a process that often resulted in higher costs and schedule delays for the owner as well as frustration for all parties involved. Sound familiar?

1945

FINFROCK Industries founded by Robert J. D. FINFROCK as a precast concrete company supplying the residential building industry



1960

Company receives patent on pole technology



2000

Establishes market leadership for design-build parking structures



2003

Forms StructureWorks, LLC a developer of 3D modeling software



2011

DualDeck Building System receives first of seven patents



2015

Develops, designs, manufactures and constructs first DualDeck project, the Hyatt house Naples/5th Avenue



2016

Construction begins on another DualDeck project, student housing at the University of South Florida



2017

Construction begins on Broadstone Winter Park Apartments using DualDeck Building System



2018

Broadstone Winter Park opens to first residents just 13 months after breaking ground



CELEBRATING
75 YEARS

2020

Over 3 million square feet of building space completed with the patented DualDeck system.



SINGLE SOURCE
DESIGN-BUILD
APPROACH – THE
TURNING POINT

To accomplish our goal of offering a better solution, we took responsibility for all aspects of design, structural component manufacturing and construction and brought them all under one roof. This single source design-build approach gives the ability to know costs early, control schedules more effectively and reduce risk for all parties.

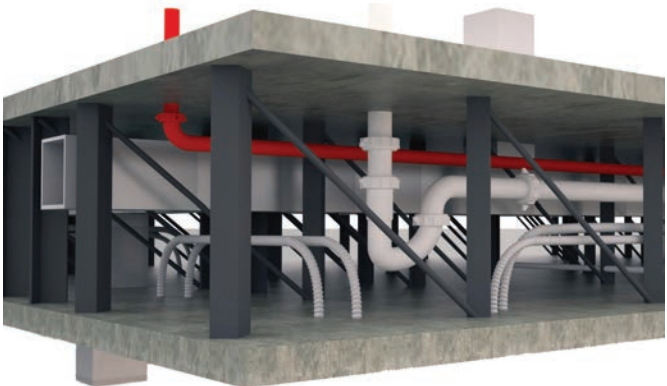
This vertically integrated process, rarely seen in the construction industry, proved to offer more benefits to owners. Our single source design-build approach is a cutting edge method to improve communications, reduce waste, cut costs, speed project delivery and reduce risk.

The DualDeck® Building System offers durability, flexibility and longevity. Made of precast concrete with an interstitial space, it allows subsystems to be accurately placed in the DualDeck at the manufacturing facility. Once the DualDeck is in place, subsystem completion is finalized sooner and with significantly less onsite personnel, resulting in record breaking construction times.



FROM FINISHED
PRODUCT TO
FINISHED PROJECT

The evolution of FINFROCK's delivery process did not happen overnight. Our epiphany of becoming a single source for the owner was just the beginning. Over the years and with almost 250 successfully completed design-build projects behind us, we have continued to improve the process by pioneering new ways to build.



With the delivery of our patented DualDeck™ Building System, we have applied the knowledge learned in delivering parking structures as a finished product to delivering multi-story buildings the same way. This system is the powerhouse behind innovative offsite construction without the typical constraints of modular construction. Structural components, including integrated subsystems, are manufactured in our state-of-the-art, quality controlled factory setting.

Using Building Information Modeling (BIM), we construct your project virtually before manufacturing and construction begins. The results are a building precisely designed then assembled on site without conflicts that lead to costly change orders, or worse, delayed or halted construction.

Through lessons learned, combined with a vertically-integrated business model, the disruptive technology of the DualDeck™ Build System changes how we build buildings and deliver exceptional customer value.

LET'S EXPLORE THE
POSSIBILITIES ON
YOUR NEXT PROJECT

The sky is the limit with FINFROCK's unique design-manufacture-construct project delivery system. From parking structures to modern multi-story buildings with luxury amenities, FINFROCK is the only vertically-integrated firm that substantially lowers project delivery risk for owners. With in-house design, manufacturing and construction, FINFROCK provides guaranteed pricing before the completion of design documents and compresses schedules to give you predictable costs and on time completion. Owners gain tremendous benefits including superior flexibility and sustainability. The possibilities are limited only by your imagination. Let's create something together today.

A BETTER WAY

We knew there was a better solution for the owner. That's when we said – what if? What if an owner could receive a turnkey project with an early guaranteed price and delivery date for little or no cost all while reducing his risk?



THE DIFFERENCE

Delivering buildings as a product rather than a series of services.



THE PEOPLE

Architects, structural engineers, precast/prestressed concrete manufacturer, general contractor and parking consultant serving as a single source of responsibility.



THE PROJECT TYPES



Mixed Use



Multi-unit residential



Student Housing



Hotels



Office



Parking

LESS RISK

By providing single source responsibility for the entire process, FINFROCK virtually eliminates owner risk. Our 75 years of experience enables us to deliver exactly the building you need – on time and on budget.

LESS EXPENSE

FINFROCK's project delivery system is unmatched in its quality and efficiency. This enables us to guarantee our price while improving performance, resulting in more value for your project dollar.

LESS TIME

As a vertically integrated company, FINFROCK is able to conduct work in multiple phases of a project simultaneously. With multiple disciplines moving forward at the same time, schedules are compressed.

2400 Apopka Boulevard
Apopka, Florida 32703
www.finfrock.com
407.293.4000

For additional information about our company, successful projects and our process, visit www.finfrock.com

Follow us on social |



FINFROCK[®]