



FINFROCK[®]

Solutions

DESIGNED FOR DEVELOPERS

How to maximize your investment
with fully-integrated design build

PROJECT SPOTLIGHT: JUNO WINTER PARK

MULTI-STORY LUXURY APARTMENTS

THE BEST TIME TO BUILD IS ON TIME

Rapidly changing market conditions are a reality and a huge component of a developer's risk. From changes in material costs to labor shortages, taking on too much construction risk is an ever-present concern for even the most seasoned developer. What if there were a way to receive an early, guaranteed price, reduced construction risk and an opportunity to maximize your ROI?

Working with FINFROCK, project owners realize significant cost savings through one point of contact.

Using FINFROCK's unique brand of offsite construction – the DualDeck Building System – our projects are completed significantly faster than using traditional construction methods. In addition to enabling record-breaking construction times, the DualDeck offers the durability of a truly all-concrete building that is unmatched. Because FINFROCK is fully integrated with architecture, engineering, manufacturing and general contracting services under one roof, we are positioned to significantly compress schedules, saving you time and money.

Delivering each project as a cohesive system keeps it moving forward from day one. Every commitment, from the conceptual design to construction completion, is guaranteed to succeed because the owner has one point of contact – FINFROCK.



In February of 2018, FINFROCK delivered Juno Winter Park's Certificate of Occupancy, just a little over a year from groundbreaking. The combination of our delivery process, technologies, and building system cut onsite construction time nearly in half, providing substantial economic benefits to the owner. Within a year of opening, the owner had sold the development and made an even greater return on their investment.

DEVELOPMENT RETURN ON INVESTMENT HOPE IS NOT A STRATEGY

Most would consider commercial real estate development as a long-term, entrepreneurial undertaking. An endeavor not to be entered into lightly and aided by all available technology and advancements to lower risks and provide the highest likelihood that there will be a return on investment. So why do so many developers assume they must take a traditional approach to building construction?

With the traditional construction procurement process of design-bid-build of hiring an architect, then bidding out the building to various contractors, the developer must believe that the project will have sufficient value to compensate for the time, labor, and other resources devoted to the project in the hopes of investment reward. Through the bid process, with its system of subcontractors, the developer is purchasing a series of events or portions of the project. In order to win their bid, each individual subcontractor is motivated to tailor his portion of the project in a way that will result in his lowest cost, not the project's. As a result, the process is plagued with hidden costs, and there is often no clear idea of what the investment will genuinely cost until it's too late.

But what if a developer could know the upfront costs and have a guarantee that the project will be on budget and on time? With FINFROCK, you can rely on more than hope.

FINFROCK's in-house Design-Manufacture-Construct capabilities uniquely position us to deliver the maximum benefits to developers upfront. As a proven, single-source provider, FINFROCK reduces risk to the owner and avoids costly, single-discipline middle people.

Applying specialized Design-Manufacture-Construct knowledge improves building efficiency and brings your project to market faster. Most importantly, with FINFROCK, you are buying direct and will enjoy a value-added rather than an adversarial relationship.

Let us illustrate how particularly in these times of uncertainty and challenges, our vertically integrated system of construction project delivery offers developers more than hope, but a proven process as the best choice for genuine value, timely performance, and most significant benefit.

“By taking responsibility for the design and construction, our completion guarantee allows developers to no longer bear the obligations that lead to change orders, cost overruns, and schedule delays”

-Bill Finfrock, President – FINFROCK



Upfront Costs to Determine Project Viability

In-house Design–Manufacture–Construct experience enables you to obtain an accurate price very early in the process. With in-house architects and engineers providing everything from master planning to a virtual walkthrough of the finished project, starting with FINFROCK enables owners to make a sound investment decision based on an upfront, total project price and timeline for construction.

Design-Manufacture-Construct Greatly Reduces Risk

Having every aspect of the Design-Manufacture-Construct process under one roof virtually eliminates change orders and disputes for the owner. You are assured that one, unified team of professionals share your same goal – to see your building actually built.

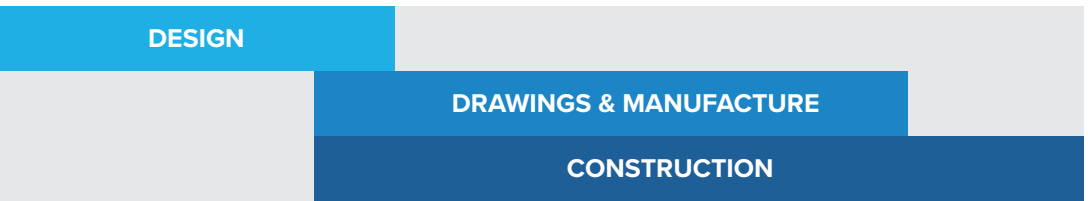
Systems Integration Improves Building Efficiency

FINFROCK's patented DualDeck® building system is the powerhouse behind innovative offsite construction without the typical constraints of modular construction. With the ability to install building subsystems such as electrical, mechanical, plumbing, and fire protection under a controlled environment in our manufacturing facility, the use of DualDeck dramatically increases efficiency while measurably reducing cost and risk.

Enjoy a Value-Added, Rather Than Adversarial Relationship

Having one source of responsibility for your development project eliminates the hassle of dealing with multiple companies, cost overruns, and scheduling issues inherent in the traditional building process. FINFROCK believes that a relationship built on mutual trust and respect far exceeds one built on the threat of litigation. Our win-win philosophy allows owners to get the building they want.

FINFROCK® FULLY INTEGRATED DESIGN-BUILD



You get your price here

TRADITIONAL DESIGN-BUILD PROCESS



You get your price here

TRADITIONAL DESIGN-BID-BUILD PROCESS



You get your first price here

You get another price here

You get the final price after change orders here

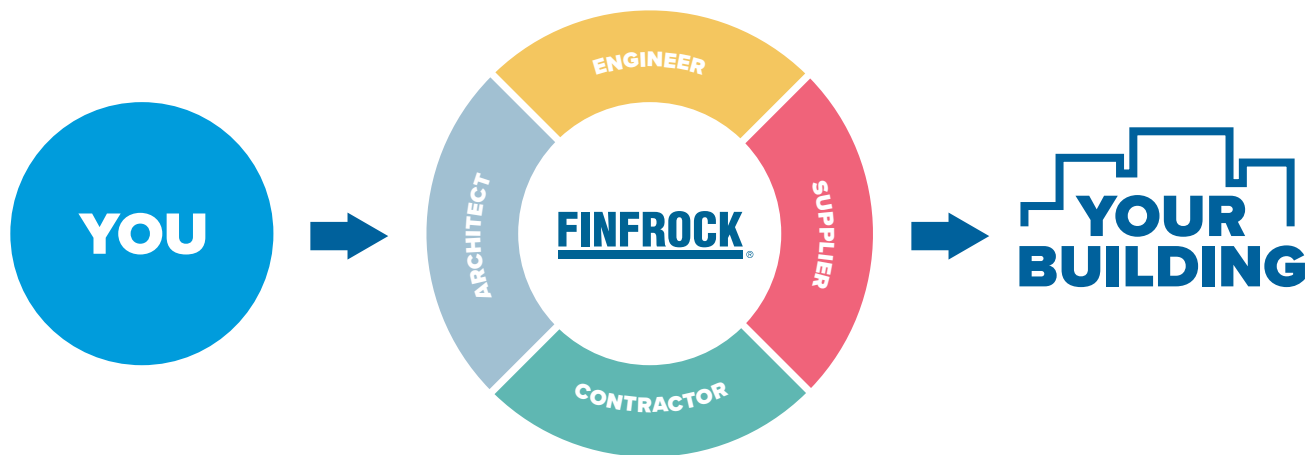


Sooner or later, every developer faces the ultimate question: **“Can this project be built in a way that makes real economic sense?”**

FINFROCK's Design-Manufacture-Construct capabilities give owners the information they need to answer this question at the outset of the project. Through our experience, specialization, and scope of in-house resources, FINFROCK can establish an accurate price based on conceptual documents and an outline scope. Contact us today to find out how FINFROCK can give you more than hope for your next real estate development investment.

EXPERIENCE A NEW WAY TO BUILD

FINFROCK's design, manufacturing, and construction knowledge allows us to provide building solutions through the efficient use of precast/prestressed concrete. While many companies offer design-build services, no other company has made the leap to incorporate the design, integration of sub-trades into the manufacturing of the structural components, and construction into one single source of responsibility. Learn more about how we provide value to our customers by operating as a trusted advisor by visiting www.finfrock.com.



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

FINFROCK[®]

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

Follow us on social



Finfrock Design LLC - Florida Architect - #AA0003428
Finfrock Design LLC - Florida Professional Engineer - CA #8717
Finfrock Design LLC - Florida General Contractor - #CGC062676

FINFROCK
75
YEARS