

**FINFROCK®**

# Solutions

**MAKE YOUR NEXT  
PARKING PROJECT EASY**  
SIX STEPS TO SUCCESS







## **PARKING DOESN'T HAVE TO BE BORING**

### **WHAT FINROCK CAN DO FOR YOU**

FINROCK works with you as a trusted advisor to not only get you the parking you need, but an attractive design within your desired budget. You can enjoy reduced risk and reduced cost by dealing directly with the single-source responsibility of a fully integrated design-build company.

We do all design, manufacturing, and contracting in house, so we have constant feedback from all teams, as well as an exceptional database of cost information from previous projects. We deliver the best price upfront, both minimizing your opportunity cost and enabling you to prove the viability of your project sooner.

With FINROCK, you can make a realistic evaluation of your design very early in the project with little or no capital outlay. As a result, the usual process and expense of dealing with a loose alliance of separate design teams, contractors, and subcontractors, are eliminated allowing you to get the look you want at a price you expect.



# FROM IDEAS TO REALITY

## BETTER PARKING IS POSSIBLE

As a fully integrated design-builder, we understand the cost drivers, design standards, and construction details associated with the design and construction of cost-effective projects, which include structured parking. This understanding, teamed with our knowledge of manufacturing the structural components, allows us to develop early accurate budgets with relatively few owner-provided details. You may be concerned that a parking garage is out of the realm of reality for your project. We can show you how to make your ideas affordable.



## 1 WHERE DO YOU WANT TO BUILD?

The available land, size of the lot, and the general location are the most important factor in the overall cost efficiency of the project. By understanding the size and shape of the available land, we can design the most cost-effective structure possible that not only fits but offers the best function for your project.

## 2 WHAT IS YOUR WISH LIST?

Simply stated, “How many parking spaces are you looking for and what will the parking serve?” In addition to the number of stalls, are there any other requirements, such as wheelchair access? Occupancies within the structure? For instance, do you have a large space required at the ground level? Do you have any special needs that require specific accommodations? Our team is equipped with solutions to meet your needs. Most of the challenges can be met affordably with the right design.

## 3 WHAT ARE THE ADJACENT BUILDINGS AND BOUNDARIES?

A full-blown site plan isn't essential to conceptualizing a parking structure in the early stages. However, it is important to understand what other buildings will occupy the site and their approximate locations. For instance, we will take into account the approach for a parking structure surrounded by existing buildings which occupy the site.

# SIX STEPS TO SUCCESS

## GET WHAT YOU WANT WITH A GUARANTEED PRICE UP FRONT

If you can answer these six questions, FINFROCK can provide a guaranteed lump sum price for your project that also includes the design.

### DO YOU WANT TO BUILD?

Geometry of that space is the efficiency of structured parking. Available land, FINFROCK can make possible that will not be available space.



### HOW DO YOU WANT TO BUILD?

Often, owners prefer that the building be adjacent or other finished structures. A cost-effective structure fits the budget. We are the experts. Our team will work with you to get you the results you require. Partner with us.



### DO YOU HAVE A LIST?

When needed, we can provide parking spaces, or we can provide retail spaces, or we can provide other spaces. Our team can provide all of these. Your design.

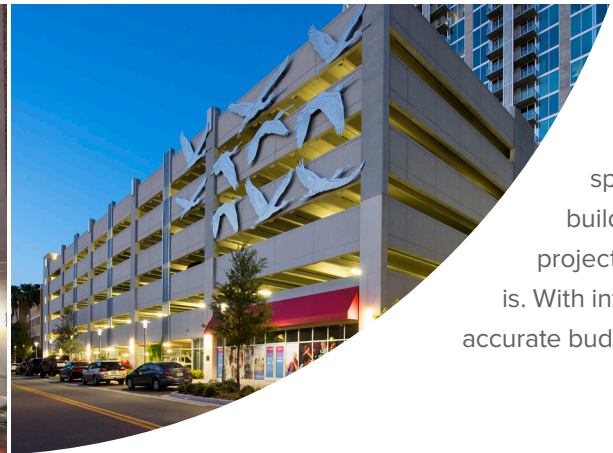


### WHAT DO YOU WANT?

Project size, types, with your budget, the most important the project is to get the project in detail. In detail, the foundation.

### DO YOU HAVE ADJACENT BUILDINGS?

When conceptualize the building, we need to know the site and their design. We need a slightly different design than one that occupies an entire city block.



### DO YOU HAVE ANY ADJACENT BUILDINGS?

Additional requirements, security, revenue, specified finishes, buildings, utility tie-in, project-specific requirements. With information on the project, we can provide an accurate budget for your project.



# MAKE YOUR PARKING DREAMS A REALITY

## 4 WANT IT TO LOOK?

The exterior of their parking structure resembles office buildings on site. Other times a less dressed, more industrial look will work just as well and fit within your desired aesthetic. We work with your architects, so we can bring your vision to reality. We work with you to understand the level of aesthetics your parking does not have to be boring.

## 5 ARE SITE CONDITIONS?

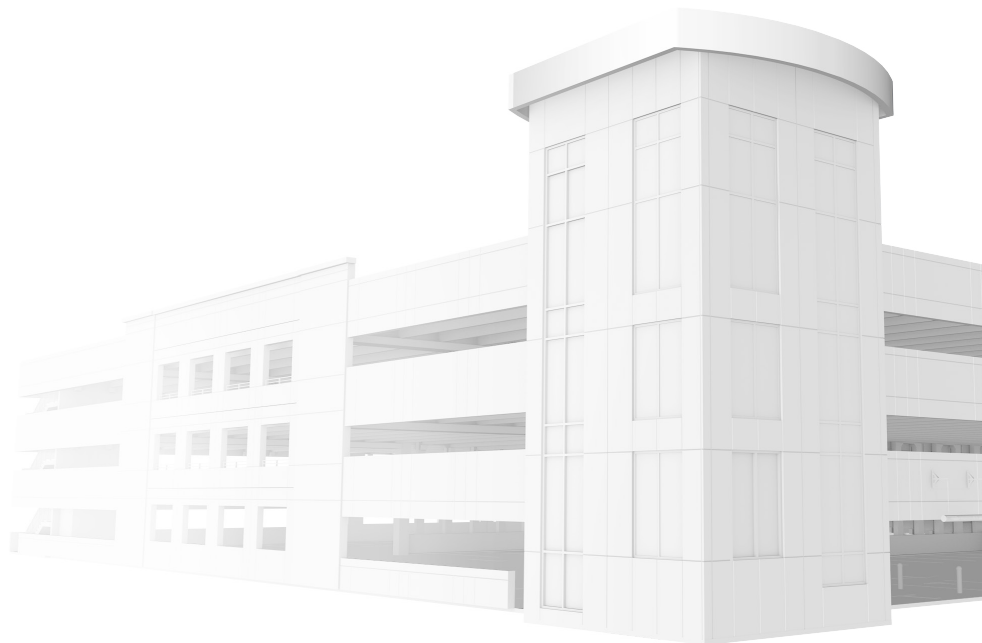
Site size and soil conditions dictate foundation requirements, which can be a significant cost driver. We work with your geotechnical engineer to ensure we design the most economical foundation for your project. If a geotechnical report is not yet available, reports from previous projects on the site or nearby projects can be useful in determining the likely scope of the required foundation system.

## 6 DO YOU HAVE ADDITIONAL REQUIREMENTS?

Additional requirements might be items such as access control, security, vehicle control, parking guidance systems, other owner-specific needs, additional program requirements due to adjacent buildings, project schedules, etc. The more refined the requirements become, the more refined your budget becomes. For each of the six criteria, FINFROCK can develop an approach for your specific project.

## LET US GIVE YOU A GUARANTEED PRICE UPFRONT

Rather than rely on industry averages, contact us today or fill out our parking inquiry form at [www.finfrock.com/parking](http://www.finfrock.com/parking), and we'll give you an accurate budget. With over 300 successful parking projects, we are the largest design-builder of parking parking garages in the country. Because FINFROCK has in-house experience and cost knowledge in delivering your type of project, we help in the decision making process resulting in the best design for the best price.







# WE MAKE IT EASY TO GET THE BUILDING YOU WANT

## LESS RISK

FINFROCK 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 for the customer. By doing so, we virtually eliminate your risk.

## LESS COST

FINFROCK's in-house teams work with you as a partner from the onset, using your functional, aesthetic, and economic requirements to develop concepts that work within your budget. We provide a guaranteed price before the completion of design documents and compress schedules to give you predictable costs and on-time completion.

## 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 significantly compressed.



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**For additional information about our company,  
successful projects and our process, visit [www.finfrock.com](http://www.finfrock.com).**

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