



FINFROCK®

Solutions

**CONCRETE CONSTRUCTION:
DURABLE BY DESIGN**

Investing up-front in resilient building products like concrete provides real ROI and saves money over the life of a building

Proximity to salt water poses dangers to all structures unless precautions are taken in advance

LEADERS IN CONCRETE DESIGN AND CONSTRUCTION

BUILDING IT RIGHT FROM THE START: DESIGNING FOR LONGEVITY

If we've learned one thing from the events in the construction industry over the past year, it's that we can't ignore our infrastructure, and we need to invest in it from the start.

Buildings "live" in the environment that we ourselves live in – but aging is a natural and inevitable process with structures declining over time without proper maintenance. However, the ultimate measure of success of any structural system is its ability to deliver long-term performance.

That starts with choosing the right design and construction partner from the beginning so that lifecycle maintenance is an inherent advantage and not a costly afterthought.

FINFROCK's precast/prestressed concrete building method offers significant cost advantages in terms of attractive, affordable exterior design options along with quality construction and overall maintenance costs.

This urban hotel on the water proves that FINFROCK's design team can offer unparalleled possibilities. Hyatt House Naples features a total-precast/prestressed concrete structural framing system and is the first large scale building project to utilize our patented DualDeck® building system.



ARE YOU SET UP TO MAINTAIN YOUR INVESTMENT?



In light of today's concerns over building safety, the long-term health of any building weighs heavily on the consumer's decision to renew, lease or buy properties.

Potential buyers and prospective tenants place a higher priority than ever before on a building's construction history and maintenance records, making developers motivated and proactive, in drilling down to all details even the design phase.

The bottom line is that developers and builders must be able to answer how their development is planned, designed, engineered and constructed. Even though repairs might be an expensive and inconvenient undertaking, due to issues being ignored or unnoticed, they must show responsibility for making repairs. The good news is that there are quality

structural solutions that are built to last. This means developers will combat the exponential growth of future repair costs with a quality building thereby investing less in on-going maintenance and future repairs.

For example, precast/prestressed concrete offers unmatched advantages in terms of extreme weather protection. The components are manufactured to such tolerances that each piece fits together precisely, reducing the risk of water intrusion. The thermal mass of precast/prestressed concrete components also provides excellent temperature control as well as protection against fire and security breaches. A forward-thinking design-build company that specializes in precast concrete, like FINFROCK, is the ideal partner because of the preventative

maintenance packages offered that proactively correct minor problems before they become costly repairs. With FINFROCK's single-source approach to designing and constructing buildings and parking garages, developers are given a guaranteed cost and schedule from the start. As an architect with extensive expertise in precast concrete manufacturing and construction, FINFROCK can quickly arrive at a final design that is aesthetic, functional, and economical while meeting all stakeholder requirements. FINFROCK's effective and award-winning design-build process works to extend a building's lifecycle and has been employed in countless parking structures throughout the United States and in residential and mixed-use facilities in Florida.

CASE STUDY: **LOCATION, LOCATION, LOCATION** (AND PROXIMITY TO SALTWATER)

Close tolerances, precise fits and powerful structural integrity add up to big dividends during storm season and in real estate markets susceptible to water damage. For beachfront buildings that are made from reinforced concrete, the ocean is a constant source of danger. Like a steel skeleton, strand and rebar runs through concrete columns and slabs. Saltwater seeping through concrete can cause the steel to rust and expand, resulting in corrosion and eventually causing a building to collapse.

FINFROCK uses the highest quality waterproofing membrane available today that can provide a leak-proof roofing system to withstand vehicle traffic use. This is a crucial detail in the integration of a retail space situated below a parking garage.

As a leading design-builder, FINFROCK has proven that connections made on the top surface of a structure can become a weak point in a waterproofing system, which is why the company chooses to move those connections to the underside of the precast structure, where significantly fewer weak points are exposed on the upper surface. In areas where there is a high presence of saltwater, FINFROCK also incorporates stainless steel connections with a special mix of concrete material to further deter building deterioration from water and chlorides.

Today's construction standards can be demanding and will likely become even more so, particularly as it pertains to high-rise coastal developments. Building codes in areas near saltwater and other compromising elements are typically stringent, which means structures are designed with deep foundations to withstand strong winds and storm surges. However proper maintenance practices are also an essential part of the overall construction equation, which is why it's more imperative than ever before to choose the right partner for a design-build project.



FINFROCK: INTEGRATED PARKING THAT'S BUILT TO WITHSTAND THE TEST OF TIME

Upscale urban residential communities are among the hottest trends in real estate today and every single one of those projects has a common challenge: Parking.

Developers can depend on FINFROCK to fully integrate a parking structure that is built to last with the aesthetics of a new mixed-use facility. With FINFROCK's precast/prestressed concrete structural elements, components are designed and engineered to allow generous open spans on every floor, requiring less interior support than conventional cast-in-place structures.

By understanding the size and shape of the available land, FINFROCK designs the most cost-effective structure possible to not only fit but offer the best function for your available space.



FINFROCK improves the competitive position of your project by:

- Complementing the design of your building project
- Incorporating architectural elements into exterior load-bearing walls
- Delivering finished structures on time at a guaranteed price
- Offering a maintenance and repair program designed to minimize your life-cycle costs and protect your investment

Often, owners prefer that the exterior of their parking structure resembles adjacent or other nearby buildings. Other times a less dressed, cost-effective structure works just as well and fit within your desired budget. As the architect for all of our structures, we bring your integrated parking vision to reality.



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 dramatically reduce 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.



2400 Apopka Boulevard
Apopka, Florida 32703

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

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407-293-4000

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