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**EXHIBIT J2 – RFQ Response**

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## **HARRISON STREET PARKING GARAGE**

STATEMENT OF QUALIFICATIONS FOR DESIGN-BUILD  
SERVICES, PROJECT NO. RFQ-335-25WV

Hollywood, FL  
August 5th, 2025





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August 5th, 2025

City of Hollywood  
2600 Hollywood Blvd,  
Hollywood, FL 33020

## RE: DESIGN-BUILD SERVICES FOR HARRISON STREET PARKING GARAGE

Dear selection committee:

The FINFROCK team is pleased to submit our Statement of Qualifications to provide professional design-build services for the new Harrison Street parking garage.

We are confident that our proposed team offers the ideal combination of proven project management, technical expertise, and experience in structured parking. FINFROCK understands that with thoughtful planning and integrated design, the result can be an attractive, highly functional, and cost-effective garage that enhances both the user experience and the surrounding urban environment. Our Design-Build team will act as a true extension of your staff, working closely with the City to develop a solution that meets your functional goals while maintaining control of schedule and budget throughout the process.

Led by Senior Project Executive Jacob Lucky, our team includes seasoned professionals across architecture, engineering, manufacturing, and construction—all under one roof. Our commitment to delivering projects on time and within budget has earned us consistently high satisfaction ratings from both public and private sector clients. We also actively seek to engage local trade partners on our projects—not as a requirement, but as a valued opportunity to strengthen relationships and support the local economy. Additionally, FINFROCK places a strong emphasis on sustainability and life-cycle performance, ensuring long-term value through resilient design practices.

Supporting our team are trusted local partners: Miller Legg, providing civil engineering services with a strong working knowledge of the City of Hollywood, and The Merchant Strategy, leading community outreach and engagement. Both firms bring valuable local insight that will help ensure smooth coordination and project execution.

FINFROCK looks forward to the opportunity to bring our expertise to this important project and to deliver a parking solution that serves the City of Hollywood for decades to come.

Sincerely,



Daniel L. Helmick, Jr., PE  
Executive Vice President  
2400 Apopka Blvd, Apopka FL 32703  
dhelmick@finfrock.com  
407.367.2407 direct



# TAB B

## EXECUTIVE SUMMARY



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## EXECUTIVE SUMMARY

FINFROCK is a vertically integrated, independently owned design-builder with 80 years of experience delivering innovative solutions for more than 350 design-build parking projects, encompassing over 45 million square feet and well over 140,000 parking spaces. Headquartered at 2400 Apopka Boulevard, Apopka, FL 32703, FINFROCK goes beyond typical design-build models. Our total building process addresses aesthetic, functional, and budgetary concerns upfront—saving time and money by forecasting potential difficulties and adapting quickly to changing conditions.

As a fully integrated design-builder specializing in the design and construction of parking structures, FINFROCK has in-house professionals for each phase of your project:

- Architects
- Engineers
- Preconstruction Services
- Manufacturing
- Quality Control
- Construction Management
- Software Development

FINFROCK serves as a single-source of responsibility throughout the entire building process—from initial concept to final construction—ensuring streamlined project delivery and reduced risk for clients.

FINFROCK's project delivery method enables superior cost and schedule control throughout the design and construction phases of each project. Our ability to overlap schedules in each discipline shortens the duration of the entire project. As a specialist in parking, our expertise provides more efficient designs and improved long-term durability — which contributes to lower initial, life cycle, and maintenance costs. By improving the integration and coordination of subsystems, we can optimize the whole structure rather than each part. We have a team of professionals committed to sustaining the goal of the firm's leaders, "...to provide exceptional customer value by delivering buildings as a finished product rather than as a series of services."

Furthermore, as a leading national specialist in the planning, design, and construction of functionally efficient, attractive, and cost-effective precast concrete structures, we use our experience to move swiftly through the design process. With a wealth of experience in this domain, we arrive at the table already equipped with a comprehensive understanding of the key aspects essential for successful project execution. Our familiarity with parking projects allows us to efficiently identify requirements, anticipate challenges, and propose solutions tailored to the project's unique needs. Moreover, we collaborate closely with Ownership, leveraging our knowledge to fine-tune project-specific details, ensuring alignment with their objectives and preferences. This synergy between our seasoned experience and proactive collaboration streamlines the design process, facilitating expedited progress towards achieving project milestones.

With in-house consultants, architectural and engineering teams, precast designers, cost estimators, quality control personnel, construction managers, and manufacturing teams, we ensure the balance of risk and reward favors the owner. FINFROCK's internal feedback loop allows us to continually improve structure durability and low-maintenance features.

FINFROCK can quickly analyze project functionality and economic feasibility, offering multiple options to meet diverse needs and budgets. Our total building process addresses aesthetic, functional, and budgetary concerns upfront, providing price and schedule guarantees prior to design commencement. Through seamless collaboration between designers and construction estimators, we deliver exceptionally designed structures within budget.

FINFROCK's project delivery process offers several key benefits, including fewer change orders, reduced risk, lower costs, and accelerated schedules. Our proposed team brings extensive experience working within city environments, where coordination, safety, and adherence to strict schedules are critical. With our proven expertise and commitment to excellence, we are the trusted partner the City of Hollywood can count on to deliver outstanding results.



“ to provide exceptional customer value by delivering buildings as a finished product rather than as a series of services. ”





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# BASIC COMPANY INFORMATION

- Company Name: FINFROCK Construction, LLC
  - Corporate Headquarters: 2400 Apopka Blvd, Apopka, FL 32703
  - Broward Office: 4616 N Federal Hwy, Lighthouse Point, FL 33064
  - South Florida Manufacturing Facility: 2402 Orange Ave Circle Belle Glade, FL 33430
  - Telephone: P 407-293-4000 F 407-297-0512
  - Email Address: jlucky@finfrock.com
  - Primary Contact: Jacob Lucky

## 2. 3. 4. Years in Business & Licenses

7/28/25, 11:57 AM Related License Information [Print](#)

**Licensee**  
 Name: **FINFROCK CONSTRUCTION, LLC** License Number:  
 Rank: **Construction Business Information** License Expiration Date:  
 Primary Status: **Current** Original License Date: **05/23/2001**  
 Secondary Status: **Active**

**Related License Information**

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
CGC010335	Delinquent, Active	FINFROCK, ROBERT D JR DBA-FINFROCK CONSTRUCTION, LLC	Primary Qualifying Agent for Business	05/23/2001	Certified General Contractor	08/31/2024
CGC062745	Current, Active	FINFROCK, WILLIAM ARTHUR DBA-FINFROCK CONSTRUCTION, LLC	Primary Qualifying Agent for Business	09/25/2006	Certified General Contractor	08/31/2026
CGC062676	Current, Active	JONES, MINOR STANFELD DBA-FINFROCK CONSTRUCTION, LLC	Primary Qualifying Agent for Business	05/23/2001	Certified General Contractor	08/31/2026

7/28/25, 11:57 AM Related License Information [Print](#)

**Licensee**  
 Name: **FINFROCK DESIGN LLC** License Number:  
 Rank: **Architect Business Information** License Expiration Date:  
 Primary Status: **Current** Original License Date: **12/21/2000**  
 Secondary Status: **Active**

**Related License Information**

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
AR92120	Current, Active	ARBOLEDA, JORGE A DBA-FINFROCK DESIGN LLC	Responsible Supervisor	06/11/2012	Architect	02/28/2027
AR92120	Current, Active	ARBOLEDA, JORGE A DBA-FINFROCK DESIGN LLC	Qualifying Architect	06/11/2012	Architect	02/28/2027

7/28/25, 11:56 AM Related License Information [Print](#)

**Licensee**  
 Name: **FINFROCK DESIGN, LLC** License Number: **8717**  
 Rank: **Registry** License Expiration Date:  
 Primary Status: **Current** Original License Date: **11/09/2000**

**Related License Information**

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
52629	Current, Active	FINFROCK, ALLEN R Registry	Registry	02/19/2005	Professional Engineer	02/28/2027

## **5. Professional Licenses & Certifications**

FINFROCK affirms that the firm and all assigned key professional staff possess all licenses and certifications required to undertake and complete the project. FINFROCK is fully licensed by the State of Florida to perform engineering, architectural, and general contracting services. The firm maintains active certifications and is in good standing with the Florida Department of Business and Professional Regulation (DBPR). Supporting documentation verifying licensure and standing with DBPR is included in this submission.

## **6. National, Regional, or Local Organization**

FINFROCK is a national organization headquartered in Florida with multiple offices. While our roots are local, our integrated design-build capabilities and innovative precast concrete solutions have allowed us to successfully deliver projects across the United States.

## **7. Firm Description: (size, range of activities, etc.)**

FINFROCK is a vertically integrated design-builder based in Florida with 80 years of industry experience. The company employs more than 600 professionals across a wide range of disciplines, including architecture, engineering, manufacturing, construction, and development.

FINFROCK specializes in the design, manufacture, and construction of precast concrete structures, with a strong focus on parking garages, mixed-use developments, multifamily housing, hospitality, and healthcare facilities. Our unique single-source approach streamlines project delivery by combining all phases of a project—planning, design, manufacturing, and construction—under one roof, resulting in reduced risk, greater cost control, and accelerated schedules.

With in-house capabilities and two precast manufacturing facilities, FINFROCK consistently delivers high-quality, innovative structures throughout the Southeastern United States.

## **8. Years in business providing services offered under this solicitation:**

FINFROCK has been in continuous operation since 1945, providing integrated design, engineering, manufacturing, and construction services for nearly 80 years. Our firm has decades of experience delivering the full scope of services proposed under this solicitation through a proven, single-source approach.

## **12. Limited Liability Corporation**

a. Date of Organization: 11/19/1945

b. State of Organization: Florida

c. Names of Members:

- William Finrock - President
- Allen Finrock - Chief Executive Officer
- Stan Jones - Chief Operating Officer
- Daniel Helmick - Executive. Vice President



FIRM QUALIFICATIONS  
& EXPERIENCE



## FIRM QUALIFICATIONS & EXPERIENCE

- Company Name: FINFROCK Construction, LLC
- Address: 2400 Apopka Blvd, Apopka, FL 32703
- Telephone: P 407-293-4000 F 407-297-0512
- Email Address: [jlucky@finfrock.com](mailto:jlucky@finfrock.com)
- Website: [www.finfrock.com](http://www.finfrock.com)
- Primary Contact: Jacob Lucky
- Established: 1945 (80+ years of experience)
- Firm Size: 600+ employees across architecture, engineering, manufacturing, construction, and support teams

## FINFROCK'S DESIGN BUILD ADVANTAGE

FINFROCK is uniquely positioned to deliver exceptional value to this Project, offering an integrated design-build approach backed by over 80 years of industry leadership. As a vertically integrated, single-source provider for architecture, engineering, manufacturing, and construction, FINFROCK combines innovation with accountability — delivering cost certainty, rapid project schedules, and exceptional quality from concept to completion.

Our firm is nationally recognized for its ability to deliver complex structures, with a core specialization in functionally efficient, aesthetically compelling, and cost-effective precast concrete solutions — especially for parking structures and mixed-use developments. As both the designer and constructor, we eliminate traditional inefficiencies between disciplines, shorten timelines, and reduce owner risk by streamlining communication and aligning accountability. This level of in-house integration is not only rare in the construction industry — it's a critical differentiator that ensures best practices are embedded in every project phase.

# INTEGRATED SOLUTIONS, EXCEPTIONAL RESULTS

Our design-manufacture-construct delivery model leverages cutting-edge technologies and industry best practices, including:

- Advanced BIM modeling and clash detection, ensuring buildability before construction begins.
- In-house manufacturing of structural precast, giving us total control over quality, schedule, and cost.
- Value engineering and lifecycle cost analysis, leading to smarter, more sustainable outcomes for our clients.
- Just-in-time delivery and on-site erection practices that minimize disruptions and compress construction schedules.
- Design-assist collaboration early in the process, allowing us to identify and resolve challenges before they escalate into costly issues in the field.

The selection of FINFROCK brings a measurable competitive advantage to your project — one built on performance, innovation, and a proven track record of delivering on our promises.

## LOCAL KNOWLEDGE & EXPERIENCE

FINFROCK's experience throughout Southeast Florida is extensive. We have successfully delivered numerous projects in the region, including structured parking, hospitality, and mixed-use developments in both coastal and urban environments. We understand the regulatory climate, permitting complexities, and site constraints unique to the area — particularly within Miami-Dade, Broward, and Palm Beach counties.

Our long-standing relationships with reliable local subcontractors, vendors, and suppliers have been forged over decades of successful collaboration. We recognize the nuances of labor availability, material logistics, and regional pricing volatility. FINFROCK maintains real-time awareness of market conditions through continuous engagement with trade partners, current project activity, and proactive pricing strategies.

This allows us to provide owners with the most accurate cost projections and informed decision-making throughout the process.

To strengthen our community outreach and subcontractor engagement even further, we've partnered with The Merchant Strategy, a highly respected local firm specializing in public involvement, stakeholder relations, and strategic subcontractor outreach. This collaboration allows us to broaden participation opportunities for local trades, improve transparency, and foster a more inclusive and responsive project environment. Together, we are better able to tap into underutilized local resources and promote a collaborative approach that benefits all stakeholders.

## A PROVEN TEAM

Our team is not only highly qualified, but deeply experienced in delivering high-quality projects under similar conditions to those of this Project. From preconstruction planning through final delivery, FINFROCK's professionals bring unmatched technical expertise, responsiveness, and an owner-focused mindset. Our portfolio includes hundreds of successfully completed design-build projects — many in Southeast Florida — each serving as a testament to our commitment to excellence and efficiency.

The following pages include detailed team résumés and representative project experience, showcasing our leadership, technical depth, and successful delivery of projects similar in scale, scope, and complexity. We invite you to review our credentials and see firsthand the strength and experience behind every FINFROCK project.

# *State of Florida Department of State*

I certify from the records of this office that FINFROCK CONSTRUCTION, LLC is a limited liability company organized under the laws of the State of Florida, filed on July 2, 2018, effective September 9, 1996.

The document number of this limited liability company is L18000161546.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025 and that its status is active.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Seventeenth day of June, 2025*



*Secretary of State*

Tracking Number: 0220025117CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>