



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



TAB B

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.”





TAB
B

BASIC COMPANY INFORMATION

1. ■ 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**

Rank: **Construction Business Information**

Primary Status: **Current**

Secondary Status: **Active**

License Number: **CGC010335**

License Expiration Date: **05/23/2001**

Original License Date: **05/23/2001**

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
CGC010335	Delinquent	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**

Rank: **Architect Business Information**

Primary Status: **Current**

Secondary Status: **Active**

License Number: **AR92120**

License Expiration Date: **12/21/2000**

Original License Date: **12/21/2000**

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**

Rank: **Registry**

Primary Status: **Current**

License Number: **8717**

License Expiration Date: **11/09/2000**

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



TAB
C

FIRM QUALIFICATIONS
& EXPERIENCE



TAB
C

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
- Website: 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

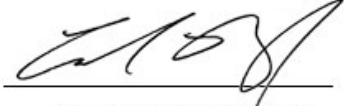
I certify from the records of this office that FINFROCK CONSTRUCTION, LLC is a limited liability company organized under the laws of the State of Florida, filed on July 2, 2018, effective September 9, 1996.

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

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LICENSEE DETAILS 3:37:23 PM 6/26/2025

Licensee Information
Name: JONES, MINOR STANFIELD (Primary Name)
Main Address: FINFROCK CONSTRUCTION, LLC (DBA Name)
2400 APOPKA BLVD
APOPKA Florida 32703
County: ORANGE

License Information
License Type: Certified General Contractor
Rank: Cert General
License Number: CGC062676
Status: Current/Active
License Date: 09/21/2001
Expires: 08/31/2026

Special Qualifications
Qualification Effective
Construction Business 02/20/2004

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LICENSEE DETAILS 3:33:41 PM 6/26/2025

Licensee Information
Name: ARBOLEDA, JORGE A. (Primary Name)
Main Address: FINFROCK DESIGN LLC (DBA Name)
2400 APOPKA BLVD
APOPKA Florida 32703
County: SEMINOLE

License Information
License Type: Architect
Rank: Architect
License Number: AR92120
Status: Current/Active
License Date: 06/15/2004
Expires: 02/28/2027

Special Qualifications
Qualification Effective

Alternate Names

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LICENSEE DETAILS 3:34:08 PM 6/26/2025

Licensee Information
Name: FINFROCK DESIGN, LLC (Primary Name)
Main Address: 2400 APOPKA BLVD
ORLANDO Florida 32869
County: ORANGE

License Mailing: 2400 APOPKA BLVD
APOPKA FL 32703
County: ORANGE

License Location: 2400 APOPKA BOULEVARD
APOPKA FL 32703
County: ORANGE

License Information
License Type: Engineering Business Registry
Rank: Registry
License Number: 8717
Status: Current
License Date: 11/09/2000
Expires:

Special Qualifications
Qualification Effective

 Ron DeSantis, Governor  Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

KRUTH, ANGELA KATHLEEN
1940 FIDELITY COURT
CASSELBERRY FL 32707

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 Ron DeSantis, Governor  Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD
THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

JONES, MINOR STANFIELD
FINFROCK CONSTRUCTION, LLC
2400 APOPKA BLVD
APOPKA FL 32703

LICENSE NUMBER: CGC062676
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ISSUED: 07/11/2024
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 Ron DeSantis, Governor  Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF ARCHITECTURE & INTERIOR DESIGN
THE ARCHITECT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

ARBOLEDA, JORGE A.
FINFROCK DESIGN LLC
2400 APOPKA BLVD
APOPKA FL 32703

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EXPIRATION DATE: FEBRUARY 28, 2025
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WILLIAM FINFROCK, PE

PRESIDENT



EXPERIENCE

Industry

30 years

With FINFROCK

30 years

EDUCATION

Masters, Business Administration
Crummer Graduate School of
Business, 1997

Bachelor of Science, Structural
Engineering,
Vanderbilt University, 1992

PROFESSIONAL REGISTRATION

General Contractor, Florida, CGC
062745

General Contractor, North Carolina,
68503

General Contractor, Virginia,
2705 093424A

Professional Engineer, Florida,
60073

PROFILE

As President, William Finfrock ensures that project goals and initiatives are met — from conceptual architectural and engineering design, through manufacturing and construction, to final certificate of occupancy. He is a key point of contact for the customer and works with all of FINFROCK's departments to ensure the project is running smoothly, and the customer is satisfied.

Bill is a civil engineering graduate of Vanderbilt University with an MBA. He is a licensed professional engineer and certified general contractor.

SIMILAR PROJECT EXPERIENCE

City of Winter Garden Parking Garage - Winter Garden, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 3 elevated level parking structure 500 stalls.

Wildwood PG – Wildwood, FL

FINFROCK is serving as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for a 126-stall, ground-plus-two-level parking garage in downtown Wildwood, near City Hall. This project, designed to serve the public and support the developing downtown area, aims to preserve and reflect the historic character of its surroundings.

City of Cocoa Beach Garage - Cocoa Beach, FL

Celebration Pointe P2 Parking Garage, Gainesville, Florida – Hoar Construction LLC. FINFROCK served as the design-build contractor for this 967-stall, four elevated level parking garage.

“F” Deck Parking Garage - Orlando, FL

FINFROCK served as the architect of record, structural engineer, precast concrete manufacturer and installer, and general contractor on this 8-elevated level, 888-stall parking garage, uniquely attached to a 54,669-sf office building.

Osceola Regional Medical Center Parking Facility - Kissimmee, FL

FINFROCK served as the architect of record, engineer of record, design-build contractor and precast/prestressed concrete manufacturer for this 330-stall, 2 elevated level facility. FINFROCK guaranteed a price prior to starting permit drawings and saved the client approximately 30% from the original design.

Celebration Health Parking Garage - Celebration, FL

The functional design of this 1033-stall, six elevated level garage incorporates double helix ramps to maximize efficiency and convenience and includes the capability to expand horizontally in two directions.

DAN HELMICK, PE

EXECUTIVE VICE PRESIDENT, PROJECT DEVELOPMENT



EXPERIENCE

Industry

22 years

With FINFROCK

22 years

EDUCATION

Masters, Business

Administration,

University of Florida,

Warrington School of Business,

2009

Bachelor of Science, Civil

Engineering,

University of Florida, 2005

PROFESSIONAL REGISTRATION

Professional Engineer

Florida, 73164

General Contractor

Florida, CGC 1535390

PROFILE

As Executive Vice President of Project Development, Dan Helmick is the owner's key point of contact with FINFROCK. Overseeing both Project Development and Architecture, Dan ensures that project goals and key initiatives are met, from conceptual architectural and engineering design, through manufacturing and construction, to a final certificate of occupancy.

Since joining the firm in 2002, Dan has gained valuable experience working in FINFROCK's precast Manufacturing Plant, Transportation Department, Engineering Design Department and serving as construction site superintendent. Dan's cumulative experience allows for extensive knowledge and understanding of successful project delivery processes that convey an abundance of project owner benefits.

SIMILAR PROJECT EXPERIENCE

City of Cocoa Beach Garage - Cocoa Beach, FL

Celebration Pointe P2 Parking Garage, Gainesville, Florida – Hoar Construction LLC. FINFROCK served as the design-build contractor for this 967-stall, four elevated level parking garage.

Great Southern Box Parking Garage – Orlando, FL

FINFROCK served as architect of record, structural engineer, design-build contractor, and parking consultant for this 305-stall, 4-elevated-level structured parking project. The structure is to serve the developer's new 212-acre mixed-use Packing District which features a 22,400-square-foot food hall.

Wildwood PG – Wildwood, FL

FINFROCK is serving as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for a 126-stall, ground-plus-two-level parking garage in downtown Wildwood, near City Hall. This project, designed to serve the public and support the developing downtown area, aims to preserve and reflect the historic character of its surroundings.

"F" Deck Parking Garage - Orlando, FL

FINFROCK served as the architect of record, structural engineer, precast concrete manufacturer and installer, and general contractor on this 8-elevated level, 888-stall parking garage, uniquely attached to a 54,669-sf office building.

Downtown Ocala Parking Garage - Ocala, FL

FINFROCK provided full design-build delivery of this two-elevated level, 400 stall parking structure with a brick façade which compliments a bygone era when Ocala became known as the Brick City.

STAN JONES

CHIEF OPERATING OFFICER



EXPERIENCE

Industry

29 years

With FINFROCK

29 years

EDUCATION

Bachelor of Science, Civil

Engineering

University of Florida, 1995

Masters, Business Administration,

Crummer Graduate School of

Business, 2000

PROFESSIONAL REGISTRATION

General Contractor, Florida, CGC

062745

General Contractor, Virginia, 2705

092290A

Engineer In Training, Florida,

1100001390

PROFILE

Stan Jones, a Certified General Contractor and Chief Operating Officer at FINFROCK, oversees the entire construction process. He manages the in-house erection of the precast concrete superstructure and all subsequent trades, leading the construction team from contract signing to project completion. Senior Project Managers, the General Superintendent, and the Director of Precast Erection report directly to him. Stan is the key problem solver during construction and plays a significant role in setting and achieving corporate goals. Additionally, he manages the Design Build process, coordinating the Design and Manufacturing departments for the benefit of clients.

SIMILAR PROJECT EXPERIENCE

Downtown Ocala Parking Garage - Ocala, FL

FINFROCK provided full design-build delivery of this two-elevated level, 400 stall parking structure with a brick façade which compliments a bygone era when Ocala became known as the Brick City.

City of Cocoa Beach Garage - Cocoa Beach, FL

Celebration Pointe P2 Parking Garage, Gainesville, Florida – Hoar Construction LLC. FINFROCK served as the design-build contractor for this 967-stall, four elevated level parking garage.

City of Winter Garden Parking Garage - Winter Garden, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 3 elevated level parking structure 500 stalls. The design blended with nearby architecture styles from the 1920s to the 1960s.

Great Southern Box Parking Garage – Orlando, FL

FINFROCK served as architect of record, structural engineer, design-build contractor, and parking consultant for this 305-stall, 4-elevated-level structured parking project. The structure is to serve the developer's new 212-acre mixed-use Packing District which features a 22,400-square-foot food hall.

Wildwood PG – Wildwood, FL

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KYLE MYERS, PE

VICE PRESIDENT, PROJECT DEVELOPMENT



EXPERIENCE

Industry

18 years

With FINFROCK

18 years

EDUCATION

Bachelor of Science, Civil
Engineering, Ohio State
University, 2006

Masters, Business
Administration, Crummer
Graduate school 2012

PROFESSIONAL REGISTRATION

Professional Engineer
Florida, 75621

PROFILE

As the Vice President of Project Development, Kyle Myers is the liaison between a project Owner and FINFROCK's Project Managers. His key role is to ensure that the firm's high standards of performance are maintained throughout a project. He is responsible for negotiating contracts and maintaining financial accountability through the duration of the project.

During the design phase of a project, Kyle works with the conceptual designers, architects and engineers to incorporate economical efficiencies in the overall design. Kyle oversees cost estimates and the pricing of precast materials. During the construction phase of a project, he works closely with the Project Manager and Superintendent to ensure the goals of the Owner are realized.

SIMILAR PROJECT EXPERIENCE

Wildwood PG – Wildwood, FL

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Downtown Ocala Parking Garage - Ocala, FL

FINFROCK provided full design-build delivery of this two-elevated level, 400 stall parking structure with a brick façade which compliments a bygone era when Ocala became known as the Brick City.

City of Cocoa Beach Garage - Cocoa Beach, FL

Celebration Pointe P2 Parking Garage, Gainesville, Florida – Hoar Construction LLC. FINFROCK served as the design-build contractor for this 967-stall, four elevated level parking garage.

"F" Deck Parking Garage - Orlando, FL

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Celebration Health Parking Garage - Celebration, FL

The functional design of this 1033-stall, six elevated level garage incorporates double helix ramps to maximize efficiency and convenience and includes the capability to expand horizontally in two directions.

JACOB LUCKY

SENIOR PROJECT EXECUTIVE



EXPERIENCE

Industry

9 years

With FINFROCK

9 years

EDUCATION

Bachelor of Science, Civil

Engineering

Ohio State University, 2015

PROFILE

As a Sr. Project Executive, Jacob works with the conceptual designers, architects and engineers to incorporate economical efficiencies in the overall design during the design phase of a project. Additionally, Mr. Lucky oversees cost estimates and the pricing of precast materials. During the construction phase of a project, he works closely with the Project Manager and Superintendent to ensure the goals of the Owner are realized.

Mr. Lucky has experience in multiple facets of FINFROCK, including project development, engineering, manufacturing, erection, transportation, and quality control.

SIMILAR PROJECT EXPERIENCE

“F” Deck Parking Garage, Orlando - FL

FINFROCK served as the architect of record, structural engineer, precast concrete manufacturer and installer, and general contractor on this 8-elevated level, 888-stall parking garage, uniquely attached to a 54,669-sf office building.

Adventist Health System Parking Garage at AHS Technology Building - Altamonte Springs, FL

FINFROCK served as the parking consultant, architect and engineer of record, design-build contractor and precast concrete manufacturer for Adventist Health Systems 882 stall, 4 elevated level parking facility.

Great Southern Box Parking Garage – Orlando, FL

FINFROCK served as architect of record, structural engineer, design-build contractor, and parking consultant for this 305-stall, 4-elevated-level structured parking project. The structure is to serve the developer’s new 212-acre mixed-use Packing District which features a 22,400-square-foot food hall.

City of Cocoa Beach Garage - Cocoa Beach, FL

Celebration Pointe P2 Parking Garage, Gainesville, Florida – Hoar Construction LLC. FINFROCK served as the design-build contractor for this 967-stall, four elevated level parking garage.

City of Winter Garden Parking Garage - Winter Garden, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 3 elevated level parking structure 500 stalls. The design blended with nearby architecture styles from the 1920s to the 1960s.

Downtown Ocala Parking Garage - Ocala, FL

FINFROCK provided full design-build delivery of this two-elevated level, 400 stall parking structure with a brick façade which compliments a bygone era when Ocala became known as the Brick City.

RON HEINKEL

PRE-CONSTRUCTION SERVICES DIRECTOR



EXPERIENCE

Industry

42 years

With FINFROCK

21 years

EDUCATION

Bachelor of Science, Building
Construction,
University of Florida, 1985

PROFESSIONAL REGISTRATION

Commercial Building Inspector,
Florida

PROFILE

As the primary liaison between the Project Development, Design and Construction Departments, Mr. Heinkel is in constant contact with designers, project managers and subcontractors during design development to ensure the Client receives the most attractive, cost effective, durable design possible. Mr. Heinkel provides schematic designs, budgeting and scheduling for project ranging from garages to student housing to hi-rise apartments.

SIMILAR PROJECT EXPERIENCE

Wildwood PG – Wildwood, FL

FINFROCK is serving as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for a 126-stall, ground-plus-two-level parking garage in downtown Wildwood, near City Hall. This project, designed to serve the public and support the developing downtown area, aims to preserve and reflect the historic character of its surroundings.

Osceola Regional Medical Center Parking Facility - Kissimmee, FL

Osceola Regional Medical Center. FINFROCK served as the architect of record, engineer of record, design-build contractor and precast/prestressed concrete manufacturer for this 330-stall, 2 elevated level facility. FINFROCK guaranteed a price prior to starting permit drawings and saved the client approximately 30% from the original design.

McRae Parking Garage Expansion - Orlando, FL

FINFROCK served as architect and engineer of record; precast concrete manufacturer and erector; design-build general contractor; and parking consultant for this 1,396 stall, 6 elevated level parking garage expansion on a busy hospital campus

City of Cocoa Beach Garage - Cocoa Beach, FL

Celebration Pointe P2 Parking Garage, Gainesville, Florida – Hoar Construction LLC. FINFROCK served as the design-build contractor for this 967-stall, four elevated level parking garage.

City of Winter Garden Parking Garage - Winter Garden, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 3 elevated level parking structure 500 stalls. The design blended with nearby architecture styles from the 1920s to the 1960s.

JORGE ARBOLEDA, AIA

DIRECTOR OF ARCHITECTURE



EXPERIENCE

Industry

25 years

With FINFROCK

22 years

EDUCATION

Bachelor of Architecture
Southern Polytechnic State
University, 1998

Bachelor of Science, Civil
Engineering,
Southern Polytechnic State
University, 1998

PROFESSIONAL REGISTRATION

American Institute of Architects:
Florida, AR92120
Texas, 23578
Colorado, ARC.00403015
Virginia, 0401013273
Maryland, 15518
North Carolina, 11015
Georgia, RA012379

PROFILE

As Director of Architecture and part of a turnkey project delivery team, Mr. Arboleda is responsible for translating concepts, dreams, and directions into plans, drawings, and construction documents. He produces conceptual plans and elevations for client approval. Mr. Arboleda also interacts with members of the manufacturing and construction teams in an on-going process of continual improvement that results in improved quality, cost efficiency, and ultimate value for the customer.

PROJECT EXPERIENCE

Osceola Regional Medical Center Parking Facility - Kissimmee, FL

FINFROCK served as the architect of record, engineer of record, design-build contractor and precast/prestressed concrete manufacturer for this 330-stall, 2 elevated level facility. FINFROCK guaranteed a price prior to starting permit drawings and saved the client approximately 30% from the original design.

Orlando Health Team Member Center Parking Garage - Orlando, FL

FINFROCK served as the design-build general contractor for this 921-stall, 5 elevated level garage designed for future expansion and serving employees of the hospital. F

Downtown Ocala Parking Garage - Ocala, FL

FINFROCK provided full design-build delivery of this two-elevated level, 400 stall parking structure with a brick façade which compliments a bygone era when Ocala became known as the Brick City.

City of Cocoa Beach Garage - Cocoa Beach, FL

Celebration Pointe P2 Parking Garage, Gainesville, Florida – Hoar Construction LLC. FINFROCK served as the design-build contractor for this 967-stall, four elevated level parking garage.

Great Southern Box Parking Garage – Orlando, FL

FINFROCK served as architect of record, structural engineer, design-build contractor, and parking consultant for this 305-stall, 4-elevated-level structured parking project. The structure is to serve the developer's new 212-acre mixed-use Packing District which features a 22,400-square-foot food hall.

Wildwood PG – Wildwood, FL

FINFROCK is serving as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for a 126-stall, ground-plus-two-level parking garage in downtown Wildwood, near City Hall. This project, designed to serve the public and support the developing downtown area, aims to preserve and reflect the historic character of its surroundings.

ZACHARY HORVATH, NCARB

DIRECTOR OF ARCHITECTURE, PROJECT MANAGEMENT



EXPERIENCE

Industry

16 years

With FINFROCK

16 years

EDUCATION

Master of Architecture,
University of Florida, 2014

Bachelor of Science,
Architecture, Ohio State
University, 2009

PROFESSIONAL REGISTRATION

Registered Architect, Florida,
AR98328

Registered Architect, Michigan,
AR1301064854

Registered Architect, Indiana,
AR11600187

National Council of Architectural
Registration Boards Certified
(NCARB)

PROFILE

Mr. Hovath oversees the Architecture Department at FINFROCK, leading a team of Architectural Drafters, Designers, Project Leads, and registered architects. In his role, Mr. Hovath establishes project budgets, manages timelines, and coordinates cross-department collaboration. His leadership supports the successful delivery of high-quality, cost-effective design-build projects.

SIMILAR PROJECT EXPERIENCE

Downtown Ocala Parking Garage - Ocala, FL

FINFROCK provided full design-build delivery of this two-elevated level, 400 stall parking structure with a brick façade which compliments a bygone era when Ocala became known as the Brick City.

City of Cocoa Beach Garage - Cocoa Beach, FL

Celebration Pointe P2 Parking Garage, Gainesville, Florida – Hoar Construction LLC. FINFROCK served as the design-build contractor for this 967-stall, four elevated level parking garage.

Kirkman Point II Parking Deck - Orlando, FL

FINFROCK served as the design-build contractor for this 1,236 stall parking structure. FINFROCK's design-build services included architect of record, engineer of record, precast manufacturer, parking consultant and general contracting.

City of Winter Garden Parking Garage - Winter Garden, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 3 elevated level parking structure 500 stalls. The design blended with nearby architecture styles from the 1920s to the 1960s.

Great Southern Box Parking Garage – Orlando, FL

FINFROCK served as architect of record, structural engineer, design-build contractor, and parking consultant for this 305-stall, 4-elevated-level structured parking project. The structure is to serve the developer's new 212-acre mixed-use Packing District which features a 22,400-square-foot food hall.

Wildwood PG – Wildwood, FL

FINFROCK is serving as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for a 126-stall, ground-plus-two-level parking garage in downtown Wildwood, near City Hall. This project, designed to serve the public and support the developing downtown area, aims to preserve and reflect the historic character of its surroundings.

ANGELA KRUTH, PE

CHIEF PROJECT ENGINEER



EXPERIENCE

Industry

12 years

With FINFROCK

12 years

EDUCATION

Master of Science, Civil Engineering

University of Central Florida,
2018

Bachelor of Science, Civil Engineering,

University of Central Florida,
2013

PROFESSIONAL REGISTRATION

Professional Engineer
Florida, 85401

PROFILE

As Chief Project Engineer at FINFROCK, Mrs. Kruth is responsible for overseeing our project engineers, establishing project budgets, maintaining schedules, and ensuring the technical accuracy of the structural and precast concrete designs. Mrs. Kruth also assists in the implementation of new products and technology and works with our Conceptual Design department to investigate and evaluate new precast products.

SIMILAR PROJECT EXPERIENCE

Downtown Ocala Parking Garage - Ocala, FL

FINFROCK provided full design-build delivery of this two-elevated level, 400 stall parking structure with a brick façade which compliments a bygone era when Ocala became known as the Brick City.

City of Cocoa Beach Garage - Cocoa Beach, FL

Celebration Pointe P2 Parking Garage, Gainesville, Florida – Hoar Construction LLC. FINFROCK served as the design-build contractor for this 967-stall, four elevated level parking garage.

Kirkman Point II Parking Deck - Orlando, FL

FINFROCK served as the design-build contractor for this 1,236 stall parking structure. FINFROCK's design-build services included architect of record, engineer of record, precast manufacturer, parking consultant and general contracting.

4th and 5th Delray Parking Garage - Delray Beach, FL

FINFROCK served as the design-build contractor for this 326 stall parking structure. FINFROCK's design-build services included architect of record, engineer of record, precast manufacturer, parking consultant and general contracting.

Griffin Farm Parking Garage - Lake Mary, FL

FINFROCK served as the design-build general contractor for this 600 stall, 3 elevated level garage. FINFROCK's in-house services included; parking consulting, architect of record, engineer of record, precast/prestressed concrete manufacturing and general contracting.

City of Winter Garden Parking Garage - Winter Garden, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 3 elevated level parking structure 500 stalls. The design blended with nearby architecture styles from the 1920s to the 1960s.

KATHRYN MALUDA

SENIOR PROJECT MANAGER



EXPERIENCE

Industry

19 years

With FINFROCK

19 years

EDUCATION

Associate of Science, Building
Construction,

Seminole State College 2013

PROFESSIONAL REGISTRATION

Notary Public Commission,

Florida, DD941794

General Contractor

Florida CGC 1524306

PROFILE

As Senior Project Manager, Ms. Maluda oversees FINFROCK's Project Managers. She provides leadership in the operations of each project – from mobilization through certificate of occupancy and project close-out.

She is a leader in the management of scheduling, permit procurement, consultant coordination, budget control, and the inspection of existing projects. Ms. Maluda is also responsible for the management and training of FINFROCK team members on Primavera P6 and PMWeb a project management database.

SIMILAR PROJECT EXPERIENCE

Port Canaveral Cruise Terminal 3 Parking Garage, Cape Canaveral, Florida -- Canaveral Port Authority.

FINFROCK served as the architect of record, engineer of record, precast concrete manufacturer & installer, and general contractor for this 1,793-stall, 5 elevated level garage to serve the adjacent new cruise terminal.

Osceola Regional Medical Center Parking Facility - Kissimmee, FL

FINFROCK served as the architect of record, engineer of record, design-build contractor and precast/prestressed concrete manufacturer for this 330-stall, 2 elevated level facility.

Wildwood PG – Wildwood, FL

FINFROCK is serving as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for a 126-stall, ground-plus-two-level parking garage in downtown Wildwood, near City Hall. This project, designed to serve the public and support the developing downtown area, aims to preserve and reflect the historic character of its surroundings.

Downtown Ocala Parking Garage - Ocala, FL

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City of Cocoa Beach Garage - Cocoa Beach, FL

Celebration Pointe P2 Parking Garage, Gainesville, Florida – Hoar Construction LLC. FINFROCK served as the design-build contractor for this 967-stall, four elevated level parking garage.

City of Winter Garden Parking Garage - Winter Garden, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 3 elevated level parking structure 500 stalls. The design blended with nearby architecture styles from the 1920s to the 1960s.

KATHRYN MALUDA

SENIOR PROJECT MANAGER



EXPERIENCE

Industry

19 years

With FINFROCK

19 years

EDUCATION

Associate of Science, Building
Construction,
Seminole State College 2013

PROFESSIONAL REGISTRATION

Notary Public Commission,
Florida, DD941794
General Contractor
Florida CGC 1524306

REFERENCES

Barr & Barr

Contact: Britton Pollitt
Title: Project Manager
Email: bpollitt@barrandbarr.com
Phone: 813-459-3853

Sydgan Corporation

Contact: Morgan Bellows
Title: Project Manager
Email: morgan@sydgan.com
Phone: (407) 451-6959

Ivey's Construction

Contact: Rocky Johnson
Title: Vice President
Email: rjohnson@iveycon.com
Phone: (321) 453-3812

CHAD LYTTON

GENERAL SUPERINTENDENT



EXPERIENCE

Industry

10 years

With FINFROCK

10 years

EDUCATION

Bachelor of Arts, Business
Management, University of
North Florida, 1997

PROFILE

Mr. Lytton oversees all of FINFROCK's parking garage projects and construction activities. All of the parking garage superintendents directly report to him, providing accountability for the project schedule and individual trades. He is responsible for the creation of job schedules and daily implementation of the schedule to ensure on-time delivery. He is also responsible for the primary upkeep of the job, quality control, and safety performance. Mr. Lytton monitors subcontractor scope adherence, performance, and overall workload company wide.

SIMILAR PROJECT EXPERIENCE

Advent Health Dade Avenue Parking Garage – Orlando, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 1,600 stall, ground plus 10 level parking garage that serves the New Advent Health Medical office building.

Celebration Pointe P1 Parking Garage – Gainesville, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 1,240 stall, ground plus 4 level parking garage that is the second parking garage we have constructed for the celebration pointe mixed-use development In Gainesville.

Wildwood PG – Wildwood, FL

FINFROCK is serving as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for a 126-stall, ground-plus-two-level parking garage in downtown Wildwood, near City Hall. This project, designed to serve the public and support the developing downtown area, aims to preserve and reflect the historic character of its surroundings.

Downtown Ocala Parking Garage - Ocala, FL

FINFROCK provided full design-build delivery of this two-elevated level, 400 stall parking structure with a brick façade which compliments a bygone era when Ocala became known as the Brick City.

City of Winter Garden Parking Garage - Winter Garden, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 3 elevated level parking structure 500 stalls. The design blended with nearby architecture styles from the 1920s to the 1960s.



FINFROCK® PROJECT PROFILE

OWNER

City of Wildwood

CONTACT

Name: Jason F. McHugh

Title: City Manager

Phone: (352)-330-1330 x125

Email: jmchugh@wildwood-fl.gov

BUDGET

Initial: \$6,315,602

Final: \$6,315,602

SCHEDULE

Design Start: 8/24/2023

Construction Start: 2/5/2024

Initial Completion: 10/08/2024

Final Completion: 10/08/2024

CAPACITY

126 Stalls

3 Elevated Levels

EXPERIENCE

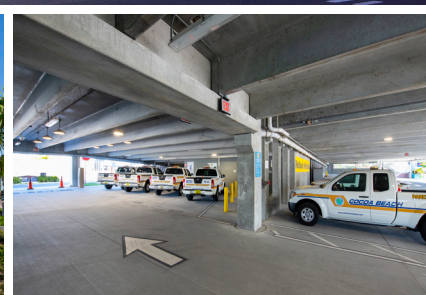
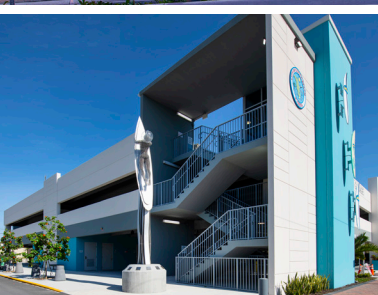
A NEW WAY TO BUILD.

WILDWOOD PARKING GARAGE - WILDWOOD FL

Completed in 2024, the Wildwood Parking Garage was developed to meet the growing parking demands surrounding Downtown Wildwood's main street. Designed and constructed by FINFROCK, this multi-level structure offers 125 parking spaces, significantly reducing congestion and providing convenient access for residents and visitors alike.

The garage features a modern design with architectural elements that blend seamlessly with the surrounding environment, enhancing the area's aesthetic appeal. To improve functionality and user experience, the garage includes clear signage, wide drive aisles, and strategically placed access points, allowing for smooth traffic flow and easy navigation.

FINFROCK served as the architect, engineer of record, general contractor, and precast concrete manufacturer, utilizing our comprehensive design-build approach to ensure an efficient and cohesive construction process. By employing precast concrete systems, the project was delivered quickly and cost-effectively, while minimizing site disruption.



FINFROCK® PROJECT PROFILE

OWNER

City of Cocoa Beach

CONTACT

Name: Wayne Carragino

Title: Project Manager

Phone: (321)-868-3215

Email: [wcarragino@cityofco-](mailto:wcarragino@cityofco-beach.com)

[beach.com](mailto:wcarragino@cityofco-beach.com)

BUDGET

Initial: \$5,185,000

Final: \$5,185,000

SCHEDULE

Design Start: 1/18/18

Construction Start: 6/22/18

Initial Completion: 4/12/19

Final Completion: 4/17/19

CAPACITY

242 Stalls

2 Elevated Levels

EXPERIENCE

A NEW WAY TO BUILD.

COCOA BEACH PARKING GARAGE - COCOA BEACH FL

FINFROCK was awarded the design and construction of this parking structure after responding to an RFQ solicited by the City. The parking structure is within walking distance from the beach and serves beachgoers and guests of the nearby restaurants. The garage is equipped with fully enclosed restrooms, eight water closets, and two exterior showers for the beach guests. The garage's interior contains a 600 square foot office housing beach security and maintenance with designated parking.

Working with the City of Cocoa Beach, FINFROCK was able to value engineer significant savings from the original design and budget while maintaining the already approved architectural concept. The garage's design compliments the tropical landscape and features three backlit surfboards, a unique sculpture of a surfer, and the City's moniker etched into the concrete.

FINFROCK delivered complete design-build services by functioning as the architect and engineer of record, general contractor, and precast concrete manufacturer on this 242-stall parking garage.



FINFROCK PROJECT PROFILE

OWNER

Canaveral Port Authority

CONTACT

Name: Bill Crowe

Title: VP Eng & Const

Phone: (321)-783-7831 x 208

Email: bcrowe@portcanaveral.com

BUDGET

Initial: \$25,128,621

Final: \$25,128,621

SCHEDULE

Design Start: 1/19/19

Construction Start: 3/18/19

Initial Completion: 2/26/20

Final Completion: 3/17/20

CAPACITY

1,793 Stalls

5 Elevated Levels

EXPERIENCE

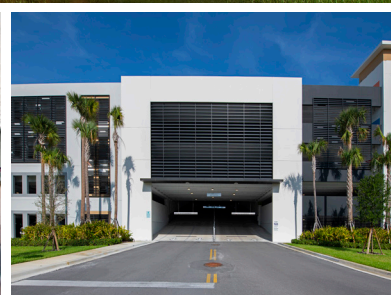
A NEW WAY TO BUILD.

PORT CANAVERAL CT-3 PARKING GARAGE - PORT CANAVERAL, FL

Since 2003, FINFROCK has been a trusted partner in the transformation of Port Canaveral's infrastructure, contributing to the successful delivery of eight parking garages totaling over 9,889 stalls. This longstanding collaboration highlights FINFROCK's commitment to delivering customized, efficient solutions that support the Port's evolving operational needs.

The CT-3 parking garage—FINFROCK's sixth structure at Port Canaveral—was built to accommodate guests of the Port's newest and largest cruise terminal. Constructed concurrently with the terminal on adjacent sites, the two facilities are connected by a pedestrian bridge to streamline guest access. Completed in April 2020, the parking structure provides 1,793 stalls across five elevated levels and features a dedicated bus pickup and drop-off area at ground level.

Ivey's Construction served as the project's prime contractor and was responsible for the sitework scope, ensuring seamless coordination across the construction site. FINFROCK acted as the turnkey design-builder of the parking garage, serving as architect of record, structural engineer, design-build contractor, precast manufacturer, and parking consultant. This collaborative effort between Ivey's Construction and FINFROCK exemplifies the integrated delivery approach that made this complex project a success.



FINFROCK® PROJECT PROFILE

OWNER

Caesars Entertainment

CONTACT

Name: Randee Bach

Title: Sr. VP Design & Construction

Phone: (314)-581-9746

Email: rbach@caesars.com

BUDGET

Initial: \$29,752,972

Final: \$31,829,418 - Owner

Change orders

SCHEDULE

Design Start: 12/19/19

Construction Start: 10/12/20

Initial Completion: 2/03/22

Final Completion: 2/23/22

CAPACITY

1,539 Stalls

4 Elevated Levels

EXPERIENCE

A NEW WAY TO BUILD.

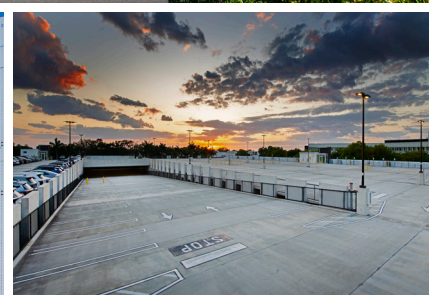
HARRAH'S POMPANO BEACH PARKING GARAGE - POMPANO BEACH FL

Supporting a newly redeveloped casino property for an internationally recognized developer, this all-precast concrete ground plus 4-level, 1539-stall parking garage provided the complimentary solution the owner was looking for during the first phase of construction for the expansion of this 232-acre site.

For a busy casino, minimizing construction time reduces disruptions, lowers labor costs, and accelerates revenue generation. Collaborating with the client's vision for a precast solution, our teams designed an elevation scheme that complemented the rebranded property and future luxury district. To meet shading requirements, a 20,000-square-foot solar array was proposed, offering a payback period of under two years while adding long-term value. This project showcases how our precast design expertise maximizes efficiency and lifecycle benefits beyond construction.

Impressed with FINFROCK's proactive approach and attention to detail, the owner issued change orders totaling more than \$2 million for additional scope. The change orders included significant upgrades and modifications to the adjacent Central Energy Plant (CEP), which services the entire facility.

FINFROCK delivered complete design-build services by functioning as the architect and engineer of record, general contractor, and precast concrete manufacturer.



FINFROCK® PROJECT PROFILE

OWNER

Boca T-Rex Borrower, LLC

CONTACT

Name: Jon Wainwright

Title: Dir. Construction & Development

Phone: (561)-447-1811

Email: jwainwright@cpgcre.com

BUDGET

Initial: \$20,404,212

Final: \$19,985,916

SCHEDULE

Design Start: 4/12/21

Construction Start: 8/8/22

Initial Completion: 8/7/23

Final Completion: 8/29/23

CAPACITY

1,108 Stalls

2 Elevated Levels

EXPERIENCE

A NEW WAY TO BUILD.

BOCA RATON INNOVATION CAMPUS PARKING GARAGE - BOCA RATON FL

FINFROCK was selected as the single-source design-builder for the new multi-level parking garage at the Boca Raton Innovation Campus (BRiC)—Florida's largest office complex and the birthplace of IBM's personal computer. As BRiC evolves into a modern hub for tech and life sciences, the garage was designed to support its growing tenant base with efficient, high-capacity parking.

Serving as architect, structural engineer, precast manufacturer, and general contractor, FINFROCK delivered a turnkey solution using its proprietary precast/prestressed concrete system. This integrated approach ensured speed, cost-efficiency, and durability, while aligning architecturally with the existing campus.

All components were manufactured at FINFROCK's new 140,000-sq.-ft. Belle Glade facility, enhancing quality control and reducing transportation time. The result is a future-ready structure that supports BRiC's continued growth as a destination for innovation and enterprise.

- **CENTRUM DORAL PARKING GARAGE - DORAL, FL**
479 cars, 1 ground & 3 elevated levels
Banyan Street Capital
Design-Build 2022
- **LOTIS WELLINGTON PARKING GARAGE - WELLINGTON, FL**
331 cars, 1 ground & 2 elevated levels
JKM Developers
Design-Build 2025
- **THE ARCADIAN PARKING GARAGE - FT. LAUDERDALE, FL**
599 cars, 1 ground & 8 elevated levels
Grupo Krea, LLC
Design-Build 2025
- **SUNDY VILLAGE PARKING GARAGE - DELRAY BEACH, FL**
167 cars, 1 ground & 4 elevated levels
Pebb Capital
Design-Build 2026
- **MIAMI FREEDOM PARK PARKING GARAGE - MIAMI, FL**
3725 cars, 1 ground & 4 elevated levels
Miami Freedom Park
Design-Build 2026
- **DORAL COURT PARKING GARAGE—DORAL, FL**
499 cars, 1 ground & 2 elevated levels
Terra Group
Design-Build 2018
- **GARDENS CORPORATE CENTER PARKING GARAGE—PALM BEACH GARDENS, FL**
714 cars, 1 ground & 4 elevated levels
Gardens Corporate Center, LLC
Design-Build 2018
- **LA FITNESS HARBOR SHOPS PARKING GARAGE—FORT LAUDERDALE, FL**
295 cars, 1 ground & 2 elevated levels
Mariani, LLC
Design-Build 2014
- **PARKING GARAGE AT THE LANDMARK AT DORAL—DORAL, FL**
929 cars, 1 ground & 2 elevated levels
Town Center at Doral
Design-Build Team 2008
- **MACY'S —PEMBROKE PINES, FL**
674 cars, 1 ground & 3 elevated levels
Federated Department Stores
Design-Build 2006
- **SAWGRASS MILLS PARKING GARAGE—SUNRISE, FL**
658 cars, 1 ground & 2 elevated levels
Mills Kan Am Sawgrass Phase 3 LP
Design-Build Team 2004
- **CITY PLACE “D”—WEST PALM BEACH, FL**
800 cars, 1 ground & 4 elevated levels
The Whiting-Turner Company
Design-Build Team 2000
- **OPUS CENTER—MIAMI, FL**
1,200 cars, 1 ground & 4 elevated levels
Opus South
Design-Build Team 2000
- **DORAL—MIAMI, FL**
1,100 cars, 1 ground & 4 elevated levels
Opus South
Design-Build Team 2000
- **CITY PLACE “C” —WEST PALM BEACH, FL**
500 cars, 1 ground & 4 elevated levels
The Whiting-Turner Company
Design-Build Team 1999
- **CITY PLACE “B” —WEST PALM BEACH, FL**
1,756 cars, 1 ground & 5 elevated levels
The Whiting-Turner Company
Design-Build Team 1999
- **BOCA RATON REGIONAL HOSPITAL PARKING GARAGE – BOCA RATON, FL**
970 cars, 1 ground & 4 elevated levels
Boca Raton Regional Hospital
Design-Build 2020
- **GULF COAST MEDICAL CENTER PARKING GARAGE—FT MYERS, FL**
1,292 cars, 1 ground & 4 elevated levels
Lee Memorial Health System
Design-Build 2017
- **MERCY HOSPITAL PARKING STRUCTURE #3—MIAMI, FL**
816 cars, 1 ground & 4 elevated levels
Mercy Hospital
Design-Build 2007

- **AVENTURA HOSPITAL MAB PARKING GARAGE—AVENTURA, FL**
1,050 cars, 1 ground & 5 elevated levels
Greenfield Services, Inc.
Design-Build Team 2005
- **NORTH COLLIER HOSPITAL PARKING GARAGE—NAPLES, FL**
512 cars, 1 ground & 4 elevated levels
NCH Healthcare System
Design-Build Team 2004
- **BAPTIST HOSPITAL PARKING STRUCTURE #3—MIAMI, FL**
755 cars, 1 ground & 5 elevated levels
The Auchter Company
Design-Build Team 2001
- **SOUTH MIAMI HOSPITAL PARKING STRUCTURE—MIAMI, FL**
756 cars, 1 ground & 8 elevated levels
The Auchter Company
Design-Build Team 2001
- **HEALTHSOUTH TOWER—MELBOURNE, FL**
100 cars, 1 ground & 1 elevated level
Brice Building Company, Inc.
Design-Build Team 1994
- **SUNRISE VILLAGE -SUNRISE, FL**
315 cars, 1 ground & 3 elevated levels
Equity Residential
Design-Build 2012
- **ALTA CONGRESS—DELRAY BEACH, FL**
587 cars, 1 ground & 3 elevated levels
Wood Partners
Design-Build 2012
- **TARPON POINT MARINA VILLAGE—CAPE CORAL, FL**
517 cars, 1 ground & 4.5 elevated levels
Tarpon Point Associates, LLC
Design-Build 2009
- **BISCAYNE LANDING —N. MIAMI, FL**
678 cars, 1 ground & 5 elevated levels
BLIA Developer, Ltd.
Design-Build 2007
- **THE DUO GARAGE—HALLANDALE BEACH, FL**
741 cars, 1 ground & 6 elevated levels
Duo Hallandale, LLC
Design-Build Team 2006
- **SERANO—NAPLES, FL**
2 garages - 118 cars, 1 ground & 1 elevated level ea.
WCI Communities, Inc.
Design-Build 2006
- **THE VENTURE—AVENTURA, FL**
720 cars, 1 ground & 4 elevated levels
The Related Group
Design-Build 2006
- **AVENTURA MARINA—AVENTURA, FL**
730 cars, 1 ground & 6 elevated levels
The Related Group
Design-Build 2005
- **THE BEAU RIVAGE—FORT MYERS, FL**
263 cars, 1 ground & 2 elevated levels
Home for America Holdings, Inc.
Design-Build 2004
- **CLEARWATER PARK—WEST PALM BEACH, FL**
264 cars, 1 ground & 2 elevated levels
The Related Group of Florida
Design-Build 2003
- **AVENTURA BEACH MARINA DECK 1—AVENTURA, FL**
618 cars, 1 ground & 6 elevated levels
Altman Development Corp.
Design-Build 2003
- **AVENTURA BEACH MARINA DECK 2—AVENTURA, FL**
270 cars, 1 ground & 3 elevated levels
Altman Development Corporation
Design-Build 2002
- **JEFFERSON @ YOUNG CIRCLE—HOLLYWOOD, FL**
645 cars, 1 ground & 5 elevated levels
City of Hollywood
Design-Build 2002
- **CITY PLACE “A” —WEST PALM BEACH, FL**
753 cars, 1 ground & 3 elevated levels
City Place West Residential
Design-Build 2000
- **MDC WOLFSON PARKING GARAGE—MIAMI, FL**
599 cars, 1 ground & 6 elevated levels
Miami Dade College
Design-Build Team 2016

- **RED ROAD COMMONS PARKING STRUCTURES—MIAMI, FL**
914 cars, 1 ground & 4¼ elevated levels
Wood Partners
Design-Build 2008
- **ATLANTIC TOWER—POMPANO BEACH, FL**
461 cars, 1 ground & 3 elevated levels
Brenner Real Estate Group
Design-Build 2004
- **PINECREST PARKING STRUCTURE—FORT LAUDERDALE, FL**
631 cars, 1 ground & 3 elevated levels
Pinecrest Preparatory School
Design-Build 2003
- **PALM BEACH ATLANTIC UNIVERSITY ODP BUILDING—WEST PALM BEACH, FL**
92 student housing rooms, 13,500 SF of leasable space and 526 cars in 1 ground & 6 elevated levels
Palm Beach Atlantic University
Design-Build 2002
- **UNIVERSITY OF MIAMI—CORAL GABLES, FL**
500 cars, 1 ground & 3 elevated levels
The Haskell Company
Design-Build Team 1994
- **4TH & 5TH DELRAY PARKING GARAGE—DELRAY BEACH, FL**
326 cars, 1 ground & 4.5 elevated levels
iPic Entertainment
Design-Build 2018
- **HYATT HOUSE NAPLES 5TH AVENUE HOTEL AND PARKING STRUCTURE—NAPLES, FL**
183 room, 205,283 square foot, resort hotel and 242 cars in 1 ground & 3 elevated levels
Naples 5th Avenue Hotel LLC
Design-Build 2016
- **BOCA WEST COUNTRY CLUB PARKING STRUCTURE—BOCA RATON, FL**
495 cars, 1 ground & 1 elevated levels
Boca West Country Club
Design-Build 2014
- **ADMIRAL'S COVE PARKING STRUCTURE—JUPITER, FL**
181 cars, 1 ground & 2 elevated levels
The Club at Admiral's Cove
Design-Build 2012
- **DANIA BEACH PARK-N-RIDE WEST LOT GARAGE—DANIA BEACH, FL**
414 cars, 1 ground & 2 elevated levels
S Florida Regional Transportation Authority
Design-Build 2011
- **HARD ROCK HOTEL & CASINO—HOLLYWOOD, FL**
1,790 cars, 1 ground & 3 elevated levels
The Seminole Tribe of Florida
Design-Build 2003
- **BOCA RATON RESORT AND CLUB—BOCA RATON, FL**
Elevated tennis deck – 130,000 SF over parking on grade
Fluor Daniel, Inc.
Design-Build 1996



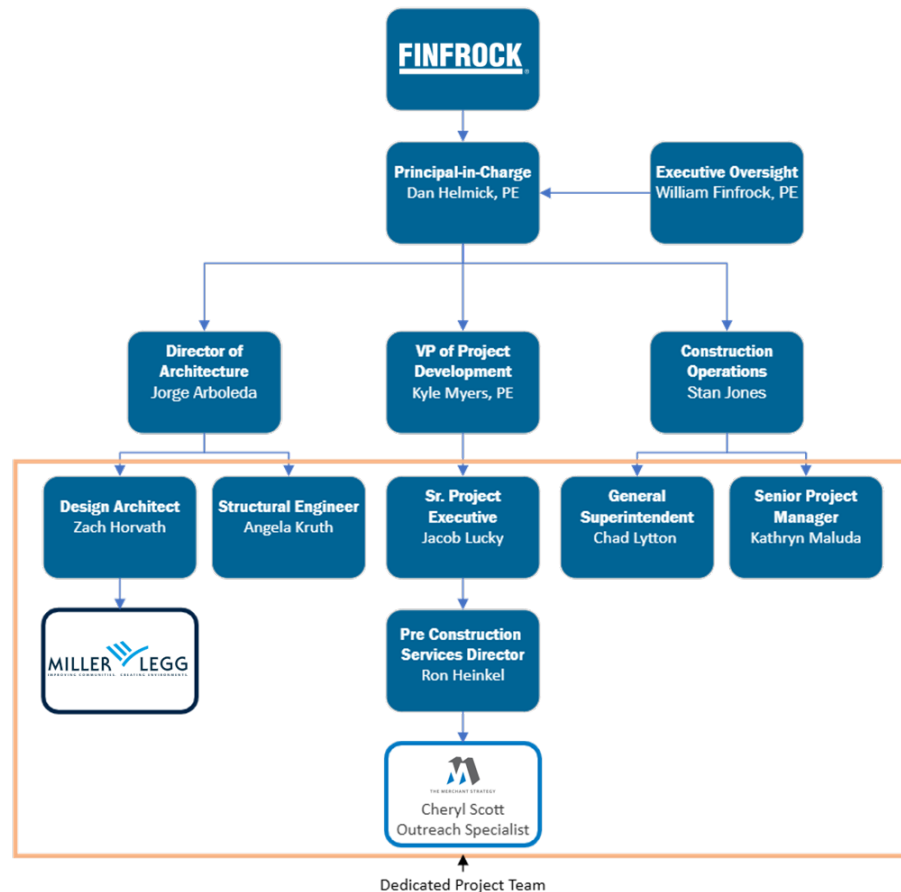


TAB D

ORGANIZATIONAL
PROFILE & PROJECT
TEAM QUALIFICATIONS

ORGANIZATIONAL CHART

The following team members will serve as FINFROCK's key personnel throughout the various phases of the project. The principal office responsible for overseeing the project is located at 2400 Apopka Boulevard, Apopka, FL 32703.



At FINFROCK, we approach each project with unwavering dedication and a commitment to excellence. Our methodology ensures that all aspects, from architectural design to structural engineering and construction management, are seamlessly integrated. Our diverse team of experts collaborates to deliver innovative solutions with precision and efficiency.

REPORTING HIERARCHY:

- **Project Executive:** Provides overall strategic oversight to ensure the City of Hollywood's goals are met.
- **Project Manager:** Serves as the primary coordinator, ensuring alignment between disciplines and client expectations.
- **Design & Engineering Team:** Includes architecture, structural, and MEP specialists responsible for detailed project execution. Trusted partners like Miller Legg contribute their specialized expertise.
- **Construction Management Team:** Oversees on-site operations, safety compliance, and subcontractor coordination.
- **Subcontractors:** Local business and trade partners selected for their expertise, reliability, and commitment to project success. With strategic support from The Market Strategy, our outreach efforts will be significantly expanded to engage a broader network of qualified firms.

JACOB LUCKY

SENIOR PROJECT EXECUTIVE



EXPERIENCE

Industry

9 years

With FINFROCK

9 years

EDUCATION

Bachelor of Science, Civil

Engineering

Ohio State University, 2015

PROJECT TIME ALLOCATION

75%

PROFILE

As a Sr. Project Executive, Jacob works with the conceptual designers, architects and engineers to incorporate economical efficiencies in the overall design during the design phase of a project. Additionally, Mr. Lucky oversees cost estimates and the pricing of precast materials. During the construction phase of a project, he works closely with the Project Manager and Superintendent to ensure the goals of the Owner are realized.

Mr. Lucky has experience in multiple facets of FINFROCK, including project development, engineering, manufacturing, erection, transportation, and quality control.

SIMILAR PROJECT EXPERIENCE

“F” Deck Parking Garage, Orlando - FL

FINFROCK served as the architect of record, structural engineer, precast concrete manufacturer and installer, and general contractor on this 8-elevated level, 888-stall parking garage, uniquely attached to a 54,669-sf office building.

Adventist Health System Parking Garage at AHS Technology Building - Altamonte Springs, FL

FINFROCK served as the parking consultant, architect and engineer of record, design-build contractor and precast concrete manufacturer for Adventist Health Systems 882 stall, 4 elevated level parking facility.

Great Southern Box Parking Garage – Orlando, FL

FINFROCK served as architect of record, structural engineer, design-build contractor, and parking consultant for this 305-stall, 4-elevated-level structured parking project. The structure is to serve the developer’s new 212-acre mixed-use Packing District which features a 22,400-square-foot food hall.

City of Cocoa Beach Garage - Cocoa Beach, FL

Celebration Pointe P2 Parking Garage, Gainesville, Florida – Hoar Construction LLC. FINFROCK served as the design-build contractor for this 967-stall, four elevated level parking garage.

City of Winter Garden Parking Garage - Winter Garden, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 3 elevated level parking structure 500 stalls. The design blended with nearby architecture styles from the 1920s to the 1960s.

Downtown Ocala Parking Garage - Ocala, FL

FINFROCK provided full design-build delivery of this two-elevated level, 400 stall parking structure with a brick façade which compliments a bygone era when Ocala became known as the Brick City.

RON HEINKEL

PRE-CONSTRUCTION SERVICES DIRECTOR



EXPERIENCE

Industry

42 years

With FINFROCK

21 years

EDUCATION

Bachelor of Science, Building
Construction,
University of Florida, 1985

PROFESSIONAL REGISTRATION

Commercial Building Inspector,
Florida

PROJECT TIME ALLOCATION

50%

PROFILE

As the primary liaison between the Project Development, Design and Construction Departments, Mr. Heinkel is in constant contact with designers, project managers and subcontractors during design development to ensure the Client receives the most attractive, cost effective, durable design possible. Mr. Heinkel provides schematic designs, budgeting and scheduling for project ranging from garages to student housing to hi-rise apartments.

SIMILAR PROJECT EXPERIENCE

Wildwood PG – Wildwood, FL

FINFROCK is serving as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for a 126-stall, ground-plus-two-level parking garage in downtown Wildwood, near City Hall. This project, designed to serve the public and support the developing downtown area, aims to preserve and reflect the historic character of its surroundings.

Osceola Regional Medical Center Parking Facility - Kissimmee, FL

Osceola Regional Medical Center. FINFROCK served as the architect of record, engineer of record, design-build contractor and precast/prestressed concrete manufacturer for this 330-stall, 2 elevated level facility. FINFROCK guaranteed a price prior to starting permit drawings and saved the client approximately 30% from the original design.

McRae Parking Garage Expansion - Orlando, FL

FINFROCK served as architect and engineer of record; precast concrete manufacturer and erector; design-build general contractor; and parking consultant for this 1,396 stall, 6 elevated level parking garage expansion on a busy hospital campus

City of Cocoa Beach Garage - Cocoa Beach, FL

Celebration Pointe P2 Parking Garage, Gainesville, Florida – Hoar Construction LLC. FINFROCK served as the design-build contractor for this 967-stall, four elevated level parking garage.

City of Winter Garden Parking Garage - Winter Garden, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 3 elevated level parking structure 500 stalls. The design blended with nearby architecture styles from the 1920s to the 1960s.

ZACHARY HORVATH, NCARB

DIRECTOR OF ARCHITECTURE, PROJECT MANAGEMENT



EXPERIENCE

Industry

16 years

With FINFROCK

16 years

EDUCATION

Master of Architecture,
University of Florida, 2014

Bachelor of Science,
Architecture, Ohio State
University, 2009

PROFESSIONAL REGISTRATION

Registered Architect, Florida,
AR98328

Registered Architect, Michigan,
AR1301064854

Registered Architect, Indiana,
AR11600187

National Council of Architectural
Registration Boards Certified
(NCARB)

PROJECT TIME ALLOCATION

50%

PROFILE

Mr. Hovath oversees the Architecture Department at FINFROCK, leading a team of Architectural Drafters, Designers, Project Leads, and registered architects. In his role, Mr. Hovath establishes project budgets, manages timelines, and coordinates cross-department collaboration. His leadership supports the successful delivery of high-quality, cost-effective design-build projects.

SIMILAR PROJECT EXPERIENCE

Downtown Ocala Parking Garage - Ocala, FL

FINFROCK provided full design-build delivery of this two-elevated level, 400 stall parking structure with a brick façade which compliments a bygone era when Ocala became known as the Brick City.

City of Cocoa Beach Garage - Cocoa Beach, FL

Celebration Pointe P2 Parking Garage, Gainesville, Florida – Hoar Construction LLC. FINFROCK served as the design-build contractor for this 967-stall, four elevated level parking garage.

Kirkman Point II Parking Deck - Orlando, FL

FINFROCK served as the design-build contractor for this 1,236 stall parking structure. FINFROCK's design-build services included architect of record, engineer of record, precast manufacturer, parking consultant and general contracting.

City of Winter Garden Parking Garage - Winter Garden, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 3 elevated level parking structure 500 stalls. The design blended with nearby architecture styles from the 1920s to the 1960s.

Great Southern Box Parking Garage – Orlando, FL

FINFROCK served as architect of record, structural engineer, design-build contractor, and parking consultant for this 305-stall, 4-elevated-level structured parking project. The structure is to serve the developer's new 212-acre mixed-use Packing District which features a 22,400-square-foot food hall.

Wildwood PG – Wildwood, FL

FINFROCK is serving as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for a 126-stall, ground-plus-two-level parking garage in downtown Wildwood, near City Hall. This project, designed to serve the public and support the developing downtown area, aims to preserve and reflect the historic character of its surroundings.

ANGELA KRUTH, PE

CHIEF PROJECT ENGINEER



PROFILE

As Chief Project Engineer at FINFROCK, Mrs. Kruth is responsible for overseeing our project engineers, establishing project budgets, maintaining schedules, and ensuring the technical accuracy of the structural and precast concrete designs. Mrs. Kruth also assists in the implementation of new products and technology and works with our Conceptual Design department to investigate and evaluate new precast products.

SIMILAR PROJECT EXPERIENCE

Downtown Ocala Parking Garage - Ocala, FL

FINFROCK provided full design-build delivery of this two-elevated level, 400 stall parking structure with a brick façade which compliments a bygone era when Ocala became known as the Brick City.

City of Cocoa Beach Garage - Cocoa Beach, FL

Celebration Pointe P2 Parking Garage, Gainesville, Florida – Hoar Construction LLC. FINFROCK served as the design-build contractor for this 967-stall, four elevated level parking garage.

Kirkman Point II Parking Deck - Orlando, FL

FINFROCK served as the design-build contractor for this 1,236 stall parking structure. FINFROCK's design-build services included architect of record, engineer of record, precast manufacturer, parking consultant and general contracting.

4th and 5th Delray Parking Garage - Delray Beach, FL

FINFROCK served as the design-build contractor for this 326 stall parking structure. FINFROCK's design-build services included architect of record, engineer of record, precast manufacturer, parking consultant and general contracting.

Griffin Farm Parking Garage - Lake Mary, FL

FINFROCK served as the design-build general contractor for this 600 stall, 3 elevated level garage. FINFROCK's in-house services included; parking consulting, architect of record, engineer of record, precast/prestressed concrete manufacturing and general contracting.

City of Winter Garden Parking Garage - Winter Garden, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 3 elevated level parking structure 500 stalls. The design blended with nearby architecture styles from the 1920s to the 1960s.

EXPERIENCE

Industry

12 years

With FINFROCK

12 years

EDUCATION

Master of Science, Civil Engineering

University of Central Florida,
2018

Bachelor of Science, Civil Engineering,

University of Central Florida,
2013

PROFESSIONAL REGISTRATION

Professional Engineer
Florida, 85401

PROJECT TIME ALLOCATION

50%

KATHRYN MALUDA

SENIOR PROJECT MANAGER



EXPERIENCE

Industry

19 years

With FINFROCK

19 years

EDUCATION

Associate of Science, Building
Construction,

Seminole State College 2013

PROFESSIONAL REGISTRATION

Notary Public Commission,

Florida, DD941794

General Contractor

Florida CGC 1524306

PROJECT TIME ALLOCATION

75%

PROFILE

As Senior Project Manager, Ms. Maluda oversees FINFROCK's Project Managers. She provides leadership in the operations of each project – from mobilization through certificate of occupancy and project close-out.

She is a leader in the management of scheduling, permit procurement, consultant coordination, budget control, and the inspection of existing projects. Ms. Maluda is also responsible for the management and training of FINFROCK team members on Primavera P6 and PMWeb a project management database.

SIMILAR PROJECT EXPERIENCE

Port Canaveral Cruise Terminal 3 Parking Garage, Cape Canaveral, Florida -- Canaveral Port Authority.

FINFROCK served as the architect of record, engineer of record, precast concrete manufacturer & installer, and general contractor for this 1,793-stall, 5 elevated level garage to serve the adjacent new cruise terminal.

Osceola Regional Medical Center Parking Facility - Kissimmee, FL

FINFROCK served as the architect of record, engineer of record, design-build contractor and precast/prestressed concrete manufacturer for this 330-stall, 2 elevated level facility.

Wildwood PG – Wildwood, FL

FINFROCK is serving as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for a 126-stall, ground-plus-two-level parking garage in downtown Wildwood, near City Hall. This project, designed to serve the public and support the developing downtown area, aims to preserve and reflect the historic character of its surroundings.

Downtown Ocala Parking Garage - Ocala, FL

FINFROCK provided full design-build delivery of this two-elevated level, 400 stall parking structure with a brick façade which compliments a bygone era when Ocala became known as the Brick City.

City of Cocoa Beach Garage - Cocoa Beach, FL

Celebration Pointe P2 Parking Garage, Gainesville, Florida – Hoar Construction LLC. FINFROCK served as the design-build contractor for this 967-stall, four elevated level parking garage.

City of Winter Garden Parking Garage - Winter Garden, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 3 elevated level parking structure 500 stalls. The design blended with nearby architecture styles from the 1920s to the 1960s.

CHAD LYTTON

GENERAL SUPERINTENDENT



EXPERIENCE

Industry

10 years

With FINFROCK

10 years

EDUCATION

Bachelor of Arts, Business
Management, University of
North Florida, 1997

PROJECT TIME ALLOCATION

100%

PROFILE

Mr. Lytton oversees all of FINFROCK's parking garage projects and construction activities. All of the parking garage superintendents directly report to him, providing accountability for the project schedule and individual trades. He is responsible for the creation of job schedules and daily implementation of the schedule to ensure on-time delivery. He is also responsible for the primary upkeep of the job, quality control, and safety performance. Mr. Lytton monitors subcontractor scope adherence, performance, and overall workload company wide.

SIMILAR PROJECT EXPERIENCE

Advent Health Dade Avenue Parking Garage – Orlando, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 1,600 stall, ground plus 10 level parking garage that serves the New Advent Health Medical office building.

Celebration Pointe P1 Parking Garage – Gainesville, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 1,240 stall, ground plus 4 level parking garage that is the second parking garage we have constructed for the celebration pointe mixed-use development In Gainesville.

Wildwood PG – Wildwood, FL

FINFROCK is serving as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for a 126-stall, ground-plus-two-level parking garage in downtown Wildwood, near City Hall. This project, designed to serve the public and support the developing downtown area, aims to preserve and reflect the historic character of its surroundings.

Downtown Ocala Parking Garage - Ocala, FL

FINFROCK provided full design-build delivery of this two-elevated level, 400 stall parking structure with a brick façade which compliments a bygone era when Ocala became known as the Brick City.

City of Winter Garden Parking Garage - Winter Garden, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 3 elevated level parking structure 500 stalls. The design blended with nearby architecture styles from the 1920s to the 1960s.

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LICENSEE DETAILS 3:37:23 PM 6/26/2025

Licensee Information
Name: JONES, MINOR STANFIELD (Primary Name)
Main Address: FINFROCK CONSTRUCTION, LLC (DBA Name)
2400 APOPKA BLVD
APOPKA Florida 32703
County: ORANGE

License Information
License Type: Certified General Contractor
Rank: Cert General
License Number: CGC062676
Status: Current/Active
License Date: 09/21/2001
Expires: 08/31/2026

Special Qualifications
Qualification Effective
Construction Business 02/20/2004

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LICENSEE DETAILS 3:33:41 PM 6/26/2025

Licensee Information
Name: ARBOLEDA, JORGE A. (Primary Name)
Main Address: FINFROCK DESIGN LLC (DBA Name)
2400 APOPKA BLVD
APOPKA Florida 32703
County: SEMINOLE

License Information
License Type: Architect
Rank: Architect
License Number: AR92120
Status: Current/Active
License Date: 06/15/2004
Expires: 02/28/2027

Special Qualifications
Qualification Effective

Alternate Names

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LICENSEE DETAILS 3:34:08 PM 6/26/2025

Licensee Information
Name: FINFROCK DESIGN, LLC (Primary Name)
Main Address: 2400 APOPKA BLVD
ORLANDO Florida 32869
County: ORANGE

License Mailing: 2400 APOPKA BLVD
APOPKA FL 32703
County: ORANGE

License Location: 2400 APOPKA BOULEVARD
APOPKA FL 32703
County: ORANGE

License Information
License Type: Engineering Business Registry
Rank: Registry
License Number: 8717
Status: Current
License Date: 11/09/2000
Expires:

Special Qualifications
Qualification Effective

 Ron DeSantis, Governor  Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

KRUTH, ANGELA KATHLEEN
1940 FIDELITY COURT
CASSELBERRY FL 32707

LICENSE NUMBER: PE85401
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 Ron DeSantis, Governor  Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD
THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

JONES, MINOR STANFIELD
FINFROCK CONSTRUCTION, LLC
2400 APOPKA BLVD
APOPKA FL 32703

LICENSE NUMBER: CGC062676
EXPIRATION DATE: AUGUST 31, 2026
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ISSUED: 07/11/2024
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 Ron DeSantis, Governor  Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF ARCHITECTURE & INTERIOR DESIGN
THE ARCHITECT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

ARBOLEDA, JORGE A.
FINFROCK DESIGN LLC
2400 APOPKA BLVD
APOPKA FL 32703

LICENSE NUMBER: AR92120
EXPIRATION DATE: FEBRUARY 28, 2025
Always verify licenses online at MyFloridaLicense.com

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Years of Experience: 26

Years With the Firm: 9

Registrations & Certifications:

Registered Professional Engineer, FL, 2003

Education:

*Bachelor of Science, Civil Engineering
University of Central Florida, 1997*

Professional & Civic Activities:

*Member, American Society of Civil Engineers
Member, Florida Engineering Society
Member, International Council of Shopping
Centers
Member, Urban Land Institute*

Joaquin Mojica, PE

Senior Engineer

Professional Experience:

Mr. Mojica has extensive project management, design and permitting experience in Florida and the Caribbean. He has provided civil engineering design and management services to both private and public sector clients. As Regional Engineering Manager, Mr. Mojica's responsibilities include preparation of proposals, negotiation of engineering contracts, client relations, project reporting, scheduling, budgeting, management of technical staff and subconsultants, design, and permitting. He is highly skilled in CAD/Civil 3D, ICPR and POND5 software.

Relevant Project Experience:

Memorial Regional Hospital Design Build (D/B) Parking Garage & Public Roadway Improvements - Miller Legg provided site development design for a new 7-story, 1,302-space Parking Garage at Johnson Street and Garfield Street on the Memorial Regional Hospital campus in Hollywood. The Parking Garage included 570,330 SF of parking garage space, ground-floor retail, a courtyard, an auditorium, and hospital staff training room and offices. Associated off-site roadway and signal improvements were provided on Johnson Street along with roundabout modifications on Garfield Street at 35th Avenue. Services included civil engineering, permitting, paving, drainage, water, sewer, traffic engineering, signalization, topographic survey, underground utility designations (SUE), landscape architecture, irrigation, and hardscape design, as

well as construction observation. Miller Legg was a subconsultant to Zyscovich Architects on the Stiles/Thornton team.

Broward County Sheriff's Office New Training Center Parking Garage Design/Build - Miller Legg

was part of the ANF Group Design/Build Team for the new Training Center Parking Garage in Fort Lauderdale. The project consisted of an 80,000 SF 7-story structure, 2 stories for training and 5 stories for 700+ parking spaces, administrative offices, fire rescue simulation labs, a rappel tower, indoor firearm ranges, and a memorial lobby honoring the victims of the Marjory Stoneman Douglas School Shooting. Miller Legg's scope comprised site surveying, site civil and utility infrastructure engineering, landscape architecture and permitting assistance. Survey services included topographic and tree surveying as well as underground utilities designation and mapping. Landscape architecture scope landscape involved planting and irrigation design. The firm's certified arborists collected site data/inventory to prepare tree disposition, permitting and mitigation construction documents. Permitting was coordinated with Broward County Environmental Management Division, Fire Department, Health Department and SFVMD. This project was awarded ASCE Florida Section Broward Branch 2023 Project of the Year and is being pursued for LEED Silver Certification.

Memorial Hospital West Southwest Parking Garage -

Miller Legg provided surveying, site development design, permitting and

construction administration/ observation services for a six (6)-story parking garage with 1,477 spaces on the Memorial Hospital West campus in Pembroke Pines. Services included subsurface utility engineering (SUE), surveying, site planning, campus-wide master stormwater study/improvements design/plans, on-site paving and drainage/water and sewer. Miller Legg also provided off-site roadway turn lane modifications and temporary access driveway engineering design/plans, site lighting photometrics, landscape planting and overall campus landscape mitigation design/plans, irrigation system modification design/plans, arborist and construction administration/ observation services. Permitting agencies involved the City, SBDD, SFWMD, FDOT and Broward County. Prior to design work, a topographic survey and campus utility infrastructure were mapped and coordinated with the owner and architectural design team for this expansion project and the enabling master stormwater, roadway modifications and infrastructure improvements.

Jackson South Medical Center (JSMC) Parking Garage & Site Improvements Design Criteria Package - Miller Legg is providing landscape architecture, surveying, SUE, irrigation and civil engineering design services for development of Design Criteria Professional (DCP) for the new 1,151 parking space, 63,342 SF Jackson South Medical Center Garage and Site improvements as a member of the MOBIO architecture team. The scope of services includes a site topographic survey, SUE and a existing trees survey. The project encompasses a new single-span golf cart/pedestrian bridge across a SFWMD canal to connect campus surface parking with adjacent Medical Office Building property.

citizenM Hotel South Beach - The firm provided site civil engineering services for development of the 3-story mixed-use citizenM Hotel South Beach on Lincoln Road in Miami Beach. The hotel portion rises 12-stories and the project will also include a 5-story Parking Garage. Miller Legg's scope includes on-site schematic civil and utility infrastructure schematic design, design development and construction document preparation. Government agency permitting is being coordinated with Miami-Dade DERM, WASD, Health Department, City and FDOT. Bidding assistance and construction administration services include civil engineering. Construction observation was also rendered. The scope included design and permitting of sidewalk enhancements / improvements. An existing stormwater well-system designed for an earlier project at the same location served as a means of conveying stormwater runoff.

1212 Lincoln Road - 1212 Lincoln Road was a six-story mixed-use redevelopment project on Alton Road between Lincoln Road and 16th Street on Miami Beach. The project included a 300-space structured Parking Garage facility, 67,000 SF open marketplace, 26,000 SF retail space, and 46,000 SF hotel space. Miller Legg provided site civil engineering including signing and pavement marking, water, sewer and drainage utility engineering, construction observation and permitting with agencies included City of Miami Beach, Miami-Dade County, FDOT and DERM.

Miami-Dade County Integrated Command & Communications Center (IC3) Lightspeed Facility and Parking Garage - The project includes the interior renovation of the existing Lightspeed Facility in Sweetwater to house the 108,700 SF of existing shell space to be

converted to new office space for Miami Dade County Fire Rescue Department (MDFR), Emergency Management and Transit Departments. It also includes construction of a new 12-story Parking Garage for 1,600 cars and critical mobile assets for various departments including MDRF and County Police Department (MDPD). Site improvements include new paved parking/drive lanes and associated underground utilities. Miller Legg is providing civil engineering, landscape architecture and irrigation design, tree dispositions / permitting, agency permitting assistance and construction administration services. Permitting will be coordinated with the City of Sweetwater, WASD, DERM, FDOT and SFWMD.

City of Coral Springs Municipal Complex - Miller Legg provided assistance with master planning of the new Municipal Complex. Services provided for this 5-story 74,000 SF City Hall building/4-story 607-space Parking Garage included site civil engineering, survey, traffic and utilities infrastructure requirements, site permitting, overall project scope development and significant construction observation services. Site civil engineering support-related services concerned the surface water management system, canal reconfiguration, vehicular/pedestrian access/connectivity, signing, pavement marketing, parking improvements and cost estimates. Survey services comprised as-built design, cross-sections and various site design surveys. In addition, community-oriented programming and planning process including meeting attendance was provided. Miller Legg was a subconsultant to Song & Associates Architects. The project was a Florida AIA 2019 People's Choice Award nominee.





Years of Experience: 31

Years With the Firm: 3

Registrations & Certifications:

Local Technical Assistance Program, FL, 2023

Education:

*Bachelor of Science, Civil Engineering
Florida International University, 1993*

Martin Grinbank

Project Engineer

Professional Experience:

With a 31-year civil engineering career in South Florida, Mr. Grinbank has led a range of multi-discipline, multi-office teams through the development and execution of a wide array of public and private sector projects. He is experienced in all aspects of land development civil engineering facets and is highly proficient in all relevant industry software.

Relevant Project Experience:

Broward County Sheriff's Office New Training Center Garage Design/Build

- Miller Legg was part of the ANF Group Design Build Team contracted to develop the Broward County Sheriff's Office (BSO) planned new Training Center Parking Garage in Fort Lauderdale. The project consisted of an 80,000 SF 7-story structure, 2 stories for training and 5 stories for 700+ parking spaces, administrative offices, fire rescue simulation labs, a rappel tower, indoor firearm ranges, and a memorial lobby honoring the victims of the Marjory Stoneman Douglas School Shooting. Miller Legg's scope of services comprised site surveying, site civil and utility infrastructure engineering, landscape architecture and permitting assistance. Survey services included topographic and tree surveying as well as underground utilities designation and mapping. Landscape architecture scope landscape involved planting and irrigation design. The firm's certified arborists collected site data/inventory to prepare tree disposition, permitting and mitigation construction documents. Permitting was coordinated with Broward

County Environmental Management Division, Fire Department, Health Department and with SFWMD. The firm was responsible for civil, landscape and irrigation, construction observation and administration. This project was awarded ASCE Florida Section Broward Branch 2023 Project of the Year and is being pursued for LEED Silver Certification.

Jackson South Medical Center (JSMC) Garage & Site Improvements Design Criteria Package

- Miller Legg is providing landscape architecture, surveying, SUE, irrigation and civil engineering design services for development of Design Criteria Professional (DCP) for the new 1,151 parking space, 63,342 SF Jackson South Medical Center Garage and Site improvements as a member of the MOBIO architecture team. The scope of services includes a site topographic survey, SUE and a existing trees survey. The project encompasses a new single-span golf cart/pedestrian bridge across a SFWMD canal to connect campus surface parking with adjacent Medical Office Building property.

Miami-Dade County Integrated Command & Communications Center (IC3) Lightspeed Facility and Parking Garage

- The project includes the interior renovation of the existing Lightspeed Facility in Sweetwater to house the 108,700 sf of existing shell space to be converted to new office space for Miami Dade County Fire Rescue Department (MDFR), Miami Dade County Office of Emergency Management and Miami Dade County Transit Department. This

project incorporates construction of a new 12-story Parking Garage for approximately 1,600 cars and critical mobile assets for various departments including MDR and County Police Department (MDPD) on the ground floor. Site improvements include new paved parking/drive lanes and associated underground utilities. Miller Legg is providing civil engineering and landscape architecture and irrigation design, agency permitting assistance and construction administration services. Tree disposition and permitting is included. Permitting will be coordinated with the City of Sweetwater, WASD, DERM, FDOH and SFWMD.

Broward Health Surface Parking Garage / Lot Evaluation - Miller Legg provided site civil due diligence for the proposed filling of an existing lake to construct a surface parking lot or a 300-500 space Parking Garage within the Broward Health Coral Springs property. An additional three locations were also considered.

City of Tamarac D/B Caporella Park Overflow Parking Lot - For the design/build Caporella Park improvement project, Miller Legg is providing civil engineering, landscape architecture and arborist services, permitting, and construction administration services for the overflow parking lot. Services include civil engineering schematic design, design development, construction documents, permitting with the City of Tamarac, BCRED, and BCHCED, landscape architecture and irrigation design, tree removal, tree relocation and tree permitting. Other services include pre-design meetings, design review meetings, site investigation visits as well as coordination with other disciplines. Park amenities include an amphitheater, a picnic shelter, 4,000 SF playground, multi-purpose court, boat launch dock, fishing pier, splash pad, and shaded

fitness station. Miller Legg is a subconsultant to Waypoint Contracting.

School District of Palm Beach County (SDPBC) Forest Hill Elementary School Parking Addition - Miller Legg was selected to provide civil engineering and construction administration services for parking additions including pedestrian connectivity in two locations at Forest Hill Elementary School. The firm is responsible for design, permitting and construction services. Permitting entails coordination with the City of West Palm Beach, Palm Beach County, South Florida Water Management District and Lake Worth Drainage District.

School Board of Broward County (SBBC) Hollywood Hills Elementary School Fire Main Protection - The firm was retained to perform engineering design services for this fire main site work project as well as topographic and SUE services for this project. Engineering responsibilities included due diligence investigation, construction document preparation and governmental agency approvals.

Vizcaya Village Five Building Restoration - Miller Legg is providing civil engineering design services, permitting assistance and construction phase services for the restoration of the Staff Residence, Mule Stable, Carriage House, Dairy Barn and Poultry Barn buildings. Additional scope includes the preparation of a sketch and legal description of the proposed FPL easement, as well as a tree inventory and disposition plan. This work is being performed as a subconsultant to Beyer Blinder Belle Architect. JM Family Enterprises Corporate Campus (Individual Experience) - Project manager and engineer for the design, permitting and construction

certification of a 16-acre corporate campus including the demolition of existing office buildings and construction of a new office buildings, dining building, parking garage and pedestrian plazas in Deerfield Beach.

LIVE! Pompano Resorts Development (Individual Experience) - Team leader and project manager for the design, permitting and construction certification of a 125-acre mixed-use development including entertainment venues, hotels, commercial and residential developments, lakes, and Parking Garages in the area surrounding the existing Isle Casino in Pompano Beach.

Casamar Multi-Family Residential Development (Individual Experience) - Project manager and engineer for a high-end residential development in Pompano Beach. The project entailed the design, permitting, and construction certification of a residential tower including water, sewer, drainage, drainage wells and Parking Garage.

Solemar Multi-Family Residential Development (Individual Exp) - Project manager and engineer for a high-end residential development in Pompano Beach. The project entailed the design, permitting, and construction certification of a residential tower including water, sewer, drainage, drainage wells and Parking Garage.

Broward Health Surface Parking Garage / Lots Evaluations - Miller Legg provided site civil due diligence for the proposed filling of an existing lake to construct a surface parking lot or a 300-500 space Parking Garage within the Broward Health Coral Springs property. An additional three locations were also considered.





Years of Experience: 39
Years With the Firm: 37

Registrations & Certifications:

Registered Landscape Architect, FL, 1989
Fellow American Society of Landscape Architects, 2014

Education:

Bachelor of Landscape Architecture
University of Florida, 1986
Graduate Studies, Urban and Regional Planning
Florida State University, 1989

Publications & Presentations:

American Society of Landscape Architects, Resiliency of Broward's Natural Habitats: West Lake to Weston, July 2023, Presenter/Speaker
Florida Planning and Zoning Association, Public Private Partnerships, June 2007, Presenter/Speaker
Florida Recreation & Park Association, Inventories of Tree Resources in Park and Urban Settings, August 2022, Presenter/Speaker

Professional & Civic Activities:

Fellow, American Society of Landscape Architects
Past Member, American Society of Landscape Architects, Florida Executive Committee
2021 Chair, Broward County Bicycle & Pedestrian Advisory Committee, 2009-present
Member, Broward Section, American Planning Association
Past Chair, Broward Section, American Society of Landscape Architects
Member, Florida Board of Landscape Architecture, 2013-current
Commercial Emerald Member, Florida Recreation and Park Association
Recipient, UF Distinguished Landscape Architect Alumnus Award, 2013
Member, Urban Land Institute

Michael Kroll, RLA, FASLA

President / Landscape Architecture QA/QC

Professional Experience:

Mr. Kroll, President of Miller Legg, has been actively involved in projects ranging from large scale habitat restoration to international urban redevelopment projects. His 35+/- year career has concentrated on planning, infrastructure, open space, transportation and redevelopment, principally in South Florida.

Mr. Kroll's diverse professional experience has led to projects that successfully integrate environmental, planning and landscape architectural services. Under his leadership, Miller Legg develops project solutions that respond to the natural environment, respect the social fabric and create sustainable aesthetic spaces.

Relevant Project Experience:

Memorial Regional Hospital Design Build (D/B) Parking Garage & Public Roadway Improvements - Miller Legg provided site development design services for a new 7-story, 1,302-space parking garage located at Johnson Street and Garfield Street on the Memorial Regional Hospital campus in Hollywood. The parking garage included 570,330 SF of parking garage space, ground-floor retail, a courtyard, an auditorium, and hospital staff training room and offices. Associated off-site roadway and signal improvements were provided on Johnson Street along with roundabout modifications on Garfield Street at 35th Avenue. Specific services included: civil engineering, permitting, paving, drainage, water, sewer, traffic engineering, signalization, topographic survey, underground

utility designations (SUE), landscape architecture, irrigation, and hardscape design, as well as construction observation. Miller Legg was a subconsultant to Zyscovich Architects and was on the Stiles/Thornton design/build team.

Florida International University (FIU) Parking Garage 5 Market Station

- This project involved FIU's Parking Garage No. 5 on the Modesto Maidique Campus in Miami. The project consisted of a 7-story Parking Garage that included a 2,000-space student parking garage, retail components on the first floor along with the new home of the Category 5-hardened FIU Police and Public Safety Department facilities. In addition, the facility included a health clinic and consolidated offices for FIU's Parking and Transportation Department. Miller Legg served as the civil and transportation engineer for the project as part of the PGAL design team. The new building was delivered using BIM. Miller Legg prepared the paving, drainage, water, sewer, signing, marking, demolition and pollution prevention plans for the project. Miller Legg reviewed and prepared pedestrian movement plans in accordance with FIU's latest master plan. The project included the design of a lift station to serve this project neighboring the site. The project included permitting with DERM and Miami-Dade WASD. Miller Legg performed construction administration services including coordination during bidding, review of RFI's, construction observation and closeout services. Miller Legg prepared several traffic studies reviewing traffic counts and queuing analyses to propose a driveway connection from the east side of the

Michael Kroll, RLA, FASLA

parking garage to FDOT District 6. Miller Legg designed and permitted the redesign and relocation of SW 10th Street and SW 108th Avenue to improve vehicular movement and flow for this portion of the campus in conjunction with the new parking garage and public facilities and considering the expansion of the future adjacent medical campus.

Florida International University (FIU) Parking Garage 6 Traffic Study - Miller Legg performed a traffic analysis (for design year 2013) related to the proposed construction of the new Parking Garage no. 6 (PG6) located at the FIU Modesto A. Maidique Campus. The analysis involved evaluating the traffic impacts on the internal and external street network immediately adjacent to the proposed garage due to the revised traffic circulation and recommending improvements for any deficiencies in levels of service.

Broward College (BC) Central Campus Parking Garage Design Criteria Package - Miller Legg prepared civil and landscape architecture schematic documents and design criteria for the parking garage on the Central Campus that was completed as a design-build project selected by the College separately. Coordination was required with the following agencies: Broward County EPGMD, Traffic Engineering, Highway Construction & Engineering Division, and Health Department, Central Broward Water Control District, Town of Davie, FDEP and SFWMD.

Miami Dade College (MDC) Wolfson Campus Parking Garage Survey & SUE - Miller Legg provided boundary and topographic surveys as well as subsurface utility engineering (SUE) location and designation services within the proposed Miami-Dade College Wolfson Campus parking

garage in Miami-Dade County. The firm also provided tree inventory and permitting services. Miller Legg provided an updated survey with above ground improvements and topographic elevations.

Florida International University (FIU) Parking Garage 6 Civil Engineering - Miller Legg provided the engineering design services for FIU's 1,960-space 51,500 SF mixed-use Parking Garage No. 6 (PG6) on the Modesto Maidique campus in Miami. The design included water, sewer, paving, grading, drainage, traffic and transportation design. The planning for a future express bus rapid transit hub was also integrated into the site's design. The project included retail space, six large-format multiuse classrooms, a 3,386 SF indoor seating area, a computing and information sciences lab, offices and support spaces. Off-site improvements included widening of the campus loop road, NW 10th Street and the design of a two-lane roundabout to serve as the primary entrance to the Campus. Intersection improvements to SW 8th Street and SW 112th Avenue included coordination and permitting with FDOT for signalization and roadway improvements. Full scope of services included: survey, subsurface utility engineering (SUE), design, permitting, lake infill and reshaping, significant construction observation and closeout for new and realigned spine roads with one additional roundabout (including a utility corridor of telecommunication duct banks, electrical duct banks, chilled water lines, sanitary sewer gravity mains, sanitary sewer force mains, drainage system, water mains, gas mains, and irrigation mains). The project was awarded the *International Parking Institute's 2016 Award of Excellence in Category II (Best Design of a Parking Facility with fewer than 800 Spaces)*. Miller Legg was a subconsultant to PGAL.

Baptist Health Parking Garage SUE - Miller Legg provided subsurface utility engineering (SUE) services to locate horizontally and vertically an existing FPL FiberNet line. The firm determined specific locations for vacuum excavation (test holes) to assist in construction and installation of a roadway, drainage structures and additional utilities. A prior as-built location was used to properly identify the correct location of the lines underground and within the project work area.

Memorial Hospital West Southwest Parking Garage - Miller Legg provided surveying, site development design, permitting and construction administration/ observation services for a six (6)-story parking garage with 1,477 spaces on the Memorial Hospital West campus in Pembroke Pines. Services included subsurface utility engineering (SUE), surveying, site planning, campus-wide master stormwater study/improvements design/plans, on-site paving and drainage/water and sewer. Miller Legg also provided off-site roadway turn lane modifications and temporary access driveway engineering design/plans, site lighting photometrics, landscape planting and overall campus landscape mitigation design/plans, irrigation system modification design/plans, arborist and construction administration/ observation services. Permitting agencies involved the City, SBDD, SFWMD, FDOT and Broward County. Prior to design work, a topographic survey and campus utility infrastructure were mapped and coordinated with the owner and architectural design team for this expansion project and the enabling master stormwater, roadway modifications and infrastructure improvements.





Years of Experience: 25

Years With the Firm: 25

Registrations & Certifications:

*Registered Landscape Architect, FL, 2005
FDOT Intermediate Maintenance of Traffic, FL,
2013*

Education:

*Bachelor of Science, Landscape Architecture
North Carolina A&T State University, 2000*

Continuing Education:

Eminent Domain for Landscape Architects, 2013
FDOT Landscape Highway Seminar, 2005, 2006,
2008 and 2013
FDOT Outdoor Advertising Workshop, November
2008 and February 2010
FDOT Plan Reviewer's Workshop, November 2006
and November 2007
FDOT Specifications Package Preparation Training
Certificate, 2016
Irrigation: The End to Water Waste in Landscapes
2013
Landscape Palm Diseases, 2013
LAP Project Inception to Notice to Proceed,
October 2007
LAP Training for Right-of-Way and Real Estate
Acquisition, May 2008
PSMJ Project Management Boot Camp, 2007

Professional & Civic Activities:

Member, American Society of Landscape Architects

Brian Shore, RLA

Senior Landscape Architect

Professional Experience:

As a Senior Landscape Architect, Mr. Shore has significant experience in landscape architectural design and landscape construction services for a variety of public and private projects. Specialties include landscape, hardscape, and irrigation design services for streetscape and roadway projects including the Florida Department of Transportation (FDOT), all aspects of active and passive park design, healthcare campuses, and environmental wetland habitat creation. Other experience includes various residential and commercial projects. Mr. Shore is a Senior Associate of the firm.

Relevant Project Experience:

Memorial Regional Hospital Design Build (D/B) Parking Garage & Public Roadway Improvements - Miller Legg provided site development design services for a new 7-story, 1,302-space parking garage located at Johnson Street and Garfield Street on the Memorial Regional Hospital campus in Hollywood. The parking garage included 570,330 SF of parking garage space, ground-floor retail, a courtyard, an auditorium, and hospital staff training room and offices. Associated off-site roadway and signal improvements were provided on Johnson Street along with roundabout modifications on Garfield Street at 35th Avenue. Specific services included: civil engineering, permitting, paving, drainage, water, sewer, traffic engineering, signalization, topographic survey, underground utility designations (SUE), landscape

architecture, irrigation, and hardscape design, as well as construction observation. Miller Legg was a subconsultant to Zyscovich Architects and was on the Stiles/Thornton design/build team.

Memorial Hospital West Southwest Parking Garage -

Miller Legg provided surveying, site development design, permitting and construction administration/observation services for a six (6)-story parking garage with 1,477 spaces on the Memorial Hospital West campus in Pembroke Pines. Services included subsurface utility engineering (SUE), surveying, site planning, campus-wide master stormwater study/improvements design/plans, on-site paving and drainage/water and sewer. Miller Legg also provided off-site roadway turn lane modifications and temporary access driveway engineering design/plans, site lighting photometrics, landscape planting and overall campus landscape mitigation design/plans, irrigation system modification design/plans, arborist and construction administration/observation services. Permitting agencies involved the City, SBDD, SFWMD, FDOT and Broward County. Prior to design work, a topographic survey and campus utility infrastructure were mapped and coordinated with the owner and architectural design team for this expansion project and the enabling master stormwater, roadway modifications and infrastructure improvements.

Baptist Health South Miami Hospital SW 62nd Avenue Parking Lot - Miller Legg provided engineering schematic design and an

estimation of cost for the construction of over 30,000 sf of two new parking lots located on SW 61st Court and 62nd Avenue at South Miami Hospital, a part of Baptist Health. Additionally, Miller Legg detailed an illustration of pervious areas in order to comply with City ordinances, lighting, a pedestrian walkway, and fencing.

Town of Lauderdale-By-the-Sea Poinciana/Bougainvillea Roadway and Parking Improvements

- Under the firm's Continuing Services Contract, Miller Legg provided design and permitting services for parking, roadway and landscape architectural improvements for the Poinciana Street and Bougainvillea Drive area north of Commercial Boulevard to alleviate congestion along the parallel corridor of SR A1A in the Town of Lauderdale-By-The-Sea. Services include: roadway and parking area design, lighting, utility coordination, permitting, landscape, hardscape and irrigation, and pre- and post-construction observation services.

Broward Health Surface Parking Garage / Lot Evaluation - Miller Legg provided site civil due diligence for the proposed filling of an existing lake to construct a surface parking lot or a 300-500 space Parking Garage within the Broward Health Coral Springs property. An additional three locations were also considered.

School District of Palm Beach County (SDPBC) Hope Centennial Elementary School Parking Expansion - Under our Continuing Services Contract, Miller Legg is providing civil engineering, surveying, landscape architecture, photometric, permitting and construction administration services related to site plan improvements as part of the parking lot expansion.

Village of Wellington Municipal Complex Design/Build - This was

a design-build project of a new municipal complex for the Village of Wellington, located in Palm Beach County. The facility is a two-story 54,000-SF LEED Gold Certified building composed of office space for the village staff, public space, and village council chambers. The site is approximately 6 acres and consists of a 300-space parking lot, open plaza space, vegetated swales and detention areas. The project was completed within a very tight construction schedule of less than 18 months for design, permitting and construction. LEED Gold certification was achieved through the use of several innovative techniques such as adding a stormwater cistern system that collects, stores, and provides rainwater to the bathroom fixtures. Bioswales and native landscaping were also provided throughout the site to create a more sustainable habitat. Services provided include civil engineering, landscape architecture and irrigation design. Miller Legg was a subconsultant to Leo A. Daly.

Miami-Dade Expressway Authority (MDX) D/B Dolphin Station Park & Ride Transit Terminal Facility - This project was a partnership between Miami-Dade Expressway Authority, Miami-Dade Transit and Florida Department of Transportation. We were a subconsultant to the design/build team of BCC Engineering, lead engineer, and Halley Engineering Contractors, contractor. Miller Legg provided landscape architecture design, permitting and construction services for a 900-parking space Park and Ride Transit Facility located at the Northwest corner of NW 12th Street and the Homestead Extension of the Florida's Turnpike.

Florida Atlantic University (FAU) Schmidt Family Complex for Academic and Athletic Excellence

- Miller Legg provided engineering, survey/SUE and irrigation design for FAU's new Schmidt Family Complex on the Boca Raton campus. The project consisted of design and construction of a new state-of-the-art 166,000 SF facility for its academic and athletic program with a grand lobby and main street, athletic and academic learning center, weight and training room, coaches offices, two (2) outdoor football practice fields with lighting and natural grass, and expansion of the ground floor at Parking Garage 3 which houses classroom and office space for the College of Business. Miller Legg provided boundary and topographic survey and subsurface utility engineering (SUE) location services, along with engineering design for utilities, pavement, signing and marking, drainage, ADA accessibility, irrigation, grading, redevelopment, road circulation solutions, tree inventory and arborist review. Permitting services were provided through the City, Palm Beach County, SFWMD, Lake Worth Drainage District, and the FAU Building Department. In addition, Miller Legg provided bidding assistance, construction administration and certification services. The construction contract administration services provided included project meetings, site visits to observe the quality and quantity of construction and preparing interval field observation reports, contractor pay application review, shop drawing, product data and sample review/approval, contract document RFI response, construction completion inspection for accuracy and completeness, record document preparation.





Years of Experience: 46

Years With the Firm: 40

Registrations & Certifications:

*Registered Professional Surveyor & Mapper, FL,
1998*

Continuing Education:

*Land Boundaries, 2018
Wetlands Delineation, 2018*

Professional & Civic Activities:

*Past Vice President, Florida Surveying & Mapping
Society, Broward Chapter*

Martin Rossi, PSM

Senior Surveyor

Professional Experience:

Mr. Rossi is a Senior Project Surveyor with more than four decades of surveying and subsurface utility engineering (SUE) experience. His principal areas of experience include surveys such as boundary, topographic, ALTA/ACSM land title surveys, quantity, environmental and wetland, condominium, construction layout, as-built, right-of-way, specific purpose and subdivisions and platting, as well as subsurface utility engineering (SUE). He currently manages the South Florida survey department and field crews and is an Associate with the firm.

Relevant Project Experience:

Memorial Regional Hospital Design Build (D/B) Parking Garage & Public Roadway Improvements - Miller Legg provided site development design services for a new 7-story, 1,302-space Parking Garage at Johnson Street and Garfield Street on the Memorial Regional Hospital campus in Hollywood. The parking garage included 570,330 SF of parking garage space, ground-floor retail, a courtyard, an auditorium, and hospital staff training room and offices. Associated off-site roadway and signal improvements were provided on Johnson Street along with roundabout modifications on Garfield Street at 35th Avenue. Specific services included: civil engineering, permitting, paving, drainage, water, sewer, traffic engineering, signalization, topographic survey, underground utility designations (SUE), landscape architecture, irrigation, and hardscape design, as well as

construction observation. Miller Legg was a subconsultant to Zyscovich Architects and was on the Stiles/Thornton design/build team.

Memorial Hospital West Southwest Parking Garage -

Miller Legg provided surveying, site development design, permitting and construction administration/observation services for a six (6)-story parking garage with 1,477 spaces on the Memorial Hospital West campus in Pembroke Pines. Services included subsurface utility engineering (SUE), surveying, site planning, campus-wide master stormwater study/improvements design/plans, on-site paving and drainage/water and sewer. Miller Legg also provided off-site roadway turn lane modifications and temporary access driveway engineering design/plans, site lighting photometrics, landscape planting and overall campus landscape mitigation design/plans, irrigation system modification design/plans, arborist and construction administration/observation services. Permitting agencies involved were the City of Pembroke Pines, South Broward Drainage District, South Florida Water Management District, FDOT and Broward County. Prior to design work, a topographic survey and campus utility infrastructure were mapped and coordinated with the owner and architectural design team for this expansion project and the enabling master stormwater, roadway modifications and infrastructure improvements.

Florida International University (FIU) Parking Garage 5 Market Station - This project involved FIU's Parking Garage No. 5 on the

Modesto Maidique Campus in Miami. The project consisted of a 7-story Parking Garage that included a 2,000-space student parking garage, retail components on the first floor along with the new home of the Category 5-hardened FIU Police and Public Safety Department facilities. In addition, the facility included a health clinic and consolidated offices for FIU's Parking and Transportation Department. Miller Legg served as the civil and transportation engineer for the project as part of the PGAL design team. The new building was delivered using BIM. Miller Legg prepared the paving, drainage, water, sewer, signing, marking, demolition and pollution prevention plans for the project. Miller Legg reviewed and prepared pedestrian movement plans in accordance with FIU's latest master plan. The project included the design of a lift station to serve this project neighboring the site. The project included permitting with DERM and Miami-Dade WASD. Miller Legg performed construction administration services including coordination during bidding, review of RFI's, construction observation and closeout services. Miller Legg prepared several traffic studies reviewing traffic counts and queuing analyses to propose a driveway connection from the east side of the parking garage to FDOT District 6. Miller Legg designed and permitted the redesign and relocation of SW 10th Street and SW 108th Avenue to improve vehicular movement and flow for this portion of the campus in conjunction with the new parking garage and public facilities and considering the expansion of the future adjacent medical campus.

Miami Dade College (MDC) Hialeah Campus Parking Garage Utility Survey - For use in design and construction of a future parking garage at the Miami Dade College

Hialeah Campus location, Miller Legg provided updated boundary and topographic surveys that included tree identification, title review chart and utility atlas created with full SUE services. These services included: utility research, designation, locates and mapping for preparation of campus utility atlas. Miller Legg was a subconsultant to Haskell.

Miami Dade College (MDC) Wolfson Campus Parking Garage Survey & SUE - Miller Legg provided boundary and topographic surveys as well as subsurface utility engineering (SUE) location and designation services within the proposed Miami-Dade College Wolfson Campus parking garage in Miami-Dade County. The firm also provided tree inventory and permitting services. Miller Legg provided an updated survey with aboveground improvements and topographic elevations.

City of Miami Beach Collins Park Parking Garage Phase 2 - Miller Legg was a subconsultant to the KVC Constructors/Shulman + Associates Team (and previously the Zaha Hadid Architects/Berenblum Busch Architects Team) providing property boundary and topographic surveying of the Collins Park Parking Garage, as well as topographic surveys of Liberty Avenue from 21st to 23rd Streets. The project will include 513 parking spaces, 15,000 square feet of ground floor retail, and a public plaza. Collins Park is at the southern end of South Beach, adjacent to the Bass Museum, Miami City Ballet and Miami-Dade Regional Public Library, a neighborhood considered the cultural destination of Miami Beach.

City of Miami Beach Collins Park Parking Garage Phase I - Miller Legg was a subconsultant to

the Zaha Hadid Architects/Berenblum Busch Architects Team providing property boundary and topographic surveying of the proposed Collins Park Parking Garage, as well as topographic surveys of Liberty Avenue from 21st to 23rd Streets. Collins Park is at the southern end of South Beach, adjacent to the Bass Museum, Miami City Ballet and Miami-Dade Regional Public Library, a neighborhood considered the cultural destination of Miami Beach.

City of Coral Springs Municipal Complex - Miller Legg provided assistance with the master planning phase of the new Coral Springs Municipal Complex development, which is part of a larger effort to redevelop the downtown section of Coral Springs. Services provided for this 5-story 74,000 SF City Hall building/4-story 607-space Parking Garage include: site civil engineering, survey, traffic (vehicular/pedestrian) and utilities infrastructure requirements, site permitting, overall project scope development and significant construction observation services. Site civil engineering support-related services concerned the surface water management system, canal reconfiguration, vehicular/pedestrian access/connectivity, signing, pavement marketing, parking improvements and cost estimates. Survey services comprised as-built design, cross-sections and various site design surveys. In addition, community-oriented programming and planning process including meeting attendance was provided. Miller Legg was a subconsultant to Song & Associates Architects. *The project was a Florida AIA 2019 People's Choice Award nominee.*





Years of Experience: 28

Years With the Firm: 6

Registrations & Certifications:

Remote Pilot Certification, FL, 2020

Certified Survey Technician Level I, FL, 2021

Education:

Associate of Science, Drafting/CAD

ATI Career Training Center, 2002

, Civil Engineering (2 of 5 yrs completed for Bachelor's)

National Autonomous University of Honduras, 1997

Continuing Education:

AutoDesk Training

Leica Cyclone & CloudWorx for AutoCAD

Sandro Elvir, CST I

Survey / SUE Project Manager

Professional Experience:

Sandro has almost 30 years of professional surveying experience ranging from a field crew chief to survey manager overseeing survey crews. His areas of expertise include land surveying, boundary, topographic, ALTA, control surveys, utility surveys, 3D Radar Tomography, GPS, route surveys, legal descriptions, laser scanning, and construction layout calculations. He is experienced in AutoCAD, Civil 3D, Cyclone and CloudWorx, and Trimble Geomatics Office.

Prior to joining Miller Legg, Sandro was Survey Coordinator Manager with another South Florida surveying firm for 15 years.

Relevant Project Experience:

Broward County Sheriff's Office New Training Center Garage Design/Build - Miller Legg was part of the ANF Group Design Build Team contracted to develop the Broward County Sheriff's Office (BSO) planned new Training Center Parking Garage in Fort Lauderdale. The project consisted of an 80,000 SF 7-story structure, 2 stories for training and 5 stories for 700+ parking spaces, administrative offices, fire rescue simulation labs, a rappel tower, indoor firearm ranges, and a memorial lobby honoring the victims of the Marjory Stoneman Douglas School Shooting. Miller Legg's scope of services comprised site surveying, site civil and utility infrastructure engineering, landscape architecture and permitting assistance. Survey services included topographic and tree surveying as well as underground utilities designation and

mapping. Landscape architecture scope landscape involved planting and irrigation design. The firm's certified arborists collected site data/inventory to prepare tree disposition, permitting and mitigation construction documents. Permitting was coordinated with Broward County Environmental Management Division, Fire Department, Health Department and with SFWMD. The firm was responsible for civil, landscape and irrigation, construction observation and administration. This project was awarded ASCE Florida Section Broward Branch 2023 Project of the Year and is being pursued for LEED Silver Certification.

citizenM Hotel South Beach -

The firm provided site civil engineering services for the development of the 3-story mixed-use citizenM Hotel South Beach on Lincoln Road in Miami Beach. The hotel portion rises 12-stories and the project will also include a 5-story parking garage. Miller Legg's scope includes on-site schematic civil and utility infrastructure schematic design, design development and construction document preparation. Government agency permitting is being coordinated with Miami-Dade County Department of Environmental Resources Management, Water and Sewer Department, Health Department, City of Miami Beach and Florida Department of Transportation. Bidding assistance and construction administration services include civil engineering. Construction observation was also rendered. The scope included design and permitting of sidewalk enhancements / improvements. An existing

stormwater well system designed for an earlier project at the same location served as a means of conveying stormwater runoff.

City of Miramar Historic Public Safety Complex - The City of Miramar replaced the Civic Center and Child Care building with a new one-story 24,000 SF building to accommodate its police substation, storage, administrative and other law enforcement and public safety facilities, in addition to a surface parking lot for safety vehicles. The new building received LEED Gold certification. Miller Legg provided civil engineering design, permitting and construction administration services as part of the Architects Design Group team. Government permitting included the City of Miramar, Broward County and FDEP. The firm also provided LEED certification and value engineering review services.

Town of Lauderdale-By-the-Sea Poinciana/Bougainvillea Roadway and Parking Improvements - Under the firm's Continuing Services Contract, Miller Legg provided design and permitting services for parking, roadway and landscape architectural improvements for the Poinciana Street and Bougainvillea Drive area north of Commercial Boulevard to alleviate congestion along the parallel corridor of SR A1A in the Town of Lauderdale-By-The-Sea. Services include: roadway and parking area design, lighting, utility coordination, permitting, landscape, hardscape and irrigation, and pre- and post-construction observation services.

Broward Health Surface Parking Option - Miller Legg provided site civil due diligence for the proposed filling of an existing lake to construct a surface parking lot or a 300-500 parking space parking garage within the Broward Health Coral Springs

property. An additional three locations were also considered.

School District of Palm Beach County (SDPBC) Hope Centennial Elementary School Parking Expansion - Under our Continuing Services Contract, Miller Legg is providing civil engineering, surveying, landscape architecture, photometric, permitting and construction administration services related to site plan improvements as part of the parking lot expansion.

City of Miami Gardens Performing Arts Center - Miller Legg is providing civil engineering and landscape architecture design services, traffic engineering services, permitting assistance and construction phase services for the new Miami Gardens Performing Arts Center. The Center will be built on 3.5 acres of land and will include a performing arts center, black box theater, youth center, culinary arts institute, STEM facility with classrooms with movable walls and an outdoor interactive playground to promote the development of youth through scientific and technological innovations. The center will be built through construction management at risk delivery method. Miller Legg is a subconsultant to Synalovski Romanik Saye.

Seminole Tribe of Florida (STOF) Hollywood Hard Rock Hotel and Casino Expansion - Miller Legg was a member of the Suffolk/Yates JV Team which provided surveying and subsurface utility engineering (SUE) services for major demolition, renovations and expansion to the Hard Rock Hotel and Casino on the Seminole Tribe's Hollywood Reservation. The feature elements included a new iconic 1,274-room Guitar Hotel and Villas, and over 300,000 SF retail, convention and spa space. Services included boundary surveys, control

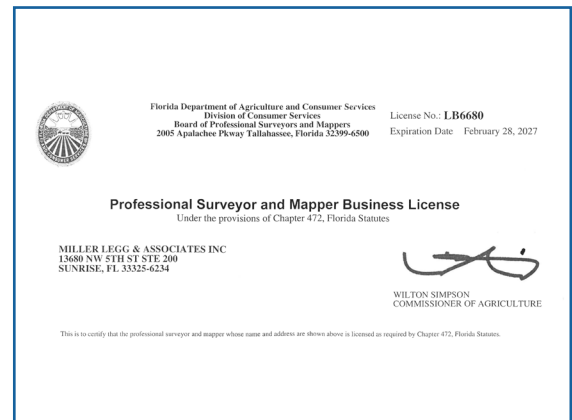
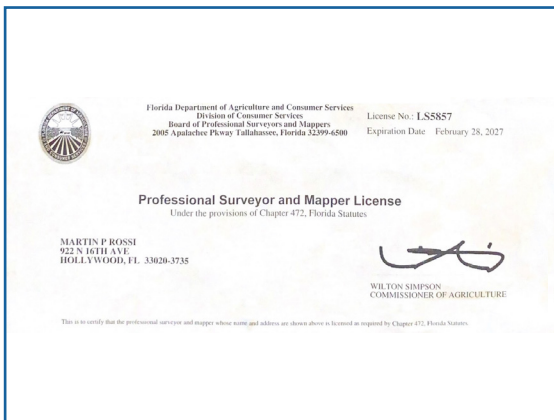
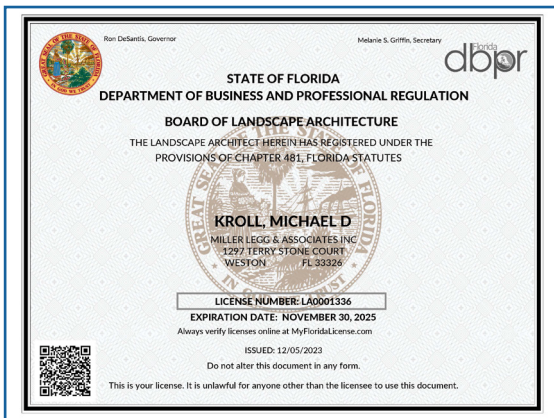
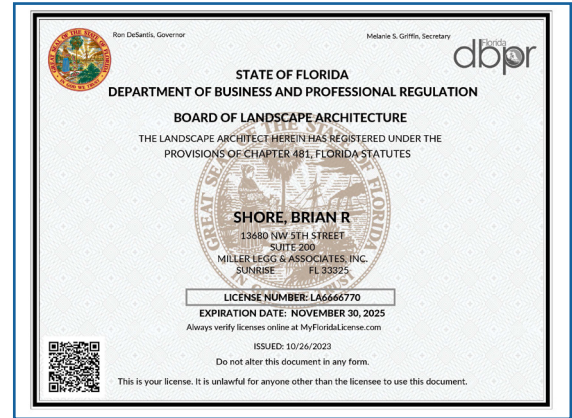
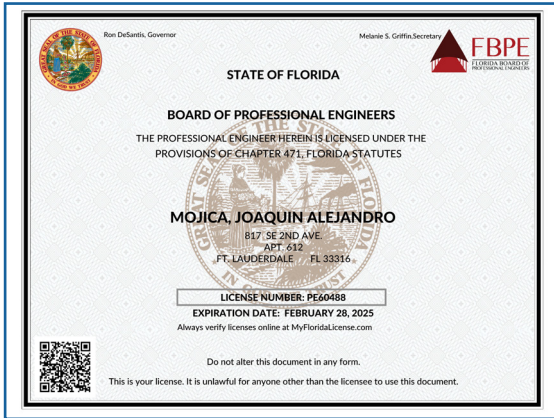
surveys, verification of benchmarks, layout and monitoring of columns and grid lines, as-builts, final surveys and SUE. The project was completed in 2019 at a cost of approx. \$1.8 billion.

Vizcaya Village Five Building Restoration - Miller Legg is providing civil engineering design services, permitting assistance and construction phase services for the restoration of the Staff Residence, Mule Stable, Carriage House, Dairy Barn and Poultry Barn buildings. Additional scope include the preparation of a sketch and legal description of the proposed FPL easement, as well as a tree inventory and disposition plan. This work is being performed as a subconsultant to Beyer Blinder Belle Architect.

Cushman School Play to Learn Facility Civil Design & Engineering - The Cushman School "Play to Learn" facility is a performing arts theater / gymnasium / multipurpose venue with 24,400 SF of total new building. The two-story facility will include a rooftop soccer and track field, an indoor gymnasium, a stage and performing arts center, a dance studio, and music classrooms. Demolition of existing outdoor areas and buildings on this 2-acre campus in Miami were required to enable construction of this new facility. Miller Legg performed site civil engineering design and permitting services including demolition, water, sewer, paving, signing, pavement marking, grading and drainage design and relocation of water and sewer infrastructure required. The firm was also responsible for construction administration. The site plan included closing NE 60th Street and NE 5th Court to improve traffic for the school. Landscape construction documents, irrigation design and tree disposition were also part of the scope. Miller Legg was a subconsultant to Arquitectonica.



MILLER LEGG - CERTIFICATIONS & LICENSES





Memorial Regional Hospital Design Build (D/B) Parking Garage & Public Roadway Improvements

Hollywood, FL

Miller Legg provided site development design services for a new 7-story, 1,302-space parking garage located at Johnson Street and Garfield Street on the Memorial Regional Hospital campus in Hollywood. The parking garage included 570,330 SF of parking garage space, ground-floor retail, a courtyard, an auditorium, and hospital staff training room and offices. Associated off-site roadway and signal improvements were provided on Johnson Street along with roundabout modifications on Garfield Street at 35th Avenue. Specific services included: civil engineering, permitting, paving, drainage, water, sewer, traffic engineering, signalization, topographic survey, underground utility designations (SUE), landscape architecture, irrigation, and hardscape design, as well as construction observation. Miller Legg was a subconsultant to Zyscovich Architects and was on the Stiles/Thornton design/build team.

Owner: Memorial Healthcare System

Size: 570,330 SF

Construction Cost: \$44,000,000

Date of Completion: 09/2017



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Broward County Sheriff's Office New Training Center Garage Design/Build

Fort Lauderdale, FL

Miller Legg was part of the Design Build Team contracted to develop the Broward County Sheriff's Office (BSO) planned new Training Center Parking Garage in Fort Lauderdale. The project consisted of an 80,000 SF 7-story structure, 2 stories for training and 5 stories for 700+ parking spaces, administrative offices, fire rescue simulation labs, a rappel tower, indoor firearm ranges, and a memorial lobby honoring the victims of the Marjory Stoneman Douglas School Shooting. Miller Legg's scope of services comprised site surveying, site civil and utility infrastructure engineering, landscape architecture and permitting assistance. Survey services included topographic and tree surveying as well as underground utilities designation and mapping. Landscape architecture scope landscape involved planting and irrigation design. The firm's certified arborists collected site data/inventory to prepare tree disposition, permitting and mitigation construction documents. Permitting was coordinated with Broward County Environmental Management Division, Fire Department, Health Department and with SFVMD. The firm was responsible for civil, landscape and irrigation, construction observation and administration. This project was awarded ASCE Florida Section Broward Branch 2023 Project of the Year and is being pursued for LEED Silver Certification.

Services provided include:

- landscape architecture
- irrigation design
- certified arborists

Client(s):

Saltz Michelson Architects



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Memorial Hospital West Southwest Parking Garage

Pembroke Pines, FL

Miller Legg provided surveying, site development design, permitting and construction administration/observation services for the 594,483 SF six (6)-story parking garage with 1,582 spaces/29 ADA spaces on the Memorial Hospital West campus in Pembroke Pines. Services included: subsurface utility engineering (SUE), surveying, site planning, campus-wide master stormwater study/improvements design/plans, on-site paving and drainage/water and sewer. Miller Legg also provided off-site roadway turn lane modifications and temporary access driveway engineering design/plans, site lighting photometrics, landscape planting and overall campus landscape mitigation design/plans, irrigation system modification design/plans, arborist and construction administration/observation services. Permitting agencies involved were the City of Pembroke Pines, South Broward Drainage District, South Florida Water Management District, FDOT and Broward County.

Prior to design work, a topographic survey and campus utility infrastructure were mapped and coordinated with the owner and architectural design team for this expansion project and the enabling master stormwater, roadway modifications and infrastructure improvements.

Services provided include:

- landscape architecture
- irrigation design
- certified arborists
-

Client(s):

Memorial Healthcare Systems



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citizenM Hotel South Beach

Miami Beach, FL

The firm provided site civil engineering services for the development of the 3-story mixed-use citizenM Hotel South Beach on Lincoln Road in Miami Beach. The hotel portion rises 12-stories and the project will also include a 5-story parking garage. Miller Legg's scope includes on-site schematic civil and utility infrastructure schematic design, design development and construction document preparation. Government agency permitting is being coordinated with Miami-Dade County Department of Environmental Resources Management, Water and Sewer Department, Health Department, City of Miami Beach and Florida Department of Transportation. Bidding assistance and construction administration services include civil engineering. Construction observation was also rendered. The scope included design and permitting of sidewalk enhancements / improvements. An existing stormwater well system designed for an earlier project at the same location served as a means of conveying stormwater runoff.

Owner: citizenM Hotels

Size: 70,000 SF

Construction Cost: \$1,000,000 (garage only)

Date of Completion: 08/2024



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Jackson South Medical Center (JSMC) Garage & Site Improvements Design Criteria Package

Miami, FL

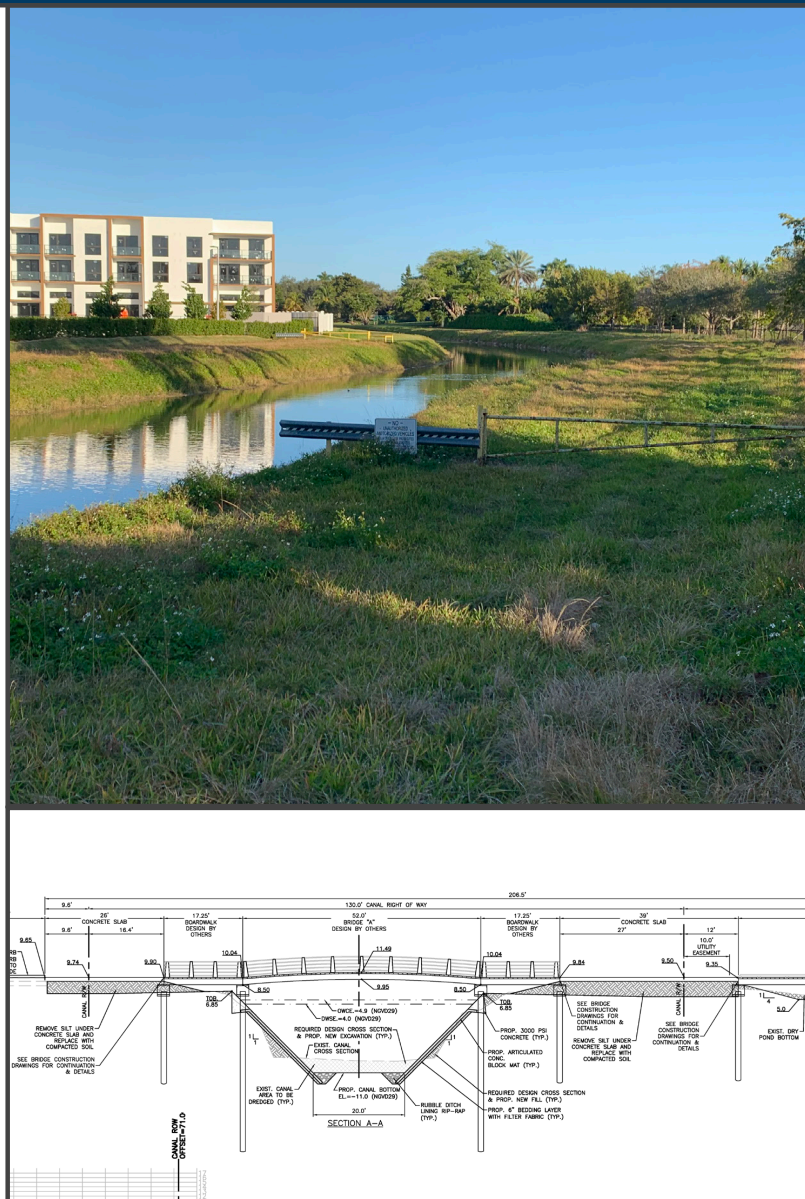
Miller Legg is providing landscape architecture, surveying, SUE, irrigation and civil engineering design services for development of Design Criteria Professional (DCP) for the new 1,151 parking space, 63,342 SF Jackson South Medical Center Garage and Site improvements as a member of the MOBIO architecture team. The scope of services includes a site topographic survey, SUE and an existing trees survey. The project encompasses a new single-span golf cart/pedestrian bridge across a SFWMD canal to connect campus surface parking with adjacent Medical Office Building property.

Owner: Jackson Healthcare System

Size: 63,243 SF

Construction Cost: \$1,500,000

Date of Completion: TBD



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THE MERCHANT STRATEGY PROJECT TEAM QUALIFICATIONS



MERCHANT STRATEGY

Cheryl Scott



Experienced Operations and Project Manager

Basis for Team Selection

Project Schedules
Task Sheets
Invoices
Accounts Receivable/Payable
Insurance

Education Experience

Michigan State University Bachelor's
Degree in Communications
Oakland University
Associate of Arts Degree in
Journalism

Experienced Leader

Office Policy and Procedures
Strategic Planning
RFP Preparation

Professional Credentials

FHWA Bikeway Selection Guide
Workshop Certification
Jim Moran Institute for Global
Leadership Small Business
Executive Program

Summary:

Cheryl is responsible for all operational processes and procedures. Her 20 plus years of administrative and management experience makes her a valuable asset to TMS. Cheryl supports TMS President, Sharon Merchant, in project management by creating and maintaining project schedules and keeps the prospect pipelines up to date. She is responsible for contract administration and project management. All critically important office decisions are made with input from Cheryl.

Public Involvement Experience:

CES Consultants: Cheryl is the Public Involvement Manager for the Palm Beach County Water Utilities Department Capital Improvement Program project. She is responsible for development of collateral materials, assistance with easement coordination, daily stakeholder communications and outreach, and monitoring a hotline.

Carnahan Proctor and Cross: Cheryl is the Public Involvement Manager for the City of Delray Beach North Swinton Avenue Roadway Underground Utility Improvements construction project. She is responsible for staffing the project hotline and providing monthly reports on the hotline activity. She also developed the informational door hanger and collaterals for the public meeting and provided all logistics for the public meeting. Cheryl is responsible for the maintenance of the project webpage.

WGI: Cheryl is the Public Involvement Manager for this City of Port Saint Lucie Hogpen Slough Stormwater Treatment Area project. She is responsible for development of collaterals, a project webpage, setting up and monitoring a project hotline and meeting attendance.

Amici Engineering: Cheryl is the Public Involvement Manager for this Seacoast Utility Authority Juno Isles East Water Main Replacement Project. She developed a project webpage and a Public Involvement Plan (PIP). Cheryl staffs a project hotline and will provide monthly progress reports. She will handle logistics for all public meetings and develop necessary collaterals.

Kimley Horn: Cheryl is the Public Involvement Manager for this Orange City Septic to Sewer Conversion project. She is responsible for development of collaterals, meeting notices, and a project webpage. Cheryl will set up and monitor a project hotline and will provide logistics and attend public meetings.

Whiting Turner: Cheryl is the Public Involvement Specialist for this City of Hollywood CMAR North Beach Utilities Underground Conversion and Hollywood Beach Utility project. She is responsible for all collateral materials, development of a project webpage, monitoring a project hotline and handling logistics and attending all public meetings.

THE MERCHANT STRATEGY
CERTIFICATIONS & LICENSES

State of Florida

Woman Business
Certification

The Merchant Strategy, Inc.

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
03/19/2025 to 03/19/2027Pedro Allende
Florida Department of Management ServicesOffice of Supplier Development
4000 Expansive Way, Suite 300
Tallahassee, Florida 32399
850-487-7015
www.dms.myflorida.com/osdOFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT
Governmental Center Annex
115 S. Andrews Avenue, Room A680 • Fort Lauderdale, Florida 33301 • 954-357-6400

February 25, 2025

ANNIVERSARY DATE: January 30th.Mrs. Sharon Merchant
THE MERCHANT STRATEGY, INC.
5255 NW 33rd Avenue
Fort Lauderdale, FL, 33309

Dear Mrs. Merchant:

The Broward County Office of Economic and Small Business Development (OESBD) is pleased to announce that your firm's **County Business Enterprise (CBE) and Small Business Enterprise (SBE)** certifications have been renewed.

Your firm's certifications are continuing from your anniversary date but are contingent upon the firm verifying its eligibility annually through this office. You will be notified in advance of your obligation to continue eligibility in a timely fashion. However, the responsibility to ensure continued certification is yours. Failure to document your firm's continued eligibility for the CBE and SBE programs within thirty (30) days from your anniversary may result in the expiration of your firm's certifications. Should you continue to be interested in certification after it has expired, you will need to submit a new application, and all required supporting documentation for review.

To access and respond to Broward County's solicitations, you will need to be a registered vendor with Broward County. The current web-based procurement platform is **BPRO**, powered by **Bonfire**. All vendors must complete the vendor registration process in Broward County's **BPRO** system. It is free to do so. Information on how to register your company can be found on the Purchasing Division's webpage: www.broward.org/Purchasing. Alternatively, you may use your camera to scan the QR code in this letter.



To review current Broward County Government bid opportunities visit: www.broward.org/Purchasing and click on "Current Solicitations and Results." Also, from this website, you can log into your firm's profile in **BPRO** to ensure you have added all appropriate classification codes. Bid opportunities over \$3,500 will be advertised to vendors via e-mail and according to classification codes, so please ensure that both the Purchasing Division and OESBD are apprised of your current e-mail address.

Your primary certification group is: **Contract Services**. This is also how your listing in our directory will read. You may access your firm's listing by visiting the Office of Economic and Small Business Development Directory, located on the internet at: www.broward.org/EconDev and click on "Certified Firm Directories."

Broward County Board of County Commissioners
Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKelvie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
www.broward.org

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025Business Name: MERCHANT STRATEGY INC THE
Business Type: BUSINESS/FINANCIAL/CONSULTANTOwner Name: CHRIS MADSEN - MAD 4 MARKETING
Business Location: 5255 NW 33 AVE
PT LAUDERDALE
Business Phone: 561-713-7695
Business Opened: 02/01/2021
State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees		Machines		Professionals	
		4					
For Vending Business Only							
Number of Machines:				Vending Type:			
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid	
33.00	0.00	0.00	0.00	0.00	0.00	33.00	
Receipt Fee			33.00				
Packing/Processing/Canning Employees			0.00				

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT

WHEN VALIDATED

Mailing Address:

MERCHANT STRATEGY INC THE
5255 NW 33 AVE
FORT LAUDERDALE, FL 33309

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Receipt #HW-23-00291581
Paid 09/16/2024 33.00CITY OF FORT LAUDERDALE
BUSINESS TAX YEAR 2024-25Business Tax Division
700 NW 19TH AVE. | FORT LAUDERDALE, FL 33311 | (954) 828-5195

Business ID: BT-GEN-21030059

Business Name: THE MERCHANT STRATEGY INC

Business Address: 5255 NW 33 AVE

SHARON MERCHANT
THE MERCHANT STRATEGY INC
5255 NW 33 AVE
FORT LAUDERDALE FL 33309

TAX CATEGORIES

406210 CONSULTANT (UNCLASSIFIED)

Contact: SHARON MERCHANT
Business Email: Info@TherMerchantStrategy.Com

- This Receipt is issued for the period commencing October 1st and ending September 30th of the years shown above.
- If you have closed or moved out of the city, please email business@fortlauderdale.gov, and include the Business ID #.
- A transfer of business location within city limits is subject to zoning approval. Complete a Business Tax Transfer Application online to obtain the necessary approval. A transfer fee of 10% of the Business Tax fee applies, not less than \$3.00, no more than \$25.00.
- If you have sold your business, please email a copy of the Bill of Sale to business@fortlauderdale.gov, and include the Business ID #. A transfer of ownership will incur a transfer fee of 10% of the Business Tax fee, not less than \$3.00, no more than \$25.00.

Please be advised that this issuance of a Business Tax Receipt establishes that the business you intend to conduct is a use permitted by the City Zoning Code for the location at which you intend to operate. The issuance of a Business Tax Receipt in no way certifies that the property located at this address is in compliance with other provisions of the City Code of Ordinances.

700 NW 19TH AVE.
Fort Lauderdale, FL 33311
TEL 954 828 5195
WWW.FORTLAUDERDALE.GOV

Broward County Shore Protection Project – Segment III and Sand Bypass (Flood Control Coastal Emergency Project, Hurricane Irma)

Contract for	City of Hollywood Florida
Project Performance Location (City, County, State)	Hollywood, Broward County, Florida
Client/Prime	City of Hollywood
Role on the Project (Prime/Subconsultant/Partner)	Consultant for Public Involvement
Contract Value	\$5,800.00
Prime Project Manager (PM)	Elaine Franklin, Environmental Sustainability Coordinator
PM Office Phone and Email	954-921-3410 – Efranklin@hollywoodfl.org
Contract Start and End Dates	December, 2023 – February, 2024

Project Description:

The City of Hollywood (City) in conjunction with other local municipalities, Broward County, and the Army Corps of Engineers to renourish and manage South Florida Beaches by replacing sand lost from Hurricane Irma and adding storm protection dunes and storm drains where feasible

Scope of Services:

TMS was hired by the City of Hollywood to perform specific public involvement services.

Public Involvement Activity: Stakeholder Database

TMS developed the stakeholder database identifying the residents and businesses which would be directly affected along the project corridor. This database was developed using the Broward County Property Appraiser and Google Earth.

Public Involvement Activity: Informational Mailer

TMS developed an information mailer to be distributed to all stakeholders along the project corridor. The mailer identified the reason and scope of the project and provided dates that the workers would be present.

THE MERCHANT STRATEGY PROJECT TEAM EXPERIENCE

City of Hollywood – New Police Headquarters

Contract for	City of Hollywood Florida
Project Performance Location (City, County, State)	Hollywood, Broward County, Florida
Client/Prime	City of Hollywood
Role on the Project (Prime/Subconsultant/Partner)	Consultant for Public Involvement
Contract Value	\$11,702.71
Prime Project Manager (PM)	Heather Barburek Guenot, P.E.
PM Office Phone and Email	954-921-3931 – Hguenot@hollywoodfl.org
Contract Start and End Dates	April, 2022 – April, 2024

Project Description:

The City of Hollywood (City) is building a new Police Headquarters and demolishing the buildings currently on the project site.

Scope of Services:

TMS was hired by the City of Hollywood to perform specific public involvement services.

Public Involvement Activity: Stakeholder Database

TMS developed the stakeholder database identifying the residents, property owners, businesses, emergency services, schools, places of worship, elected officials and neighborhood associations within 500 feet of the project corridor. This database was developed using the Broward County Property Appraiser and Google Earth.

Public Involvement Activity: Notification Mailers

TMS developed notification mailers to be distributed to all stakeholders along the project corridor for each required meeting. The first meeting was the public meeting where stakeholders were advised of the project and provided with information as to scope and timeline. There were 4 additional meetings before the Technical Advisory Committee, Planning and Zoning and the City Commission which TMS developed notices for.

Public Involvement Activity: Notification Signage

TMS developed notification signage for all meetings and placed the signage on the project property to alert stakeholders of upcoming meetings.

Public Involvement Activity: Meeting Attendance

TMS attended meetings for this project. Assisting with set up and logistics when needed. TMS took meeting notes and provided client with Submittal Packages.

THE MERCHANT STRATEGY PROJECT TEAM EXPERIENCE

City of Hollywood – City-Wide Traffic Calming Project

Contract for	City of Hollywood Florida
Project Performance Location (City, County, State)	Hollywood, Broward County, Florida
Client/Prime	City of Hollywood
Role on the Project (Prime/Subconsultant/Partner)	Consultant for Public Involvement
Contract Value	\$24,875.00
Prime Project Manager (PM)	Rudy Damas, Project Manager
PM Office Phone and Email	954-921-3977 – Rdamas@hollywoodfl.org
Contract Start and End Dates	August, 2023 - ongoing

Project Description:

The City of Hollywood (City) is implementing its 2021 Traffic Calming Master Plan by installing traffic calming devices in all districts throughout the City.

Scope of Services:

TMS was hired by the City of Hollywood to perform specific public involvement services.

Public Involvement Activity: Stakeholder Databases

TMS developed a specific stakeholder database identifying the residents, property owners, businesses, emergency services, schools, places of worship, elected officials and neighborhood associations within 500 feet of each project corridor where traffic calming devices are going to be installed/implemented. The databases were developed using the Broward County Property Appraiser and Google Earth.

Public Involvement Activity: Informational Mailers

TMS developed notification mailers to be distributed to all stakeholders along each of the project corridors providing information on the project, the project scope, and tentative schedule.

Public Involvement Activity: Project Webpage

TMS developed an interactive project webpage. Project information, schedule, costs and detailed information on each anticipated traffic calming device is provided as well as an interactive map. TMS updates the webpage as needed when provided information by Client.

Public Involvement Activity: Project Hotline

TMS set up a project hotline to be the first point of contact for all stakeholders' concerns, questions, and/or complaints. A monthly report on hotline activity is provided to Client.

DESIGN/CONSTRUCTION

FINFROCK serves as the single source of responsibility for both design and construction, eliminating the disconnect often found between separate design and build entities. Our vertically integrated approach brings architects, engineers, preconstruction, and field operations under one roof—ensuring constructability, cost-efficiency, and accountability from project inception through completion.

Our dedicated team for this project includes Jacob Lucky, Ron Heinkel, Zach Horvath, Angela Kruth, Kathryn Maluda, and Chad Lytton. This team collectively oversees all aspects of design and construction, providing real-time coordination and rapid decision-making. Their collaboration ensures that all design solutions are informed by practical construction knowledge, allowing us to adapt quickly to project needs while maintaining schedule and budget integrity. With over 350 design-build parking projects completed, FINFROCK brings unmatched experience and proven methods to deliver results efficiently and effectively.

PROJECT MANAGEMENT AND COORDINATION WITH THE CITY, AND SUBCONTRACTORS

Project management and on-site coordination will be led by Kathryn Maluda, who will serve as the Senior Project Manager, and Chad Lytton, who will serve as the General Superintendent. Kathryn will oversee all aspects of project delivery, ensuring alignment between design, construction, and client expectations. Chad will manage day-to-day field operations, subcontractor activities, and site logistics to ensure all work is completed in accordance with City requirements and safety standards.

Jacob Lucky will serve as the primary point of contact with the City, supporting effective communication, facilitating coordination with City staff, and ensuring responsiveness throughout the duration of the project.

ENGINEERING AND PERMITTING

Angela Kruth, P.E., will serve as the Project Engineer for this effort. With over 12 years of experience at FINFROCK, Angela brings deep technical expertise in structural engineering and a strong understanding of Florida's permitting processes. She leads engineering coordination efforts for our design-build parking structures and is highly skilled in navigating code requirements, life safety regulations, and jurisdictional approvals. Angela will oversee the engineering scope, ensuring that all designs meet applicable codes and standards, while also managing the preparation of documentation required for permit submittals.

Miller Legg's team will support the project with a comprehensive range of services, including civil engineering, landscape architecture, land surveying, and subsurface utility engineering (SUE). Their long-standing familiarity with the City of Hollywood's permitting processes, utility infrastructure, and municipal coordination procedures makes them a valuable asset to the team. With multidisciplinary capabilities and extensive local experience, Miller Legg will help guide the project through site-related design challenges, facilitate agency approvals, and minimize delays by proactively identifying and addressing potential issues early in the process.

Together, FINFROCK and Miller Legg offer a comprehensive permitting strategy that is informed, proactive, and responsive, reducing the risk of delays and helping to maintain project momentum from the earliest phases through construction.

DESIGN REVIEW AND OPTIONS ANALYSIS OF PLANS AND SPECIFICATIONS

Zachary Horvath, who has 16 years of experience with FINFROCK and within the design-build industry, will lead the design review and options analysis for this project. As a seasoned professional with deep expertise in precast concrete structures and integrated project delivery, Zach plays a critical role in bridging the gap between design intent and construction execution.

Zach will oversee the evaluation of all design documents to ensure constructability, code compliance, and alignment with the City's functional and aesthetic goals. He will also lead efforts to assess and propose alternative solutions that may offer improved performance, cost savings, or schedule advantages—always with a focus on preserving quality and value. His practical experience and long tenure with FINFROCK allow him to identify potential design efficiencies early and collaborate seamlessly with both in-house teams and external stakeholders.

Zach's involvement ensures that all design decisions are informed by real-world construction expertise, helping to minimize costly revisions and improve project outcomes.

CONSTRUCTABILITY ANALYSIS

Constructability analysis at FINFROCK is a coordinated effort led by a team with extensive design-build experience. Ron Heinkel, Jacob Lucky, Kathryn Maluda, Zachary Horvath, and Angela Kruth each play key roles in evaluating plans for buildability, efficiency, and field execution. With input from preconstruction, engineering, and project management, the team identifies potential construction challenges early and proposes practical solutions that streamline installation, reduce risk, and maintain design integrity.

Their combined expertise ensures that construction sequencing, material logistics, and site conditions are accounted for throughout the design process—resulting in fewer changes during construction, improved coordination with subcontractors, and overall cost and schedule reliability.

VALUE ENGINEERING

Value engineering is an integral part of FINFROCK's design-build process, led by a collaborative team including Ron Heinkel and Jacob Lucky. Together, they continuously evaluate design and construction options to optimize cost, schedule, and performance without compromising quality or functionality.

By leveraging extensive experience across numerous complex parking projects, the team identifies alternatives and efficiencies early—such as material substitutions, system simplifications, and streamlined construction methods—that provide measurable savings for the Owner. This proactive approach allows us to deliver enhanced value while minimizing costly changes or delays during construction, ensuring the project meets both budgetary and operational goals.

LIFE CYCLE COST ANALYSIS

FINFROCK approaches life cycle cost analysis as a critical component of sustainable and fiscally responsible design-build delivery. We apply a long-term perspective to project decision-making by evaluating not only initial construction costs but also ongoing maintenance, operational efficiency, durability, and potential future repairs or replacements.

Using detailed historical data from previous projects combined with current market trends, our engineering and estimating teams analyze material selections, structural systems, and building components to identify the best balance of upfront investment and long-term value. This approach helps identify solutions that reduce total cost of ownership over the building's useful life, such as selecting durable precast concrete finishes that require minimal maintenance or energy-efficient design elements that lower operational expenses.

By integrating life cycle cost considerations early in the design phase, we enable the City to make informed choices that align with budget goals and sustainability objectives. This forward-thinking analysis reduces the risk of unforeseen expenses and supports the delivery of a high-quality, resilient facility designed for lasting performance.

PROJECT SCHEDULING

FINFROCK's dedicated scheduling department manages all aspects of project scheduling, using proven tools and methodologies to develop, maintain, and update detailed construction schedules. They coordinate closely with design, construction, and subcontractor teams to align milestones, track progress, and proactively address potential delays. This focused approach ensures clear communication, timely execution, and helps keep the project on track from start to finish.

QUALITY CONTROL (DESIGN AND CONSTRUCTION)

FINFROCK's commitment to quality control spans the entire project process—from initial design and engineering through manufacturing and final construction. During design, we use advanced BIM tools like Revit and StructureWorks to create coordinated, clash-free models that minimize errors before fabrication begins.

Our manufacturing process operates under strict factory-controlled conditions that exceed PCI certification requirements. Full-time quality inspectors continuously monitor production to ensure every precast concrete component meets rigorous standards.

Quality oversight continues on-site during construction, where inspectors verify proper installation and adherence to specifications. This comprehensive, end-to-end quality control approach ensures the project is delivered as designed, with minimal issues or change orders, resulting in a durable, high-quality facility.

COST CONTROLS & CHANGE ORDER MANAGEMENT

Effective cost control and proactive change order management are vital to the success of any project, and FINFROCK's construction department excels in these areas. Leading this effort is Kathryn Maluda, who brings 19 years of industry experience, all with FINFROCK, including extensive expertise managing budgets and cost forecasting on complex design-build parking projects. Kathryn's thorough understanding of construction workflows and financial management allows her to anticipate potential cost risks and implement strategies to mitigate them before they impact the project.

FINFROCK employs PMWeb, an advanced project management software platform, to manage all aspects of cost control and change orders in real-time. PMWeb allows the construction and project management teams to track budgets, commitments, invoices, and potential change orders with complete transparency and up-to-

date information. This centralized system streamlines communication and documentation between FINFROCK, subcontractors, and the City, facilitating prompt review and approval of changes.

Our construction department actively monitors project costs through detailed forecasting and regular financial reporting, enabling early identification of cost variances. This proactive approach minimizes surprises and allows for informed decision-making. When changes are necessary, our thorough change order process ensures that all modifications are documented, justified, and priced fairly, reducing disputes and maintaining the Owner's confidence.

Together, Kathryn's leadership and the integration of PMWeb technology with FINFROCK's seasoned construction team deliver disciplined cost control and effective order management—helping ensure projects are completed on budget and within financial expectations.

PREPARATION/REVIEW OF SHOP DRAWINGS

FINFROCK's team rigorously prepares and reviews all shop drawings in-house, ensuring precision and alignment with the project's design intent. Our process integrates architectural and structural details, allowing for early detection of conflicts and efficient coordination with subcontractors. This attention to detail helps avoid delays and supports seamless fabrication and installation.

PROJECT MOBILIZATION

Our construction department carefully plans project mobilization, coordinating site logistics, safety measures, and material deliveries to ensure a smooth start. We prioritize clear communication with the City and subcontractors to minimize disruption and establish an efficient workflow from day one.

PROJECT PUNCH LIST MANAGEMENT & CLOSE-OUT

FINFROCK employs a proactive punch list process that begins early and evolves throughout construction. Using digital tools, we track and address outstanding items promptly, ensuring thorough completion. Our close-out procedures include final inspections, documentation handover, and confirmation that the project meets all contractual requirements.

INSPECTIONS

Quality and compliance inspections are integral to our project execution. FINFROCK's field inspectors conduct regular site reviews and coordinate closely with City officials and third-party agencies to ensure all work meets code and contract standards. This continuous oversight helps maintain schedule and quality throughout construction.

ASSIGNED TEAM'S EXPERIENCE

The assigned FINFROCK project team brings a combined company experience of over 87 years and a total industry experience exceeding 108 years. This extensive expertise spans a diverse portfolio of projects that vary in size, scale, and complexity. Collectively, our team members have successfully delivered numerous parking structures of varying complexities, providing them with a deep understanding of the unique challenges these types of projects present. These include managing intricate design elements, navigating site constraints, meeting operational requirements, and coordinating among multiple stakeholders.

Our team also has a strong record of effective budget control, driven by disciplined cost management practices and comprehensive tracking systems. We utilize PMWeb, a robust project management platform, to maintain real-time cost visibility and provide transparent financial reporting. This technology enables us to quickly identify potential issues, implement corrective actions, and ensure that projects stay within budget with minimal change orders.

Schedule control is managed through proven methodologies that prioritize proactive planning, milestone tracking, and continuous progress monitoring. Our scheduling process incorporates real-time updates and is supported by close collaboration with subcontractors and city representatives, allowing us to respond quickly to any unforeseen challenges. This approach has consistently enabled us to deliver projects on or ahead of schedule while minimizing disruption and maintaining quality.

While traditional LEED certification does not apply to parking garages, FINFROCK and the assigned team members are experienced in implementing Parksmart, the premier sustainability certification program designed specifically for parking structures. Parksmart promotes environmental performance through measures such as energy-efficient systems, stormwater management, lighting improvements, and the incorporation of alternative transportation infrastructure like EV charging stations and bike storage. It also supports better user experiences through enhanced safety, accessibility, and wayfinding features. Our familiarity with Parksmart standards ensures that sustainability principles are integrated into both the design and construction phases, helping our clients meet recognized green building goals tailored for structured parking.

Together, this combination of technical experience, cost and schedule management expertise, and sustainable design knowledge positions FINFROCK to deliver a high-performing, cost-effective, and environmentally conscious parking facility that aligns with the City's objectives.

ASSIGNED PROJECT TEAM

- Jacob Lucky – Senior Project Executive
- Ron Heinkel – Preconstruction Services Director
- Zach Horvath – Director of Architect, Project Management
- Angela Kruth – Chief Project Engineer
- Kathryn Maluda – Senior Project Manager
- Chad Lytton – General Superintendent

This team is committed to the project from inception through final closeout. Personnel will not be reassigned without written approval from the City, ensuring continuity and accountability from start to finish.



TABLE

APPROACH TO SCOPE OF WORK



TAB
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PROJECT APPROACH

FINFROCK approaches every project holistically – from an economic and a functional point of view. Understanding that every project has a defined budget and a desired functional outcome, we address both concerns simultaneously – rather than designing in a vacuum with little understanding of the cost implications or cutting costs on the construction side to the detriment of the project outcome.

FINFROCK has in-house professionals for each phase of the Harrison Street Parking Garage project:

- Schematic Documents
- Design Development
- 30% Design Criteria Package
- 60% Design Criteria Package
- Permit Construction Plans and Specifications / Submission
- Construction
- Project Closeout

As a true Design-Build firm, we are a vertically integrated company with architects, engineers, precast designers, cost estimators, quality control personnel, and construction professionals who only work on garages, working together under one roof. This allows ongoing collaboration before, during, and after each project – also known as a continuous feedback loop.

Adhering to this approach, we apply the best design and construction principles possible to meet your specific functional and economic requirements. We do this by incorporating valuable input from past projects, including client satisfaction input as well as prior construction successes and failures. In essence, every item specified as part of your project has undergone rigorous budgetary, constructability, maintenance, and aesthetic considerations prior to being tested. With this foundation of knowledge, we bring the right expertise to your project, saving you time and money.

FINFROCK also understands the City of Hollywood's increased vulnerability to the effects of climate



change and sea level rise, particularly in low-lying coastal zones. Resiliency is an essential part of our project planning and execution. We design with long-term durability in mind, incorporating materials and systems that withstand extreme weather conditions, saltwater corrosion, and flood risks. Our precast concrete systems are manufactured under strict quality control standards, with options for elevated structural systems, integrated drainage strategies, and corrosion-resistant components. We collaborate closely with owners and municipalities to ensure all finished structures are future-ready and aligned with local and regional resilience goals. By prioritizing sustainability and adaptability from the outset, we help our clients invest in structures built to perform for decades under evolving climate conditions.

SCHEDULE & BUDGET OVERVIEW

As a fully integrated design, construction, and engineering firm, FINFROCK starts every project well before we know it exists. Our approach is to establish a plan of action early, coordinate with the

surrounding businesses, the public, and all authorities having jurisdiction, and supervise/manage our trades to ensure proper execution of the plan. Additionally, FINFROCK will develop a logistics plan with The City of Hollywood to ensure the plan does not disrupt any ongoing services and coordinate with all of the aspects of the adjacent facilities.

FINFROCK'S project delivery method enables superior cost and schedule control throughout the design and construction phases of each project – no one else can deliver a final product faster.

Our ability to overlap schedules in each discipline shortens the duration of the entire project.

Overlapping permit drawings, construction drawings, precast shop drawings, and the precast concrete manufacturing process helps to compress the overall upfront schedule.

HOW FINFROCK REDUCES SCHEDULE DURATIONS/BUDGETS:

- In-house design and construction means questions during all phases receive a rapid response
- 3D modeling
- Scheduling and most critical path items are managed in-house
- PieceTracker® software manages completion of the structure in real time
- Tracks every component through its entire lifecycle
- Eliminates wasted time
- Maximizes accountability
- Prevents and solves problems
- FINFROCK directed precast/prestressed concrete manufacturing allows:
- Manufacturing to begin before full completion of design documents
- Off-site manufacturing of the structure simultaneously with site work
- Computer-aided manufacturing which shortens production time
- Integration of subtrades into the structural components, which can reduce scope or eliminate some trades
- Structural erection, vertically by zones from foundation to roof, to speed sub-trade completion with earlier access than in other building system types

In terms of workload, FINFROCK is strategically structured to manage multiple large-scale projects concurrently without compromising quality, safety, or schedule. Our vertically integrated model and repeatable processes allow us to operate with high efficiency, enabling key team members to focus on specific market sectors such as structured parking. We maintain dedicated design and construction teams that focus solely on garage projects, which ensures optimal performance and resource allocation. The Harrison Street Parking Garage project will be seamlessly integrated into our active project schedule. We are confident in our ability to commit the necessary personnel, equipment, and oversight to ensure its successful and timely delivery.



PARTNERING SESSIONS

The team will focus on a collaborative approach to planning and design based on the project's, selected site, wants, and alternates for evaluation. We will focus on an approach that balances user expectations, technical requirements, and budget constraints.

We believe it is critical to have a Team Alignment / Kickoff Meeting with the City to make any necessary adjustments and efficiently move into the next phase of design. This helps align the team during the planning session to ensure all decisions

are made in accordance with the desired vision for the project and that all involved understand the background for the intended Design Criteria. For this project, these sessions will be crucial in choosing the concept that best fits the budget and programmatic requirements. Our team can quickly and accurately provide pricing on a variety of different concepts and drive the project design (with input from the City) to meet the specific functional needs of this particular site.

SELF-PERFORMED RESOURCES

Since FINFROCK is a vertically integrated company with various services of work, the different components of our company are broken out into separate entities that are related and under one roof. For this reason, there are scopes of work that sometimes would be considered "Subcontracted" when it is truly being performed by a related entity. The Design-Builder shall self-perform, whether through the Design-Builder itself or through the performance of entities controlled, owned or otherwise related to the Design-Builder acting as Subcontractors, the following scope of work:

DESIGN

- Architectural
- Structural
- Precast

CONSTRUCTION

- Project Management
- Site Supervision
- Precast Concrete Manufacturing & Transportation
- Precast Concrete Erection

SUBCONTRACTED

FINFROCK has an illustrious history and vast experience with parking garages, allowing us to continually work with many of the same Subcontractors for each project. Below is a list of the scopes to be Subcontracted out by FINFROCK and play an integral role in our continued success.

DESIGN

- | | |
|-------------------|--------------|
| ■ Mechanical | ■ Electrical |
| ■ Plumbing | ■ Civil |
| ■ Fire Protection | ■ Landscape |

CONSTRUCTION

- | | | |
|--------------------------|---------------------|-------------------------|
| ■ Sitework | ■ Storefront | ■ Fire Protection |
| ■ Masonry | ■ Painting | ■ Plumbing |
| ■ Cast-in-Place Concrete | ■ Interior Striping | ■ Mechanical |
| ■ Miscellaneous Metals | ■ Interior Finishes | ■ Electrical |
| ■ Waterproofing | ■ Signage | ■ Soil Improvements |
| ■ Doors / Frames | ■ Elevators | ■ Landscape / Hardscape |

FINFROCK has established successful partnerships with esteemed industry leaders. These valued subcontractors have played a pivotal role in the development of tried-and-true construction methodologies that have proven beneficial across various projects. Their contributions have resulted in the creation of time-tested construction details and significantly contributed to maintaining project budgets and schedules. FINFROCK is also a strong supporter of engaging and utilizing SBE, MBE, DBE, and WBE businesses. Through these strategic alliances, FINFROCK continues to deliver excellence in construction while ensuring efficiency, quality, and client satisfaction.

DESIGN APPROACH

FINFROCK has designed, built, and manufactured over 350 parking structures with our own in-house employees. FINFROCK acts as a single source of responsibility – from concept through construction – delivering projects as a completed product rather than a series of services. This vertical integration reduces change orders unless initiated by the Owner. By using the same design professionals on every project, the team is able to collaborate before, during, and after each project to determine which methods were most effective and provide you with the best possible design.

FINFROCK understands the multifaceted requirements of the City of Hollywood’s proposed parking structure and has direct experience delivering similar urban facilities that incorporate both public and municipal functions. We recognize the importance of designing a garage that not only meets parking demands but also accommodates administrative space, secure storage, and integrated city operations.

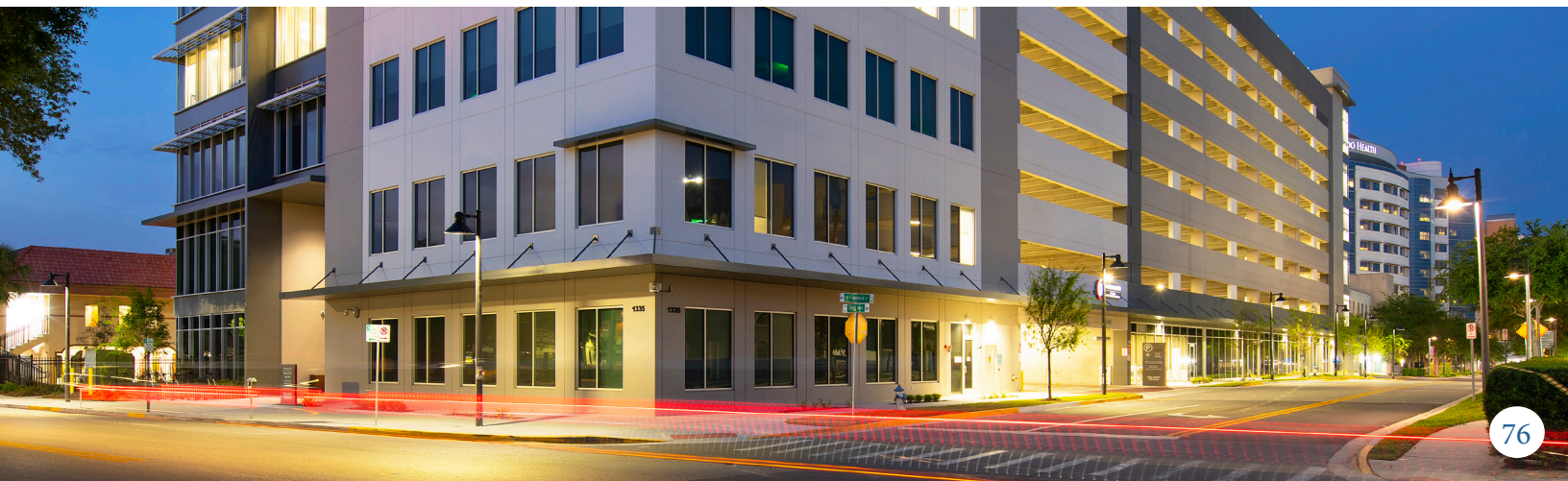
Our team is experienced in designing dedicated office areas for on-site staff, complete with HVAC, IT infrastructure, and utility connections to support daily use. We also understand the value of well-planned secure storage rooms to house maintenance supplies, signage, and code enforcement equipment.

FINFROCK is adept at integrating modern enforcement and technology infrastructure into parking structures. We coordinate the installation of license plate recognition (LPR) systems, parking guidance technologies, and payment kiosks that are compatible with T2 and other municipal platforms. Our team ensures all systems are fully embedded into the design and coordinated across architectural, electrical, and IT disciplines.

In addition, we prioritize safety and sustainability features, including full security camera coverage across entry points, stairwells, and public areas, as well as EV charging infrastructure that supports both current usage and future scalability. These elements are considered from the outset to ensure cost-effective and seamless implementation during construction.

FINFROCK’s approach ensures that every component—from functional city spaces to smart technology—is fully integrated into a unified, efficient design that supports the City’s long-term goals.

FINFROCK has over 600 employees within our firm, and this project will have a dedicated Construction Project Manager, Architectural Project Manager, and Structural Engineer, each leading a team of professionals through the completion of the project. We have the capacity to begin design immediately.



ESTIMATING APPROACH

As a vertically integrated design-builder, our estimating and design departments are aligned so that there is constant coordination and feedback between the parties. The Project Executive coordinates with the Subcontractor partners and our in-house Architects/Engineers to provide swift responses to potential value-engineered options. With the design and estimating departments under one roof, both parties can communicate easily, and each understands the potential impacts of design changes. This results in additional savings for the Owner and helps avoid late design cost impacts.

To support this collaborative process, FINFROCK leverages BuildingConnected as a platform to engage with a broad network of subcontractors. This tool enhances transparency, streamlines bid management, and helps us identify the best partners for each project phase. Combined with our in-house prequalification and cost-tracking systems, BuildingConnected allows us to stay connected with subcontractors who are responsive, qualified, and cost-competitive.

Utilizing our experience from over 350 design-build parking garages, our estimating approach has become a repeat process resulting in extremely accurate estimates and guaranteed upfront pricing before the Owner expends large sums of money. Every project we complete provides another data point for us to track project costs and update typical unit rates. Through this constant real-world feedback and communication with our Subcontractor partners, we have the ability to pass along a lower cost to the Owner without any change orders.

PROCUREMENT

When gathering bids from subcontractors, we utilize source lists such as ABC and

BuildingConnected as well as our in-house list

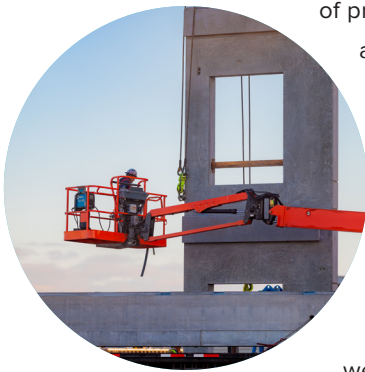
of prequalified subcontractors. After a brief introductory conversation and the receipt of drawings, the contractor typically has about two weeks to complete a response for their scope of work. FINFROCK also strives to positively impact the local economy of all the projects we work on. To accomplish this goal, we like to partner and create

new relationships with local subcontractors.

FINFROCK has multiple in-house systems that

allow us to track our subcontractor partners. We put all new prospective trade partners through a prequalification process before being contracted on a project. Their information is stored and utilized by the preconstruction and project management teams when they are requesting bids from subcontractors.

FINFROCK also utilizes a project management software program, PMWeb, to track all information about our completed projects, including the subcontractors that worked on each project. With both of these systems in place, our preconstruction and project management teams have the ability to readily target prequalified subcontractors who are the best fit for the project.



CONSTRUCTION APPROACH

Throughout our 80 years of delivering structures out of precast concrete, FINFROCK has continuously refined and improved the precast system. Delivering structures out of precast concrete provides a reduced onsite footprint and accelerated construction schedule due to the continuous overlap of phases and flow of manufacturing.

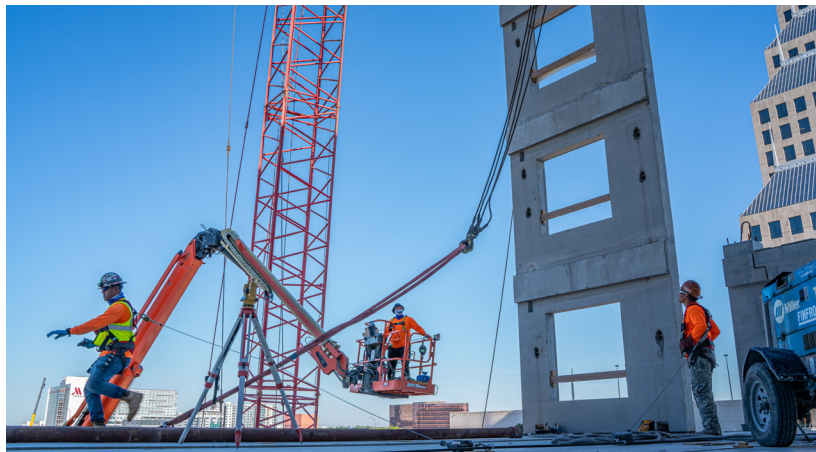
FINFROCK closely monitors all aspects of project performance, with particular emphasis on quality, safety, and schedule performance. All project managers have access online to project status data. Project teams are selected based on the professional education, training, experience, and work commitment of the individual team participants that match specific project requirements, budgets, and schedules. Regular project meetings and project milestones are established at the beginning of each project with the Owner. The project manager is responsible for executing the project plan and has the authority to commit the necessary staff resources to meet these commitments.

Our Superintendent's role is to provide clear direction to on-site vendors and subcontractors, set the sequence and flow for the projection, communicate and coordinate the daily activities with the Owner's project personnel, and ensure delivery of the project on time and within budget constraints. Throughout the project, there will be regular site visits from the FINFROCK project manager, general superintendent, quality control, and safety manager.

For this project, a FINFROCK superintendent will remain onsite during the entire duration of the project. FINFROCK guarantees a superintendent with the dedication and experience aligned most to this specific project. The superintendent will provide full-time supervision of all onsite personnel to ensure quality and safety requirements are consistently met.

Our vertically integrated and repeatable processes allow us to manage and perform at an accelerated pace. We have dedicated teams who focus exclusively on parking garage projects, enabling us to design and build these structures with exceptional efficiency. This specialized approach reduces coordination delays, increases quality, and ensures consistency from concept to completion.

Importantly, FINFROCK has never incurred liquidated damages for delivering a project late—a reflection of our proven ability to meet or exceed schedule commitments. We would be delighted to have the opportunity to show the City of Hollywood our unique design-build process and demonstrate how efficient and cost-effective it can be by successfully delivering the Harrison Street Parking Garage.



SAFETY

At FINFROCK we have always considered Safety to be a core Individual Principle for everyone in the organization to promote and follow. As we continue to grow, we have been ramping up our investment in Safety by establishing a separate Safety Department with highly trained and qualified Safety personnel, putting a daily emphasis on evaluating conditions in all work areas and addressing any exposure areas.

All members of FINFROCK's design and construction teams work in close concert through every phase of design, preconstruction, and construction operations. Knowledge of the product, quality control, and constant coordination are all components of the formula for high quality and safety.

By producing building components in the manufacturing facility, we are able to minimize the risk of unsafe conditions or accidents on a chaotic jobsite. FINFROCK fabricates the bulk of your project in a factory-controlled setting, using highly refined policies and procedures under close-supervision of experienced foremen, quality control staff, and safety inspectors.

FINFROCK PROMOTES SAFETY INTERNALLY THROUGH:

- Employee training programs
- New employee orientations
- Analysis of safety trends
- Direct involvement of management in accident investigations
- Regularly scheduled safety inspections on site
- Oversight by the Safety Committee
- Drug-free workplace

FINFROCK PROMOTES SAFETY THROUGH OUR PARTNERS BY:

- Requiring subcontractors to provide weekly safety meeting reports
- Qualification of all partners and subcontractors

Management at FINFROCK are also highly committed to Safety. A safety-conscious mindset is a basic expectation of all in supervisory and management positions and those individuals are evaluated in part based upon the safety record in their areas of responsibility. Management keeps safety and health considerations at the forefront of any and all operational changes and involves employees at every level in establishing, implementing, and maintaining a safe work environment.

FINFROCK is guided by the regulatory agencies' rules and regulations as well as our own Corporate Safety Plans. The Corporate Safety Plans for the Plant and the Field outline our policies and guidelines in key areas of our operations at both our Manufacturing Facilities and our Home Office in Apopka, as well as at our numerous project sites across Florida and out-of-State, and anywhere we operate in between. FINFROCK's written Safety and Health Policies are intended to reduce the frequency and severity of any job-related illnesses and injuries and also to maintain our commitment to our Company's most valuable resource.

One way that we “walk the walk”, instead of just “talking the talk” when it comes to safety is 3rd party safety audits. In addition to tracking incidents and work-hour ratios with the goal of proving industry-leading safety metrics, we also check ourselves by routinely having 3rd party safety audits of our job sites. We are proud to report that all 3rd party evaluations since we instituted this practice approximately 1.5 years ago have received exemplary marks with only minor suggestions presented by the 3rd party.

In addition to protecting our employees, FINFROCK is deeply committed to safeguarding the public and minimizing disruptions during construction. We understand the importance of maintaining a safe and accessible environment for residents, businesses, and visitors—particularly in high-traffic downtown areas. Our project logistics planning is centered on minimizing impact through strategic staging, phased scheduling, clear signage, and public communication. We implement perimeter safety measures such as fencing, barricades, and controlled access zones to protect pedestrians and nearby traffic. Our team works in close coordination with municipal officials and public safety personnel to ensure all necessary protocols are in place to uphold the highest level of public safety throughout the duration of the project.



QUALITY ASSURANCE / QUALITY CONTROL PLAN

For FINFROCK, the maintenance of quality control begins with the design and follows through the manufacturing process and ultimately to the field. Our company manufactures products under factory-controlled conditions to ensure the highest quality and closest tolerances attainable. This goes beyond the Plant Quality System Manual required for PCI

certification. We are able to identify errors, discrepancies, and conflicts on a daily basis. We also warrant the completeness of the contract documents to you and deliver the completed building for the agreed upon price with little to no change orders other than those initiated by you.

We have a long history in pre-cast concrete manufacturing under factory-controlled conditions.

FINFROCK employs full-time quality control inspectors. These inspectors are responsible for ensuring that the precast concrete products meet FINFROCK quality standards. To assure that we maintain the same level of quality on the job site, these inspectors also spend time in the field during the erection process.

We also maintain quality control by planning each job with a high level of detail during the design phase. Our design team uses Revit, a three-dimensional BIM compliant modeling software. Revit allows the design team to integrate architectural, structural, mechanical, plumbing, electrical, and fire protection designs into one three-dimensional model. This allows us to precisely plan the placement of all the major components of the building, avoiding conflicts in the field.

Additionally, all of the precast concrete components are modeled with StructureWorks, a 3D modeling and BIM software program. Compatible with Revit, StructureWorks defines the location of every component of the precast concrete system. The combination of Revit and StructureWorks ensures that the entire building project is defined in the design stage, virtually eliminating the need for costly and time-consuming requests for information from the field. The end result is a project that is built precisely as intended.

Knowledge of the structural system, precast concrete product, quality control, and constant coordination are all components of the formula for high quality at lower than expected costs. FINFROCK wrote the Field Quality System Manual for all of our construction projects, and it is the “bible” by which all of our projects are judged and graded by FINFROCK field inspectors.



PROJECT TEAM COMMUNICATION

For the completion of this project, FINFROCK would be fulfilling the roles of architect of record, engineer of record, pre-cast manufacturer, erector, and general contractor. The FINFROCK office and plant are located in Florida which allows us to also be the precast concrete manufacturer and installer on all of our projects within Florida. With this vertical integration, FINFROCK would be the point of contact for all communications with the Owner and Subcontractors. FINFROCK's internal teams adhere to the following communication approach:

An Owner Architect Contractor (OAC) meeting will be held as desired from the start of schematic drawings until final completion of construction. This can either be done in person or via video conferences if desired. Behind the scenes, our entire project team holds a formal meeting on a weekly basis to ensure that all parties involved are on the same page. While there is constant daily communication between the teams, this meeting helps to ensure that the critical action items are monitored. During the initial conceptual design and development, these meetings will be led by the pre-construction Project Executive with support from the Architecture, Engineering, and Construction Project Management teams. As the changes begin to curtail around the start of the Construction Documents, the Construction Project Manager will begin to become more involved and lead the project team. As the project progresses, the Construction Project Manager will

gradually move into the role as the main point of contact, although the pre-construction, design, and project management teams will continue to stay in constant contact throughout the entire duration of the project.

For the other scopes of work for the project, we will follow a similar process as described above. In order to minimize the number of punch list items, our team works with the Subcontractor partners to develop a set of standards and expectations. We begin with pre-construction meetings with the major Subcontractor partners to ensure that all parties have an understanding of the quality of work that our team expects.

PROJECT CLOSEOUT

Our on-site punch list process starts with the project Superintendent walking through the entire project and creating a list of any defects. Once completed, our Architectural Project Manager and Engineering Project Manager will review to identify additional items that may have been missed. Our team then performs a final walk-through to verify that all items were completed.

Once we have walked the project with the Owner and completed any potential punch list items that may have been added, we compile all of the warranty, product data, and O&M manuals that the Owner will require to properly maintain the facilities. The project closeout documents will be provided digitally and will contain the following items: contact list for FINFROCK and all subcontractors, signed warranty letters from each subcontractor, product information & submittals, and Owner's manuals.





TECHNOLOGY CAPABILITIES

In terms of technology capabilities, FINFROCK employs a suite of cutting-edge software tools tailored to enhance efficiency and accuracy throughout the project lifecycle. Our proprietary 3D modeling software, StructureWorks, stands as a testament to our commitment to innovation. This software not only streamlines design processes but also facilitates computer-aided manufacturing (CAM), optimizing precast manufacturing with unparalleled precision and efficiency. Through StructureWorks, we've achieved a remarkable 50% reduction in labor while ensuring exceptional dimensional accuracy in every component, expediting construction timelines and minimizing errors in the field.

Our BIM capabilities are equally robust, utilizing Revit for architectural models and drawings, StructureWorks for structural aspects, and PieceTracker for comprehensive product management. With over 30 proficient architects, engineers, and drafters adept in Revit and/or StructureWorks, and over 100 employees well-versed in PieceTracker, we ensure seamless integration and coordination across all project phases.

This technology synergy enables us to expedite design, manufacturing, and construction processes significantly. StructureWorks furnishes a holistic model of the precast concrete system, while PieceTracker facilitates real-time monitoring of component status, ensuring on-time

delivery without the need for laydown yards. Moreover, electronic data from the models directly informs manufacturing processes, guiding precise placement of formwork, reinforcing, and hardware.

Our approach extends beyond precast concrete, encompassing detailed 3D modeling of various building components to ensure accuracy and compatibility with existing software tools like AutoCAD Civil 3D and ESRI ArcMap. This meticulous attention to detail not only enhances productivity but also fosters seamless collaboration between architectural features and structural elements.

In addition to our advanced technology capabilities in design, manufacturing, and network security, FINFROCK employs industry-leading accounting and project management software to ensure comprehensive oversight and efficiency throughout every project.

For accounting purposes, we utilize JD Edwards, a highly regarded enterprise resource planning (ERP) software. JD Edwards offers robust features tailored to the construction industry, facilitating streamlined financial management, budget tracking, and resource

allocation. With JD Edwards, we maintain meticulous records of project expenses, invoices, and financial transactions, ensuring transparency, accuracy, and compliance with accounting standards.

In terms of project management, we leverage PMWeb, a powerful project management software designed to optimize collaboration, communication, and task tracking across all project stakeholders. PMWeb enables us to create detailed project schedules, allocate resources efficiently, and monitor progress in real-time. With PMWeb, we can seamlessly coordinate activities, mitigate risks, and ensure timely delivery of milestones, thereby enhancing overall project performance and client satisfaction.

Integrating JD Edwards and PMWeb into our technology ecosystem further enhances our capabilities in financial management and project oversight. By leveraging these industry-leading software solutions alongside our existing suite of tools, FINFROCK reaffirms its commitment to delivering excellence, innovation, and value to our clients.





TAB F

KNOWLEDGE OF
THE SITE & LOCAL
CONDITIONS



TAB F

KNOWLEDGE OF THE SITE & LOCAL CONDITIONS

FINFROCK brings a thorough understanding of the City of Hollywood, Broward County, and South Florida's regulatory, environmental, and logistical landscape—especially as it relates to complex urban development in coastal communities. Our team has successfully delivered projects in areas prone to high winds, flooding, and coastal corrosion, demonstrating our ability to design and build resilient structures that meet stringent building codes and perform under extreme environmental conditions. A prime example is the Cocoa Beach Parking Garage, located directly adjacent to the Atlantic Ocean, which incorporated corrosion-resistant materials and systems to mitigate saltwater exposure and ensure long-term durability. Additionally, the Hyatt House Hotel in Naples, constructed by FINFROCK, has withstood multiple hurricane events since completion—further validating our expertise in coastal zone construction and hurricane-prone areas.

Equally important to this proposal is our team's in-depth knowledge of local permitting, codes, and construction requirements, which we bring through our teaming partners and established relationships. FINFROCK is joined by Miller Legg & Associates, a highly regarded South Florida-based civil engineering firm with more than 30 years of experience working directly with the City of Hollywood. Miller Legg will provide civil engineering, landscape architecture, surveying, and Subsurface Utility Engineering (SUE) services on this project. Miller Legg has knowledge and connections for all necessary permitting steps through Broward County Resilient Environment Department (BCRED), Florida Department of Environmental Protection (FDEP), Florida Department of Transportation (FDOT), and the City of Hollywood Engineering Department. Their extensive local permitting experience—including recent work on parking lots, greenways/trails, and stormwater management for municipal projects in Hollywood—ensures a seamless approval process and understanding of how to efficiently move through the City and County for approvals as well as quicker design timelines.

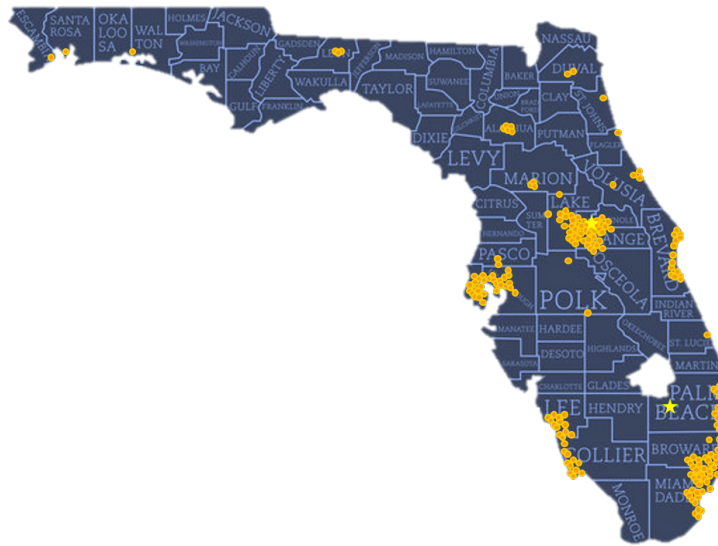
To support our outreach and local subcontractor engagement, FINFROCK has also partnered with The Merchant Strategy, a woman-owned firm with two decades of experience in government relations and public outreach throughout South Florida. Their involvement will help us reach and include local subcontractors and

stakeholders through community-focused engagement strategies. FINFROCK's own procurement process prioritizes quality and local participation, ensuring we work with subcontractors and suppliers who understand the region and are capable of delivering work that meets FINFROCK's standards. Combined with our proven track record in constrained urban sites—such as projects at Port Canaveral, high-density mixed-use developments, and downtown locations—this team is exceptionally equipped to overcome complex logistical challenges while maintaining public safety and minimizing disruption to the surrounding community.

A PROVEN FLORIDA PARTNER

FINFROCK specializes in designing and building parking garages throughout Florida—it's what we do and have always done. Our extensive portfolio spans the entire state, as shown in the map below, highlighting not only our strong local presence but also our deep understanding of the permitting, zoning, and development processes specific to Florida.

LOCAL CODE EXPERTISE



Our team brings a strong understanding of the City of Hollywood's development environment, informed by local expertise and real project experience. Miller Legg, a key member of our team, has successfully worked within the City on multiple assignments and brings invaluable familiarity with municipal processes, permitting requirements, and community expectations.

This insight allows us to approach the project with a clear understanding of the City's design priorities, regulatory landscape, and infrastructure needs. Combined with FINFROCK's extensive experience delivering complex parking solutions across Florida, our team is well-positioned to meet the City's goals through a thoughtful, collaborative, and locally informed approach.

SUBCONTRACTOR MARKET KNOWLEDGE

With decades of experience building across Florida, our team has developed strong, long-standing relationships with local subcontractors and suppliers. This deep network allows us to accurately assess current market conditions, control costs, and engage trusted partners who align with our high standards for quality and safety. Through the use of platforms like BuildingConnected, our proprietary in-house subcontractor database, and the community engagement expertise of The Merchant Strategy, we further expand our outreach and ensure we're connecting with the most qualified local trade partners. This approach strengthens our ability to deliver successful projects that reflect local priorities and maximize value for all stakeholders.

PROVEN TRACK RECORD IN TIGHT URBAN SITES

We're no strangers to challenging, constrained sites. For example, our MDC Wolfson garage project in downtown Miami required precise logistics, staging, and sequencing to minimize disruption in a dense urban environment. Our team's expertise in erection planning and project coordination allowed us to safely deliver the project without impacting surrounding operations. Another prime example is the Wildwood parking garage, which also sat on a limited footprint. Our knowledge of local site constraints and proactive planning ensured smooth construction.



Below are two images showcasing our capabilities on similar constrained sites. One shows our crew installing rigid inclusions on a Delray Beach parking garage, which was constructed directly adjacent to an existing building. FINFROCK built the 500 N. Orange Parking Garage in Downtown Orlando, which was wedged between a historic structure to the north and a renovated office building to the south—further proof of our ability to plan and build within delicate site contexts.



UNDERSTANDING OF THE CITY OF HOLLYWOOD'S SPECIFIC REQUIREMENTS

We are well-versed in incorporating features that align with the City of Hollywood's operational, technological, and sustainability goals. Our team has successfully delivered similar elements on past projects, including:

FACILITY OPERATIONS AND SUPPORT SPACES

- Designated office space on-site for parking operations personnel, complete with climate control, utility access, and network connectivity
- Secure rooms for storing signage, equipment, and enforcement or maintenance supplies

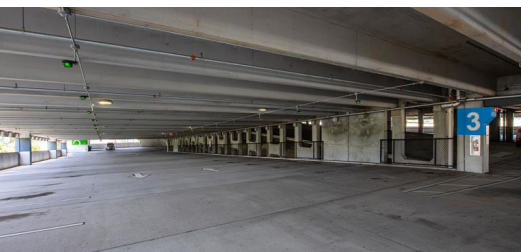
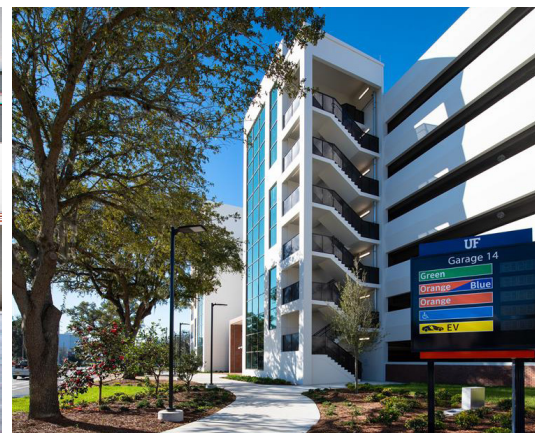
INTEGRATED TECHNOLOGY AND ENFORCEMENT TOOLS

- Implementation of LPR (License Plate Recognition) systems, including Flock Safety cameras to assist local law enforcement
- Fixed LPR units at key garage entry and exit points to enable automated monitoring and enforcement
- Real-time parking availability tools, such as space indicators and directional LED signage
- Floor-level display boards showing the number of available spaces per level
- Multi-space pay kiosks or pay-on-foot stations compatible with credit cards, mobile apps, and contactless payment options

SAFETY AND SUSTAINABLE INFRASTRUCTURE

- A comprehensive security camera system covering all garage access points, stairwells, and public zones
- Installation of 4–6 EV charging stations, with infrastructure in place to easily expand charging capacity as demand grows

With our unmatched experience in Florida, our commitment to precision and safety, and our proven ability to deliver garages that meet the unique operational and civic needs of local governments, FINFROCK is the ideal partner for your next parking solution.





TAB G

REFERENCES -
VENDOR REFERENCE
FORM

VENDOR REFERENCE FORM

VENDOR REFERENCE FORM

City of Hollywood Solicitation #: RFQ-335-5-WV
Reference for: FINFROCK

Organization/Firm Name providing reference: City of Wildwood

Organization/Firm Contact Name: Jason F. McHugh
Email: jfmchugh@wildwood-fl.gov
Phone: 352.330.1330 x125
Title:

Name of Referenced Project: 2024 -2024
Contract No:
Project
Date Services were provided: City of Wildwood
Amount: \$6,315,602

Referenced Vendor's role in Project:
Would you use the Vendor again?

☒ Prime Vendor
☐ Subcontractor/
Subconsultant
☐ No. Please specify in additional comments

Description of services provided by Vendor (provide additional sheet if necessary):

Construction of a Parking garage (Design-Build)

Please rate your experience with the Vendor	Need Improvement	Satisfactory	Excellent	Not Applicable
Vendor's Quality of Service				
a. Responsive	☐	☐	☒	☐
b. Accuracy	☐	☐	☒	☐
c. Deliverables	☐	☐	☒	☐
Vendor's Organization:				
a. Staff expertise	☐	☐	☒	☐
b. Professionalism	☐	☐	☒	☐
c. Staff turnover	☐	☐	☐	☒
Timeliness/Cost Control of:				
a. Project	☐	☐	☒	☐
b. Deliverables	☐	☐	☒	☐

Additional Comments (provide additional sheet if necessary):

****THIS SECTION FOR CITY USE ONLY****

Verified via:	Email:	☒	Verbal:	☐	Mail:	☐
Verified by:	Name:	Jason McHugh	Title:	City Manager	Date:	7/30/2023
	Department:	Executive				

VENDOR REFERENCE FORM

VENDOR REFERENCE FORM				
City of Hollywood Solicitation #: _____				
Reference for: _____				
Organization/Firm Name providing references: _____				
Organization/Firm Contact Name:		Title:		
Email:		Phone:		
Name of Referenced Project:		Contract No:		
Date Services were provided:		Project Amount:		
Referenced Vendor's role in Project:				
Would you use the Vendor again?				
Description of services provided by Vendor (provide additional sheet if necessary):				
Construction of a 2000 and a 1000 space parking garages (3000 total) n the northside cruise terminal area of Port Canaveral.				
Please rate your experience with the Vendor	Need Improvement	Satisfactory	Excellent	Not Applicable
Vendor's Quality of Service				
a. Responsive	☐	☐	☒	☐
b. Accuracy	☐	☐	☒	☐
c. Deliverables	☐	☐	☒	☐
Vendor's Organization:				
a. Staff expertise	☐	☐	☒	☐
b. Professionalism	☐	☐	☒	☐
c. Staff turnover	☐	☐	☐	☒
Timeliness/Cost Control of:				
a. Project	☐	☐	☒	☐
b. Deliverables	☐	☐	☒	☐
Additional Comments (provide additional sheet if necessary):				
I would gladly work with Finrock again.				
****THIS SECTION FOR CITY USE ONLY****				
Verified via:	Email:	☐	Verbal:	☐
Verified by:	Name:			Title:
	Department:			Date:

*Note: Although FINFROCK was formally listed as a subcontractor to Ivey's Construction for the Port Canaveral CT-3 project, our scope encompassed the complete turnkey design-build delivery of the parking garage within our defined footprint. This included architectural design, structural engineering, precast manufacturing, and construction. The nature and extent of our responsibilities positioned FINFROCK in a role closely aligned with that of a prime contractor for the garage component of the project.

VENDOR REFERENCE FORM

VENDOR REFERENCE FORM

City of Hollywood Solicitation #: RFQ-335-5-WV
Reference for: FINFROCK

Organization/Firm Name providing reference: City of Cocoa Beach

Organization/Firm Contact Name: Wayne Carragino Title: City Manager
Email: wcarragino@aol.com Phone: 321-604-0601
Name of Referenced Project: Cocoa Beach Parking Garage Contract No:
Date Services were provided: 2018 - 2019 Project Amount: \$5,185,000

Referenced Vendor's role in Project: ☒ Prime Vendor ☐ Subcontractor/
Subconsultant
Would you use the Vendor again? ☒ Yes ☐ No. Please specify in additional comments

Description of services provided by Vendor (provide additional sheet if necessary):
FINFROCK completed our project on time and in budget. Professionalism and staff support were outstanding. We would not hesitate to use FINFROCK again !!

Please rate your experience with the Vendor	Need Improvement	Satisfactory	Excellent	Not Applicable
Vendor's Quality of Service				
a. Responsive	☐	☐	☒	☐
b. Accuracy	☐	☐	☒	☐
c. Deliverables	☐	☐	☒	☐
Vendor's Organization:				
a. Staff expertise	☐	☐	☒	☐
b. Professionalism	☐	☐	☒	☐
c. Staff turnover	☐	☐	☒	☐
Timeliness/Cost Control of:				
a. Project	☐	☐	☒	☐
b. Deliverables	☐	☐	☒	☐

Additional Comments (provide additional sheet if necessary):

****THIS SECTION FOR CITY USE ONLY****				
Verified via:	Email:	☐	Verbal:	☐
Verified by:	Name:		Title:	
	Department:		Date:	



TAB
H

SUB CONSULTANT
INFORMATION



TAB
H

SUBCONSULTANT INFORMATION



THE MERCHANT STRATEGY

As the lead Design-Build, FINFROCK has assembled a qualified and experienced team to successfully deliver the City of Hollywood's parking structure project. In support of this effort, FINFROCK has partnered with two key subconsultants: Miller Legg and The Merchant Strategy.

Miller Legg will provide a full suite of services including civil engineering, landscape architecture, surveying, and subsurface utility engineering (SUE). With deep experience working in the City of Hollywood, Miller Legg brings valuable insight into local site conditions, permitting requirements, and coordination with city departments and utility providers. Their multidisciplinary approach will help streamline project development and reduce unforeseen issues during design and construction.

The Merchant Strategy will lead community outreach and public engagement, leveraging their strong background in managing public communications within the City of Hollywood. Their work will support transparent, consistent engagement with stakeholders and the surrounding community throughout all phases of the project.

These subconsultants have been thoughtfully selected for their specialized expertise and local knowledge. FINFROCK will serve as the single point of responsibility, maintaining direct oversight and coordination of all subconsultant activities.



Miller Legg Overview

Miller Legg & Associates, Inc. (dba Miller Legg) is a Florida-based, award-winning consulting firm with over 60 years of experience providing civil engineering, surveying and SUE, landscape architecture, planning, and environmental consulting services. Headquartered in Sunrise with offices in Miami, Port St. Lucie, and Tampa, the firm employs a team of 48 professionals and has completed projects across municipal, county, state, federal, and private sectors. Their expertise includes utilities and drainage design, transportation and lighting improvements, landscape and irrigation planning, as well as surveying for various development types and construction stages.

With a longstanding relationship with the City of Hollywood spanning more than 30 years, Miller Legg has delivered a wide range of civil and surveying services throughout the community. Recent projects include stormwater design and permitting, parking lot improvements, greenways/trails, and schematic landscape and hardscape planning at the Hollywood Beach Golf Course and Clubhouse. Their deep understanding of municipal processes and stakeholder coordination makes them a strong partner in delivering successful public sector projects.

1. ■ **Company Name:** Miller Legg
 - **Address:** 13680 N.W. 5th Street, Ste. 200, Sunrise, FL 33325
 - **Telephone:** P 954-436-7000
 - **Email Address:** CPasquale@millerlegg.com
 - **Primary Contact:** Cara Pasquale

2. 3. 4. Years in Business & Licenses

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Department of Business & Professional Regulation

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File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
ABST Delinquent Invoice & Activity List Search

Licensee

Name:	MILLER, LEGG & ASSOCIATES, INC.	License Number:	7318
Rank:	Registry	License Expiration Date:	
Primary Status:	Current	Original License Date:	10/11/1995

Related License Information

License Number	Status	Related Party	Relationship Type	Rotation Effective Date	Rank	Expiration Date
60488	Current, Active	MOJICA, JOAQUIN ALEJANDRO	Registry	11/16/2017	Professional Engineer	02/28/2027

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dbpr Department of Business & Professional Regulation

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View Application Status
Find Exam Information
Unlicensed Activity Search
ABST Delinquent Invoice & Activity List Search

Licensee

Name:	MILLER LEGG & ASSOCIATES INC	License Number:	
Rank:	Landscape Architecture Business Info	License Expiration Date:	
Primary Status:	Current	Original License Date:	12/12/1997
Secondary Status:	Active		

Related License Information

License Number	Status	Related Party	Relationship Type	Rotation Effective Date	Rank	Expiration Date
LA0001336	Current, Active	KROLL, MICHAEL D DBA MILLER LEGG & ASSOCIATES INC	Landscape Architect	10/15/2015	Registered Landscape Architect	11/30/2025

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Page 1 of 1

5. Professional Licenses & Certifications

Miller Legg and its assigned key professional staff for Civil Engineering, Landscape Architecture and Surveying / SUE services possess all required licenses and certifications to undertake and complete the City of Hollywood Design/Build for the Harrison Street Parking Garage project.



The Merchant Strategy Overview

The Merchant Strategy, Inc. (TMS) is a woman-owned small business headquartered in West Palm Beach, Florida, with additional offices in Fort Lauderdale, Ocala, and Little River, South Carolina. Founded in 2003 and led by company president and former State Representative Sharon Merchant, TMS specializes in government and community relations, public involvement, and stakeholder outreach. The firm brings over 20 years of experience navigating complex regulatory environments, helping clients build support, mitigate opposition, and communicate effectively with the public and elected officials.

TMS serves a diverse client base, including municipal governments, nonprofit organizations, and industry leaders across sectors such as transportation, engineering, construction, health care, and education. The firm's public involvement team is known for its responsiveness and results-driven approach, offering services ranging from media relations and social media management to stakeholder engagement and public meeting logistics. TMS holds multiple certifications, including DBE, ACDBE, SWBE, CBE, and MWBE from a variety of local, state, and regional agencies.

1. ■ **Company Name:** The Merchant Strategy
 - **Address:** 5255 NW. 33rd Ave. Ft Lauderdale, FL 33309
 - **Telephone:** P 786-314-8697
 - **Email Address:** cheryl@themerchantstrategy.com
 - **Primary Contact:** Cheryl Scott

2. 3. 4. Years in Business & Licenses

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 - 954-357-4829
VALID OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025

Business Name: MERCHANT STRATEGY INC THE
Owner Name: CHRIS MADSEN - MAD 4 MARKETING
Business Location: 5255 NW 33 AVE
FT LAUDERDALE
Business Phone: 561-713-7695

Receipt #: 327-312945
Business Type: (COMMUNITY RELATIONS)
Business Opened: 02/01/2021
State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		4		

For Vending Business Only				Vending Type:		
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
33.00	0.00	0.00	0.00	0.00	0.00	33.00

Receipt Fee: 33.00
Packing/Processing/Canning Employees: 0.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT WHEN VALIDATED This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

State of Florida

Woman Business Certification

The Merchant Strategy, Inc.

Is certified under the provisions of 287 and 295.187, Florida Statutes, for a period from: 03/19/2023 to 03/19/2027

[Signature]
Pablo Alencar
Florida Department of Management Services

OFFICE OF BUSINESS DEVELOPMENT
4000 East-West Hwy., Suite 200
Tallahassee, Florida 32310
850-467-4332
www.dhs.fl.gov/bizdev/development

5. Professional Licenses & Certifications

The Merchant Strategy provides outreach services, which do not require professional licensing or specific certifications to perform. However, the firm maintains all applicable business credentials, including a current Broward County Business Tax Receipt/Occupational License. In addition, The Merchant Strategy holds active certifications as both a Broward County Certified Business Enterprise (CBE) and Small Business Enterprise (SBE), and is in good standing.



TAB I

FINANCIAL
RESOURCES



FINANCIAL SUMMARY STATEMENT

Confidential – FINFROCK's Statement of Position

Certification has been uploaded to the confidential section of OpenGov for review.



July 18, 2025

City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

Re: Finrock Construction, LLC.

To Whom It May Concern,

I am the bonding agent for Finrock Construction. I have handled their bond program for 20+ years. They are bonded through the Federal Insurance Company (a member of the Chubb Group of Insurance Companies), which has a Best's Key rating of A++, XV and a Treasury Listing of \$462,516,000.

Although maximum bonding limits haven't been established, Finrock is approved for single bonds exceeding \$400 million and an overall bond program of more than \$900 million, with about \$600 million of that capacity still available.

This letter is not an assumption of liability, nor is it a bid bond or performance bond. It is issued only as a bonding reference from us as requested by our client. Any arrangement for surety credit is a matter between Finrock and the surety and subject to their underwriting requirements at the time any request is made.

If you have further questions or require additional information, please call me at (407) 843-1120.

Sincerely,
Johnson and Company

Brett A. Ragland
Vice President



TAB J

LEGAL PROCEEDINGS
& PERFORMANCE

FINFROCK[®]

08/05/2025

City of Hollywood
2600 Hollywood Blvd,
Hollywood, FL 33020

Subject: Disclosure of Liquidated Damages, Terminations, and Legal Proceedings

To Whom It May Concern,

FINFROCK is pleased to submit the following information in response to your request regarding liquidated damages, contract terminations, and legal proceedings over the past five years.

Liquidated Damages & Terminations

FINFROCK has **not paid any liquidated damages** and has **not been terminated for default or for cause** on any project. While we have had a few projects where the developer was unable to finalize their land acquisition or close financing—leading to project cancellations—**none of these contract terminations were due to any actions or defaults on the part of FINFROCK.**

Legal Proceedings (Last Five Years)**1. Arbitrations**

FINFROCK has had **no construction-related arbitration demands** filed by or against the company within the past five years.

2. Lawsuits

FINFROCK has been involved in one construction-related lawsuit within the past five years. The case involves alleged construction defects and water intrusion, filed by the owner of an apartment project. The matter is currently in the early stages of discovery. FINFROCK strongly disputes the claims and maintains that the building was constructed in full compliance with industry standards. The company believes that any issues are the result of deferred or unperformed maintenance by the owner. While Finfrock continues to vehemently defend its position against all of the allegations contained in this matter, there were no allegations which relate to the parking garage scope of work.

3. Other Proceedings (NLRB/OSHA)

Finfrock Construction, LLC has no NLRB or OSHA lawsuits, proceedings or hearings

4. Bankruptcies

None

5. Contract Terminations

No contracts involving FINFROCK have been terminated for cause or default. A few projects were canceled due to developers being unable to complete land acquisitions or secure financing. These cancellations were not a result of any performance issues on FINFROCK's part.

6. Bonding

FINFROCK has never had to use bonding funds to complete a project or to pay any subconsultants or suppliers.

EXPERIENCE A NEW WAY TO BUILD / 2400 Apopka Boulevard Apopka, FL 32703