

CERTIFICATIONS & LICENSES

dbpr Department of Business & Professional Regulation

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LICENSEE DETAILS

Licensee Information

Name: JONES, MINOR STANFIELD (Primary Name)
FINFROCK CONSTRUCTION, LLC (DBA Name)
Main Address: 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

Alternate Names

dbpr Department of Business & Professional Regulation

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LICENSEE DETAILS

Licensee Information

Name: ARBOLEDA, JORGE A. (Primary Name)
FINFROCK DESIGN LLC (DBA Name)
Main Address: 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

dbpr Department of Business & Professional Regulation

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LICENSEE DETAILS

Licensee Information

Name: FINFROCK DESIGN, LLC (Primary Name)
Main Address: 2400 APOPKA BLVD
ORLANDO Florida 32860
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 FRESIDE COURT
CASSELBERRY FL 32707

LICENSE NUMBER: PE85401
EXPIRATION DATE: FEBRUARY 28, 2027
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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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WILLIAM FINFROCK, PE

PRESIDENT



EXPERIENCE

Industry
30 years

With FINFROCK
30 years

EDUCATION

Masters, Business Administration
Crummer Graduate School of
Buisness, 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 Finrock 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

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.

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

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.

"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.

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-coabeach.com)

[coabeach.com](mailto:wcarragino@cityofco-coabeach.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

