

SAFETY

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

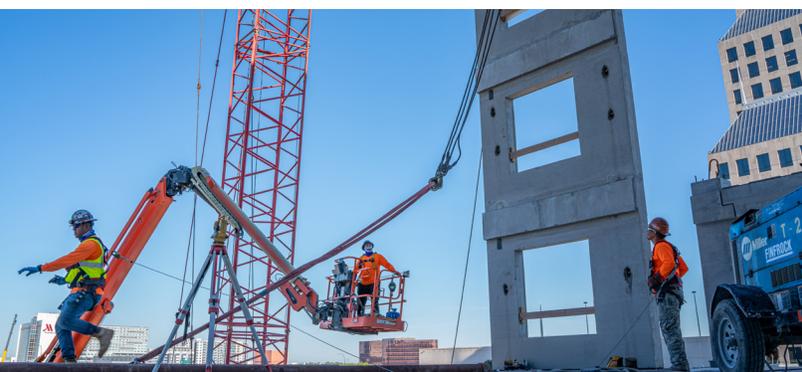
FINFROCK PROMOTES SAFETY THROUGH OUR PARTNERS BY:

- 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 2 years ago have received exemplary marks with only minor suggestions presented by the 3rd party.



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. FINFROCK’s corporate office and Apopka manufacturing plant are located in Central Florida, and together with our Belle Glade plant in South Florida, we are able to serve as the precast concrete manufacturer and installer for all of our projects statewide. 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.

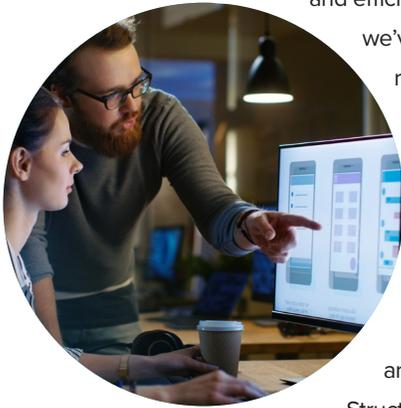
For accounting purposes, we utilize JD Edwards, a highly regarded enterprise resource planning (ERP) software. JD Edwards offers robust features tailored to the construction industry, facilitating streamlined financial management, budget tracking, and resource allocation. With JD Edwards, we maintain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

FIRMS CURRENT WORKLOAD

FINFROCK has an established history of successfully managing multiple design-build projects across Florida, with active and completed work demonstrating our ability to deliver complex parking structures efficiently, safely, and within budget. FINFROCK has no concern fitting the Fort Lauderdale Federal Courthouse Parking Garage within our current workload while maintaining the City's proposed schedule in Section 4.9 of the RFP. A detailed list of completed projects, active projects, and projected (awarded but not yet issued NTP) projects is provided in Section 5.2.5 of this Proposal for additional detail.





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5.2.15

REFERENCES

FINFROCK has extensive experience in the design, permitting, and construction of parking garage projects in Florida over the past ten years. The following projects demonstrate our capability to deliver structures of similar or larger scope, highlighting our vertically integrated design-build approach, self-performed work, and innovative solutions that meet both functional and aesthetic requirements.

1. City of Winter Garden Parking Garage

Located at 160 S. Boyd Street in Winter Garden, this three-level, 523-space parking garage was delivered for the City under Amy Martello. FINFROCK served as the Design-Build General Contractor, Architect and Engineer of Record, parking consultant, and precast manufacturer. The brick façade was designed to complement the historic downtown streetscape, and our integrated delivery minimized change orders and supported an efficient schedule. The project was completed within the original budget of \$8,105,953, with final completion on September 16, 2016. For more information, contact Amy Martello at (407) 656-4111 or amartello@cwgd.com.

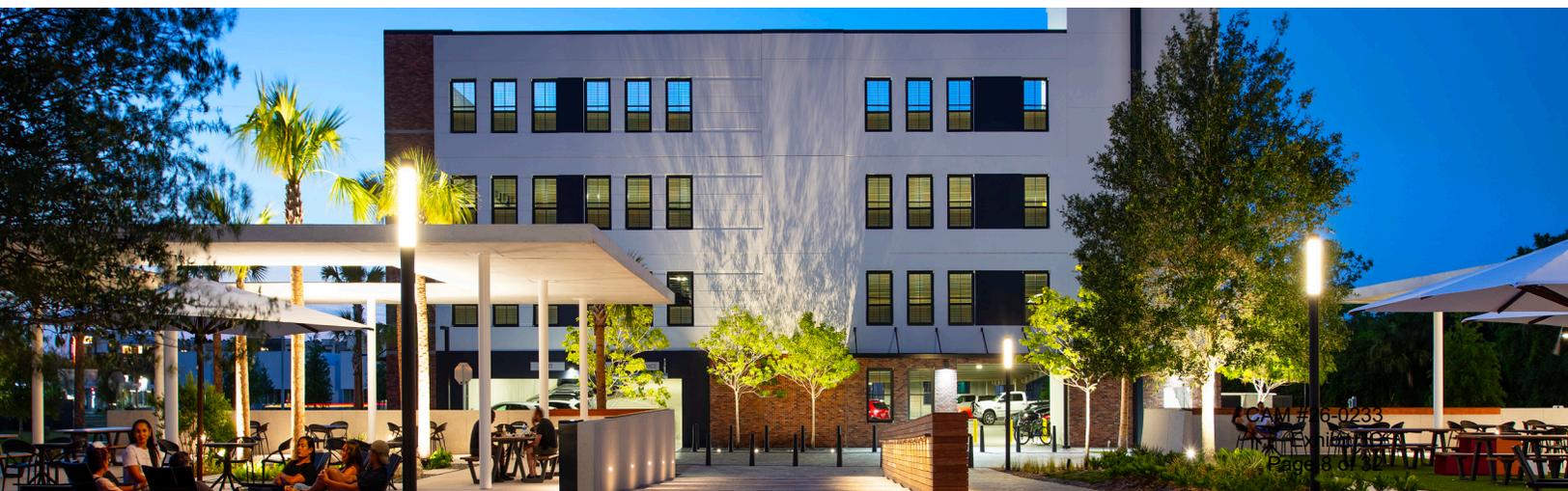
2. Downtown Ocala Parking Garage

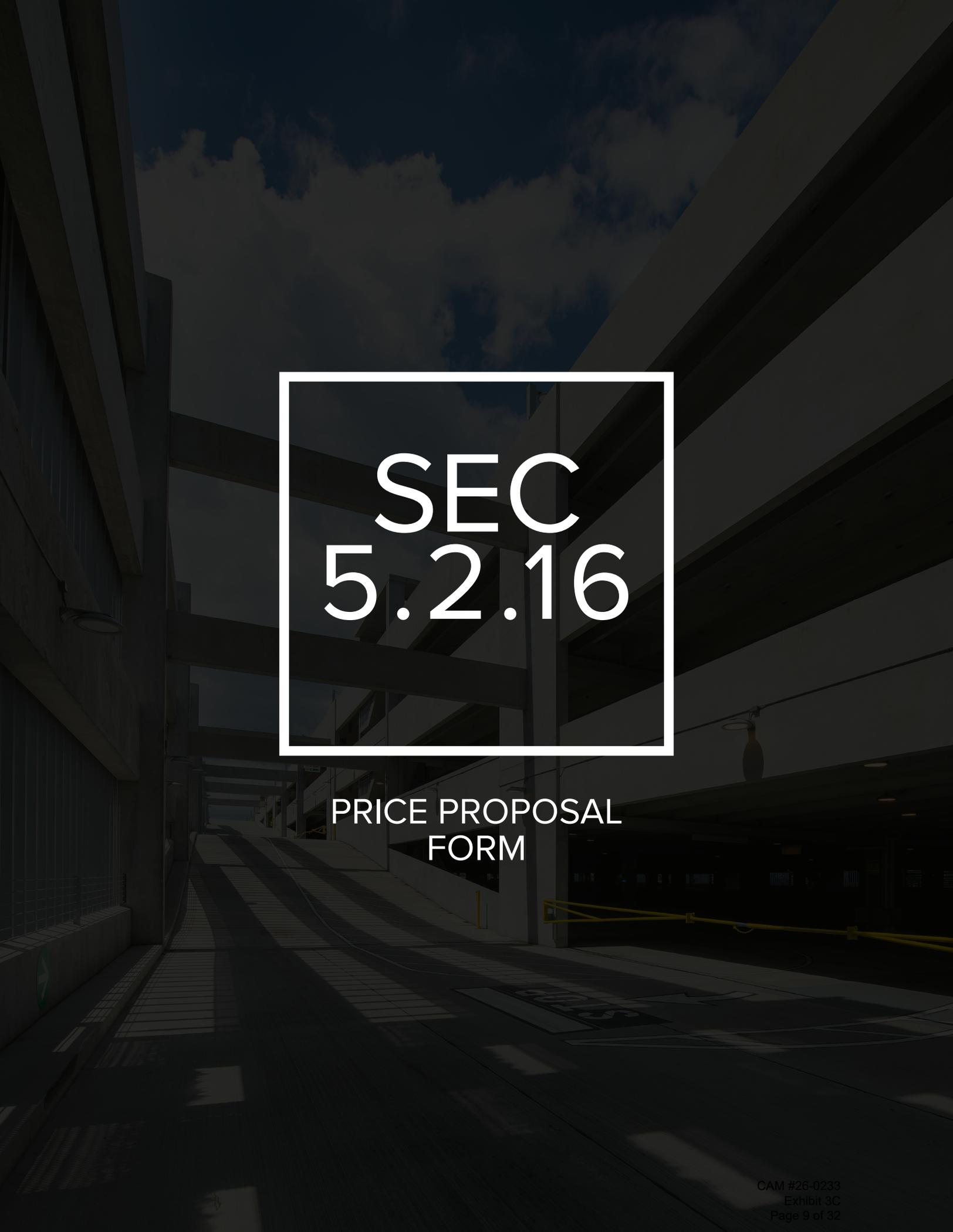
At 296 SE Broadway Street in Ocala, this two-level, 400-stall garage features a brick façade reflecting the city's historic architecture. Delivered for the City of Ocala with owner contact Sean Lanier, FINFROCK served as Design-Build General Contractor, Architect and Engineer of Record, parking consultant, and precast manufacturer. Our in-house precast production ensured schedule control and long-term durability. The project was completed on budget at \$5,386,078, with final delivery on September 8, 2016. Sean Lanier may be reached at (352) 351-6733 or slanier@ocalafl.org.

3. Wildwood Parking Garage

The Wildwood Parking Garage at 195 N. Main Street provides 126 parking spaces across three levels and incorporates modern architectural elements fitting the surrounding area. Delivered for the City of Wildwood under Jason McHugh, FINFROCK performed as the Design-Build General Contractor, Architect and Engineer of Record, and precast manufacturer. Our vertically integrated approach reduced costs, accelerated the schedule, and improved site efficiency. The project was completed on budget at \$6,315,602, with final completion on October 8, 2024. Jason McHugh can be contacted at (352) 330-1330 ext. 125 or jmchugh@wildwood-fl.gov.

These projects collectively demonstrate FINFROCK's ability to manage all phases of design, permitting, and construction for municipal parking garages in Florida, leveraging our vertically integrated design-build model to deliver efficient, durable, and visually compatible structures. Reference contacts for each project have been verified for accuracy.





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PRICE PROPOSAL
FORM

Price Proposal Form

EVENT 541 Federal Courthouse Parking Garage

PRICE PROPOSAL FORM

Instructions

- Complete all applicable line items. Enter costs only in the yellow cells.
- Do not modify the City-provided Permit and MOT Allowances. These values are locked and automatically included in totals.
- Per Section 5.2.16 of the RFP, this Price Proposal Form must be accompanied by a detailed Schedule of Values in Excel.

STAGE	CATEGORY	COMMENTS	\$ AMOUNT
DESIGN	1. Design Development		608,600.00
	2. Construction Administration		30,000.00
	3. Development Review Committee Meetings and Public Hearings		40,000.00
SUB-TOTAL DESIGN COSTS			\$ 678,600.00
CONSTRUCTION	4. Earthwork & Site Work	This item needs to include the cost of Erosion Sediment Control, Site Clearing, Demolition, Excavation and Removal, Site Protection, Site Work, Stormwater Management, Utility Connections, Landscaping, Sidewalks, Ramps & Driveways.	1,085,465.81
	5. Garage Build	This item needs to incorporate the methods of construction for the Foundation, Concrete Slab on Grade, Pre-Cast Structure, Retaining Walls, Miscellaneous Masonry, Miscellaneous Metals, HVAC, Finishes, Caulking/Sealants, Waterproofing, Communications, Alarms & Security, Plumbing, Electric, Stairs and Elevator enclosures, Tower Glazing and any and all other items included in the DPC (if applicable)	8,018,504.56
	Additional Requirements	(if applicable)	
	Facade Upgrade		1,335,890.00
	PARC System	Power and conduit to 3 locations per level included	50,000.00
	Wayfinding		28,460.00
	Passenger Elevators		300,400.00
	Fire Suppression System		277,170.60
	Electric Vehicle Charging Stations (Make Ready)		18,000.00
	Bonding & Insurance		37,107.95
	Testing & Inspection	By Owner	
SUB-TOTAL CONSTRUCTION COSTS			\$ 11,150,999
PERMIT AND MOT ALLOWANCE	Maintenance of Traffic	City-provided allowance - do not edit, auto- included in total	30,000.00
	Permit Fees	City-provided allowance - do not edit, auto- included in total	10,000.00
PERMIT AND MOT ALLOWANCE			\$ 40,000.00
TOTAL PROPOSAL			\$ 11,869,599
TOTAL PROPOSAL IN WORDS		Eleven Million Eight Hundred Sixty Nine Thousand Five Hundred Ninety Nine Dollars	



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CONTRACT FORMS

Contract Forms - Certificate of Insurance

Client#: 1559798		131FINFRHOL															
ACORD™		CERTIFICATE OF LIABILITY INSURANCE															
			DATE (MM/DD/YYYY) 11/03/2025														
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).</p>																	
PRODUCER McGriff, a MMA LLC Company 333 S. Garland Ave Orlando, FL 32801-4927 407 691-9600		CONTACT NAME: PHONE (A/C, No, Ext): 407 691-9600 FAX (A/C, No): 888-635-4183 E-MAIL ADDRESS: CertOrlando@mcgriff.com															
INSURED Finrock Construction, LLC* 2400 Apopka Blvd Apopka, FL 32703-7743		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Greenwich Insurance Company</td> <td style="text-align: center;">22322</td> </tr> <tr> <td>INSURER B : XL Specialty Insurance Company</td> <td style="text-align: center;">37885</td> </tr> <tr> <td>INSURER C : Great American Alliance Insurance Co.</td> <td style="text-align: center;">26832</td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Greenwich Insurance Company	22322	INSURER B : XL Specialty Insurance Company	37885	INSURER C : Great American Alliance Insurance Co.	26832	INSURER D :		INSURER E :		INSURER F :	
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INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS											
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> BI/PD Ded: \$1,000,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	X	CGD742208303	01/01/2025	01/01/2026	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMP/OP AGG \$4,000,000 \$											
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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) *Named Insured Continued: Toronto, LLC; Finrock Design, LLC; Finrock Industries, LLC; Finrock Transportation, LLC; Finrock Properties, LLC; Finrock South Florida, LLC; Finrock Industries South Florida, LLC; Finrock Properties South Florida, LLC; Finrock Architecture and Engineering, Inc; Finrock Architecture and Engineering, LLC; Finrock DC, Inc. (See Attached Descriptions)																	
CERTIFICATE HOLDER				CANCELLATION													
City of Fort Lauderdale Procurement Services Division 101 NE 3rd Ave, Ste 1650 Fort Lauderdale, FL 33301-0000				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 													
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ACORD 25 (2016/03) 1 of 2 The ACORD name and logo are registered marks of ACORD CLHO #S38530714/M36154208																	

DESCRIPTIONS (Continued from Page 1)

General Liability: Additional Insured including completed operations is granted with if required by written contract or agreement per Additional Insured (Blanket) Form Endorsement CG2038 12/19 and CG2040 12/19. Primary and Non-Contributory is granted if required by written contract per Primary Insurance Clause Endorsement XIL424 06/05. Waiver of Subrogation status is granted if required by written contract per Waiver of Transfer of Rights Endorsement CG2404 02/19. 30 Day Notice of Cancellation per Cancellation Notification to Others Endorsement (X) 405 0910.

Automobile Liability: Additional Insured status is granted if required by written contract per Automatic Additional Insured's Endorsement XIC411 10/13. Primary and Non-Contributory is granted with if required by written contract per CA0449 11/16. Waiver of Subrogation status is granted if required by written contract per Waiver of Transfer of Rights of Recovery Against Others To Us Endorsement CA0444 10/13. 30 Day Notice of Cancellation Per Cancellation Notification to Others Endorsement Form (X) 405 0910. **Workers' Compensation:** Waiver of Subrogation is granted if required by written contract per Waiver of Our Right to Recover from Others Endorsement.

Umbrella Policy: Follow form over General Liability, Auto Liability and Employers Liability.

Contract Forms - Certificate of Insurance

Client#: 1559798		131FINFRHOL															
ACORD™		CERTIFICATE OF LIABILITY INSURANCE															
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A	Professional Liab & Pollution		CPPLD000102601	07/15/2024	01/01/2026	\$10,000,000 Each Claim \$10,000,000 Aggregate											
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) *Supplemental Names: Finrock Enterprises, LLC (FEL) Finrock Financial, LLC (FFL) Finrock Industries, LLC (FIL) fka Finrock Industries, Inc. (FII) Finrock Design-Manufacture-Construct, LLC (DMCL) (See Attached Descriptions)																	
CERTIFICATE HOLDER				CANCELLATION													
City of Fort Lauderdale Procurement Services Division 101 NE 3rd Ave, Ste 1650 Fort Lauderdale, FL 33301-0000				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 													
© 1988-2015 ACORD CORPORATION. All rights reserved.																	
ACORD 25 (2016/03) 1 of 2 The ACORD name and logo are registered marks of ACORD CLHO #S38530709/M37810911																	

DESCRIPTIONS (Continued from Page 1)

Finrock Design-Manufacture-Construct, Inc. (DMCI)
Finrock Properties, LLC (FPL) fka Finrock Properties, Inc. (FPI)
Finrock Transportation, LLC (FTL) fka Finrock Transportation, Inc. (FTI)
Finrock Construction, LLC (FCL) fka Finrock Construction, Inc. (FCI)
Finrock Design, LLC (FDL) fka Finrock Design, Inc. (FDI)
Finrock DC, Inc.
Finrock Development, LLC
Toronto, LLC
DDMF2, LLC
Finrock Architecture and Engineering, LLC
Finrock Architecture and Engineering, Inc.
Finrock Industries South Florida, LLC
Finrock Properties South Florida, LLC
Spur Street Collaborative, LLC
Finrock South Florida, LLC
Southeast Industrial Development 7, LLC
Structure Works, LLC
Finrock Technologies, LLC
Apopka Industrial, LLC
Frockapedia, LLC

Contract Forms - Prime DBF Identification

FINFROCK is pleased to serve as the Lead Design-Builder for this project and will be the firm with full authority to bind the submitting team to the provisions of this RFP. The following information identifies FINFROCK and the primary point of contact for this proposal submission:

Legal Name of Proposer: FINFROCK Construction, LLC.

FEIN: 59-3401395

Mailing Address: 2400 Apopka Boulevard, Apopka, FL 32703

Contact Person: Kyle Myers

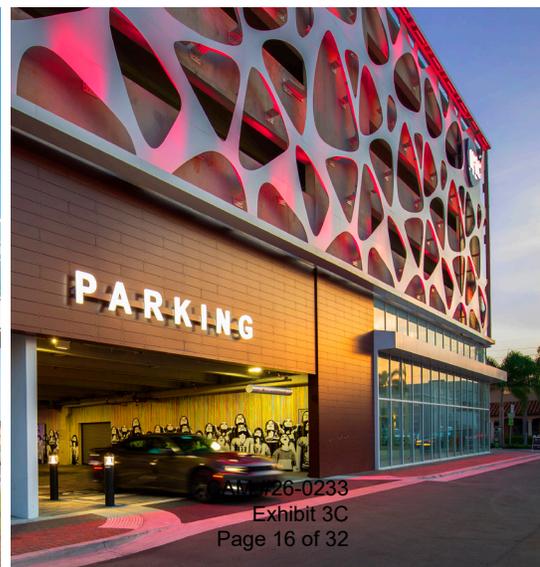
Title: Vice President, Project Development

Email Address: kmyers@finfrock.com

Phone Number: (407) 293-4000 ext. 2436

Fax Number: (407) 297-0512

*note: FINFROCK Construction, LLC is a disregarded entity from a tax perspective and does not file its own tax documentation. Tax reporting entity is FINFROCK Enterprises, LLC (83-1421288)



Contract Forms - Non-Collusion Statement



NON-COLLUSION STATEMENT

By signing this offer, the vendor/contractor certifies that this offer is made independently and free from collusion. Vendor shall disclose below any City of Fort Lauderdale, FL officer or employee, or any relative of any such officer or employee who is an officer or director of, or has a material interest in, the vendor's business, who is in a position to influence this procurement.

Any City of Fort Lauderdale, FL officer or employee who has any input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement.

For purposes hereof, a person has a material interest if they directly or indirectly own more than 5 percent of the total assets or capital stock of any business entity, or if they otherwise stand to personally gain if the contract is awarded to this vendor.

In accordance with City of Fort Lauderdale, FL Policy and Standards Manual, 6.10.8.3,

3.3. City employees may not contract with the City through any corporation or business entity in which they or their immediate family members hold a controlling financial interest (e.g., ownership of five (5) percent or more).

3.4. Immediate family members (spouse, parents, and children) are also prohibited from contracting with the City subject to the same general rules.

Failure of a vendor to disclose any relationship described herein shall be reason for debarment in accordance with the provisions of the City Procurement Code.

<u>NAME</u>	<u>RELATIONSHIPS</u>
_____	_____
_____	_____

In the event the vendor does not indicate any names, the City shall interpret this to mean that the vendor has indicated that no such relationships exist.



 Authorized Signature
 Daniel Helmick

 Name (Printed)

Executive Vice President, Project Development

 Title
 11/26/2025

 Date

Rev 09-2022

Contract Forms - Non-Discrimination Certification



**CONTRACTOR'S CERTIFICATE OF COMPLIANCE WITH
NON-DISCRIMINATION PROVISIONS OF THE CONTRACT**

The completed and signed form should be returned with the Contractor's submittal. If not provided with submittal, the Contractor must submit within three business days of City's request. Contractor may be deemed non-responsive for failure to fully comply within stated timeframes.

Pursuant to City Ordinance Sec. 2-17(a)(i)(ii), bidders must certify compliance with the Non-Discrimination provision of the ordinance.

- A. Contractors doing business with the City shall not discriminate against their employees based on the employee's race, color, religion, gender (including identity or expression), marital status, sexual orientation, national origin, age, disability, or any other protected classification as defined by applicable law.

Contracts. Every Contract exceeding \$100,000, or otherwise exempt from this section shall contain language that obligates the Contractor to comply with the applicable provisions of this section.

The Contract shall include provisions for the following:

- (i) The Contractor certifies and represents that it will comply with this section during the entire term of the contract.
- (ii) The failure of the Contractor to comply with this section shall be deemed to be a material breach of the contract, entitling the City to pursue any remedy stated below or any remedy provided under applicable law.



Authorized Signature

Daniel Helmick, Executive Vice President, Project Development

Print Name and Title

11/26/2025

Date

Forms Non-ISO 09/2022



E-VERIFY AFFIRMATION STATEMENT

Solicitation/Bid /Contract No: RFP # 541

Project Description:

Design-build services for a new five – story, pre-cast Federal Courthouse Parking Garage for the City’s Transportation and Mobility Department.

Contractor/Proposer/Bidder acknowledges and agrees to utilize the U.S. Department of Homeland Security’s E-Verify System to verify the employment eligibility of,

- A. all persons employed by Contractor/Proposer/Bidder to perform employment duties within Florida during the term of the Contract, and,
- B. all persons (including subcontractors/vendors) assigned by Contractor/Proposer/Bidder to perform work pursuant to the Contract.

The Contractor/Proposer/Bidder acknowledges and agrees that use of the U.S. Department of Homeland Security’s E-Verify System during the term of the Contract is a condition of the Contract.

Contractor/Proposer/ Bidder Company Name: FINFROCK Construction, LLC

Authorized Company Person’s Signature: 

Authorized Company Person’s Title: Executive Vice President, Project Development

Date: 11/26/2025

Bid Proposal Certification

CITY OF FORT LAUDERDALE BID/PROPOSAL CERTIFICATION

Please Note: It is the sole responsibility of the bidder/proposer to ensure that their response is submitted electronically through the [City's on-line strategic sourcing platform](#) prior to the bid opening date and time listed. Paper bid submittals will not be accepted. All fields below must be completed. If the field does not apply to you, please note N/A in that field.

If you are a foreign corporation, you may be required to obtain a certificate of authority from the department of state, in accordance with Florida Statute §607.1501 (visit <http://www.dos.state.fl.us/>).

Company: (Legal Registration) FINFROCK Construction, LLC EIN (Optional): _____

Address: 2400 Apopka Blvd

City: Apopka State: FL Zip: 32703

Telephone No.: 407-293-4000 FAX No.: _____ Email: dhelmick@finrock.com

Delivery: Calendar days after receipt of Purchase Order (section 1.02 of General Conditions): _____

Total Bid Discount (section 1.05 of General Conditions): _____

Check box if your firm qualifies for DBE (section 1.09 of General Conditions):

ADDENDUM ACKNOWLEDGEMENT - Proposer acknowledges that the following addenda have been received and are included in the proposal:

Addendum No.	Date Issued						
1	10/16/2025	5	11/26/2025				
2	10/29/2025						
3	11/6/2025						
4	11/19/2025						

VARIANCES: If you take exception or have variances to any term, condition, specification, scope of service, or requirement in this competitive solicitation you must specify such exception or variance in the space provided below or reference in the space provided below all variances contained on other pages within your response. Additional pages may be attached if necessary. No exceptions or variances will be deemed to be part of the response submitted unless such is listed and contained in the space provided below. The City does not, by virtue of submitting a variance, necessarily accept any variances. If no statement is contained in the below space, it is hereby implied that your response is in full compliance with this competitive solicitation. If you do not have variances, simply mark N/A.

Variances and Proposal Exclusions have been provided in Section 5.2.14 B of the FINFROCK RFP Response.

The below signatory hereby agrees to furnish the following article(s) or services at the price(s) and terms stated subject to all instructions, conditions, specifications addenda, legal advertisement, and conditions contained in the bid/proposal. I have read all attachments including the specifications and fully understand what is required. By submitting this signed proposal, I will accept a contract if approved by the City and such acceptance covers all terms, conditions, and specifications of this bid/proposal. The below signatory also hereby agrees, by virtue of submitting or attempting to submit a response, that in no event shall the City's liability for respondent's direct, indirect, incidental, consequential, special or exemplary damages, expenses, or lost profits arising out of this competitive solicitation process, including but not limited to public advertisement, bid conferences, site visits, evaluations, oral presentations, or award proceedings exceed the amount of Five Hundred Dollars (\$500.00). This limitation shall not apply to claims arising under any provision of indemnification or the City's protest ordinance contained in this competitive solicitation.

Submitted by:
Daniel Helmick
 Name (printed)
11/26/2025
 Date


 Signature
Executive Vice President, Project Development
 Title

revised 09-2022

Acknowledgement of Addenda



City of Fort Lauderdale • Procurement Services Division
101 NE 3rd Avenue, Suite 1650 • Fort Lauderdale, Florida 33301
954-828-6099 • Fax 954-828-5576 • purchase@fortlauderdale.gov

ADDENDUM NO. 1

RFP No. 541

Title: Federal Courthouse Parking Garage

Issue Date: 10/16/2025

Purpose

This Addendum is issued to provide additional documents requested during the **Pre-Bid Conference held on October 16, 2025, at 10:00 a.m.**

1. Additional Documents

The following documents have been added to the solicitation in **INFOR** and are available for download:

- Written Design Narratives
- Geotechnical (Soils) Reports
- Exterior Façade Information

2. Clarification

Please note that responses provided verbally or by email are **not binding** unless they are formally issued in writing through the City's **INFOR** procurement platform.

It is the **Proposer's responsibility** to review all Addenda and submit any questions or requests for clarification **through INFOR only**.

All other terms, conditions, and specifications remain unchanged.

Prepared By: I Inessa Rubin
Title: Senior Procurement Specialist

Acknowledgment of Receipt

Company Name: FINFROCK Construction, LLC
(please print)

Bidder's Signature: 

Date: 11/26/2025

Acknowledgement of Addenda



City of Fort Lauderdale • Procurement Services Division
101 NE 3rd Ave, Unit 1650, Fort Lauderdale, Florida 33301
954-828-6099 • Fax 954-828-5576 • purchase@fortlauderdale.gov

ADDENDUM NO. 2

RFP No. 541

TITLE: Federal Courthouse Parking Garage

Issue Date: October 29, 2025

This Addendum is issued to make the following changes to the solicitation:

1. The **opening date** has been extended to **November 26, 2025**.
2. The **Q&A period** has been extended to **November 19, 2025**.

All other terms, conditions, and specifications remain unchanged.

Inessa Rubin
Sr. Procurement Specialist

Company Name: FINFROCK Construction, LLC
(please print)

Bidder's Signature: _____

Date: 11/26/2025

Acknowledgement of Addenda



City of Fort Lauderdale • Procurement Services Division
101 NE 3rd Ave, Unit 1650, Fort Lauderdale, Florida 33301
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ADDENDUM NO. 3

RFP No. 541
TITLE: Federal Courthouse Parking Garage

Issue Date: November 6, 2025

This Addendum is issued to make the following changes to the solicitation:

1. An Excel version of the Price Proposal Form has been added under the solicitation attachments for convenience. Section 8 of the Solicitation (Price Proposal Form) remains the official and mandatory submission document. In the event of any discrepancy between Section 8 of the solicitation and the Excel version, the prices contained within the solicitation shall prevail.

All other terms, conditions, and specifications remain unchanged.

Inessa Rubin
Sr. Procurement Specialist

Company Name: FINFROCK Construction, LLC
(please print)

Bidder's Signature: 

Date: 11/26/2025

Acknowledgement of Addenda



City of Fort Lauderdale • Procurement Services

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Ph: 954-828-5933 • Fax 954-828-5576 • Email: purchase@fortlauderdale.gov

ADDENDUM NO. 4

RFP No. 541

TITLE: Federal Courthouse Parking Garage

ISSUED: November 19, 2025

This addendum is being issued to make the following change(s):

Words in ~~strikethrough~~ type are deletions from existing text. Words in **bold underlined** type are additions to existing text.

- Changes to Section 1, Introduction, Item 1.7 – Concerning Sub-Contractors, Suppliers, and Others**

1.7 Concerning sub-Contractors, Suppliers, and Others

The amount of work that is sublet by the Design Build Firm shall be limited by the condition that the Bidder shall, with his own organization, perform at least ~~forty five percent (40-5%)~~ of the total dollar amount of the Work to be performed under the Agreement. **The percentage of prime contractor participation refers only to construction activities performed directly by the prime contractor's own organization, including project management, site supervision, labor and equipment. The percentage of five percent (5%) does not include design, architectural or engineering services, nor does it need to include surveying/ testing/ commissioning.**

- Changes to Section 3, Special Conditions, Item 3.12 – Insurance Requirements**

Property Coverage (Builder's Risk)

For buildings/structures under construction, coverage must be afforded in an amount not less than 100% of the total project cost, including soft costs, with a deductible of no more than **five percent (5%)** \$25,000 per

each claim. **As the Owner of the Project, the City reserves the option to procure the Builder's Risk insurance for this Project.**

Acknowledgement of Addenda



City of Fort Lauderdale • Procurement Services

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Coverage form shall include, but not be limited to:

- All Risk Coverage including Flood and Windstorm with no coinsurance clause
- Any separate Flood and/or Windstorm deductibles are subject to approval by the City
- Waiver of Occupancy Clause Endorsement, which will enable the City to occupy the facility under construction/renovation during the activity
- Storage and transport of materials, equipment, supplies of any kind whatsoever to be used on or incidental to the project
- Equipment Breakdown for cold testing of all mechanized, pressurized or electrical equipment

This policy shall insure the interests of the owner, contractor, and subcontractors in the property against all risk of physical loss and damage and name the City as a loss payee. This insurance shall remain in effect until the work is completed and the property has

3. Changes to Section 5, Submittal Requirements, Item 5.2.10 – Subconsultants, Suppliers, and Others

5.2.10 Concerning Subconsultants, suppliers, and Others

The amount of work that is sublet by the DBF, including Joint Ventures, shall be limited by the condition that the DBF, or in the case of a Joint Ventures, shall with his own organization, perform at least ~~five~~ **forty** percent (40 ~~5~~**0**%) of the total dollar amount of the Work to be performed under the Agreement. **The percentage of prime contractor participation refers only to construction activities performed directly by the prime contractor's own organization, including project management, site supervision, labor and equipment. The percentage of five percent (5%) does not include design, architectural or engineering services, nor does it need to include surveying/ testing/ commissioning.**

4. Changes to the Sample Design Build Agreement, Section 18.3 – Insurance Requirements

Acknowledgement of Addenda



City of Fort Lauderdale • Procurement Services

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Ph: 954-828-5933 • Fax 954-828-5576 • Email: purchase@fortlauderdale.gov

Property Coverage (Builder's Risk)

For buildings/structures under construction, coverage must be afforded in an amount not less than 100% of the total project cost, including soft costs, with a deductible of no more than ~~\$25,000~~ **five percent (5%)** each claim. Coverage form shall include, but not be limited to:

- All Risk Coverage including Flood and Windstorm with no coinsurance clause
- Any separate Flood and/or Windstorm deductibles are subject to approval by the City
- Waiver of Occupancy Clause Endorsement, which will enable the City to occupy the facility under construction/renovation during the activity
- Storage and transport of materials, equipment, supplies of any kind whatsoever to be used on or incidental to the project
- Equipment Breakdown for cold testing of all mechanized, pressurized or electrical equipment

This policy shall insure the interests of the owner, contractor, and subcontractors in the property against all risk of physical loss and damage and name the City as a loss payee. This insurance shall remain in effect until the work is completed and the property has been accepted by the City.

All other terms, conditions, and specifications remain unchanged.

Inessa Rubin
Sr. Procurement Specialist

Company FINROCK Construction, LLC

Name:

(please print)

Bidder's Signature: _____

A handwritten signature in blue ink, appearing to be 'CMA', written over a horizontal line.

Date: 11/26/2025 _____

Acknowledgement of Addenda



City of Fort Lauderdale • Procurement Services Division
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ADDENDUM NO. 5

RFP No. 541
TITLE: Federal Courthouse Parking Garage

Issue Date: November 25, 2025

This Addendum is issued to make the following changes to the solicitation:

1. The **opening date** is hereby extended to **Tuesday, December 2, 2025, at 2:00 PM.**

All other terms, conditions, and specifications remain unchanged.

Inessa Rubin
Sr. Procurement Specialist

Company Name: FINFROCK Construction, LLC
(please print)

Bidder's Signature: 

Date: 12/1/2025

Contract Forms - Foreign Entity Laws Affidavit

**AFFIDAVIT OF COMPLIANCE WITH FOREIGN ENTITY LAWS
(Florida Statute- §287.138, 692.201, 692.202, 692.203, and 692.204)**

The undersigned, on behalf of the entity listed below ("Entity"), hereby attests under penalty of perjury as follows:

1. Entity is not owned by the government of a foreign country of concern as defined in Section 287.138, Florida Statutes. (Source:§ 287.138(2)(a), Florida Statutes)
2. The government of a foreign country of concern does not have a controlling interest in Entity. (Source:§ 287.138(2)(b), Florida Statutes)
3. Entity is not organized under the laws of, and does not have a principal place of business in, a foreign country of concern. (Source: § 287.138(2)(c), Florida Statutes)
4. Entity is not owned or controlled by the government of a foreign country of concern, as defined in Section 692.201, Florida Statutes. (Source:§ 288.007(2), Florida Statutes)
5. Entity is not a partnership, association, corporation, organization, or other combination of persons organized under the laws of or having its principal place of business in a foreign country of concern, as defined in Section 692.201, Florida Statutes, or a subsidiary of such entity. (Source: § 288.007(2), Florida Statutes)
6. Entity is not a foreign principal, as defined in Section 692.201, Florida Statutes. (Source: § 692.202(5)(a)(I), Florida Statutes)
7. Entity is in compliance with all applicable requirements of Sections 692.202, 692.203, and 692.204, Florida Statutes.
8. **(Only applicable if purchasing real property)** Entity is not a foreign principal prohibited from purchasing the subject real property. Entity is either (a) not a person or entity described in Section 692.204(1)(a), Florida Statutes, or (b) authorized under Section 692.204(2), Florida Statutes, to purchase the subject property. Entity is in compliance with the requirements of Section 692.204, Florida Statutes. (Source:§§ 692.203(6)(a), 692.204(6)(a), Florida Statutes)
9. The undersigned is authorized to execute this affidavit on behalf of Entity.

Name: Daniel Helmick Title: Executive Vice President, Project Development Entity: FINFROCK Construction, LLC

Signature:  Date: 11/26/2025

NOTARY PUBLIC ACKNOWLEDGEMENT SECTION

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 26th day of November 2025 by Daniel Helmick, as Executive Vice President, Project for FINFROCK Construction, LLC, who is

personally known to me or who has produced _____ as identification.

Notary Public Signature: 

(Notary Seal)

Print Name: Cara Strayer

My commission expires: 9/26/2027



CARA STRAYER
Commission # HH 448289
Expires September 26, 2027



CITY OF FORT LAUDERDALE

**SWORN STATEMENT PURSUANT TO SECTION 287.087, FLORIDA
STATUTES, ON PREFERENCE TO BUSINESS WITH
DRUG-FREE WORK PLACE PROGRAMS**

I certify that I have established a Drug Free Work Place program and have complied with the following

- a. Published and distributed to each employee a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibitions.
- b. Required all new employees to undergo laboratory testing as a condition of employment and will require all employees, as a condition of their continued employment, to undergo laboratory testing to detect illegal drug or alcohol use according to Florida Statutes 440.101 and 440.102.
- c. Ensured that applicants with a confirmed positive drug or alcohol screening test result are not considered for employment.
- d. Have tested employees when reasonably suspected of illegal drug or alcohol use.
- e. Ensured that any employee refusing to take a drug or alcohol screening test in violation of the Drug Free Work Place Policy is subject to dismissal for failure to abide by the provisions of the Policy.
- f. Informed employees about the dangers of drug abuse in the workplace, the business' policy of maintain a drug-free workplace, any available drug counseling, rehabilitation and employee assistance programs and the penalties that may be imposed upon employees for drug abuse violations.
- g. In the statement specified in subparagraph a, notified the employees that, as a condition of their employment, the employee will abide by the terms of the statement and will notify their employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States of any state, for a violation occurring in the workplace no later than 5 days after such conviction.

Contract Forms - Drug-free Work Place Form

- h. Have required all employees to sign a copy of this statement of compliance acknowledging their understanding and agreeing to abide with the requirements of the Drug Work Place Policy.
- i. Will impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by, any employee who is so convicted.
- j. Am making a good faith effort to continue to maintain a Drug Free Work Place through implementation of this document.

BY:  DATE: 11/26/2025
NAME (Printed) Daniel Helmick TITLE: Executive Vice President, Project Development

COMPANY NAME: FINFROCK Construction, LLC

Affix Company Seal

Contract Forms - References Form

City of Fort Lauderdale

Bid 2212-001

REFERENCES

A minimum of three (3) references shall be provided:

1. Company Name: City of Winter Garden

300 W Plant St. Winter Garden, FL 34787

Address:

Contact: Amy Martello

Phone #: 407-656-4111

Email: amartello@cwgdn.com

Contract Value: \$8,105,953

Year: 2016

Description:

The City of Winter Garden sought a design-build firm who could deliver a parking structure that would meet the charm and character of Winter Garden's downtown area. FINFROCK proposed a three elevated-level parking structure with a capacity of 523 parking spaces that blends with the nearby architectural styles from the 1920s to the 1950s and 60s. The garage's brick design with varying depths creates a visually interesting and eclectic balance of color, texture, and dimension. The building's facade aesthetically complements the existing downtown structures.

As the design-build general contractor, Architect and Engineer of Record, parking consultant, and precast manufacturer, FINFROCK managed the project from concept through completion, providing a single point of responsibility for both design and construction. By integrating these roles and self-performing precast production, FINFROCK streamlined communication, maintained quality, accelerated the schedule, and delivered a durable structure that provides long-term value to Winter Garden's vibrant downtown.

2. Company Name: City of Ocala

110 SE Watula Ave, Ocala, FL 34471

Address:

Contact: Sean Lanier

Phone #: 352-351-6733

Email: slanier@ocalafl.org

Contract Value: \$5,386,078

Year: 2016

Description:

Ocala's identity as the "Brick City" traces back to the 1883 fire that destroyed much of its wooden downtown and led to a ban on wood construction. With this legacy in mind, the City turned to FINFROCK to design and build a parking solution that would respect its heritage while addressing modern needs. FINFROCK delivered a two-elevated-level, 400-stall structure with a brick facade that echoes the city's historic architecture. The use of window openings within the wall panels creates the look of small storefronts, allowing the garage to blend naturally with downtown's traditional streetscape.

Taking on the roles of design-build general contractor, Architect of Record, Engineer of Record, parking consultant, and precast manufacturer, FINFROCK provided a seamless delivery process. By producing the precast components in-house, the team ensured long-term durability while maintaining tight control over schedule and quality. The result is a parking structure that enhances convenience for the community while preserving Ocala's historic character.

3. Company Name: City of Wildwood

100 North Main St, Wildwood, FL 34785

Address:

Contact: Jason F. McHugh

Phone #: 352-330-1330 X125

Email: jmchugh@wildwood-fl.gov

Contract Value: \$6,315,602

Year: 2024

Description:

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 126 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.

As Architect, Engineer of Record, general contractor, and precast concrete manufacturer, FINFROCK delivered the project through our vertically integrated design-build approach, ensuring complete coordination and efficiency from concept to completion. Our precast concrete system accelerated delivery, reduced costs, and minimized on-site disruption.

Contract Forms - Price Proposal Page

EVENT 541 Federal Courthouse Parking Garage
PRICE PROPOSAL FORM

Instructions

- Complete all applicable line items. Enter costs only in the yellow cells.
- Do not modify the City-provided Permit and MOT Allowances. These values are locked and automatically included in totals.
- Per Section 5.2.16 of the RFP, this Price Proposal Form must be accompanied by a detailed Schedule of Values in Excel.

STAGE	CATEGORY	COMMENTS	\$ AMOUNT	
DESIGN	1. Design Development		608,600.00	
	2. Construction Administration		30,000.00	
	3. Development Review Committee Meetings and Public Hearings		40,000.00	
SUB-TOTAL DESIGN COSTS			\$ 678,600.00	
CONSTRUCTION	4. Earthwork & Site Work	This item needs to include the cost of Erosion Sediment Control, Site Clearing, Demolition, Excavation and Removal, Site Protection, Site Work, Stormwater Management, Utility Connections, Landscaping, Sidewalks, Ramps & Driveways.	1,085,465.81	
	5. Garage Build	This item needs to incorporate the methods of construction for the Foundation, Concrete Slab on Grade, Pre-Cast Structure, Retaining Walls, Miscellaneous Masonry, Miscellaneous Metals, HVAC, Finishes, Caulking/Sealants, Waterproofing, Communications, Alarms & Security, Plumbing, Electric, Stairs and Elevator enclosures, Tower Glazing and any and all other items included in the DPC (if applicable)	8,018,504.56	
	Additional Requirements			
	Facade Upgrade			1,335,890.00
	PARC System		Power and conduit to 3 locations per level included	50,000.00
	Wayfinding			28,460.00
	Passenger Elevators			300,400.00
	Fire Suppression System			277,170.60
	Electric Vehicle Charging Stations (Make Ready)			18,000.00
	Bonding & Insurance			37,107.95
	Testing & Inspection		By Owner	
	SUB-TOTAL CONSTRUCTION COSTS			\$ 11,150,999
PERMIT AND MOT ALLOWANCE				
Maintenance of Traffic		City-provided allowance - do not edit, auto- included in total	30,000.00	
Permit Fees		City-provided allowance - do not edit, auto- included in total	10,000.00	
PERMIT AND MOT ALLOWANCE			\$ 40,000.00	
TOTAL PROPOSAL			\$ 11,869,599	
TOTAL PROPOSAL IN WORDS		Eleven Million Eight Hundred Sixty Nine Thousand Five Hundred Ninety Nine Dollars		