

# IHG ORLANDO

PRESENTED BY:

**FINFROCK**

IN PARTNERSHIP WITH:

Unicorp National Developments, Inc.

Intercontinental Hotel Group (IHG)

Flag Luxury Group





## Who we are

FINFROCK is a Florida-based, family-owned design-build firm with more than 80 years of experience.

## What we do

We're a major trusted partner for key developers in multifamily, hospitality, parking, healthcare, student housing, and office markets, consistently delivering buildings on time and within budget.



# INDUSTRIES SERVED



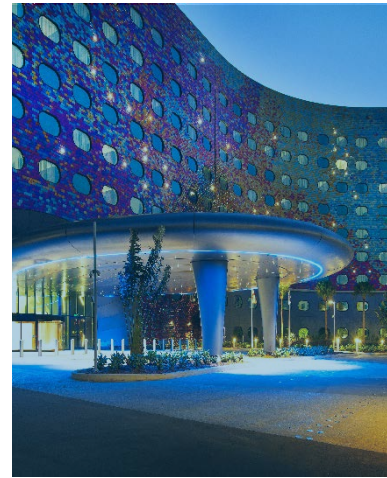
## PARKING

We are the #1 design-builder of parking garages in the United States.



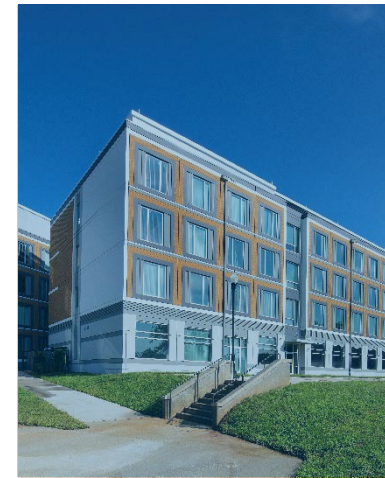
## MULTIFAMILY

Luxury multifamily and mixed-use developments.



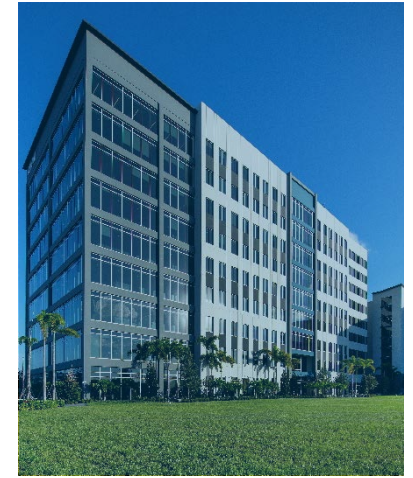
## HOSPITALITY

Hotels for national brands and large theme park clients.



## STUDENT HOUSING

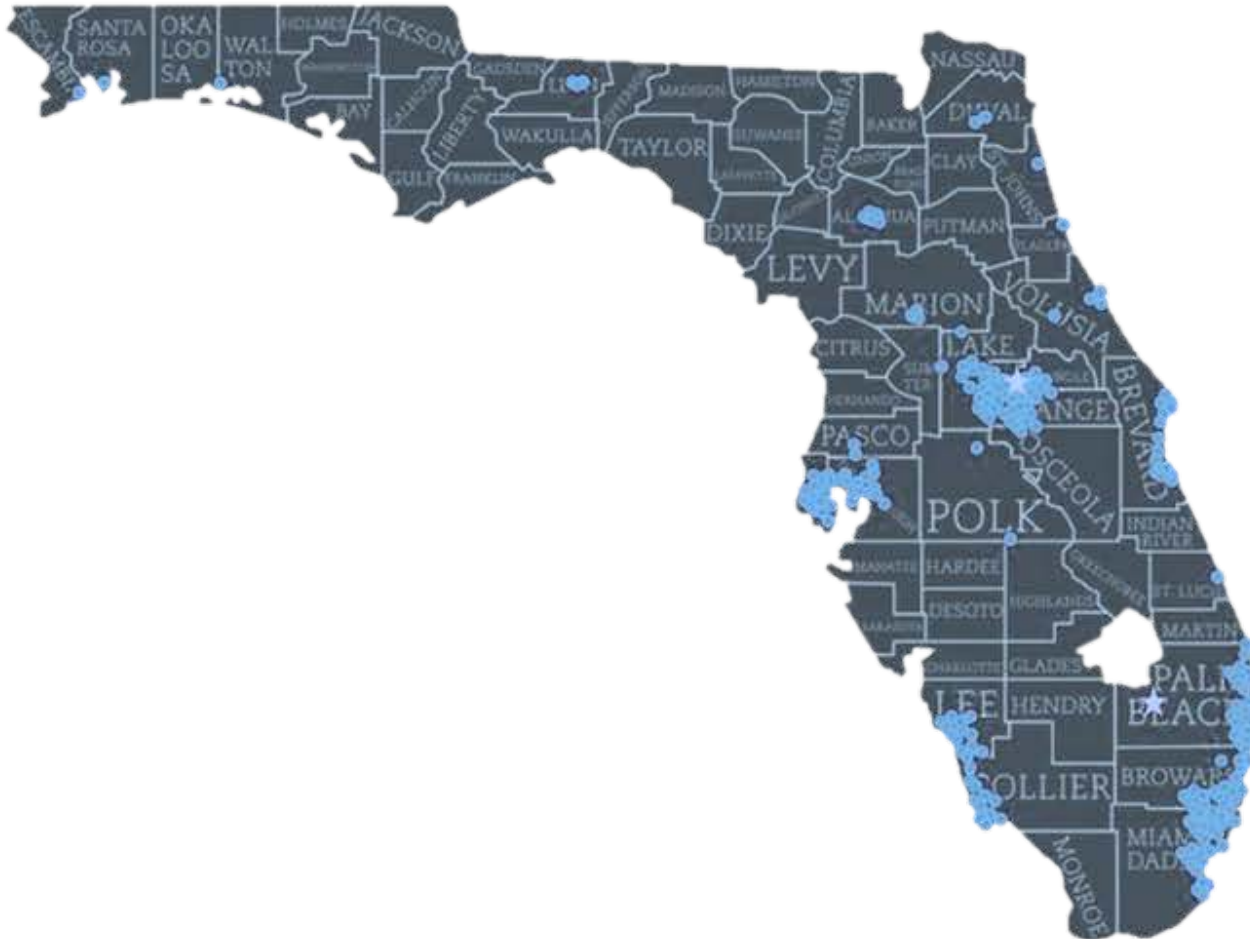
On-time student housing solutions for UCF, USF, FAMU, and more.



## OFFICE

Combined with parking or stand-alone.

# OUR MARKETS



## Central and North Florida

- 1 Orlando (Orange & Surrounding Counties)  
Cape Canaveral  
Tampa/St Pete/Sarasota  
Jacksonville  
Tallahassee

## 2 South Florida

Palm Beach County  
Miami  
Ft Lauderdale

## 3 Out of State

Primarily Parking Garages

FINROCK

# OUR CLIENTS



**FINROCK**

# APOPKA

**MANUFACTURING FACILITY AND HEADQUARTERS**

100+ Acres situated off Apopka Boulevard and the Maitland 414 Extension

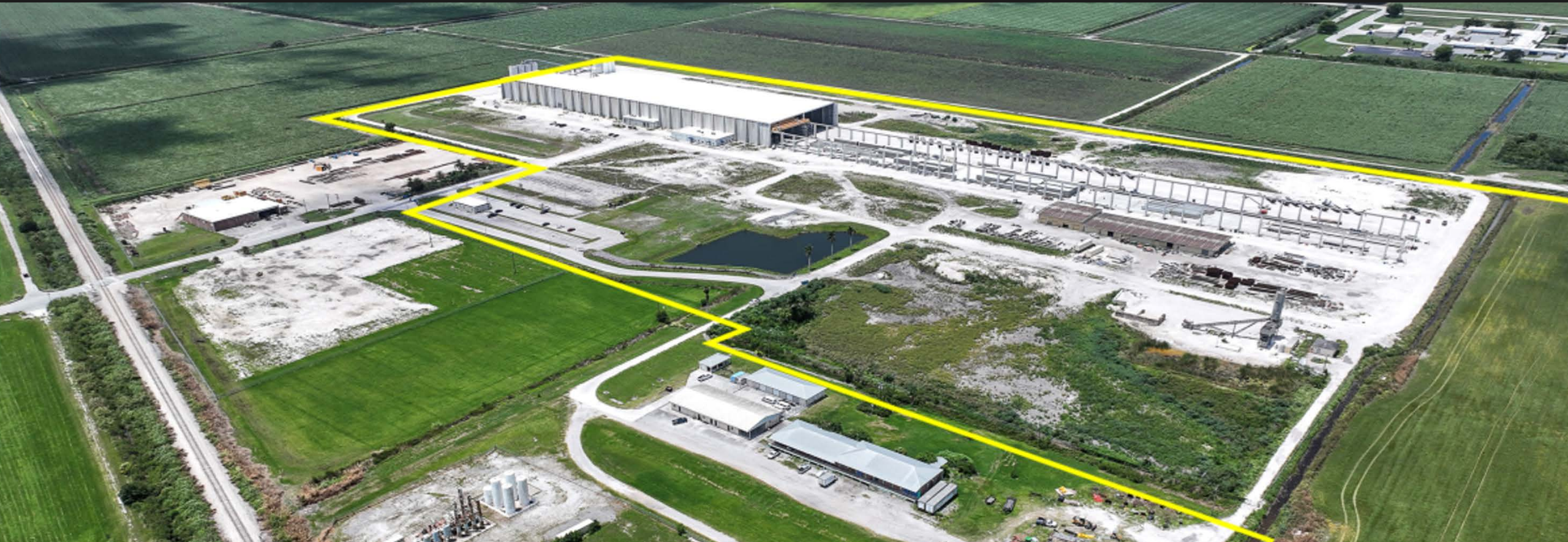


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# BELLE GLADE

MANUFACTURING FACILITY

Just under 100 Acres in Belle Glade, Florida negotiated with a land deal between FINROCK and Palm Beach County.



# THE PLAN

EVERY GREAT PROJECT HAS ONE

- 1 *Introduction to the Project Team*
- 2 *About FINFROCK's Design-Build Process*
- 3 *Experience A New Way to Build*
- 4 *The InterContinental Resort Orlando: The Project*
- 3 *Exploring Your Participation*
- 4 *Questions & Answers*

# MEET THE TEAM

THE PRESENTATION TEAM



THE PROJECT TEAM



David Shirley  
Sr. Project Manager



Adam Meek  
Project Executive



Melissa Whissell  
Communications  
Manager



Darin Hooker  
Project Manager

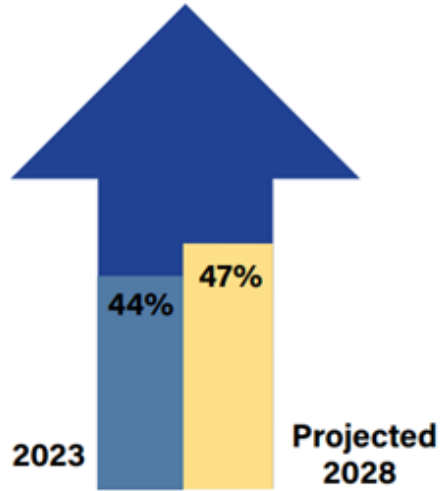


Julia Finfrock  
Project Manager

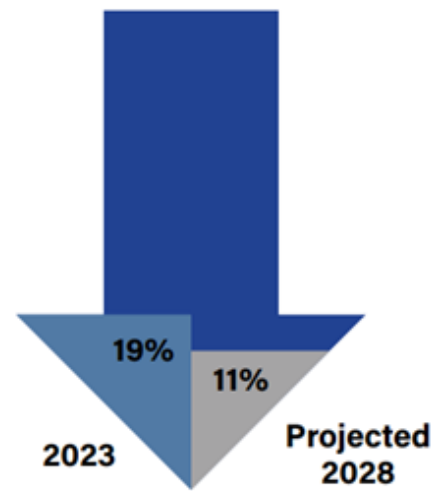
# Impressive Growth

Design-Build is the fastest growing, most popular project delivery method in the nation and will account for nearly half of all construction spending by 2028.

## Design-Build Growth



## Design/Bid/Build Decline



# DESIGN-BUILD

## WHERE THE INDUSTRY IS HEADED

Across the construction industry, more owners are turning to design-build as the preferred delivery method. By uniting design and construction under a single contract, design-build streamlines communication, reduces risk, and accelerates schedules—producing projects that are more cost-efficient and predictable from start to finish.

### FAST FACTS:

- 1 Design-Build is 102% faster than traditional Design/Bid/Build and 61% faster than Construction Manager at Risk (CMR)
- 2 Design build experiences 3.8% less cost growth than traditional Design/Bid/Build
- 3 Design-Build is anticipated to account for \$2.6 trillion of construction spending over the 2024-2028 forecast period.

# TRADITIONAL DESIGN-BUILD

THE FACTS

## LOWER UNIT COSTS



**0.3%**

VS DBB

**1.9%**

VS CM@R

## FASTER CONSTRUCTION



**36%**

VS DBB

**13%**

VS CM@R

## LESS COST GROWTH



**3.8%**

VS DBB

**2.4%**

VS CM@R

## LESS SCHEDULE GROWTH



**1.7%**

VS DBB

**3.9%**

VS CM@R

# CONSTRUCTION COMPARISONS

DESIGN-BUILD VS. OTHER MODELS

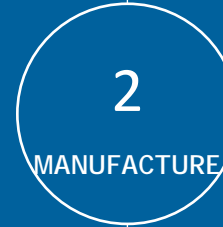
Performance Measure	DB vs. CMR	CMR vs. DBB	DB vs. DBB
Unit Cost	1.9% less	1.6% more	0.3% less
Cost Growth	2.4% less	1.4% less	3.8% less
Schedule Growth	3.9% less	2.2% more	1.7% less
Construction Speed	13% faster	20% faster	36% faster



# VERTICALLY INTEGRATED DESIGN-BUILD

FINFROCK Self Performs:

- Architecture
- Engineering
- General Contracting
- Manufacturing
- Installation

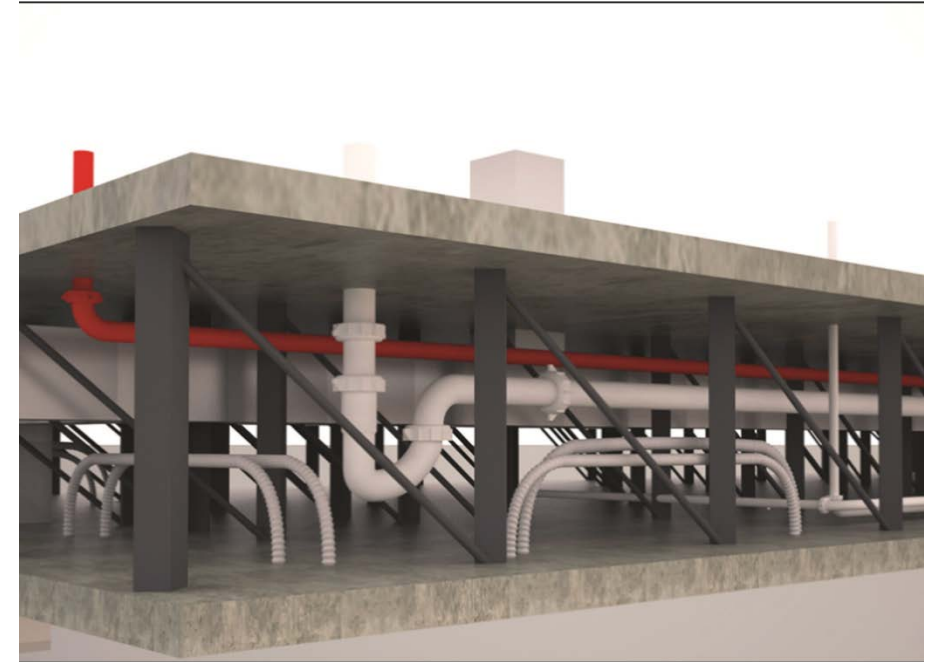
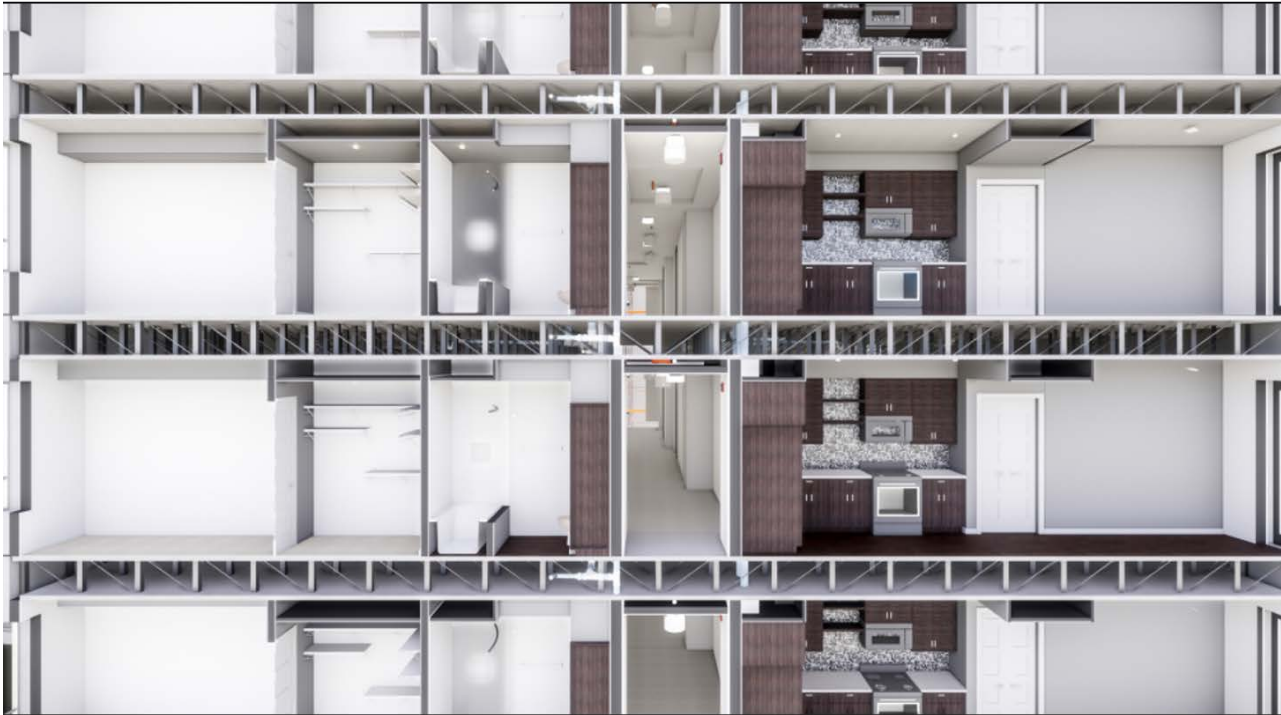


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# THE DUALDECK BUILDING SYSTEM®

INTEGRATES MEPFP SYSTEMS DURING MANUFACTURING

← Up to 68' →



# MAA Robinson Apartments





Month 1



Month 3



Month 4



Month 5



Month 6



Month 7



Month 8



Month 9



First Move-In  
Temporary  
Certificate of  
Occupancy

Month 15



Final  
Completion  
Full Certificate  
of Occupancy

Month 21

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# **THE PROJECT: THE INTERCONTINENTAL ORLANDO**







**FINFROCK**

# INTERCONTINENTAL RESORT ORLANDO

PROJECT SCOPE:

ARCHITECT | ENGINEER | PRECAST COCNRETE MANUFACTURER | GENERAL CONTRACTOR

+

**Design-Build-Contractor:  
Hotel, Renovation, and Parking Garage**

**Contractor:  
Sitework**



# PROJECT HIGHLIGHTS

SCOPE OVERVIEW: THE INTERCONTINENTAL ORLANDO

1

## SITEWORK

28 Acre Master Site  
Development  
7 Acre Hotel Parcel  
2 Acre Garage Parcel

2

## HOTEL

700 Keys  
30,000 SF Front of House  
27,000 SF New Ballroom

3

## RENOVATIONS

115,000 SF Total  
12,000 SF Office Space  
43,000 SF Ballroom Space

4

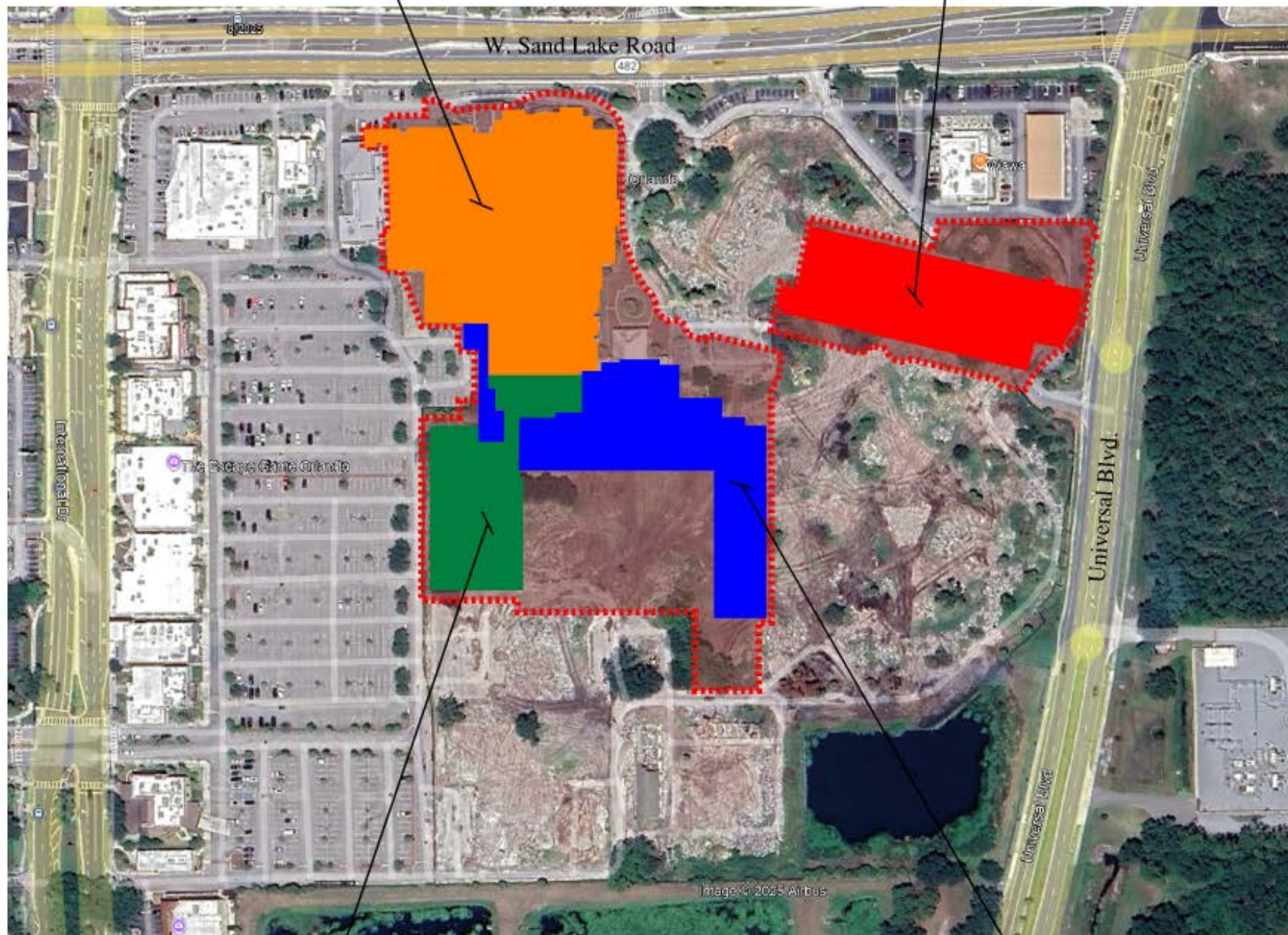
## PARKING GARAGE

734 Stalls  
6,750 SF Retail

The shuttered Wyndham Orlando Resort International Drive will be replaced by an InterContinental Hotels & Resorts property. It will be the brand's third Florida property, with the other two in Miami.

Existing Convention Renovation

New Parking Garage Construction



New Convention Renovation

New Hotel Construction

# DESIGN & PROCUREMENT TIMELINE

IHG HOTEL

DESIGN:

CONSTRUCTION DOCUMENTS

## STEP ONE

10/15/2025: Construction Documents Start

12/4/2025: 33% Construction Documents

Select Bid Packages Sent

1



DESIGN:

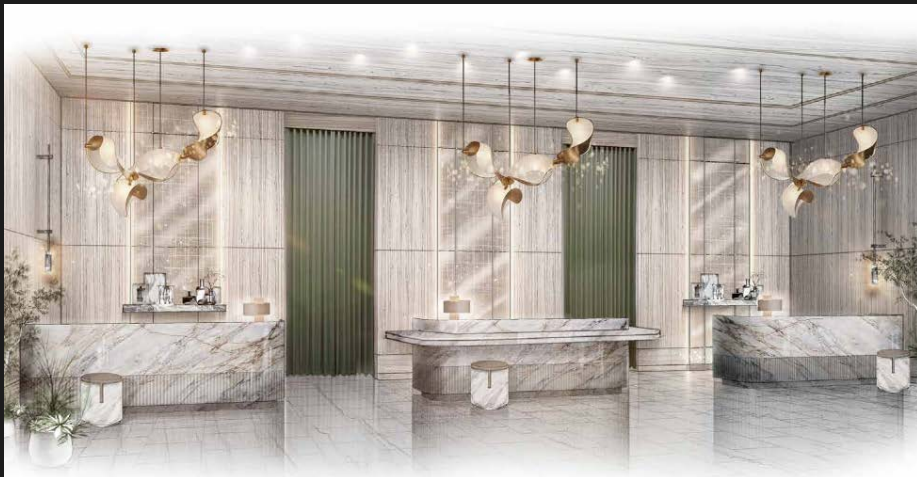
CONSTRUCTION DOCUMENTS

## STEP TWO

1/28/2026: 66% Construction Documents

Full Bid Package Sent

2



DESIGN:

CONSTRUCTION DOCUMENTS

### STEP THREE

4/17/2026: Building  
Permit Submittal

Full Bid Package Sent  
(Reduced Bidders)

3



DESIGN:

PERMITTING

### STEP FOUR

7/14/2026: Permit  
Received  
(Foundation)

4



## CONSTRUCTION

### STEP FIVE

4/6/2026: Break  
Ground on Overall  
Site Development

5



6

4/6/2026

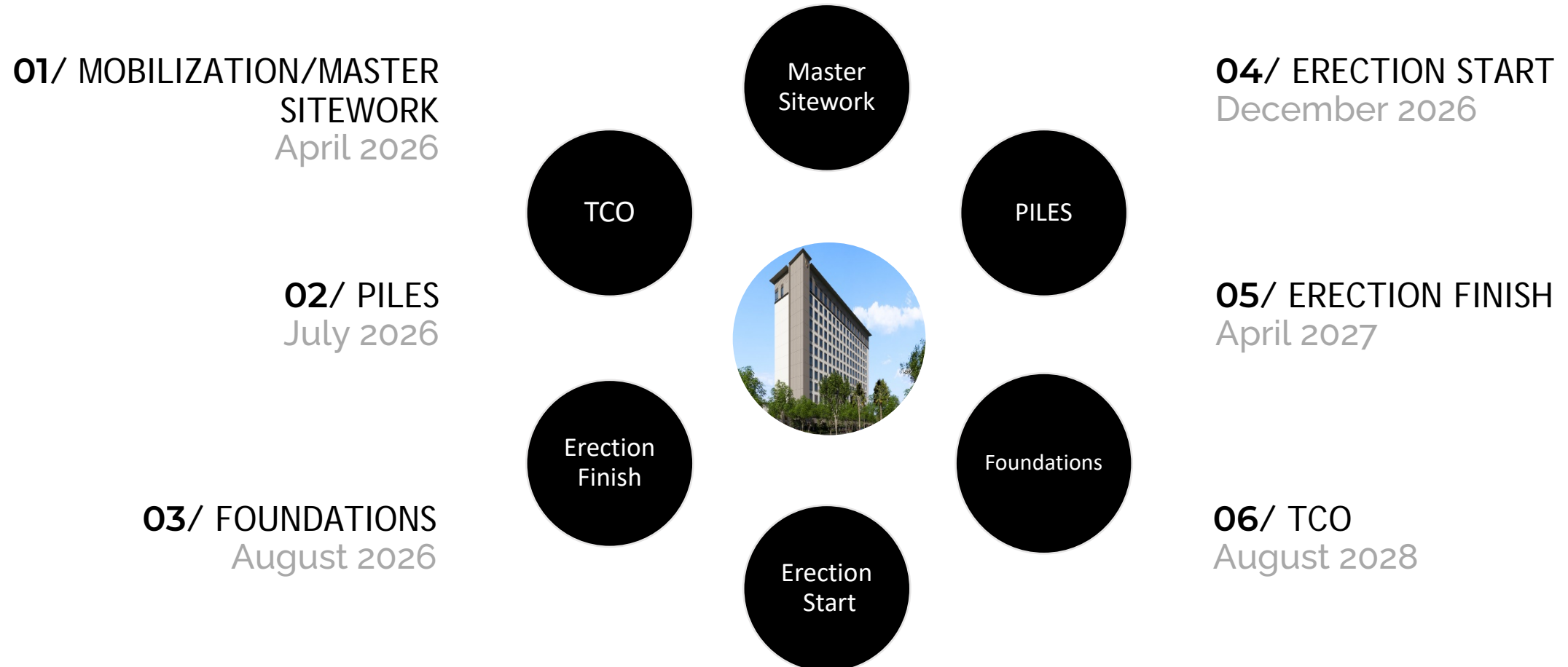
### STEP SIX

7/28/2026: Break  
Ground on Hotel  
Tower



# CONSTRUCTION TIMELINE

IHG HOTEL & PARKING GARAGE



# WORKING WITH FINFROCK AS A TRADE PARTNER

We continuously look for innovative ways to add value to clients and partners by reducing costs, shortening schedules, and providing a safe work environment.



1

**SINGLE SOURCE RESPONSIBILITY**  
From the beginning of every project, on-going communication happens between our team of experts and our subcontractors.

2

**NO GUESS WORK**  
FINFROCK designs buildings so that the location of every component is verified in a 3-D model. Our partners are invited to attend project meetings and participate in all efforts with our supervisors and project managers.

3

**RELIABLE SCHEDULE**  
With our efficient construction methods, you get the benefit of planning easier. Even during assembly, sub trades have access to portions of the building to further speed completion.

4

**BIG IMPACT**  
Working with FINFROCK, our trade partners will be a part of significant large-scale projects. Gain experience working across several markets.

**FINFROCK**

# HOW TO GET INVOLVED

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**FINFROCK has partnered with BuildingConnected** to manage subcontractors through its easy-to-use procurement software. Subcontractors may use the QR code provided to submit a request to join FINFROCK's Building Connected List.



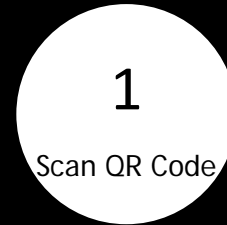
**Scan** for Building Connected Form



# BUILDING CONNECTED

## MASTER BID LIST

When a project is released, FINFROCK queries BuildingConnected for potential bidders. If FINFROCK determines that we would like to ask your company to bid on a project, you will receive an invitation to bid through BuildingConnected. BuildingConnected is used by our procurement and project delivery teams to invite subcontractors to bid, communicate with bidders, and manage the bids we receive. Our project teams seek the most qualified, responsive bids and only award after a thorough post-bid review process.



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# QUESTIONS & ANSWERS

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**Open Floor** for Discussion



**Scan** for Building Connected Form