



Brea Sports Park, 2008 CPRS Award of Excellence

## REPRESENTATIVE PROJECTS

Griffin Structures provides innovative and strategic solutions to our clients' most challenging projects. Our professionals are focused, committed, and dedicated to achieving a successful "bottom line" in all project categories.

### Community Centers

- Buena Park Community Center
- Cypress Community Center Renovation\*
- College Park Aquatic / Recreation Center
- Delhi Community Center\*
- Environmental Nature Center, Newport Beach (LEED Platinum)\*
- Fullerton Community / Senior Center Expansion & Renovation (LEED NC pending)
- Laguna Beach Community / Senior Center\*
- Lawndale Community Center (LEED Silver pending)
- McSweeney Farms Community Recreation Center
- Rancho Santa Margarita Community Center\*
- San Dimas Community Center Expansion
- Terra Lago Community Recreation Center

### Non-Profit Facilities

- Bell Tower Foundation Facilities
- Bowers Museum of Cultural Art
- Childrens Zoo of Santa Ana
- Delhi Community Association Facilities
- Kidseum
- Laguna Beach Seniors Association Facilities
- Environmental Nature Center

\* Award winning projects

### Parks and Recreation

- Brea Sports Park\*
- Delhi Community Park\*
- Hesperia Civic Plaza Park\*
- Orange County Great Park Sports Park Needs Assessment
- City of Las Vegas, NV, Regional Trails and Trailheads
- Santa Ana Zoo, Crean Family Farm\*
- Heritage Park, Henderson, NV
- Cornerstone Regional Park Master Plan, Henderson, NV
- Rancho Santa Margarita Civic Plaza Park\*
- Santa Ana Parks & Recreation Department, CIP On-Call Projects

### Resorts

- Castiglion del Bosco, Tuscany, Italy

**For more information, please contact:**

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**GRIFFIN STRUCTURES, INC.**

CALIFORNIA

NEVADA

ARIZONA

ITALY



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# PARKS & RECREATION

## PROGRAM & CONSTRUCTION MANAGEMENT



# PROGRAM AND CONSTRUCTION MANAGERS

## SERVICES

Griffin Structures is a diversified professional services company serving the public sector since 1981. We collaborate with cities and counties to plan, design, build and finance the recreational facilities needed to serve their communities. Griffin Structures is pleased to offer clients a long standing commitment to quality services for projects of all sizes and complexities. Our representative services include:

- Program Management
- Construction Management: Agency
- Construction Management: Multi-Prime
- Integrated Project Delivery
- Design-Build (AB642 Project Delivery)
- Public-Private Partnerships (P3)
- Owner Representation
- Needs Assessment / Programming
- Facilities Evaluation
- Post Occupancy Services
- LEED / Sustainable Services
- Project Financing
- Right-of-Way Acquisition
- Strategic Real Estate Advisory Services



Environmental Nature Center, Newport Beach  
First LEED Platinum Building in Orange County



Laguna Beach Community / Senior Center, 2009 CPRS Award of Excellence

## PUBLIC PROCESS & THE COMMUNITY

GRIFFIN STRUCTURES UNDERSTANDS THE SPECIAL NEEDS OF CIVIC AND COMMUNITY FACILITIES. THE PUBLIC PROCESS IS A KEY PART OF NUMEROUS COMMUNITY BASED PROJECTS. OUR PROFESSIONALS PERFORM, LEAD, AND CONDUCT PUBLIC WORKSHOPS TO PLAN, ORGANIZE, AND BUILD CONSENSUS WITH MULTIPLE AND DIVERSE STAKEHOLDER GROUPS. FROM INITIAL MASTER PLANS THROUGH DESIGN AND CONSTRUCTION OVERSIGHT, GRIFFIN STRUCTURES' PROFESSIONALS LISTEN TO THE CLIENT'S GOALS AND OBJECTIVES TO ACHIEVE AND DELIVER EACH PROJECT IN THE MOST COST-EFFECTIVE AND TIME-EFFICIENT MANNER POSSIBLE.



Laguna Beach Community / Senior Center



Environmental Nature Center

*Understanding your needs  
is our requirement. Meeting  
your needs is our business.*

*Our experienced professionals  
are focused, committed, and  
dedicated to achieve your  
successful bottom line.*



Environmental Nature Center



Delhi Community Center

## INNOVATIVE PROJECT DELIVERY SOLUTIONS

### PROJECT DELIVERY SOLUTIONS

#### **Program Management**

As Program Managers, we are responsible for managing all phases of design and construction from initial needs assessment, planning, budgeting, cost estimating and scheduling; through design, bid and award; to construction, occupancy and beyond. Griffin achieves each client's specific goals and objectives for each project by providing a single point of responsibility, accountability and coordination, acting as an extension of client staff.

#### **Construction Management**

As Construction Managers, we work in close partnership with our client and their architect/engineer. Griffin manages all planning, design and construction activities including schedule, cost estimating, value engineering, change order management, and constructability reviews. Griffin serves in an advisory role to our clients, ensuring project's goals are achieved in a timely and cost-effective manner. Services include Construction Management: Agency and Construction Management: Multi-Prime.

#### **Construction Management Multi-Prime**

Unlike traditional Design-Bid-Build, Multi-Prime project delivery allows for individual trade bid packages to be bid separately by Prime trade contractors (often pre-qualified) directly to the Owner as specified in the Public Contracting Code. Each Prime contractor also provides requisite bonds, and the lowest bidder per trade is selected. Multi-Prime delivery can be performed by Griffin Structures on an "agency" basis (the Client enters into a contract with each Prime contractor directly), or on an "at risk" aggregate bonded basis (assigning the contracts to Griffin Structures). In Multi-Prime delivery, Griffin Structures can be selected as Program/Construction Manager on the basis of professional services qualifications. By working with our clients early, Griffin Structures provides services throughout the planning, design, permitting, and ultimately during, the construction process. Since each trade is bid separately, local bidders have a better opportunity of participation. Better bid coverage leads to better pricing; this delivery process provides more flexibility in bidding and scheduling, and facilitates project phasing.

#### **Integrated Project Delivery**

Integrated Project Delivery is an intelligent and creative alternative to design-bid-build which gives the owner/client the certainty of cost and schedule while maintaining control. Griffin Structures retains the entire project team, and is the single point of responsibility and accountability. Griffin assumes your project's risk, provides a fixed and bonded "Guaranteed Maximum Price" (GMP), and assures your project is delivered on time and budget. All savings fully revert to the owner.

#### **Design-Build**

Under AB642, California cities, counties and special districts can now take advantage of Design-Build delivery for all building projects valued in excess of \$1 million. In this delivery method, Griffin Structures partners with design professionals and contracts as a single-source team completing both design and construction services to meet the client's specific project needs. Our clients benefit from a timely project completion on a fast-track schedule.

#### **Public-Private Partnerships (P3)**

Griffin Structures has successfully delivered a significant number of P3 projects to public entities, dating back to the 1980's. Thus Griffin is firmly positioned to deliver P3 projects based on this experience and on new, innovative financial models that provide necessary facilities to the public sector quickly, at dramatically reduced public risk. Through this active partnership with our clients, communities gain the benefit of projects built better, faster, and at a lesser net cost.



Castiglion del Bosco, Tuscany, Italy

R E C R E A T I O N