

---

# DOWNTOWN LIBRARY MIXED USE PROJECT

CITY COUNCIL UPDATE

JANUARY 26, 2021

---

## AGENDA

- Introduction to Griffin Structures
- Summary of Efforts To Date
- Project Schedule Update
- Community Outreach Tools
- Library Re-Use Visioning Process Update

# WHO WE ARE



- **40 years Serving Public Sector**
- **Program and Construction Managers**
- **Affordable Housing**
- **Library Experience**
- **Mixed Use Development Experience**
- **Parking Structure Experience**

# REPRESENTATIVE PROJECT EXPERIENCE



**400 Public  
Sector Projects**



**25 Affordable  
Housing Projects**



**20 Library Projects**



**80 Design Build  
Projects**

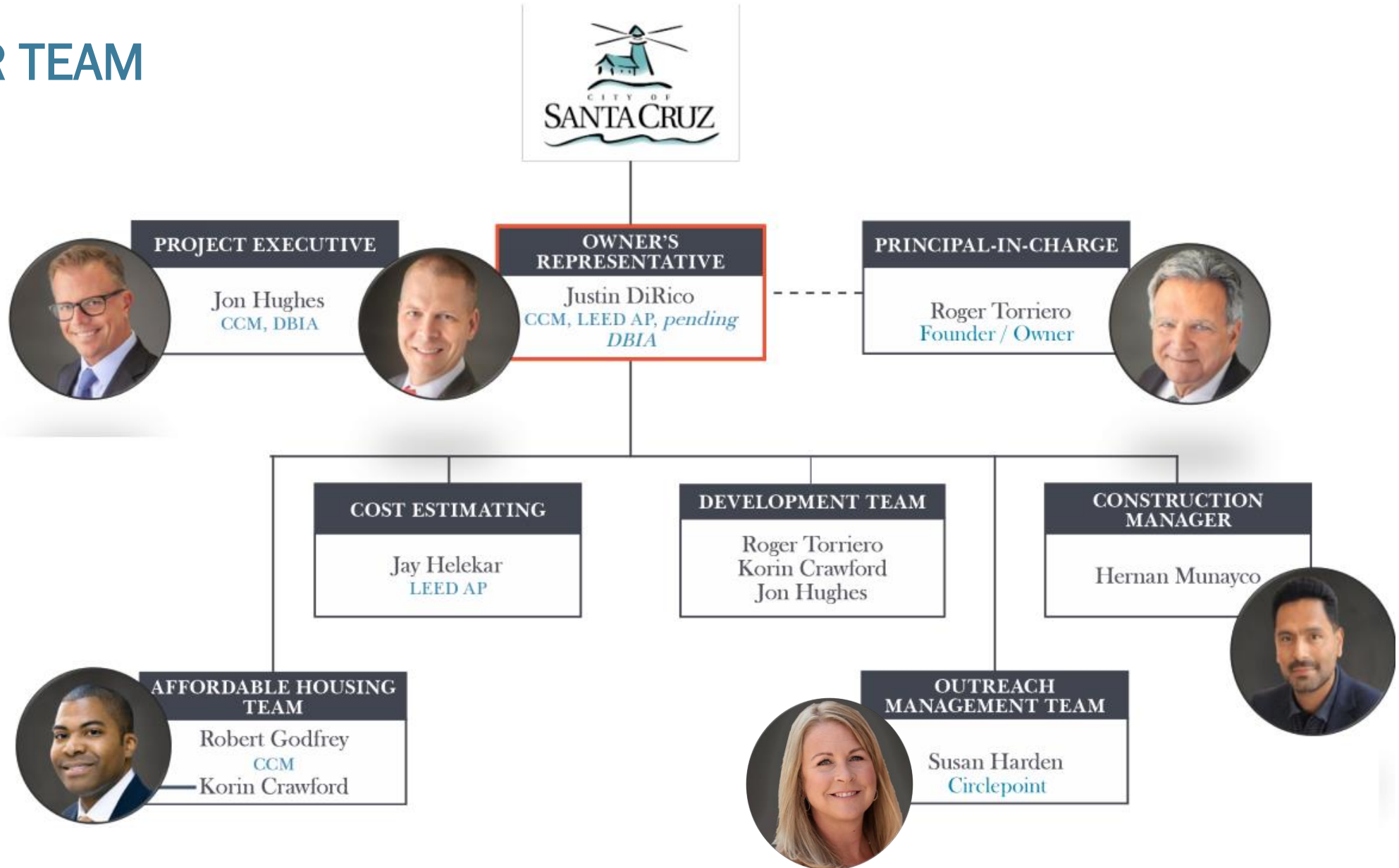


**40 Parking  
Structure Projects**



**50 Mixed  
Use Projects**

# YOUR TEAM



---

## SUMMARY OF EFFORTS TO DATE

- Program Analysis
- Delivery Analysis
- Communications Strategy
- Schedule Analysis

# PROJECT SCHEDULE

2020	2021				2022				2023				2024				2025	
Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
<b>TEAM BUILDING PHASE</b>		<b>DESIGN &amp; PERMITTING PHASE</b>						<b>CONSTRUCTION PHASE</b>						<b>MOVE IN PHASE</b>				
1. Program Delivery Analysis		1. Schematic Design						1. Site Clearing						1. Punch List				
2. Master Architect Selection		2. Design Development						2. Grading and Underground Utilities						2. Commissioning				
3. AH Developer Selection		3. Construction Documents						3. Shell and Core Construction						3. Catalogue Move-In				
4. Communications Planning		4. Entitlement						4. Interiors Construction						4. Grand Opening				
		5. Permitting						5. Site Work and Landscape										
		6. Contractor Selection																

---

## COMMUNITY OUTREACH & COMMUNICATION TOOLS

- Community Design Workshop
- Stakeholder Meetings & Presentations
- Pop-up Events
- Social Media Posts
- Project Newsletter
- E-blast updates
- Fact Sheet
- Website Content: [cityofsantacruz.com/mixeduselibrary](http://cityofsantacruz.com/mixeduselibrary)
- Press Release
- Updates for Officials
- Quarterly Updates to Council
- 24 Hour Hotline During Construction



---

# LIBRARY RE-USE VISIONING PROCESS

- 4 Proposals Received
- Launch: February, 2021

---

THANK YOU!