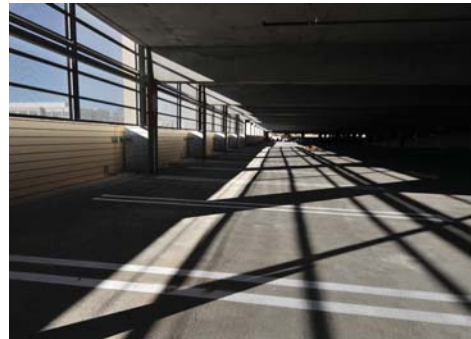


# SAN DIEGO COUNTY OPERATIONS CENTER PARKING STRUCTURE A San Diego, California



**Client:**  
County of San Diego  
Department of General Services

**Location:**  
San Diego, California

**Assignment:**  
Project Management  
Owner's Representative

**Services:**

- Schedule Management
- Budget Management
- Pre-Design Administration
- Procurement
- Construction Administration
- Financial Management

**Project Facts:**

- First of Two Seven Level Parking Structures
- 20,000 Gallon Underground Storage Tank and Generator
- 1,820 Parking Spaces
- Photovoltaic Panel System

**Project Team:**  
**Developer:**  
Lowe Enterprises

**Architect:**  
Parking Design Solutions

**General Contractor:**  
HWA Structures

The County of San Diego retained Project Management Advisors, Inc. (PMA) in the Summer of 2007 as the Owner's Representative/Project Manager for the redevelopment of The County Operations Center (COC) at the 37-acre COC site. PMA will manage the phased redevelopment over the next six years.

For the Parking Structure A project, PMA provided management services and technical consulting. Management duties included development of the Parking Structure program, planning approvals, technical reviews, selection of the Design/Build team, and management of the construction on behalf of the County of San Diego. Management of on-site parking and campus circulation proved extremely complex due to nearly 1,000,000 sq.ft. of building construction to be built within a fully functioning County Government Center.

The seven level structure contains 1,820 standard size parking spaces, including accessible parking and parking space for motorcycles, carpools and high-efficiency vehicles. The carpool and high-efficiency vehicle spaces are provided to meet LEED requirements of the COC redevelopment, of which the office structures have been awarded LEED Gold certification. Through a partnership between the County and San Diego Gas and Electric, the structure includes a rooftop photovoltaic panel array.

The County sought PMA's expertise with complex campus developments because this project presented particularly challenging site logistics and scheduling conditions. An emergency generator located at the parking structure site provides full standby power to one of the office structures to serve as a government emergency operations center when needed. The project also required relocation of a regional high pressure natural gas transmission line.