

SAN DIEGO COUNTY OPERATIONS CENTER

San Diego, California



Client:
County of San Diego
Department of General Services

Location:
San Diego, California

Assignment:
Project Management

Services:

- Third Party Evaluation of Development Master Plan
- Project Management of the Campus Redevelopment:
 - Schedule Management
 - Budget Management
 - Move Planning Assistance
 - User Programming and Communication

Project Facts:

- 635,000 Total SF
- Four, Four-Story Office Buildings
- 387,000 SF Demolition
- Seven Level Parking Structure
- Conference Center
- Cafeteria
- Central Plant

Completion Date:
In Progress

Developer:
Lowe Enterprises

Architect:
RJC Architects

General Contractor:
ROEL Construction

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 County Operations Center (COC) redevelopment project. The County's vision for the completion of this multi-phased project is six new four to six story office structures, two new parking structures, a new conference/public hearing center, and a new central plant. The project includes a rigorous complement of infrastructure improvements, both on and off site, as well as public traffic improvements and contributions for improvements to intersections and freeway ramps in the local area. The development plan and funding for the first of three major phases was approved by the County Board of Supervisors in April of 2008 for the 37 acre campus redevelopment.

The project began with the demolition of several existing campus buildings to allow construction on the first phase, including two office structures comprising 300,000 total square feet, a new central plant and a seven level parking structure with space for 1800 vehicles. The second major phase, approved and funded by the County Board of Supervisors in April 2010, will include two additional office structures containing an additional 300,000 total square feet and a conference center/public hearing facility. Funding for the first two phases was approved at \$308 Million and designed for LEED Gold Certification. Funding for the last major phase will be considered in early 2012 and will include two additional office buildings of 300,000-450,000 total square feet and a second parking structure. PMA manages this phased redevelopment, assuming funding of the final phase, over a period of six years.

The County's vision for the COC project is to create a campus that capitalizes on Kearny Mesa's central geographic location to provide easily accessible government services to the public, and demonstrate the County's commitment to a sustainable and well designed government campus that provides long term value to the many users it serves. It also represents the largest public works project in the history of the County.