



# San Diego County Operations Center

San Diego, California

## Project Elements

- 900,000 SF Office
- 15,000 SF Conference Center
- Two parking structures (4,000 stalls)
- Campus Central Plant
- Phased Infrastructure
- Significant Offsite Infrastructure and Traffic Improvements

## Services Provided

- Entitlements
- Bond Financing
- Development Management
- Construction Management
- Operations

## Project Timeline

|                    |      |
|--------------------|------|
| Inception          | 2007 |
| CEQA               | 2008 |
| Construction Start | 2008 |
| Completion         |      |
| Phase 1            | 2011 |
| Phase 2            | 2012 |
| Phase 3            | 2013 |

This \$500 million, 915,000-square-foot office campus on a 38-acre site is substantially completed. This project, located in the Kearny Mesa area of San Diego, is the current home for 2,000 employees and will be expanded to over 4,000 employees. It serves as a consolidated operations center campus for the County of San Diego. The phased development of the project over a six-year period allowed the County to maintain operations during construction. The project included the demolition of thirteen existing buildings, new construction of six 4-story, 150,000-square-foot office buildings, one 15,000-square-foot conference center and cafeteria, two multilevel parking structures totaling over 4,000 parking spaces and one central plant which will serve all new buildings.

Phase 1 was delivered ahead of schedule and under budget and achieved LEED Gold Certification. Phase 2 includes a cutting-edge conference center, auditorium and cafeteria building, certified LEED Platinum, that serves as the campus core. Phase 3 added the 118,500-square-foot Registrar of Voters Headquarters building.

COC has earned numerous awards for design and sustainability, including SDG&E Energy Leader for new construction for 2011, "Outstanding Governmental Building of the Year" by the California Center for Sustainable Energy, the People's Choice Orchid Award from the San Diego Architectural Foundation and the AIA California Council's Merit Award for Sustainable Design.

