



County Operations Center Development Project Summary

Spring 2013



Project Data:

Floor Area: 1,288,000 Square Feet of new construction

Parking: (7) level parking structure: 1,820 stalls, surface parking: 1,650 stalls

Population: 2,800 staff - population including Emergency Communications Center

Project Cost: \$429,000,000.

LEED Certification:

- Campus Center: Platinum
- Office Buildings (4): Gold
- Medical Examiner: Silver
- (3) Support Facilities: Certified

Data includes Registrar of Voters Headquarters - December 2013 completion.





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Project Scope

Redevelop the COC and COC Annex to replace outdated and inefficient buildings that have reached the end of their useful life; consolidate operations; and vacate leased space.

- Demolish over twenty (20) buildings totaling over 623,600 sq. ft.
- Construct in phased development:
 - Phase 1A
 - Two (2) 150,000 sq. ft. four-story Office Buildings
 - Seven-level Parking Structure for 1,820 vehicles
 - New Central Plant and Site Infrastructure
 - Offsite Improvements to support master planned development
 - Phase 1B
 - Two (2) 150,000 sq. ft. four-story Office Buildings
 - 15,000 sq. ft. Campus Center and Commons Food Service
 - Phase 2A
 - New Registrar of Voters Building, 118,000 sq. ft.
 - Ancillary site improvements to prepare for future phase Offices/Parking
 - Relocate remaining Annex Occupants to the COC Campus
 - Complete sale of Annex property to Kaiser Foundation





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Schedule

April 2008	Board of Supervisors authorizes Master Plan and Phase 1 expenditures
April 2009	Groundbreaking for Phase 1A
October 2010	Ribbon Cutting for Phase 1A
January 2011	Site work for Phase 1B begins
February 2011	Parking Structure opens
August 2011	Renovation of Hazard Way buildings complete
November 2011	Purchased 7 acre site adjoining COC campus for Registrar of Voters
August 2012	Ribbon Cutting for Phase 1B
September 2012	Begin construction of Registrar of Voters Headquarters
December 2013	Ribbon cutting for new Registrar of Voters Headquarters Complete sale of County Annex property to Kaiser Foundation



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Accomplishments

Development

- Constructed 1,175,000 sq. ft. through Phase 1B – including Offices, Campus Center, Central Plant and Parking Structure
- Demolished over twenty (20) outdated buildings totaling over 623,600 sq. ft.
- Eliminated over 138,000 sq. ft. of leased space - \$2.5M annual savings

LEED Certification

- (4) Four Office Buildings - LEED Gold Certified
- Campus Center - LEED Platinum Certified
- Medical Examiner & Forensic Center - LEED Silver Certified

Energy Conservation

- \$400,000 Savings by Design Incentives earned
- California Center for Sustainable Energy **7th Annual CCSE Energy All-star Award** for “Outstanding Governmental Building Project” (COC Campus Phase 1)
- SDG&E **6th Annual SDG&E Energy Showcase Award** for New Construction/Sustainability (COC Campus Phase 1)

PROJECT AWARDS

Medical Examiner & Forensic Center

- Construction Management Association of America (CMAA)
 - Building New Construction under \$25 Million – Honorable Mention 2010
- American Institute of Architects
 - Citation Award 2010

County Operations Center

- San Diego Architectural Foundation
 - “Peoples’ Choice Orchid Award” 2012
- American Public Works Association
 - “Outstanding Sustainable Project over \$75 Million 2013
- American Concrete Institute
 - Honorable Mention 2013



Project Photos

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August 2009



January 2011



March 2013



Campus Entrance at Overland



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Planning Commission
Hearing Room/Chambers



Campus Center



Parking Structure



Campus Office Building



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Building 2



Shops and Central plant

Before



Campus Entry



New Central Plant

Now