

**ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM
2223 E. WELLINGTON AVENUE, SUITE 100
SANTA ANA, CALIFORNIA 92701**

**BUILDING COMMITTEE MEETING
Tuesday, February 3, 2026
9:30 A.M.**

MEMBERS OF THE COMMITTEE

Jeremy Vallone, Chair
Wayne Lindholm, Vice Chair
Arthur Hidalgo
Adele Lopez Tagaloa

Members of the public who wish to observe and/or participate in the meeting may do so (1) from the OCERS Boardroom or (2) via the Zoom app or telephone (information below) from any location.

OCERS Zoom Video/Teleconference Information	
Join Using Zoom App (Video & Audio) https://ocers.zoom.us/j/82670378185 Meeting ID: 826 7037 8185 Passcode: 548184 Go to https://www.zoom.us/download to download Zoom app before meeting. Go to https://zoom.us to connect online using any browser.	Join by Telephone (Audio Only) Dial by your location +1 669 900 6833 US (San Jose) +1 346 248 7799 US (Houston) +1 253 215 8782 US +1 301 715 8592 US +1 312 626 6799 US (Chicago) +1 929 436 2866 US (New York) Meeting ID: 826 7037 8185 Passcode: 548184

A [Zoom Meeting Participant Guide](#) is available on OCERS' website [Board & Committee Meetings Page](#).

AGENDA

This agenda contains a brief general description of each item to be considered. The Committee may take action on any item listed on this agenda; however, except as otherwise provided by law, no action shall be taken on any item not appearing on the agenda. The Committee may consider matters included on the agenda in any order, and not necessarily in the order listed.

OPEN SESSION

- 1. CALL MEETING TO ORDER AND ROLL CALL**
- 2. BOARD MEMBER STATEMENT REGARDING PARTICIPATION VIA ZOOM (IF NECESSARY)**
(Government Code Section 54953(f))
- 3. PUBLIC COMMENTS**

Members of the public who wish to provide comment during the meeting may do so by "raising your hand" in the Zoom app, or if joining by telephone, by pressing * 9 on your telephone keypad. Members of the public who participate in the meeting from the OCERS Boardroom and who wish to provide comment during the

Orange County Employees Retirement System
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Building Committee Meeting Agenda

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meeting may do so from the podium located in the OCERS Boardroom. When addressing the Committee, please state your name for the record prior to providing your comments. Speakers will be limited to three (3) minutes.

At this time, members of the public may comment on (1) matters not included on the agenda, provided that the matter is within the subject matter jurisdiction of the Committee; and (2) any matter appearing on the Consent Agenda.

In addition, public comment on matters listed on this agenda will be taken at the time the item is addressed.

CONSENT AGENDA

All matters on the Consent Agenda are to be approved by one action unless a Committee member requests separate action on a specific item.

C-1 BUILDING COMMITTEE MEETING MINUTES

Building Committee Meeting Minutes

December 2, 2025

Recommendation: Approve minutes.

ACTION ITEMS

NOTE: Public comment on matters listed in this agenda will be taken at the time the item is addressed, prior to the Committee's discussion of the item. **Persons attending the meeting in person and wishing to provide comment on a matter listed on the agenda should fill out a speaker card located at the back of the Boardroom and deposit it in the Recording Secretary's box located near the back counter.**

A-1 INDIVIDUAL ACTION ON ANY ITEM TRAILED FROM THE CONSENT AGENDA

A-2 TRIENNIAL REVIEW OF THE BUILDING COMMITTEE CHARTER

Presentation by Brenda Shott, Assistant CEO, Finance and Internal Operations, OCERS

Recommendation: Approve and recommend that the Board adopt the Building Committee Charter without revision.

INFORMATION ITEMS

Each of the following informational items will be presented to the Committee for discussion.

I-1 REPLACEMENT HEADQUARTERS PROJECT – PROGRESS UPDATE

Presentation by Brenda Shott, Assistant CEO, Finance and Internal Operations, OCERS, Snyder-Langston, Gensler and Griffin Structures

COMMITTEE MEMBER COMMENTS

CHIEF EXECUTIVE OFFICER/STAFF COMMENTS

COUNSEL COMMENTS

ADJOURNMENT

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NOTICE OF NEXT MEETINGS

PERSONNEL COMMITTEE MEETING
February 17, 2026
9:30 A.M.

ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM
2223 E. WELLINGTON AVENUE, SUITE 100
SANTA ANA, CA 92701

REGULAR BOARD MEETING
February 18, 2026
9:30 A.M.

ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM
2223 E. WELLINGTON AVENUE, SUITE 100
SANTA ANA, CA 92701

INVESTMENT COMMITTEE MEETING
February 25, 2026
9:30 A.M.

ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM
2223 E. WELLINGTON AVENUE, SUITE 100
SANTA ANA, CA 92701

AVAILABILITY OF AGENDA MATERIALS - *Documents and other materials that are non-exempt public records distributed to all or a majority of the members of the OCERS Board or Committee of the Board in connection with a matter subject to discussion or consideration at an open meeting of the Board or Committee of the Board are available at the OCERS' website: <https://www.ocers.org/board-committee-meetings>. If such materials are distributed to members of the Board or Committee of the Board less than 72 hours prior to the meeting, they will be made available on the OCERS' website at the same time as they are distributed to the Board or Committee members. Non-exempt materials distributed during an open meeting of the Board or Committee of the Board will be made available on the OCERS' website as soon as practicable and will be available promptly upon request.*

It is OCERS' intention to comply with the Americans with Disabilities Act ("ADA") in all respects. If, as an attendee or participant at this meeting, you will need any special assistance beyond that normally provided, OCERS will attempt to accommodate your needs in a reasonable manner. Please contact OCERS via email at adminsupport@ocers.org or call 714-558-6200 as soon as possible prior to the meeting to tell us about your needs and to determine if accommodation is feasible. We would appreciate at least 48 hours' notice, if possible. Please also advise us if you plan to attend meetings on a regular basis.

**ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM
2223 E. WELLINGTON AVENUE, SUITE 100
SANTA ANA, CALIFORNIA**

**BUILDING COMMITTEE MEETING
Tuesday, December 2, 2025
9:30 A.M.**

MINUTES

Chair Lindholm called the meeting to order at 9:32 A.M.

Recording Secretary administered the Roll Call attendance.

Attendance was as follows:

Present: Wayne Lindholm, Chair; Jeremy Vallone, Vice Chair; Adele Lopez Tagaloa, Board Member; Arthur Hidalgo, Board Member

Also Present: Brenda Shott, Assistant CEO, Finance and Internal Operations; Manuel Serpa, General Counsel; Darren Dang, Chief Technology Officer; General Counsel; Fong Tse, Sr. Manager of Facilities and Operations Support Services; Iriss Barriga, Board Member; Deryl Robinson, Griffin Structures; Tristen Nichols, Griffin Structures; John Rochford, Snyder Langston; Adam Schneider, Snyder Langston; Zenith DeRosier, Snyder Langston; Peter Barsuk, Gensler; Nick Acevedo, Gensler; Anthony Beltran, Audio Visual Technician; Amanda Evenson, Recording Secretary

PUBLIC COMMENT

None.

CONSENT AGENDA

C-1 COMMITTEE MEETING MINUTES:

Building Committee Meeting Minutes July 30, 2025

Recommendation: Approve minutes.

A **motion** was made by Ms. Lopez Tagaloa, **seconded** by Mr. Hidalgo, to approve the minutes.

The motion passed **unanimously**.

ACTION ITEMS

A-1 INDIVIDUAL ACTION ON ANY ITEM TRAILED FROM THE CONSENT AGENDA

No items were trailed from the Consent Agenda.

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A-2 REPLACEMENT HEADQUARTERS PROJECT – PROJECT FEATURES SELECTION

Presentation by Brenda Shott, Assistant CEO, Finance and Internal Operations, OCERS

Recommendation:

1. Approve the total allowance to be included in the Guaranteed Maximum Price (GMP) for the public plaza.
2. Provide direction on the perforated metal screen graphics.
3. Provide direction on the height of the outdoor flagpole.
4. Verify the value engineering decision made related to terrace doors

After discussion, a **motion** was made by Mr. Vallone, **seconded** by Ms. Lopez Tagaloa, to approve the expected outcomes below as discussed.

1. The Committee approved the total allowance of \$1.13 million to be included in the Guaranteed Maximum Price (GMP) for the public plaza.
2. The Committee provided direction to leave the allowance for graphics on the perforated metal screen in the GMP and to discuss the options for the graphics at a future Building Committee meeting.
3. The Committee provided direction to leave the height of the outdoor flagpole at 35 feet, making no changes to the GMP.
4. The Committee verified the value engineering decision made related to the terrace doors.

The motion passed **unanimously**.

The Committee adjourned to Closed Session at 9:53 A.M.

CLOSED SESSION

E-1 THREAT TO THE SECURITY OF A PUBLIC BUILDING (Government Code Section § 54957)

Consultation with General Counsel, VP, Sr. Program & Construction Manager from Griffin Structures and Advisor from Snyder Langston

Recommendation: Take appropriate action.

E-2 CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section § 54956.8)

Property: 1200 N. Tustin Ave., Santa Ana, CA 92705

Agency negotiator: Brenda Shott

Negotiating parties: All existing tenants under lease at the above-noted property.

Under negotiation: Price and payment terms of lease, lease renewal, or lease renegotiation.

Recommendation: Take appropriate action.

The Committee returned from Closed Session at 10:08 A.M.

Recording Secretary administered the Roll Call attendance.

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REPORT OF ACTIONS TAKEN IN CLOSED SESSION - Mr. Serpa noted there was no reportable action for item E-1 and that item E-2 was not discussed.

ACTION ITEMS

A-3 REPLACEMENT HEADQUARTERS PROJECT – GUARANTEED MAXIMUM PRICE

Presentation by Brenda Shott, Assistant CEO, Finance and Internal Operations, OCERS

Recommendation:

1. Approve and recommend the Board of Retirement approve the Guaranteed Maximum Price (GMP) of \$63,741,516 as proposed by the Headquarters Project (Project) Design Build Entity (DBE), Synder Langston.
2. Approve and recommend the Board authorize staff to negotiate an amendment to the DBE contract for the Development Phase of the Headquarters project reflecting the approved GMP.

After discussion, a **motion** was made by Ms. Lopez Tagaloa, **seconded** by Mr. Vallone, to approve and recommend that the Board of Retirement approve the Guaranteed Maximum Price (GMP) of \$63,741,516 as proposed and authorize staff to negotiate an amendment to the DBE contract for the Development Phase of the Headquarters project reflecting the approved GMP.

The motion passed **unanimously**.

COMMITTEE MEMBER/CHIEF EXECUTIVE OFFICER/COUNSEL/STAFF COMMENTS

None.

ADJOURNMENT

Chair Lindholm **ADJOURNED** the meeting at 10:22 A.M.

Submitted by:

Submitted by:

Approved by:

Brenda Shott
Staff Liaison to the Committee

Steve Delaney
Secretary to the Committee

Jeremy Vallone
Chair



Memorandum

DATE: February 3, 2026
TO: Members of the Building Committee
FROM: Brenda Shott, Assistant CEO, Finance and Internal Operations
SUBJECT: TRIENNIAL REVIEW OF THE BUILDING COMMITTEE CHARTER

Recommendation

Approve and recommend that the Board adopt the Building Committee Charter without revisions.

Background/Discussion

The Building Committee Charter was adopted in March 2022 and provides general responsibilities delegated to the Committee related to OCERS headquarters building. Any changes the Committee approves to the charter will be presented to the Board for approval.

The OCERS Headquarters project is now underway, and specific governance included in the charter clearly defines the Committee's authority over actions and decisions for the replacement building project.

Submitted by:



Brenda Shott
Assistant CEO, Finance and Internal Operations



OCERS Board Charter Building Committee Charter

Introduction

1. The OCERS Board of Retirement (Board) has established a Building Committee to assist the Board by reviewing reports and making recommendations with respect to the OCERS Headquarters project. The Building Committee is an advisory committee to the Board and its recommendations are subject to final approval by the Board.
2. The Board Chair will appoint members to the Building Committee as provided in OCERS' By-Laws and will designate one member of the committee to serve as committee chair and one member of the committee to serve as committee vice chair.
3. The Building Committee will be comprised of four (4) members of the Board. As provided in OCERS' By-Laws, two members of the Building Committee constitute a quorum.

Duties and Responsibilities

4. The Building Committee will:
 - a) Evaluate options for the future OCERS Headquarters
 - b) Make a recommendation to the Board for the future OCERS Headquarters
 - c) Provide guidance to staff as to the scope, schedule and budget for the OCERS Headquarters project
 - d) Report regularly to the Board on the Committee's activities; and
 - e) Provide guidance and make recommendations to the Board on other projects related to the current and future OCERS Headquarters as may be necessary or desirable to guide or assist the Board and OCERS staff in carrying out their respective duties and responsibilities.
5. The OCERS' Replacement Headquarters Project governance will be as follows:
 - a) **Board of Retirement**
 - i) Approve the DBE Predevelopment contract, DBE Development Agreement, and any other project related contract in compliance with the *OCERS Procurement and Contracting Policy*
 - ii) Approve the City-Review-Ready Site Plan for the project (including building size, shape (# of stories, board room as standalone vs integrated room), amenities, location/placement on lot, parking and property ingress egress plan)
 - iii) Approve targeted building certification level for both energy and environmental design (LEED) and human health and well-being design (WELL)
 - iv) Authorize Staff to procure and purchase owner's property liability insurance (construction risk insurance to be included with design build entity (DBE))
 - v) Approve project Guaranteed Maximum Price (proposed by the DBE), project contingency and project financing.
 - vi) Approve final construction documents.
 - b) **Building Committee Authority**
 - i) Review quarterly project status updates throughout the duration of the project -- provide direction to staff regarding scope, schedule, milestone completion and budget issues that arise
 - ii) Review results of needs assessment and programming and provide direction for high level inputs into site plan and conceptual design (including amenities to be included), budget and

preliminary schedule.

- iii) Recommend to the Board targeted building certification level for both energy and environmental design (LEED) and human health and well-being design (WELL)
- iv) Review and make recommendation to the Board for the City-Review-Ready Site Plan
- v) Interview and recommend finalist for Design Build Entity
- vi) Review and provide direction on schematic design, budget level estimates and schedule update.
- vii) Review and recommend to Board approval of GMP.
- viii) Review and recommend Board approval of final construction documents.

c) **Assistant CEO Authority**

- i) Approve contracts and change orders in compliance with OCERS Procurement and Contracting Policy or specific authority granted by the Board.
- ii) Provide direction to Owner's Rep/Project Manager and make decisions as to, design development and detail design elements to incorporate into schematic and final construction documents
- iii) Day-to-day contract administration, invoice approval and authorized communication responsibilities

Charter Review

6. The Building Committee will review this Charter at least once every three (3) years and recommend any amendments to the Board for approval as necessary to ensure that the Charter remains relevant and appropriate.

Charter History

7. This Charter was adopted by the Board of Retirement on March 21, 2022, and amended on.

Secretary's Certificate

I, the undersigned, the duly appointed Secretary of the Orange County Employees Retirement System, hereby certify the adoption of this policy.



Steve Delaney, Secretary of the Board

03/21/2022

Date



OCERS Board Charter Building Committee Charter

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- vii) Review and recommend to Board approval of GMP.
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c) **Assistant CEO Authority**

- i) Approve contracts and change orders in compliance with OCERS Procurement and Contracting Policy or specific authority granted by the Board.
- ii) Provide direction to Owner's Rep/Project Manager and make decisions as to, design development and detail design elements to incorporate into schematic and final construction documents
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Secretary's Certificate

I, the undersigned, the duly appointed Secretary of the Orange County Employees Retirement System, hereby certify the adoption of this policy.



Steve Delaney, Secretary of the Board

Date



Memorandum

DATE: February 3, 2026
TO: Members of the Building Committee
FROM: Brenda Shott, Assistant CEO, Finance and Internal Operations
SUBJECT: REPLACEMENT HEADQUARTERS PROJECT – PROGRESS UPDATE

Informational Only

Background/Discussion

Overview

Staff and representatives from Snyder Langston and Griffin Structures will provide the Board with an update on the progress of the Replacement Headquarters Project, including contract milestones, project schedule, site preparation activities, permitting status, and coordination with external utility and telecommunications partners.

Project Status Update

1. Design-Build Entity (DBE) – GMP Amendment

Following the Board's December 15, 2025, authorization, staff and Snyder Langston initiated negotiations on the Guaranteed Maximum Price (GMP) Amendment. An agreement was reached on key terms, including establishing liquidated damages at \$9,000 per calendar day for unexcused delays beyond the contract completion date.

The GMP Amendment has been executed, and the Notice to Proceed has been issued.

2. Development Phase Schedule

As part of the GMP amendment, the project schedule has been updated and incorporated into the agreement. Snyder Langston will present the agreed-upon schedule, discussing project milestones and critical path events/tasks. (Attachment 1)

3. Tustin Medical Office Building (MOB) Disposition

The MOB is fully vacated, and abatement and demolition activities are scheduled as follows:

- Mobilization and site preparation will begin the week of February 2, 2026
- Asbestos/HazMat abatement will begin on February 9, 2026, and conclude on March 12, 2026.
- The Orange County Fire Authority was invited to conduct field training during the interim period before demolition. Once the agreement is executed, staff anticipates that OCFA will utilize the site for training exercises the week of February 2, 2026.
- Demolition is scheduled to begin on March 23, 2026, and is expected to conclude with the cleanup and haul-off by April 17, 2026. Work will include removal of:
 - Existing landscaping and trees
 - Parking lot paving and curbs
 - Trash enclosure and concrete flatwork
 - Verizon cell tower footings
 - Below-grade utilities and irrigation systems
 - Backfilling to return the site to a safe condition

4. Permitting and Final Construction Documents

The project team is awaiting issuance of the required construction permits from the City of Santa Ana. Upon issuance, the construction documents will be finalized as the 100% Final CD Set.

Per the Building Committee Charter, staff will return to the Committee for a recommendation to seek Board approval of the Final Set.

5. Plaza Design and Metal Screen Graphics

As the project advances, the team is preparing to refine the plaza design and metal panel screen elements to ensure alignment with both project vision and budget targets. Once the relevant subcontractors have been formally brought onto the project, staff and the design team will convene meetings with these subcontractors to explore value-driven modifications to bridge the gap between

the current base design included in the construction documents and the design that included all the desired features but was above the allotted budget. The purpose of these discussions will be to identify cost-efficient design adjustments that maintain aesthetic goals while bringing the plaza scope into the targeted budget range. Revised plaza design concepts resulting from these meetings will be presented to the Building Committee for review and feedback. (Attachment 2)

In parallel, staff will be conducting site visits to locations featuring architectural metal panel graphics to evaluate a range of design approaches. Working collaboratively with Gensler, the project team will use these observations to develop refined metal panel screen concepts. These ideas will also be presented to the Committee for discussion at a future meeting.

6. Insurance

To mitigate risks associated with loss or damage to the project from perils such as fire, vandalism, theft, and earthquake, the Project Team has been evaluating the approach for procuring and binding a Builder's Risk insurance policy. As part of this process, the team also reviewed the insurance coverages carried by the Design-Build Entity (DBE) and its subcontractors.

Under the contract requirements, the DBE and its subcontractors are responsible for maintaining all standard contractor-provided insurance necessary to perform the work. This includes, but is not limited to:

- Commercial General Liability (CGL)
- Performance Bond
- Sub Contractor Default
- Automobile Liability
- Workers' Compensation and Employer's Liability
- Professional Liability for design-related disciplines

These contractor-provided policies ensure coverage for their operations, personnel, and equipment; however, they do not ensure the project improvements themselves during construction. For that reason, the Project Team evaluated whether the Builder's Risk policy should be carried by the DBE or the Owner and also analyzed whether all coverage could be consolidated under an Owner Controlled Insurance Program (OCIP).

Alliant, OCERS' insurance broker, delivered a comprehensive presentation on the structure, costs, and benefits of an OCIP to staff and members of the Project Team. After careful evaluation and discussion, it was determined that an OCIP would **not** be cost-effective given the size and nature of the headquarters project. Accordingly, the Project Team recommends procuring a stand-alone Owner-purchased Builder's Risk policy to ensure appropriate protection of the project's physical assets during construction.

In accordance with the Building Committee Charter, Board approval is required for the procurement of the Builder's Risk coverage. Staff is actively working with Alliant to finalize a proposal and anticipates bringing the requested action to the Board for consideration in either February or March.

7. Furniture

The team has narrowed the furniture vendor selection down to two finalists. Each firm submitted proposals offering a range of solutions for workstations, offices, and conference rooms. In addition, OCERS employees were invited to sample each firm's "best-selling" chairs and to complete a survey related to sample boards provided to share their opinion on color palettes, upholstery quality, wood/laminate look and feel, and overall material quality. Staff is in the final steps of finalizing the review and analysis of the proposals, survey results, and reaching out to references. Both firms have existing cooperative agreements that were competitively procured by the County of Orange that OCERS intends to leverage for the purchase of all the furniture for the new building.

8. Ongoing Coordination Efforts

The team continues to work closely with:

- Verizon to finalize cell tower relocation
 - Southern California Edison (SCE) regarding timely power delivery to support the construction schedule
-

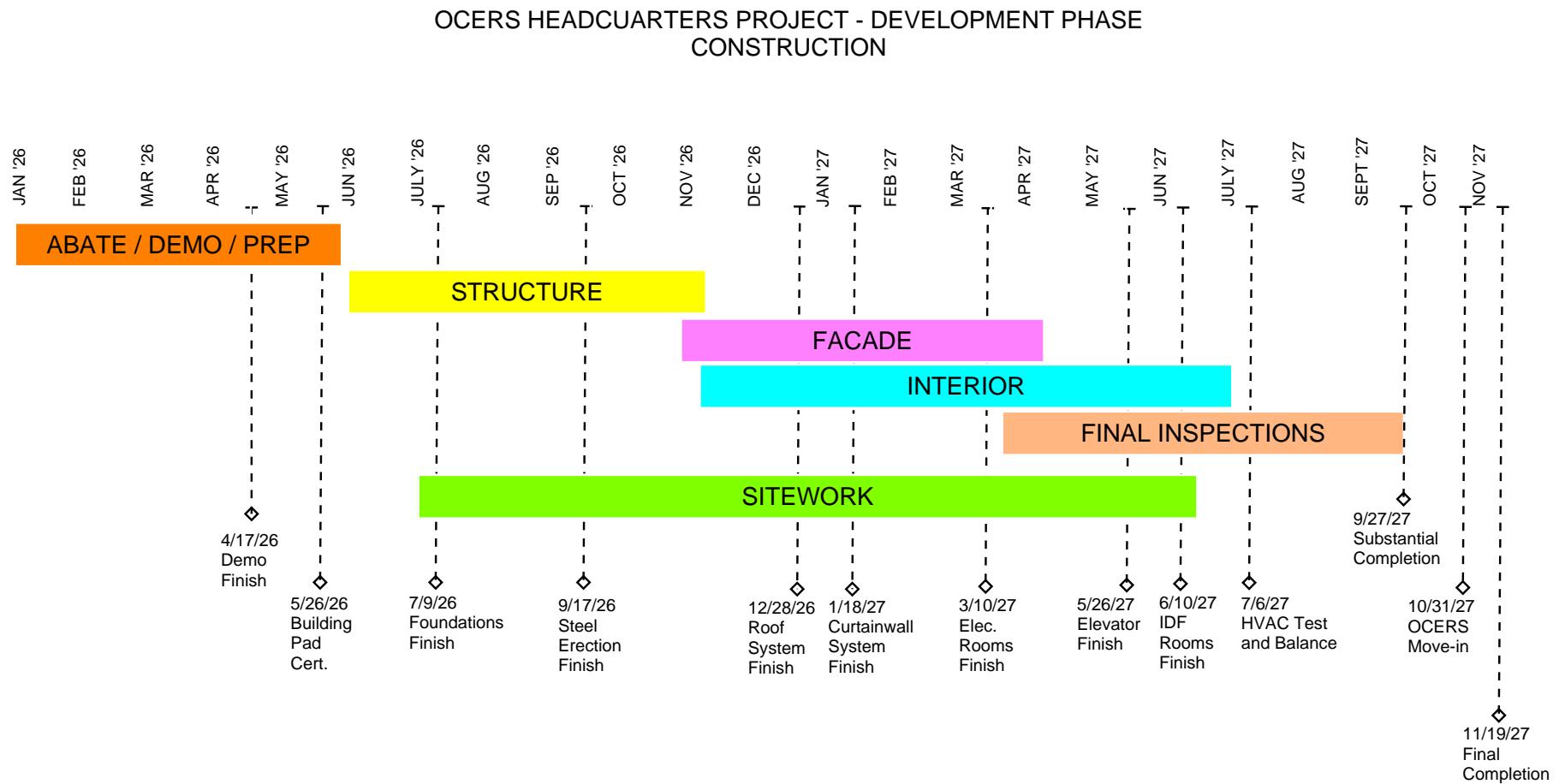
Conclusion

This agenda item is presented for information only. Staff will provide a verbal presentation and will welcome Board comments and questions.

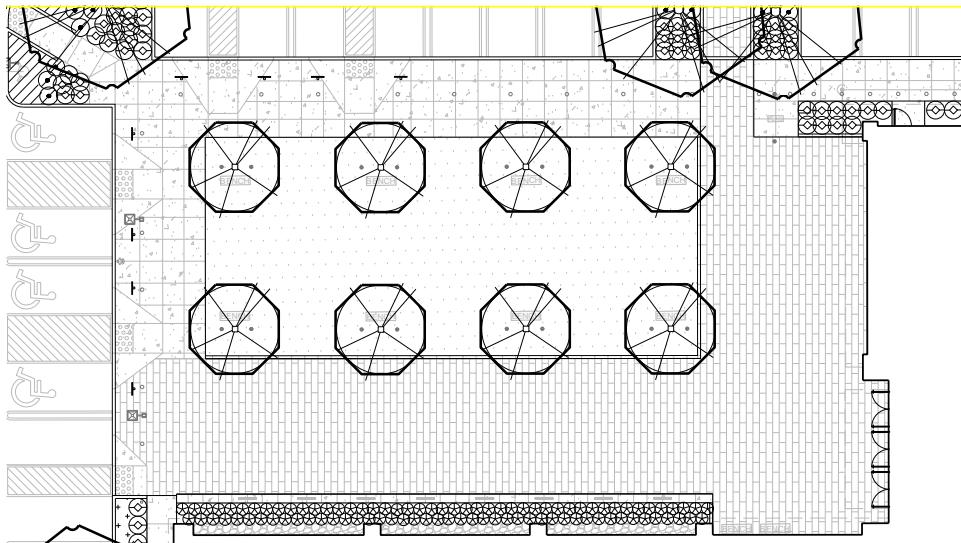
Submitted by:



Brenda Shott
Assistant CEO, Finance and Internal Operations



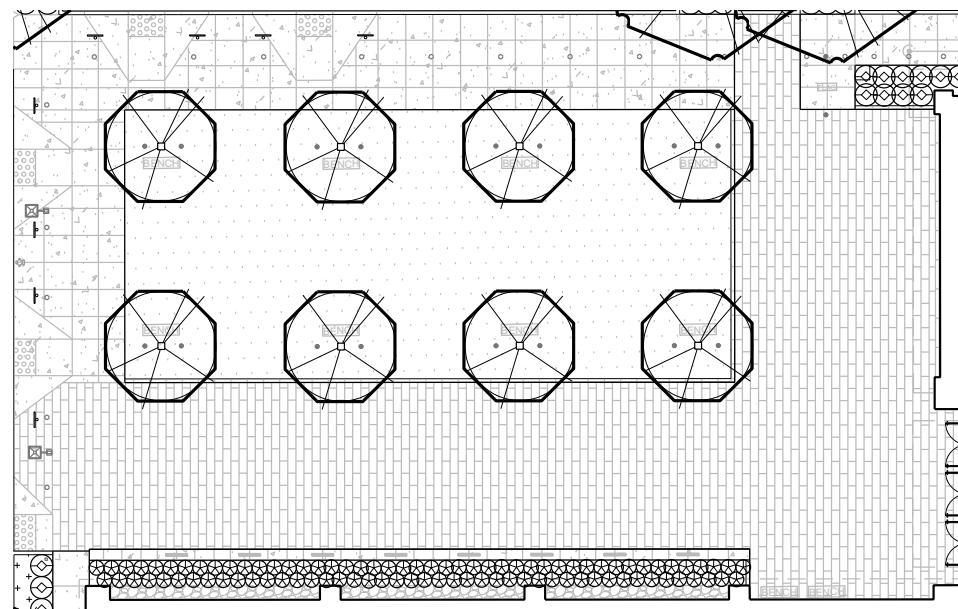
OCERS - PLAZA DESIGN HISTORY



ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM

PLAZA UPDATES

SEPTEMBER 5, 2025



CURRENT BASE SCHEME \$330,000

PLUS \$800,000 ALLOWANCE IN GMP
FOR ENHANCEMENTS/FOUNTAIN



