

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

**BUILDING COMMITTEE MEETING
Monday, March 10, 2025
9:00 A.M.**

MEMBERS OF THE COMMITTEE

Wayne Lindholm, Chair
Jeremy Vallone, 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	
<p>Join Using Zoom App (Video & Audio)</p> <p>https://ocers.zoom.us/j/82977988932</p> <p>Meeting ID: 829 7798 8932 Passcode: 591555</p> <p>Go to https://www.zoom.us/download to download Zoom app before meeting. Go to https://zoom.us to connect online using any browser.</p>	<p>Join by Telephone (Audio Only)</p> <p>Dial by your location</p> <p>+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)</p> <p>Meeting ID: 829 7798 8932 Passcode: 591555</p>
<p>A Zoom Meeting Participant Guide is available on OCERS' website Board & Committee Meetings Page.</p>	

AGENDA (AMENDED)

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

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

January 15, 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 OCERS REPLACEMENT HEADQUARTERS PROJECT – CONTRACT AMENDMENT

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

Recommendation: Authorize the CEO to execute an amendment to the Snyder-Langston design-build contract in an amount not to exceed \$1,135,807 plus a 5% contingency allowance to allow for construction documents to be moved forward and developed as part of the Predevelopment Phase of the OCERS headquarters project before receiving a Guaranteed Maximum Price proposal for the project.

Staff is requesting the Building Committee to recommend that the Board of Retirement authorize staff to execute a contract amendment with Snyder-Langston, the OCERS Replacement Headquarters Project’s Design-Build Entity (DBE), for advancing a portion of the design expenses from the Development Phase to the Pre-Development Phase of the Headquarters Building project.

COMMITTEE MEMBER COMMENTS

CHIEF EXECUTIVE OFFICER/STAFF COMMENTS

COUNSEL COMMENTS

ADJOURNMENT

NOTICE OF NEXT MEETINGS

DISABILITY COMMITTEE MEETING

March 17, 2025

8:30 A.M.

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

REGULAR BOARD MEETING

March 17, 2025

9:30 A.M.

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

GOVERNANCE COMMITTEE MEETING

March 20, 2025

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
BOARD OF RETIREMENT
2223 E. WELLINGTON AVENUE, SUITE 100
SANTA ANA, CALIFORNIA**

**BUILDING COMMITTEE MEETING
Wednesday, January 15, 2025
9:30 A.M.**

MINUTES

Chair Lindholm called the meeting to order at 9:33 A.M.

Recording Secretary administered the Roll Call attendance.

Attendance was as follows:

Present: Wayne Lindholm, Chair; Arthur Hidalgo, Board Member; Adele Lopez Tagalao, Board Member

Also Present: Steve Delaney, CEO; Brenda Shott, Assistant CEO, Finance and Internal Operations; Manuel Serpa, General Counsel; Fong Tse, Sr. Manager of Facilities and Operations Support Services; Nicholas Acevedo, Gensler; JT Theeuwes, Gensler; Roger Torriero, Griffin Structures (Zoom); Deryl Robinson, Griffin Structures; John Rochford, Snyder-Langston; Adam Schneider, Snyder-Langston; Anthony Beltran, Audio Visual Technician; Amanda Evenson, Recording Secretary

PUBLIC COMMENT

None.

CONSENT AGENDA

C-1 COMMITTEE MEETING MINUTES:

Building Committee Meeting Minutes October 3, 2024

Recommendation: Approve minutes.

A **Motion** by Mr. Hidalgo, **seconded** by Ms. Lopez Tagalao, 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.

A-2 OCERS REPLACEMENT HEADQUARTERS PROJECT – QUARTERLY UPDATE

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

Recommendation: Direct staff to remove the perimeter fence option from the building design plan for the OCERS Replacement Headquarters Project.

Mr. Theeuwes and Mr. Acevedo from Gensler presented an update on the OCERS Replacement Headquarters Project including the schedule and process, site, exterior building design, and interior planning.

The Gensler team discussed the requirements for incorporating fencing around the property. The City of Santa Ana stated that the fencing between the West side and the North side properties must be a solid masonry wall. Furthermore, the fencing on Tustin Avenue and Wellington Avenue is only allowed to be a 42-inch-high fence, which is less than Gensler’s recommendation of a 60-inch-high fence. Ms. Shott stated that a masonry wall would increase maintenance. Mr. Lindholm commented that the current OCERS Headquarters does not have fencing and that the 24-hour security is sufficient. Ms. Lopez Tagalao stated that eliminating the fence would support the goal of creating a warm and inviting area.

After discussion, a **Motion** by Ms. Lopez Tagalao, **seconded** by Mr. Hidalgo, to direct staff to remove the perimeter fence option from the building design plan for the OCERS Replacement Headquarters Project.

The motion passed **unanimously**.

The Gensler team and the Committee discussed the exterior building design main plaza options. Mr. Lindholm commented that he wanted to see the entrance highlighted more. Mr. Hidalgo commented that the fountain option would require additional maintenance and increase the cost. Ms. Lopez Tagalao expressed a preference for the fountain to create a serene environment and a sense of peace and tranquility for the OCERS members and staff. After deliberation, the Committee and staff recommended that Gensler proceed with developing the entrance design to include a fountain along with the plaza and grove.

Regarding the exterior building design for the Boardroom, the Committee discussed options on what to include on the perforated panel. They stated their concern with putting the logo on the panel because logos are likely to change over time. They asked that the project team continue to look at options for either the full OCERS name, art or plain for the perforated panel.

Mr. Robinson from Griffin Structures presented the quarterly project status report and overall project development summary schedule. He discussed the continued efforts with the Verizon cell tower as well as initiating discussions with So Cal Edison for the movement of dry utilities. Design Development Plans have been commenced.

Mr. Lindholm asked Mr. Robinson to discuss some of the comments received back from the City of Santa Ana specifically those related to water run-off.

INFORMATION ITEMS

I-1 PROPOSED 2025 BUILDING COMMITTEE MEETING SCHEDULE

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

The Committee directed staff to proceed with scheduling the upcoming 2025 Building Committee meetings on April 2nd, July 30th, and October 8th.

The Committee adjourned to Closed Session at 10:51 A.M.

CLOSED SESSION

E-1 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 10:59 A.M.

REPORT OF ACTIONS TAKEN IN CLOSED SESSION - Mr. Serpa noted there was no reportable action for item E-1.

WRITTEN REPORTS

R-1 BUILDING COMMITTEE REVIEW OF ACTIVITIES

Written Report

CEO COMMENTS

Mr. Delaney recommended communicating with the Griffin Structures team regarding the decision to proceed with an L-shape building design to address the recommended beautification efforts.

COMMITTEE MEMBER COMMENTS

Mr. Hidalgo welcomed Ms. Lopez Tagalao to the Building Committee.

Ms. Lopez Tagalao expressed that she is looking forward to contributing to great discussions and providing her input for the new OCERS headquarters.

COUNSEL COMMENTS

Mr. Serpa updated the Committee on the FPPC (Fair Political Practices Commission) annual gift limit increasing from \$590 to \$630 for 2025.

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Ms. Shott informed the Committee that the CPI (Consumer Price Index) for Los Angeles, Long Beach, and Anaheim was released today. The CPI is a 3.4% increase for the 12 months ended December 31, 2024, which will be the input Segal uses to calculate the COLA (Cost of Living Adjustment).

STAFF COMMENTS

None.

The meeting **ADJOURNED** at 11:02 A.M.

Submitted by:

Submitted by:

Approved by:

Brenda Shott
Staff Liaison to the Committee

Steve Delaney
Secretary to the Committee

Wayne Lindholm
Chair



Memorandum

DATE: March 10, 2025
TO: Members of the Building Committee
FROM: Brenda Shott, Assistant CEO, Finance and Internal Operations
SUBJECT: **OCERS REPLACEMENT HEADQUARTERS PROJECT – CONTRACT AMENDMENT**

Recommendation

Authorize the CEO to execute an amendment to the Snyder-Langston design-build contract in an amount not to exceed \$1,135,807 plus a 5% contingency allowance to allow for construction documents to be moved forward and developed as part of the Predevelopment Phase of the OCERS headquarters project before receiving a Guaranteed Maximum Price proposal for the project.

Staff is requesting the Building Committee to recommend that the Board of Retirement authorize staff to execute a contract amendment with Snyder-Langston, the OCERS Replacement Headquarters Project’s Design-Build Entity (DBE), for advancing a portion of the design expenses from the Development Phase to the Pre-Development Phase of the Headquarters Building project.

Purpose of Request

Staff is proposing to advance design fees, specifically for Gensler and other design consultants, that were originally scheduled for the Development Phase. This would allow the project team to reach a critical design milestone in time for the first formal plan check submittal, anticipated in June 2025. The scope of this proposal covers a portion of the fees necessary to progress the design to approximately 50% Construction Documents (CD), but it does not cover the balance required to complete 100% CDs. The full design process will continue during the city's plan check period and likely into the initial demolition phase, which is scheduled to occur after the DBE submits a Guaranteed Maximum Price (GMP) for approval by the Committee and the Board.

Current Efforts

Staff, along with our Owner's Representative, Griffin Structures, is actively working with the DBE to finalize the detailed design documents. This includes ongoing efforts to evaluate and implement adjustments to the proposed design and interior finishes to best align the scope of work with cost and best value.

Benefits of Advancing Design Work

1. **Maintaining Engagement and Project Momentum:** Advancing these fees ensures the design team remains engaged and productive and takes best advantage of the time as we await the city's Project Development Review process, which is required to obtain administrative approval for a minor exception related to the building's height and parking ratio.

2. **Improved Guaranteed Maximum Price (GMP):** By advancing the design, the Design-Build team will have more developed plans, allowing them to produce a GMP with fewer unknowns and reduced contingencies. This will help control costs and reduce risk related to unforeseen conditions.

Importance of Timely Action

Time is of the essence for this project. Even though we have not yet finalized or approved the design development documents or the parameters for the total project budget, it is critical to keep the project on schedule. We ask the Committee and the Board to empower staff to execute this amendment as soon as the design development documents are finalized and move forward without delay to maintain the project's momentum.

Risks to Consider

- **Financial Exposure:** Advancing these fees will result in additional "at-risk" expenditures if the project is not approved by either the City or the Board of Retirement. However, we believe this is a measured risk that will ultimately keep the project moving forward efficiently.

Proposed Amendment

The attached proposal outlines the specific fee advancements, totaling \$1,135,807 plus a 5% contingency, which will cover continued design work through June 2025. This total includes general preconstruction costs, MEP design fees, and a reserve contingency that staff could approve without further Board action.

We kindly request that the Building Committee recommend that the full Board of Retirement authorize staff to execute this contract amendment. Doing so will help maintain project momentum, allow for a more refined GMP, and reduce overall project uncertainties.

Thank you for your consideration of this request. Please see the attached proposal for additional details.

Attachments:

1. OCERS HQ – Predevelopment Change Order Request

Submitted by:



BMS - Approved

Brenda Shott
Assistant CEO, Finance and Internal Operations



3/6/2025

OCERS HQ - Pre-Development

Change Order Request - Advance Development Phase Fees into Predevelopment

The intention is to advance the Gensler and other design fees slated to be spent in the Development Phase forward to the Predevelopment Phase

Gensler/SubConsultant Design Fees thru June 2025

(*Excludes Added DPR Scope)

	Feb '25	Under current contract	
	March '25	\$ 112,000	
	April 25'	\$ 199,900	
	May 25'	\$ 273,000	
	June 25'	\$ 269,000	
	SubTotal		\$ 853,900
SL Precon GCs	SubTotal		\$ 151,907
MEP Design Fees (ARC not incl above)	SubTotal		\$ 130,000
Design Contingency	5%		NIC
Fee	3.85%		Waived
	TOTAL		\$ 1,135,807