

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

**BUILDING COMMITTEE MEETING
Wednesday, April 2, 2025
9:30 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	
Join Using Zoom App (Video & Audio) https://ocers.zoom.us/j/82952343461 Meeting ID: 829 5234 3461 Passcode: 940318 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: 829 5234 3461 Passcode: 940318
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

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

March 10, 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 – DESIGN DEVELOPMENT DOCUMENT UPDATE

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

Recommendation:

1. Approve the desired value engineering items proposed by the Design Build Entity.
2. Approve the desired building entrance design.

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.

******* END OF CLOSED SESSION AGENDA *******

COMMITTEE MEMBER COMMENTS

CHIEF EXECUTIVE OFFICER/STAFF COMMENTS

COUNSEL COMMENTS

ADJOURNMENT

NOTICE OF NEXT MEETINGS

PERSONNEL COMMITTEE MEETING

**April 2, 2025
2:00 P.M.**

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

DISABILITY COMMITTEE MEETING

**April 21, 2025
8:30 A.M.**

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

REGULAR BOARD MEETING

**April 21, 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
Monday, March 10, 2025
9:00 A.M.**

MINUTES

Chair Lindholm called the meeting to order at 9:02 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; Deryl Robinson, Griffin Structures; Nicholas Acevedo, Gensler; Utar Pollard, Gensler; Bryan Hatch, Snyder Langston; Greg Hurlock (Zoom), 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 January 15, 2025

Recommendation: Approve minutes.

A **Motion** by Ms. Lopez Tagalao, **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.

Orange County Employees Retirement System
March 10, 2025
Building Committee Meeting – Minutes

A-2 OCERS REPLACEMENT HEADQUARTERS PROJECT – CONTRACT AMENDMENT

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

Recommendation: Recommend to the Board of Retirement to 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.

Mr. Vallone arrived at 9:08 A.M.

After discussion, a **Motion** by Mr. Hidalgo, **seconded** by Mr. Vallone, to approve the recommendation.

The motion passed **unanimously**.

- CEO COMMENTS**
- COMMITTEE MEMBER COMMENTS**
- COUNSEL COMMENTS**
- STAFF COMMENTS**

The meeting **ADJOURNED** at 9:14 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: April 2, 2025
TO: Members of the Building Committee
FROM: Brenda Shott, Assistant CEO, Finance and Internal Operations
SUBJECT: **OCERS REPLACEMENT HEADQUARTERS PROJECT – VALUE ENGINEERING AND BUILDING ENTRANCE TREATMENT**

Recommendation

1. Approve the desired value engineering items proposed by the Design Build Entity.
2. Approve the desired building entrance design.

Background/Discussion

As reported to the Building Committee at its March 10, 2025 meeting, the design team has completed the project Schematic Design (SD) and substantially completed the Design Development (DD) documents, which are awaiting OCERS approval. The Board of Retirement (Board) at its March 17, 2025 regular meeting approved the Building Committee's recommendation to authorize staff to execute a contract amendment with the project Design Build Entity of Snyder Langston and Gensler (DBE) to proceed with the Construction Documents (CD) ahead of presenting a Guaranteed Maximum Price (GMP).

One of the services included in the DBE contract is value engineering (VE), a process where proposed building design elements and associated costs are reviewed and analyzed to ensure that everything proposed to be done is of good and lasting value to OCERS and that the overall budget meets OCERS expectations and affordability. Accordingly, the DBE has developed a list of VE items for the Building Committee to consider. VE items identified for consideration by the Building Committee include the building front entrance area design, various aspects of exterior fenestration, and electric power vs natural gas for the space heating boiler. Additional interior VE items are concurrently being reviewed by staff, including acoustical design and materials, flooring and interior finishes options, and reducing the number of HVAC zones. Upon directions from the Building Committee on the VE items presented, the team will finalize the DD set and proceed with CD work.

Attachment:

Presentation of Value Engineering Items

Submitted by:

A logo consisting of the OCERS logo followed by the text "B.S. - Approved" in a bold, sans-serif font.

Brenda Shott
 Assistant CEO, Finance and Internal Operations



OCERS HQ - Potential Savings Opportunities

3/27/2025

	Action	Design Impact					
		Accepted	Ripcord	Needs Study	Negative	Rejected	
Building Shell & Exterior							
1	Omit Perforated metal panel double skin element & steel support structure @ Board Rm	Bid Alternate		(\$335,620)			
2	Use Backpainted Glass i.i.o." Shadowbox" at Curtainwall spandrel	Bid Alternate		(\$554,371)			
3a	Change Balanced Doors at Entries to All Glass Doors	Rejected				(\$220,708)	
3b	Change Balanced Doors at Entries to Auto Sliders,	Study		TBD			
4a	Decrease HVAC zones in offices from 45 to 37 per floor, (omit 24 zones, still > industry std)	Study		(\$201,516)			
4b	Decrease HVAC zones in offices from 37 to industry standard of 28 per floor	Rejected				(\$226,706)	
5	Change outdoor Terrace spaces on 2nd/3rd Floor to inaccessible roof	Rejected				(\$445,620)	
6	Omit Roof Trellis Element	Rejected				(\$962,959)	
7	Delete Payment & Performance Bond			(\$450,000)			
8	Gas-Fired HHW Boiler in lieu of electric	Study					
Interiors:							
7	Change terrazzo flooring to large format tile at Atrium spaces on all floors and Café	Study		(\$336,460)		Keep first floor	
8a	Change Glass Doors & Storefront at offices/conference to Wood Door + full glass	Accepted, **	(\$131,945)				
8b	Change Glass Doors & Storefront at offices/conference to Wood Door + Small KD Sidelight	Rejected				(\$1,047,164)	
9a	Reduce Acoustical Wood Wall/Ceiling panels - target goal	Study		(\$321,586)			
9b	Omit all Acoustical Wood Wall/Ceiling panels	Study			(\$918,817)		
9c	Reduce Drywall Acoustical detailing - target goal	Study		(\$479,800)			
10a	Omit Stone Tile on Atrium Walls					(\$91,762)	
10b	Omit Stone Tile on Atrium Columns					(\$112,153)	
11	Change Glass Railings/Balustrades to SS Cable Style at Atrium/Exterior Balcony - target goal	Need Photos		(\$217,110)		Need visuals	
12	Reduce A/V scope to \$1.5M - target goal, ballpark cost per class of room	Study		(\$484,598)			
13a	Shell Office Space 5 year growth - Approximate 6,000 SF target goal					(\$1,079,550)	
13b	Shell Office Space 10 year growth - Additional Approximate 8,000 SF target goal					(\$1,439,400)	
13c	Change Gym to Future Shell Space - target goal	Rejected				(\$652,228)	
	Ratio of enclosed office vs open office space	Study					
Sitework							
14	Change exterior walkways from Upgraded Pavers mudset to Enhanced Concrete	Need Photos		(\$139,456)		Need visuals	
15a	Delete Fountain Allowance	Study					
15b	Reduce Fountain Allowance to \$350K	Study					
15c	Reduce Fountain Allowance to \$250K	Accepted, **	(\$299,875)				
15d	Reduce Fountain Allowance to \$100K	Study					
	Omit Conference Room scheduling devices						
TOTALS			(\$431,820)	(\$1,339,991)	(\$2,180,526)	(\$918,817)	(\$6,278,200)

** Included in Updated DD Budget 3-27-25 (\$4,871,154) Grand TOTAL VE available

OCERS HQ - Additive Alternates

	Action	Design Impact				
		Low	Needs Study	Negative	Rejected	
1	Add PV panels covered carports in parking lot to expand capacity by 301 kW	Reject			\$1,796,251	
2	Add Loose Outdoor furniture Allowance (bolted down, trash bins, benches is included in base)	Reject			\$196,419	
3	Add DAS Allowance (ERRCS is included in Base) - conduit only is included in base	Reject			\$261,998	
4	Add HVAC zones in corridors	Reject			\$67,172	
5	Add Allowance for Illuminated Monument Sign	Optional Add	\$250,000			
Builders Risk Insurance Options:						
6a	a. Base Coverage (\$25K Deductible, Water Damage \$150K)	Optional Add	\$151,000			
6b	b. Flood Adder (\$100K Deductible)	Optional Add	\$8,000			
6c	c. Earthquake Adder (Deductible = 5% VARTOL or \$250K min)	Optional Add	\$147,000			
Building Importance Factor Upgrade						
7a	Increase to 1.25	Optional Add * decide prior to relea	\$650,000			
7b	Increase to 1.5				\$1,500,000	
8	Physical Security Upgrades - Building "Hardening" -			TBD		
TOTALS			\$1,206,000	\$0	\$0	\$3,821,840

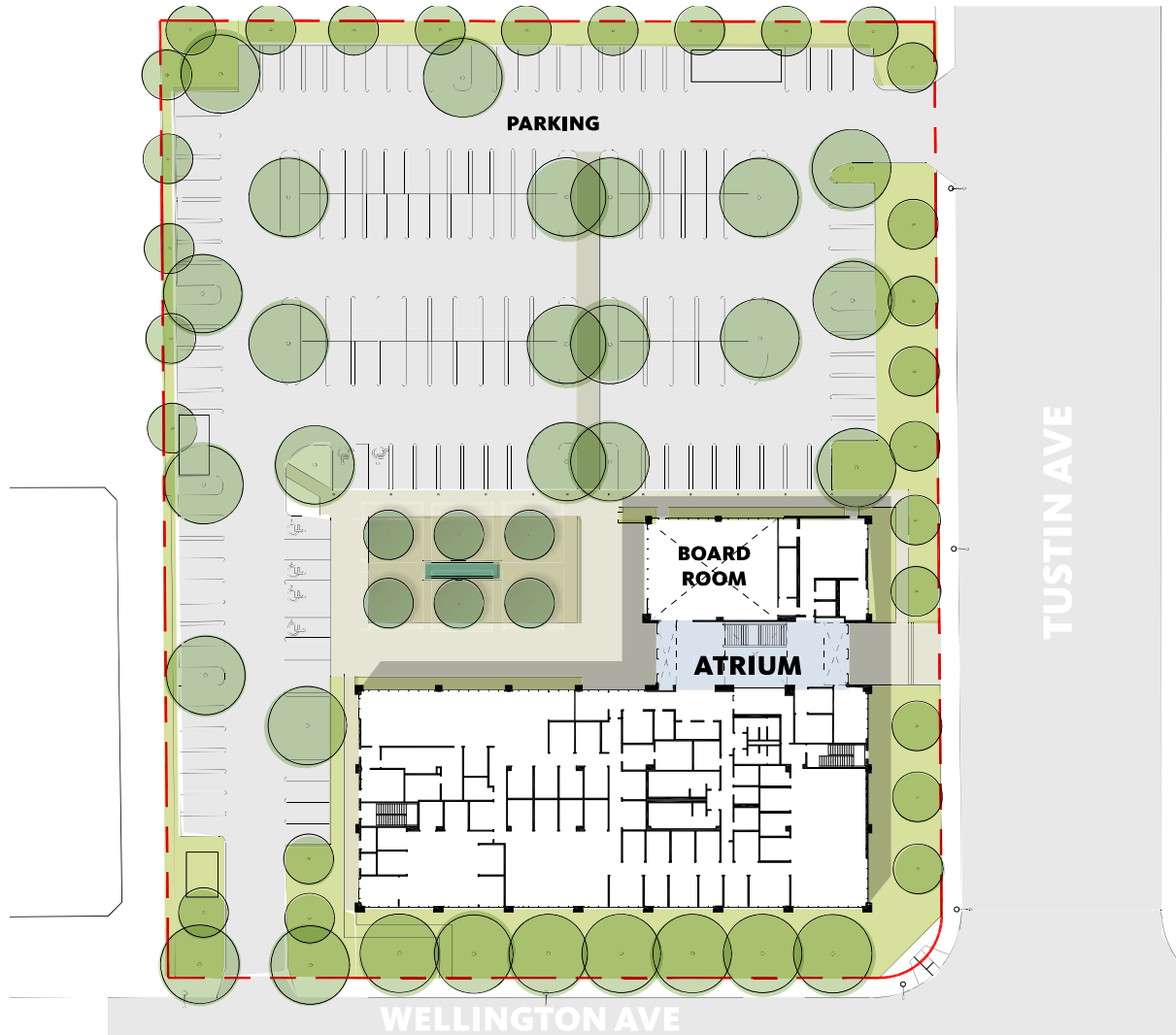
ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM

BUILDING COMMITTEE MEETING #3

APRIL 2, 2025

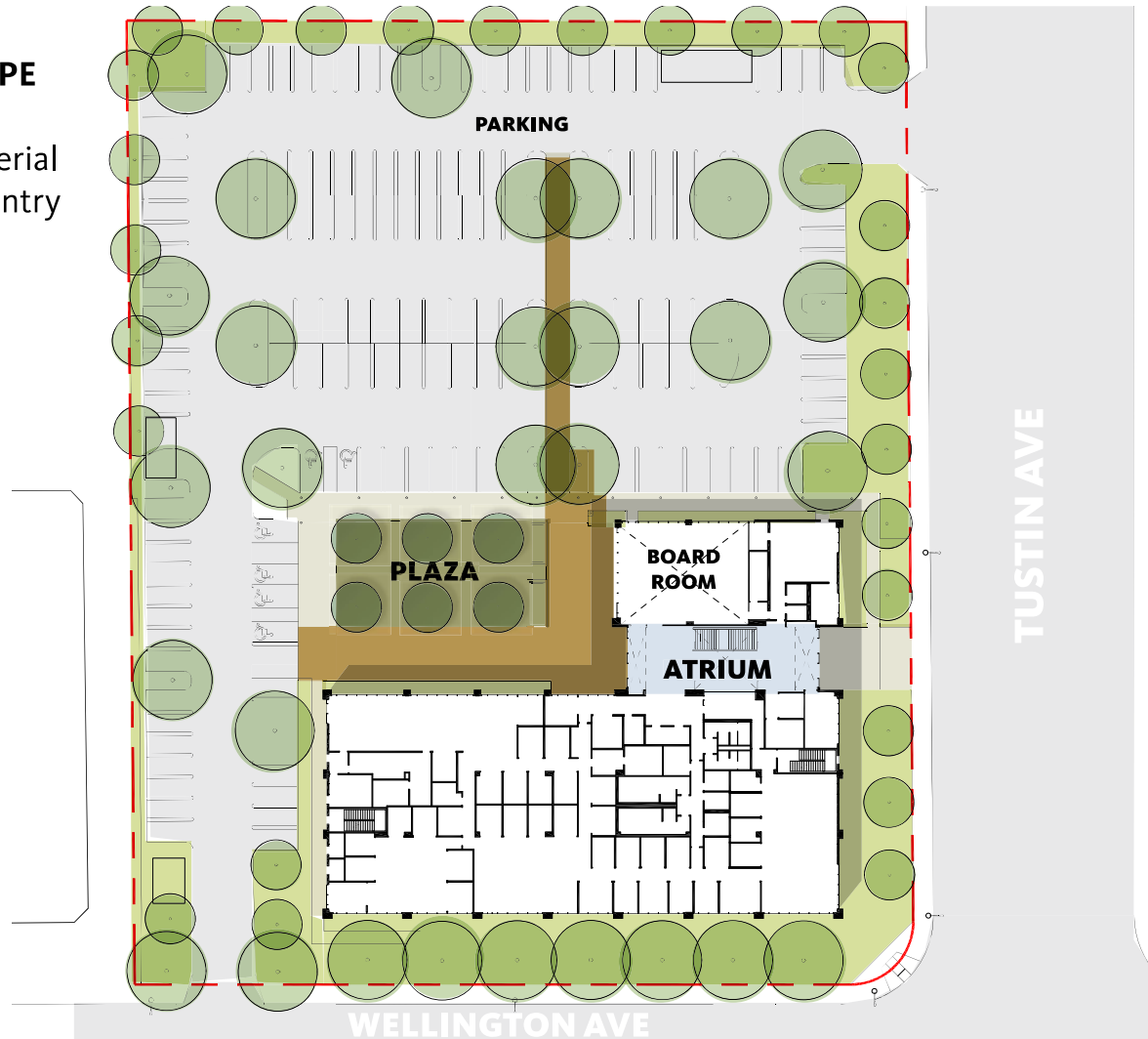
DECEMBER

Plaza and Grove
Trellis
Canopy and Signage
Kiosk
and Flag



**ENHANCED LANDSCAPE
PAVERS BLOCKS**

Enhance the paving material
from parking lot to the entry









ENTRY STUDY

ANOTHER ANGLE VIEW



TRANSPARENT DIGITAL SCREEN GLASS





TRANSPARENT DIGITAL SCREEN GLASS





TRANSPARENT DIGITAL SCREEN GLASS







ENTRY STUDY

entry canopy

signage

overhead trellis

flagpole

enhanced paving

relocated and enhanced fountain

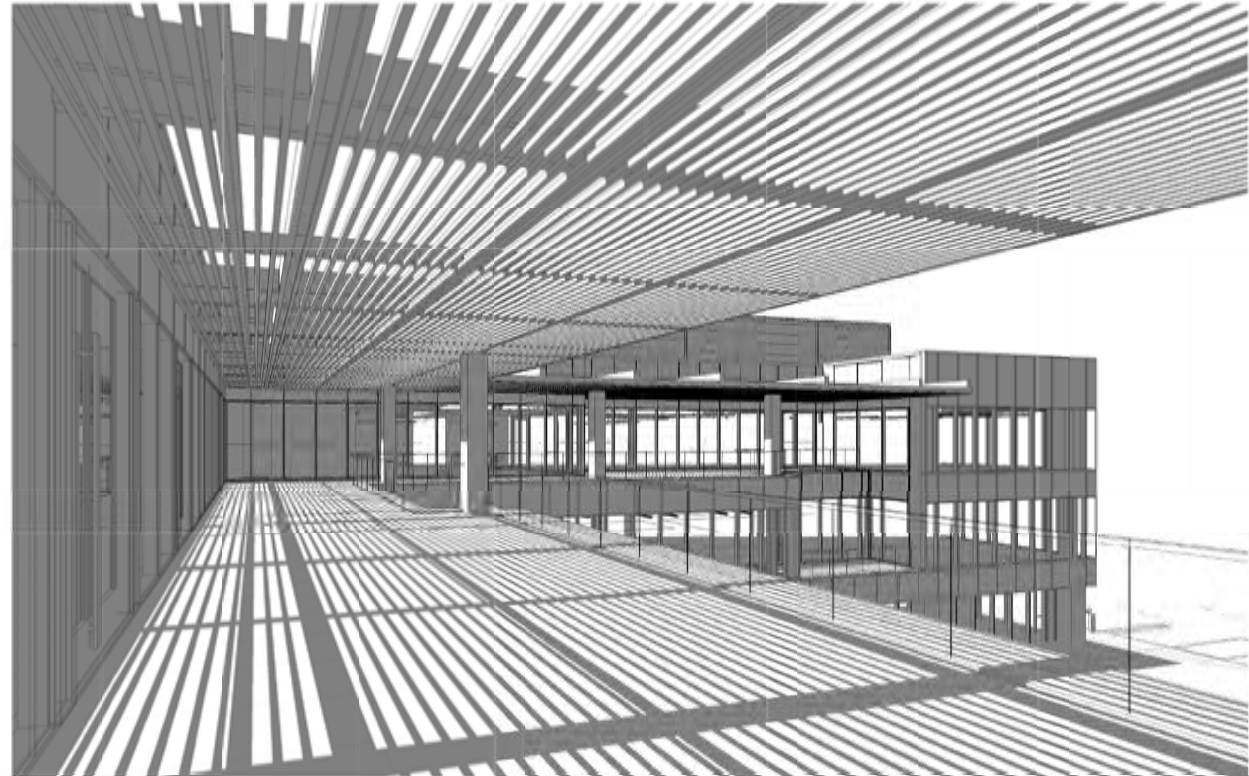
enlarge the pedestrian path

add digital screen in lieu of kiosk

Removing the trellis is one VE option

We do not recommend this option as the trellis is an original architectural feature of the design:

- It intended to provide presence and character to the building
- Enhance the plaza and define the entry
- And provide shade for the decks and balconies



SHADING STUDY: June mid-day









These are examples of opaque glass panels that have been “backpainted”

Another VE option is using “Back painted” glass in lieu of “shadowboxes”

The shadowbox design within the facade provides depth in an otherwise flat facade



These are examples of opaque glass panels that have a certain depth to them and are called “shadowboxes”



With shadowboxes



With backpainted glass



Removing the perforated screen is one VE option

We do not recommend this option as the screen is acting as a distinctive feature of the building.

- It intended to provide definition and importance to the Board Chamber - day and night
- And filter the western natural light for the Board Chamber occupants



Removal of screen and replacing glass with metal panel



Removal of screen and using dark, reflective glass to prevent heat gain





Replacing perforated metal screen with a lighter plastic translucent panel

April 2, 2025 Building Committee Meeting

CLOSED SESSION ITEMS

E-1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section § 54956.8)

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Agency negotiator: Brenda Shott

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Recommendation: Take appropriate action.