

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

**BUILDING COMMITTEE MEETING
Thursday, July 9, 2026
9:30 A.M.
(AMENDED)**

**MEETING LOCATIONS
2223 E. WELLINGTON AVENUE, SUITE 100
SANTA ANA, CALIFORNIA**

**30131 AVENTURA
RANCHO SANTA MARGARITA, CA 92679**

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/88658401428 Meeting ID: 886 5840 1428 Passcode: 923716 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: 886 5840 1428 Passcode: 923716
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

April 2, 2026

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 REPLACEMENT HEADQUARTERS PROJECT - FINAL APPROVAL OF CONSTRUCTION DOCUMENTS

Presentation by Brenda Shott, Deputy CEO, OCERS

Recommendation: Approve and recommend that the Board of Retirement approve the Construction Documents.

A-3 REPLACEMENT HEADQUARTERS PROJECT - LEED CERTIFICATION

Presentation by Brenda Shott, Deputy CEO, OCERS

Recommendation: Approve and recommend that the Board of Retirement approve staff to register and complete the Project LEED (Leadership in Energy and Environmental Design) certification process for LEED Silver certification.

INFORMATION ITEMS

Orange County Employees Retirement System
July 9, 2026
Building Committee Meeting Agenda

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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, Deputy CEO, OCERS

COMMITTEE MEMBER COMMENTS

CHIEF EXECUTIVE OFFICER/STAFF COMMENTS

COUNSEL COMMENTS

ADJOURNMENT

NOTICE OF NEXT MEETINGS

DISABILITY COMMITTEE MEETING

July 20, 2026

8:30 A.M.

ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM

2223 E. WELLINGTON AVENUE, SUITE 100

SANTA ANA, CA 92701

REGULAR BOARD MEETING

July 20, 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
Thursday, April 2, 2026
9:30 A.M.**

MINUTES

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

Recording Secretary administered the Roll Call attendance.

Attendance was as follows:

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

Also Present: Steve Delaney, CEO; Brenda Shott, Assistant CEO, Finance and Internal Operations; Manuel Serpa, General Counsel; Darren Dang, Chief Technology Officer; Darren Chilton, Sr. Manager of Contracts and OSS; Fong Tse, Facilities Manager; Tristen Nichols, Griffin Structures; Lance Solom, Griffing Structures; John Rochford (Zoom), Snyder Langston; Zenith DeRosier, Gensler; Rob Abergas, 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

February 3, 2026

Recommendation: Approve minutes.

A **motion** was made by Mr. Lindholm, **seconded** by Ms. Lopez Tagaloa, 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 CONSTRUCTION/BUILDER'S RISK INSURANCE

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

Recommendation: Approve and recommend to the Board of Retirement that staff proceed with a contractor-carried Builder's Risk (BR) insurance policy, inclusive of earthquake coverage, for the Replacement Headquarters Project, and authorize a corresponding amendment to the Guaranteed Maximum Price (GMP) to add an allowance for the contractor to carry this coverage. Staff is further authorized to confirm final terms and bind coverage upon GMP amendment approval.

Ms. Shott presented the Builder's Risk insurance policy proposals obtained through Alliant for owner-controlled coverage and through Snyder-Langston's broker for contractor-controlled coverage, recommending the latter due to reduced administrative burden and risk management considerations. The Committee and staff reviewed various coverage levels, including full coverage up to the Guaranteed Maximum Price (GMP) and discussed the balance between cost and risk exposure.

After discussion, a **motion** was made by Mr. Lindholm, **seconded** by Ms. Lopez Tagaloa, to approve and recommend to the Board of Retirement that staff proceed with a contractor-carried Builder's Risk (BR) insurance policy with 39% earthquake coverage under the contractor-controlled builder's risk insurance, subject to additional information regarding the County's insurance coverage.

The motion passed **unanimously**.

Griffin Structures later reported that recent County projects insured 100% of construction costs for earthquake and base coverage. The Committee acknowledged the information and reaffirmed their preference for the previously approved coverage level.

A-3 DESIGN ELEMENTS FOR PUBLIC PLAZA, EXTERIOR PERFORATED METAL SCREEN, AND DEDICATION PLAQUE

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

Recommendation: Provide directions to the Project Team to finalize design elements for the Public Plaza, the exterior Perforated Metal Screen, and the Dedication Plaque.

First, Gensler presented updated design concepts for the exterior plaza, incorporating prior Committee feedback and budget considerations. Staff identified key cost drivers in the original design, including the trellis, fountain, and built-in concrete seating, and presented a potential cost-saving alternative utilizing a prefabricated commercial-grade trellis system. Gensler then reported that their subcontractors are continuing to refine the fountain designs within the established budget. The Committee and staff also discussed plaza materials with consideration given to maintenance, accessibility, durability, and cost, with the Committee ultimately providing staff direction to continue value engineering the plaza design elements and return with updated options.

Next, Gensler presented design options for the perforated metal screen surrounding the Boardroom. The Committee expressed support for the gradient perforated metal design concept and directed staff to provide further clarification regarding the proposed lighting design elements.

Orange County Employees Retirement System
April 2, 2026
Building Committee Meeting – Minutes

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Finally, Gensler presented options for a dedication plaque and proposed an exterior location near the main entrance. The Committee provided staff direction to include a dedication plaque at the proposed location, with a design that complements the building materials, and to return with draft wording and design options for further review.

No action taken.

INFORMATION ITEMS

I-1 REPLACEMENT HEADQUARTERS PROJECT – PROGRESS UPDATE

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

CHIEF EXECUTIVE OFFICER COMMENTS

Mr. Delaney thanked the Orange County Fire Authority (OCFA) for utilizing the building for training activities prior to demolition and expressed appreciation for the opportunity to support OCFA.

COMMITTEE MEMBER/COUNSEL/STAFF COMMENTS

None.

ADJOURNMENT

Chair Vallone **ADJOURNED** the meeting at 10:51 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: July 9, 2026
TO: Members of the Building Committee
FROM: Brenda Shott, Deputy Chief Executive Officer
SUBJECT: REPLACEMENT HEADQUARTERS PROJECT – FINAL APPROVAL OF CONSTRUCTION DOCUMENTS

Recommendation

Approve and recommend that the Board of Retirement approve the Construction Documents.

Background/Discussion

The Project design began with Griffin Structures in August 2023 as our Owner Representative/Program Manager to conduct a comprehensive Needs Programming (NP) to assess the preliminary building square footage that could be required to comfortably accommodate our operations as projected by staff. Upon NP conclusion, a building yield study was completed to explore the available options to site an approximate 70,000 square foot building on our 2.72-acre Tustin Ave parcel while having only surface parking and no parking structure.

With the Yield Study in hand, our Design-Build Entity, Snyder Langston, and its subconsultant designers, including Lead Architect Gensler and others over the past two years, have worked diligently with staff and our agency partners to incorporate the directions and guidance provided by the Building Committee and the Board of Retirement while satisfying permit requirements. After much analysis, reconfiguring, space and systems maximization, and discussions with the City, the Team was successful in creating a final set of construction documents (100% CD) that have received City approvals.

A digital copy of the 100% CD on our future headquarters building, equipped with many value-engineered features along with a timeless design and an upgraded seismic moment-resistant steel structure for our members and staff to enjoy and use for the next decades, is included separately for the Committee to review and approve.

As with all construction projects, the Team anticipates some adjustments/deviations from the 100% CD, specifically for the final plaza design and for when unforeseen situations are encountered during the work, while maintaining the Guaranteed Maximum Price.

Submitted by:

Brenda Shott, CPA
 Deputy Chief Executive Officer



Memorandum

DATE: July 9, 2026
TO: Members of the Building Committee
FROM: Brenda Shott, Deputy Chief Executive Officer
SUBJECT: REPLACEMENT HEADQUARTERS PROJECT – LEED CERTIFICATION

Recommendation

1. Approve and recommend that the Board of Retirement approve staff to register and complete the Project LEED (Leadership in Energy and Environmental Design) certification process for LEED Silver certification.

Background/Discussion

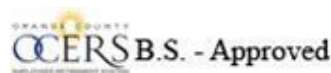
The Project Architect (Gensler) at the Committee's October 3, 2024, meeting presented an overview of the Leadership in Energy and Environmental Design (LEED) program and the path to achieving LEED Certification.

At that time, Gensler shared that there are four (4) possible levels of LEED recognition, with each Level being distinguished by the number of (110 maximum) points earned through the implementation of environmentally friendly features such as energy-efficient equipment and building systems; water-conserving fixtures, irrigation, and landscaping; eco-friendly site construction materials; long-term sustainability; and other qualifiers that could lead to:

- Certified (40 – 49 points)
- Silver (50 – 59 points)
- Gold (60 – 79 points)
- Platinum (80+ points)

Attached are an update on the LEED certification process and a chart of the categories in which the project will earn the points needed to achieve LEED certification. The Team is confident that our Project, if certified by the independent and sole-source Green Business Certification Inc, is on track to achieve the silver designation.

Submitted by:



Brenda Shott, CPA
 Deputy Chief Executive Officer



OCERS HQ – DEVELOPMENT PHASE

LEED UPDATE

07/01/2026

LEED Silver Certification

LEED Silver Certification requires 50 LEED points. Based on design criteria alone, the project will accumulate 53 LEED points. An additional 6 LEED points are potentially achievable but are contingent upon construction material sourcing, appropriate waste management tracking, and indoor air quality measures during construction.

Remaining LEED costs include \$4,669 for final design review and the cost for a plaque to celebrate the building's LEED Silver certification.

LEED Gold Certification Feasibility

LEED Gold Certification requires 60 LEED points. Getting over 60 points would require an add to the GMP to enhance certain design elements and source local materials, which will likely be a sizable and unpredictable cost increase. Snyder Langston does **not** recommend pursuing LEED Gold due to unpredictable costs impacts and the marginal (if any) return on investment.

LEEDv4 for New Construction

ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM (OCERS)

2223 Wellington Place, Santa Ana, CA 92705

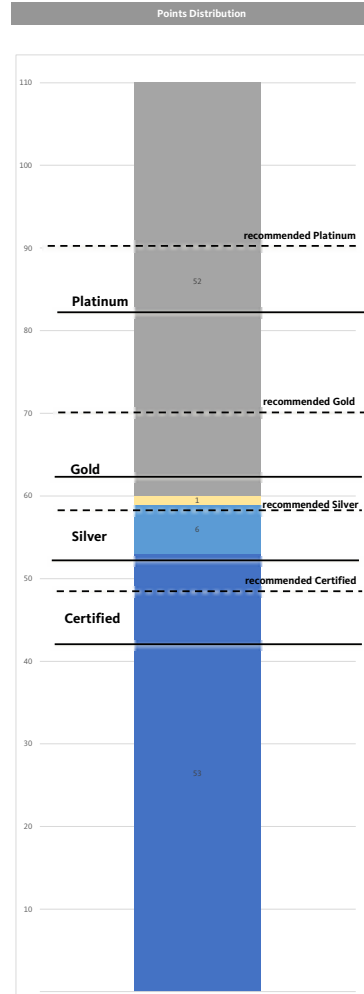
7/1/2026

Project Goal: Silver

Y to FY Points: 59

This corresponds to: Silver

53	6	1	52	Total Points	Certified: 40-49 pts (46 Recommended)	Silver: 50-59 pts (56 Recommended)	Gold: 60-79 (66 Recommended)	Platinum: 80+ (86 Recommended)
Y	FY	TN	N					
1				Integrative Process	1 point	Team		
1				d Credit 1 Integrative Process	1	C MEP		
6				10 Location + Transportation	16 points	Team		
				d Credit 1 LEED for Neighborhood Development Location	16	C LD		
1				d Credit 2 Sensitive Land Protection	1	C A		
			2	d Credit 3 High Priority Site	2	CV A		
3			2	d Credit 4 Surrounding Density + Diverse Uses - v4.1	5	LD		
			5	d Credit 5 Access to Quality Transit	5	LD		
1				d Credit 6 Bicycle Facilities	1			
			1	d Credit 7 Reduced Parking Footprint	1			
1				d Credit 8 Green Vehicles - v4.1	1			
3				7 Sustainable Sites	10 poi	Team		
Y				c Preq 1 Construction Activity Pollution Prevention ACP	Req	CV GC		
1				d Credit 1 Site Assessment	1	CV		
			2	d Credit 2 Site Development - Protected or Restore Habitat	2	CV		
1				d Credit 3 Open Space	1	CV LA		
			3	d Credit 4 Rainwater Management - v4.1	3	CV LA		
			2	d Credit 5 Heat Island Reduction	2	A LA		
1				d Credit 6 Light Pollution Reduction ACP	1	LC MEP		
5	1			5 Water Efficiency	11 poi	Team		
Y				d Preq 1 Outdoor Water Use Reduction ACP	Req	LA		
Y				d Preq 2 Indoor Water Use Reduction	Req	MEP		
Y				d Preq 3 Building-level Water Metering ACP	Req	MEP		
1			1	d Credit 1 Outdoor Water Use Reduction ACP	2	LA		
4			2	d Credit 2 Indoor Water Use Reduction	6	MEP		
			2	d Credit 3 Cooling Tower Water Use	2	MEP		
1				d Credit 4 Water Metering	1	MEP		
16				17 Energy + Atmosphere	33 poi	Team		
Y				c Preq 1 Fundamental Commissioning + Verification ACP	Req	CX MEP		
Y				d Preq 2 Minimum Energy Performance ACP	Req	MEP		
Y				d Preq 3 Building-level Energy Metering ACP	Req	MEP		
Y				d Preq 4 Fundamental Refrigerant Management ACP	Req	MEP		
4			2	c Credit 1 Enhanced Commissioning	6	CX MEP		
6			12	d Credit 2 Optimize Energy Performance	18	MEP		
			1	d Credit 3 Advanced Energy Metering	1	MEP		
			2	c Credit 4 Demand Response	2	C MEP		
3				d Credit 5 Renewable Energy Production - v4.1	3	TC MEP		
1				d Credit 6 Enhanced Refrigerant Management	1	MEP		
2				d Credit 7 Green Power + Carbon Offsets - v4.1	2	TC LD		
6	4	3		3 Materials + Resources	17 Points	Team		
Y				d Preq 1 Storage + Collection of Recyclables ACP	Req	A LD		
Y				c Preq 2 Construction Waste Management Planning ACP	Req	A GC		
2	1		2	d Credit 1 Building Life-Cycle Impact Reduction - v4.1	5	C A LD		
1	1			c Credit 2 BDPO - Environmental Product Declarations - v4.1	2	GC FP		
	1		1	c Credit 3 BDPO - Sourcing of Raw Materials - v4.1	2	GC FP		
	1			c Credit 4 BDPO - Material Ingredients - v4.1	2	GC FP		
2				c Credit 5 Construction + Demolition Waste Management	2	GC		
8	1	1	6	6 Indoor Environmental Quality	17 Points	Team		
Y				d Preq 1 Minimum IAQ Performance ACP	Req	MEP		
Y				d Preq 2 Environmental Tobacco Smoke Control ACP	Req	C LD		
2				d Credit 1 Enhanced Indoor Air Quality Strategies	2	MEP		
3				c Credit 2 Low Emitting Materials - v4.1, 4 categories	3	GC A LD		
1				c Credit 3 Construction Indoor Air Quality Management Plan ACP	1	GC		
			2	c Credit 4 Indoor Air Quality Assessment	2	MEP GC		
			1	d Credit 5 Thermal Comfort	1	MEP		
			1	d Credit 6 Interior Lighting	2	LC MEP		
			2	d Credit 7 Daylight - v4.1	3	LD LC		
			1	d Credit 8 Quality Views	1	A LD		
			1	d Credit 9 Acoustic Performance - v4.1	1	MEP TC		
2				4 Regional Priority: 92705	4 of 6 Points			
			1	c Credit 1 Surrounding Density (5)	1			
			1	c Credit 2 Cooling Tower (2)	1			
1				c Credit 3 Indoor Water Use (4)	1			
			1	c Credit 4 Access to Quality Transit (3)	1			
			1	c Credit 5 Renewable Energy (3)	1			
			1	c Credit 6 Outdoor Water Use (2)	1			
				http://www.usgbc.org/credits/new-construction/v4/regional-priority				
				(A) Architect (Gensler)		(GC) General Contractor		
				(LD) LEED Consultant		(CX) Commissioning Agent		
				(C) Client		(LC) Lighting Consultant		
				(MEP) MEP Engineer		(TC) Technology Consultant		
				(LA) Landscape Architect		(FP) Furniture Provider		
				(CV) Civil Engineer		(CACP) California Alternative Compliance Pathway		





Memorandum

DATE: July 9, 2026
TO: Members of the Building Committee
FROM: Brenda Shott, CPA, Deputy Chief Executive Officer
SUBJECT: REPLACEMENT HEADQUARTERS PROJECT – PROGRESS UPDATE

Informational Only

Discussion

This memo updates the Building Committee on the OCERS Replacement Headquarters Project, highlighting key developments, recent activities, and upcoming milestones since last month's update to the Board of Retirement.

Project Status Update

Cellular Tower Relocation (Critical Path)

Verizon's contractors (VzW-C) began work to install the temporary cellular tower (temp tower) on Wednesday, June 24, 2026. VzW-C committed to completing the temp tower installation work in four (4) weeks, followed by one (1) week for the removal of the existing tower and its appurtenances, for a total of five (5) weeks of work.

If VzW-C's work is completed on time as presented during the June 22nd preconstruction meeting, the existing tower facility will be removed from our parcel by July 29th. The Project Team has encouraged VzW-C to take advantage of the idled construction site cleared of materials and other activities to work extended hours and additional days for a July 24th earlier completion.

The temp tower will be powered by a generator until the permanent tower is in service.

Building Permit/Construction Documents

The construction documents have been finalized as the 100% Final Construction Set and approved by the City. The Construction Set will be presented to the Building Committee on July 9, 2026, and to the Board on July 20, 2026.

Dry Utilities

- The team has submitted electrical power plans to SCE for their review and approval for serving the new building. SCE is anticipating their approval issuance around July 24th.
-

Wet Utilities

- The underground plumbing work was strategically paused on June 26th to minimize Project delay costs. This work will resume upon the existing tower's removal.

Construction

Snyder Langston and its construction partners, to the extent possible, managed to perform limited underground MEP installation work at locations not impacted by the existing interfering Verizon tower. However, the continued existence of the interfering cell tower has delayed the original production sequencing. It has been determined that minimal production gain while the cell tower remains on-site is not cost-effective. Therefore, the best path forward to achieve the least overall cost by maximizing work and minimizing delay charges is to restart the project after the existing cell tower has been removed so that all contractors can perform at their maximum efficiency.

The extent of the delay to the overall project schedule will be better assessed after the interfering tower has been removed and the work has resumed.

Structural Steel Frame erection has been delayed until August 18th.

Attached are aerial view photos of the site as of June 15, 2026.

Storm Runoff Onsite Retention

Additional unfavorable soil percolation test results for storm runoff on-site retention purposes to meet NPDES (National Pollutant Discharge Elimination System) requirements were received. The team held additional discussions with the City Public Works Agency to share data and potential options to resolve this item. The goal is to minimize raw storm runoff from reaching public drainage facilities.

Furniture, Fixtures, and Equipment (FF&E)

In addition to staff reviewing and selecting the various pieces for installing demonstration mock-ups in our current HQ building, Gensler, PeopleSpace, and OCERS furniture team are collaborating on the furniture/floor layouts throughout the building to ensure the floor power supply outlets are in alignment with the furniture pieces.

Public Plaza Design

Attached is Snyder Langston's project update as of 7/1/2026. Included in the update is detailed information on the progress of the plaza design.

Building Dedication Plaque

Gensler has conceptually sized the bronze dedication plaque that will be best recess-mounted into the building column facade to the immediate left of the main entrance. The contents to be displayed on the plaque are currently being developed.

Snyder Langston estimated the installed cost at \$8,000 +/-.

LEED Certification

The design and construction team held a LEED refresh meeting during the month. The project is currently LEED silver. The project team will be discussing the topic with the Building Committee at their next meeting on July 9, 2026.

Updated Upcoming Activities and Key Dates

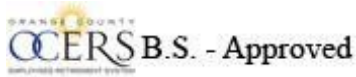
- **July 29, 2026** – Deadline for Verizon Cellular Tower to be decommissioned and removed
- **August 18, 2026** – Erection of Steel to begin
- **November 9, 2026** – Building Committee Meeting

Key Risks and Focus Areas

Cellular tower removal completion remains the most significant schedule risk.

Attachments:

1. Snyder Langston Project and Plaza Update
2. Summary Project Schedule
3. Griffin Structures Monthly Update Report – June 2026

Submitted by:

Brenda Shott, CPA
Deputy Chief Executive Officer



**OCERS HQ – DEVELOPMENT PHASE
PROJECT UPDATE
07/01/2026**

Verizon Tower

Verizon mobilized their crews on 06/24/26. As of 07/01/26 the temporary tower has been erected, electrical components are being installed and are being prepared for startup, programming, and commissioning starting week of 07/06/2026. Once the temp tower is complete, removal of the existing tower and equipment will commence. Projected completion date for Verizon’s work is 07/24/2026.

Construction Activities

As of 06/22/2026, Snyder Langston’s construction activities are paused until Verizon has completed their temp tower and removed the existing tower. This plan was agreed upon between Snyder Langston and OCERS to prevent unnecessary safety exposures and minimize financial exposures in the event Verizon delays the project beyond the durations upon which they had committed. Snyder Langston is in constant communication with its subcontractors as well as Verizon to ensure construction activities can resume as soon as Verizon has completed their work.

Plaza Design Update

The overall plaza design is in progress, revolving primarily around Trellis and Water Feature. Trellis size has been optimized and OCERS as been provide a list of optional features it would like to include, please see attached.

SL has enlisted California Waters to provide a CD set of water feature drawings that will go out to bid once complete. SL shall utilize a Target Value Design method to ensure the price is within the Allowance.

Based on preliminary pricing and assumptions, the final plaza budget is ~\$830k.

Schedule

Based on Verizon removing the existing tower by 07/24/26, the current Substantial Completion date is 10/04/2027.

Trellis Cost Summary and Value Engineering Considerations

The current budgetary pricing for the proposed **18’ x 24’ trellis** is **\$90,002** for materials, with an estimated **installation cost of \$31,300**. Installation pricing is subject to prevailing wage requirements.

A primary value engineering opportunity has been identified by reducing the bay width from **18 feet to 16 feet**. This modification would allow the entire trellis system to be constructed as a **single zone**, resulting in an estimated **material cost savings of approximately \$11,000**. A corresponding reduction in installation costs is also anticipated; however, the installer will need to provide a revised prevailing wage proposal to quantify those savings.

Additional material savings can be achieved by reducing the overall trellis length while maintaining the 16-foot width. Estimated material savings are as follows:

Configuration Change	Approximate Material Savings
16’ x 24’ → 16’ x 23’	\$1,485
16’ x 23’ → 16’ x 22’	\$1,485
16’ x 22’ → 16’ x 21’	\$1,485

These reductions are incremental and may be considered individually or in combination as part of the project’s value engineering effort.

Optional Features and Material Pricing

The following pricing reflects material costs only unless otherwise noted. Installation costs for these items will require updated prevailing wage proposals from the respective installers.

Heating System

- Bromic 6000W Electric Heater with controls: **Approximately \$2,500 per unit** (material only).
- Proposed quantity of two (2) heaters: **\$5,000** material cost (includes sales tax).
- **Note:** Pricing excludes electrical work outside of the StruXure system.

Motorized Screens

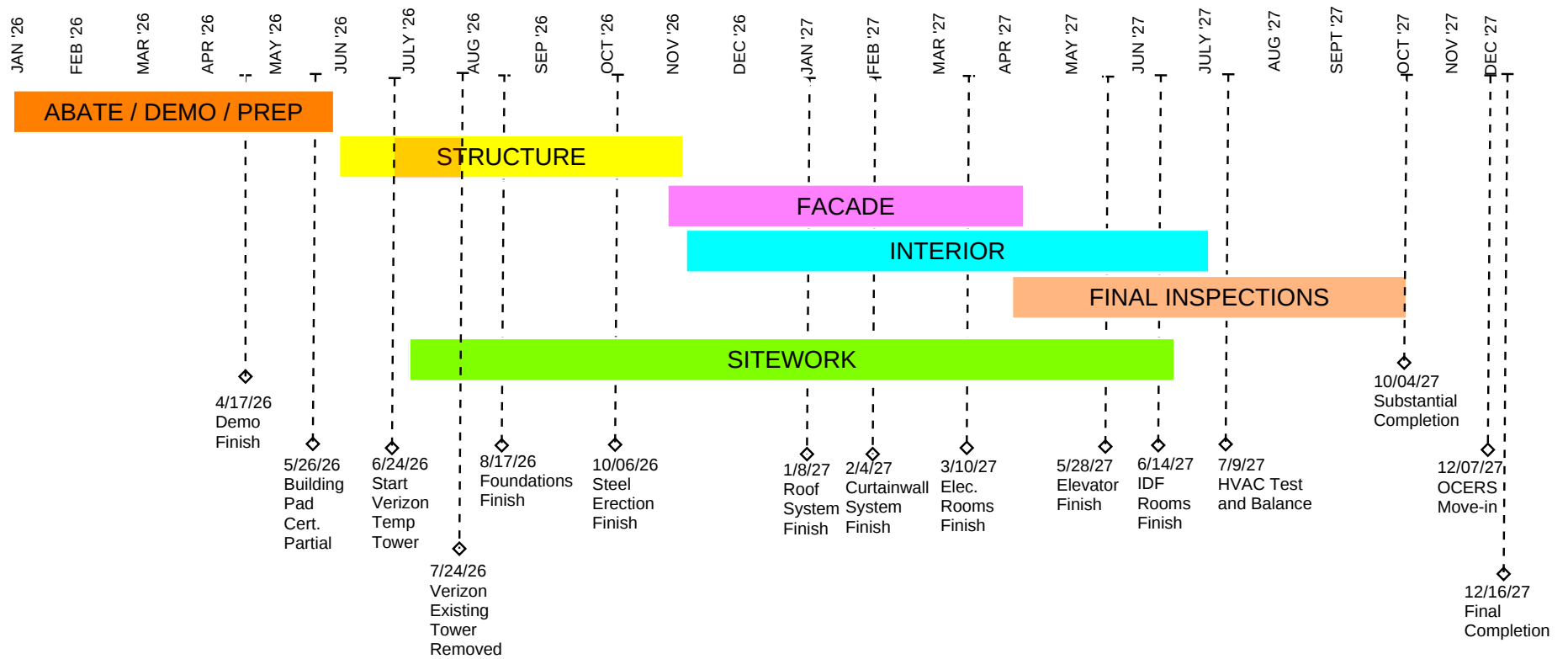
- 24’ Screen: **\$10,800**
- 18’ Screen: **\$7,513**
- 16’ Screen: **\$7,285**
- Screen installation: **To Be Determined** based on prevailing wage pricing.

Optional Upgrade Allowances

The following enhancements are available for consideration:

- Custom powder coat finish: **\$6,000** allowance.
- Two (2) additional 4.75” LED lights (six total): **\$264** material cost.
- One (1) additional utility beam to support a ceiling fan and additional lighting: **\$1,167.88** material cost.
- Integrated speaker system (one speaker per post, four total), including outdoor kit and amplifier: **\$9,499** material cost.
- Upgrade structural posts from **6” x 6”** to **8” x 8”**: **\$3,525** material cost.

OCERS HEADQUARTERS PROJECT - DEVELOPMENT PHASE
CONSTRUCTION
07/01/2026





OCERS Headquarters Building

Monthly Project Status Report

June 30, 2026



Schedule

Activity	May				June				July				
Pad Certification Partial													Completion pending removal of VZ Cell tower
Began Foundation Excavation and Placement													Completion pending removal of VZ cell tower
Installation of Underground Utilities													

Monthly Summary of Activity

During the Month of June 2026, the project team completed the following on the OCERS new headquarters Project:

- Completed plumbing and electrical below building slab.
- Continued weekly meetings with Verizon for removal of their cell tower and construction of their temporary tower. Verizon began the construction of their temporary tower. They will demolish the existing tower once the temporary tower is turned on.
- Fine-tuning the plaza design and continued coordination of the fountain and trellis.
- Continued to advance utility applications and coordination.
- Coordinating VCL streetlight drawings.
- Continued coordination of the storm runoff retention redesign.









