

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

**BUILDING COMMITTEE MEETING
Friday, August 30, 2024
9:30 A.M.**

MEETING LOCATIONS

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

**THE BOARDWALK
18565 JAMBOREE ROAD
IRVINE, CA 92612**

**GENSLER
4675 MACARTHUR COURT, SUITE 100
NEWPORT BEACH, CA 92660**

MEMBERS OF THE COMMITTEE

Wayne Lindholm, Chair
Chris Prevatt, Vice Chair
Arthur Hidalgo
Jeremy Vallone

This Committee meeting will begin at the OCERS Boardroom, 2223 E. Wellington Ave, Ste 100, and continue at The Boardwalk and Gensler addresses, listed above.

Members of the public who wish to observe and/or participate in the portion of the meeting held in the Boardroom may do so (1) from the OCERS Boardroom or (2) via the Zoom app or telephone (information below) from any location. ZOOM WILL BE AVAILABLE ONLY FOR THE PORTION OF THE MEETING HELD AT OCERS BOARDROOM.

Members of the public are also invited to accompany the Committee members on the tours at The Boardwalk and Gensler but must provide their own transportation. Zoom will NOT be provided for this portion of the meeting; and no action will be taken during this portion of the meeting.

OCERS Zoom Video/Teleconference Information	
<p>Join Using Zoom App (Video & Audio)</p> <p>https://ocers.zoom.us/j/84410503646</p> <p>Meeting ID: 844 1050 3646 Passcode: 886504</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> <ul style="list-style-type: none"> +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>Meeting ID: 844 1050 3646 Passcode: 886504</p>

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

May 31, 2024
July 19, 2024

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 – ENTITLEMENT PROCESS

Presentation by Brenda Shott, Assistant CEO, Finance and Internal Operations, OCERS, and OCERS' Project Owner's Representative/Program Manager, Griffin Structures

Recommendation: Direct staff to proceed with a three-story building design for the OCERS Replacement Headquarters Project.

INFORMATION ITEMS

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

I-1 OCERS REPLACEMENT HEADQUARTERS PROJECT – QUARTERLY UPDATE

Presentation by Roger Torriero, Griffin Structures, and Deryl Robinson, Griffin Structures

I-2 OCERS HEADQUARTERS VISIONING SESSION SUMMARY

Presentation by Gensler

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 *******

**4. TOUR AND DISCUSSION
THE BOARDWALK
18565 JAMBOREE ROAD
IRVINE, CA 92612**

Gensler will escort the Committee members and Staff on a tour through The Boardwalk.

**5. TOUR AND DISCUSSION
GENSLER
4675 MACARTHUR COURT, SUITE 100
NEWPORT BEACH, CA 92660**

Gensler will escort the Committee members and Staff on a tour through the Gensler Orange County Office.

COMMITTEE MEMBER COMMENTS

CHIEF EXECUTIVE OFFICER/STAFF COMMENTS

COUNSEL COMMENTS

ADJOURNMENT

NOTICE OF NEXT MEETINGS

STRATEGIC PLANNING WORKSHOP
September 10, 2024, and September 11, 2024
8:30 A.M. to 4:45 P.M.

THE WESTIN SOUTH COAST PLAZA
686 ANTON BOULEVARD
COSTA MESA, CA 92626

BUILDING COMMITTEE MEETING
October 3, 2024
9:30 A.M.

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

PERSONNEL COMMITTEE MEETING
October 8, 2024
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

Orange County Employees Retirement System
August 30, 2024
Building Committee Meeting Agenda

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
Friday, May 31, 2024
12:00 P.M.**

MINUTES

Chair Lindholm called the meeting to order at 12:03 P.M.

Recording Secretary administered the Roll Call attendance.

Attendance was as follows:

Present: Wayne Lindholm, Chair; Chris Prevatt, Vice Chair; Arthur Hidalgo, Board Member; Jeremy Vallone, 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; Anthony Beltran, Audio Visual Technician; Amanda Evenson, Recording Secretary; Deryl Robinson, Griffin Structures; Roger Torriero (Zoom), Griffin Structures; John Rochford, Snyder-Langston; Brian Coffman, Snyder-Langston; Nicholas Acevedo, Gensler; Peter Barsuk, Gensler

PUBLIC COMMENT

None.

CONSENT AGENDA

C-1 COMMITTEE MEETING MINUTES:

Building Committee Meeting Minutes

April 15, 2024

Recommendation: Approve minutes.

A **Motion** by Mr. Prevatt, **seconded** by Mr. Vallone, 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 – DESIGN BUILD ENTITY SELECTION

Recommendation: Recommend that the Board approve executing a contract with Snyder Langston-Gensler as the Design/Build Entity (DBE) for the OCERS Replacement Headquarters Project (Project) with a fixed fee for comprehensive predevelopment services of \$1,861,506. The contract calls for the issuance of a Guaranteed Maximum Price for the Project as then proposed by the DBE for subsequent Board approval at the end of Predevelopment.

Ms. Shott delivered a presentation to the Committee regarding the Design Build Entity selection for the OCERS Replacement Headquarters Project.

The Committee discussed the possibility of seeking an administrative action with the city for a height variance and avoiding timely CEQA processes that would extend the pre-development phase to obtain permits. Mr. Prevatt recommended continuing the height variance discussion with the Building Committee.

Mr. Prevatt suggested defining the pre-development phase and expectations at the June Board Meeting. Mr. Lindholm recommended that the Gensler team present their process and expectations for the upcoming months to the Board.

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

The motion passed **unanimously**.

STAFF COMMENTS - Ms. Shott asked the Committee their preference on keeping the June 27th Building Committee Meeting on the calendar. The Committee recommended keeping the June 27th Building Committee Meeting and adding additional meetings as needed.

COMMITTEE MEMBER COMMENTS - Mr. Hidalgo suggested including a progress update on a closed session item at the next Building Committee Meeting.

CEO COMMENTS - Mr. Delaney informed the Committee that the Strategic Planning Workshop agenda would include an update on the OCERS Replacement Headquarters Project. Mr. Delaney also thanked Ms. Shott for a job well done.

COUNSEL COMMENTS - None.

The meeting **ADJOURNED** at 12:27 P.M.

Submitted by:

Submitted by:

Approved by:

Orange County Employees Retirement System
May 31, 2024
Building Committee Meeting – Minutes

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Brenda Shott
Staff Liaison to the Committee

Steve Delaney
Secretary to the Committee

Wayne Lindholm
Chair

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

**BUILDING COMMITTEE MEETING
Friday, July 19, 2024
9:00 A.M.**

MEETING LOCATIONS

**CAPITAL GROUP
333 S. HOPE STREET, LOS ANGELES, CA 90071**

**GENSLER HEADQUARTERS
500 S. FIGUEROA STREET, LOS ANGELES, CA 90071**

**LA COUNTY DEPARTMENT OF MENTAL HEALTH
510 S. VERMONT AVENUE, LOS ANGELES, CA 90020**

MEMBERS OF THE COMMITTEE

Wayne Lindholm, Chair
Chris Prevatt, Vice Chair
Arthur Hidalgo
Jeremy Vallone

MINUTES

Chair Lindholm called the meeting to order at 9:00 A.M.

Attendance was as follows:

Present: Wayne Lindholm, Chair; Chris Prevatt, Vice Chair

Also Present: Steve Delaney, Chief Executive Officer; Brenda Shott, Assistant CEO, Internal Operations; Fong Tse, Sr. Manager of Facilities and OSS; Deryl Robinson, Griffin Structures; Tristen Nichols, Griffin Structures; Peter Barsuk, Gensler; Jaimelynn Shah, Gensler; Utar Pollard, Gensler; J.T. Theeuwes, Gensler; Jeff Mikolajewski, Gensler; John Rochford, Snyder Langston; Adam Schneider, Snyder Langston; Rick Cavecche, Snyder Langston

AGENDA

- 1. TOUR AND DISCUSSION – 9:00 A.M.
CAPITAL GROUP
333 S. HOPE STREET, LOS ANGELES, CA 90071**

Orange County Employees Retirement System
July 19, 2024
Building Committee Meeting – Minutes

Page 2

Gensler escorted the Committee members and Staff on a tour through Capital Group.

**2. TOUR AND DISCUSSION – 11:00 A.M.
GENSLER HEADQUARTERS
500 S. FIGUEROA STREET, LOS ANGELES, CA 90071**

Gensler escorted the Committee members and Staff on a tour through the Gensler Headquarters.

**3. TOUR AND DISCUSSION – 1:30 P.M.
LA COUNTY DEPARTMENT OF MENTAL HEALTH
510 S. VERMONT AVENUE, LOS ANGELES, CA 90020**

Gensler escorted the Committee members and Staff on a tour through the Los Angeles Department of Mental Health.

The meeting **ADJOURNED** at 2:45 P.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: August 30, 2024
TO: Members of the Building Committee
FROM: Brenda Shott, Assistant CEO, Finance and Internal Operations
SUBJECT: OCERS REPLACEMENT HEADQUARTERS PROJECT – ENTITLEMENT PROCESS

Recommendation

Direct staff to proceed with a three-story building design for the OCERS Replacement Headquarters Project.

Background/Discussion

This report seeks direction from the Building Committee to proceed with the design phase for the new OCERS headquarters, proposed as a three-story building. This represents a significant step forward in our strategic plan to enhance our facilities and operational capacity.

Since the Board of Retirement’s June 17, 2024, approval to contract with Snyder Langston, LLC along with Gensler as the project Design Build Entity (DBE), significant progress has been made in refining the building’s size, exploring site options, and defining project features. The team has also identified key constraints that must be addressed and opportunities to enhance the project’s potential. To align with the Building Committee’s objectives, the project team has focused on designing a building that minimizes the impact on the current headquarters’ parcel, meets parking requirements without necessitating a separate parking structure, and avoids the lengthy California Environmental Quality Act (CEQA) approval process. A two-story building would require either an encumbrance on the Wellington parcel or the construction of a parking structure to satisfy city zoning requirements, both of which would be costly. Consequently, a three-story design emerges as the more cost-effective and efficient solution to meet future needs while also achieving the Committee’s objectives mentioned above.

To assist with navigating the entitlement process with the City of Santa Ana, staff retained the services of a professional entitlement consulting firm; EPD Solutions, Inc (EPD). EPD was tasked with identifying the requirements and the simplest path for our project to be entitled as a three-story building.

Zoning Modification Requirement

To build a three-story building on the Tustin Ave parcel, approval of a Minor Exception to the existing City zoning requirements is necessary. The current zoning requirements for the Tustin Ave parcel include a height limit of 35 feet. The preliminary site design for a three-story building exceeds this limit and requires an administrative action known as a Minor Exception for approval.

The proposed Minor Exception is a request to increase the height limit by 25%, which translates to an additional 8.75 feet, resulting in a new total height limit of 43.75 feet. This adjustment will enable us to construct the three-story building as planned and is within the administrative authority of the City’s Planning Department.

City of Santa Ana Support

Through EPD, we have engaged with the City of Santa Ana’s Planning Department regarding this Minor Exception. Based on the information submitted, which included a massing diagram of the proposed building (see Site Planning Options attached), the City has confirmed its support for the request for a minor adjustment to the

height limitation. The City staff’s support for the height variance is crucial for advancing our project without significant delays.

The next steps for pursuing a three-story building involve submitting a Development Project Review application and approval of a Minor Exception by the City’s Zoning Administrator. The process will require the project team to further develop the building design and complete a few minor technical studies. This is the standard process necessary to receive an Exemption from CEQA. Although City Staff have confirmed their support for the variance in height, there is a risk that the Zoning Administrator (ZA) might not grant the Minor Exception. If the ZA denies the variance and an appeal is unsuccessful, the DBE team estimates that design costs incurred up to that point could range between \$1.8 million and \$2.4 million, depending on whether the design is slowed down to wait for ZA approval. However, the project team believes the likelihood of ZA denial is low as the project adheres to City Planning rules and guidelines and the request for the variance falls within the ZA’s administrative authority.

Request for Approval

Given the City's positive response and the alignment of the proposed three-story building with our desired outcomes for the project, we request that the Building Committee direct staff to proceed with the design phase for a three-story building. This action will allow the project team to:

1. Direct the Gensler architectural and engineering teams to further develop the building design.
2. Begin the process of preparing and submitting the Development Project Review application and securing the requisite approvals.
3. Ensure that we stay on schedule for the anticipated project milestones.

Conclusion:

The design of a three-story headquarters for OCERS will provide a modern and functional space tailored to our needs. With the City's support for the zoning modification, we are well-positioned to advance this project efficiently. Direction from the Building Committee will enable us to move forward with the design and planning phases, ensuring that we meet the project objectives.

We respectfully request the Building Committee’s approval to proceed with the design of the new OCERS headquarters as a three-story building.

Attachments

1. Site Planning Options (3-story and 2-story)

Submitted by:



Brenda Shott
Assistant CEO, Finance and Internal Operations

ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM

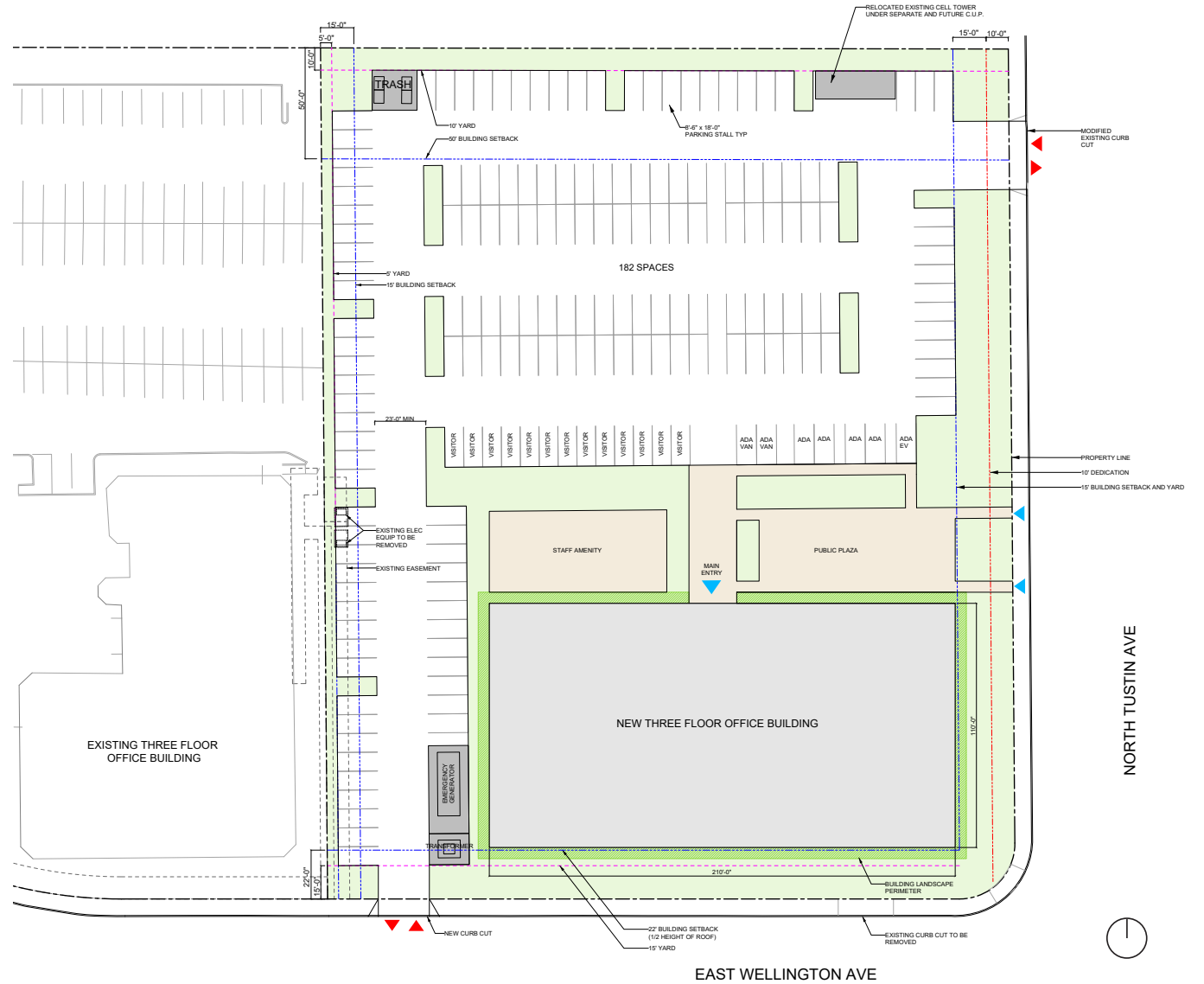
SITE PLANNING OPTIONS

AUGUST 30, 2024

THREE FLOOR OPTION

23,100 SF PER FLOOR x 3 FLOORS = 69,300 SF

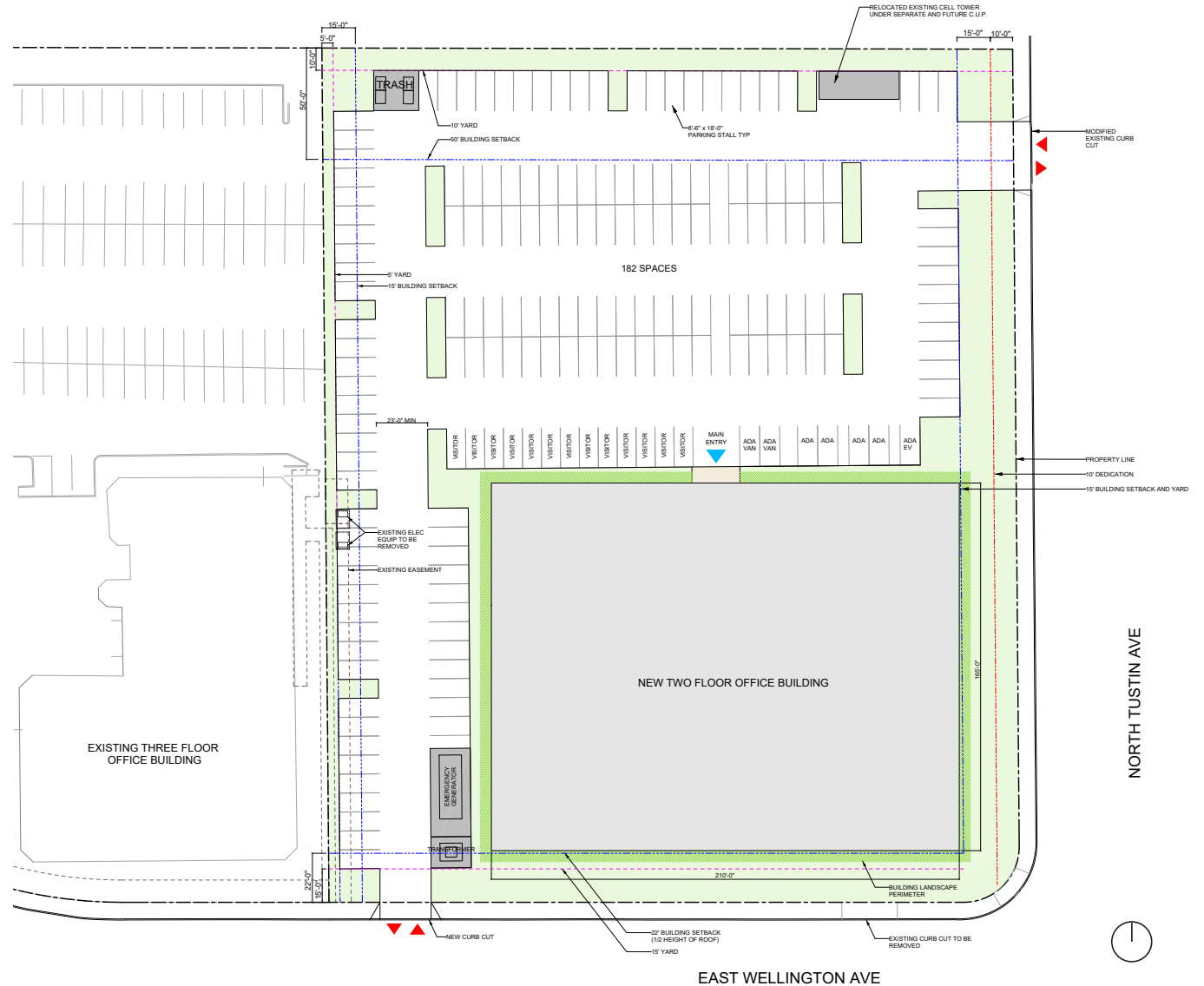
182 TOTAL PARKING SPACES



TWO FLOOR OPTION

34,650 SF PER FLOOR x 2 FLOORS = 69,300 SF

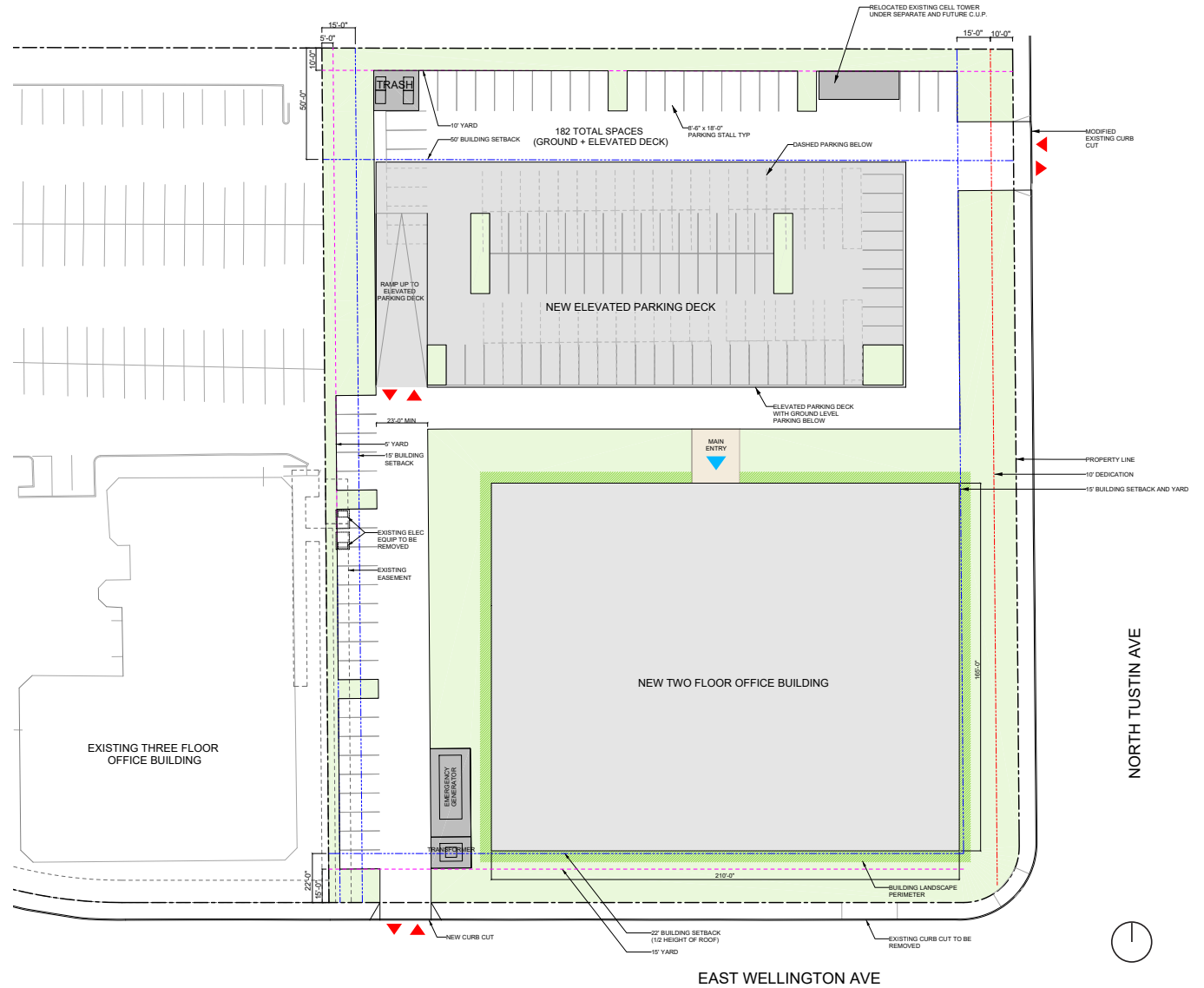
182 TOTAL PARKING SPACES



TWO FLOOR OPTION WITH ELEVATED PARKING DECK

34,650 SF PER FLOOR x 2 FLOORS = 69,300 SF

182 TOTAL PARKING SPACES





Memorandum

DATE: August 30, 2024
TO: Members of the Building Committee
FROM: Brenda Shott, Assistant CEO, Finance and Internal Operations
SUBJECT: OCERS REPLACEMENT HEADQUARTERS PROJECT – QUARTERLY UPDATE

Presentation

Background/Discussion

Griffin Structures will be present at the August 30, 2024, Building Committee meeting to provide their first quarterly project status report.

Attached is a summary of the project activities from April 2024 through August 2024.

Submitted by:



BMS - Approved

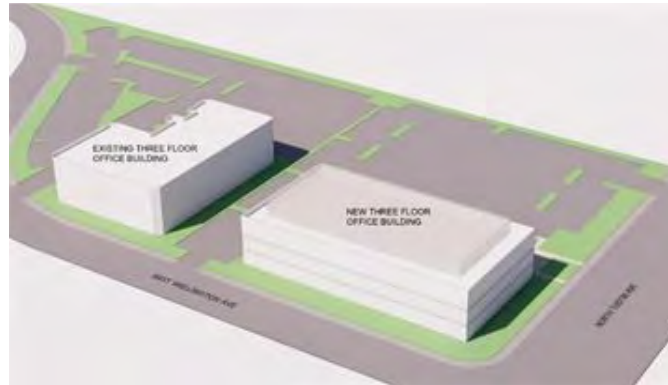
Brenda Shott
Assistant CEO, Finance and Internal Operations



OCERS Headquarters Building

Quarterly Project Status Report

April – Aug, 2024



Schedule

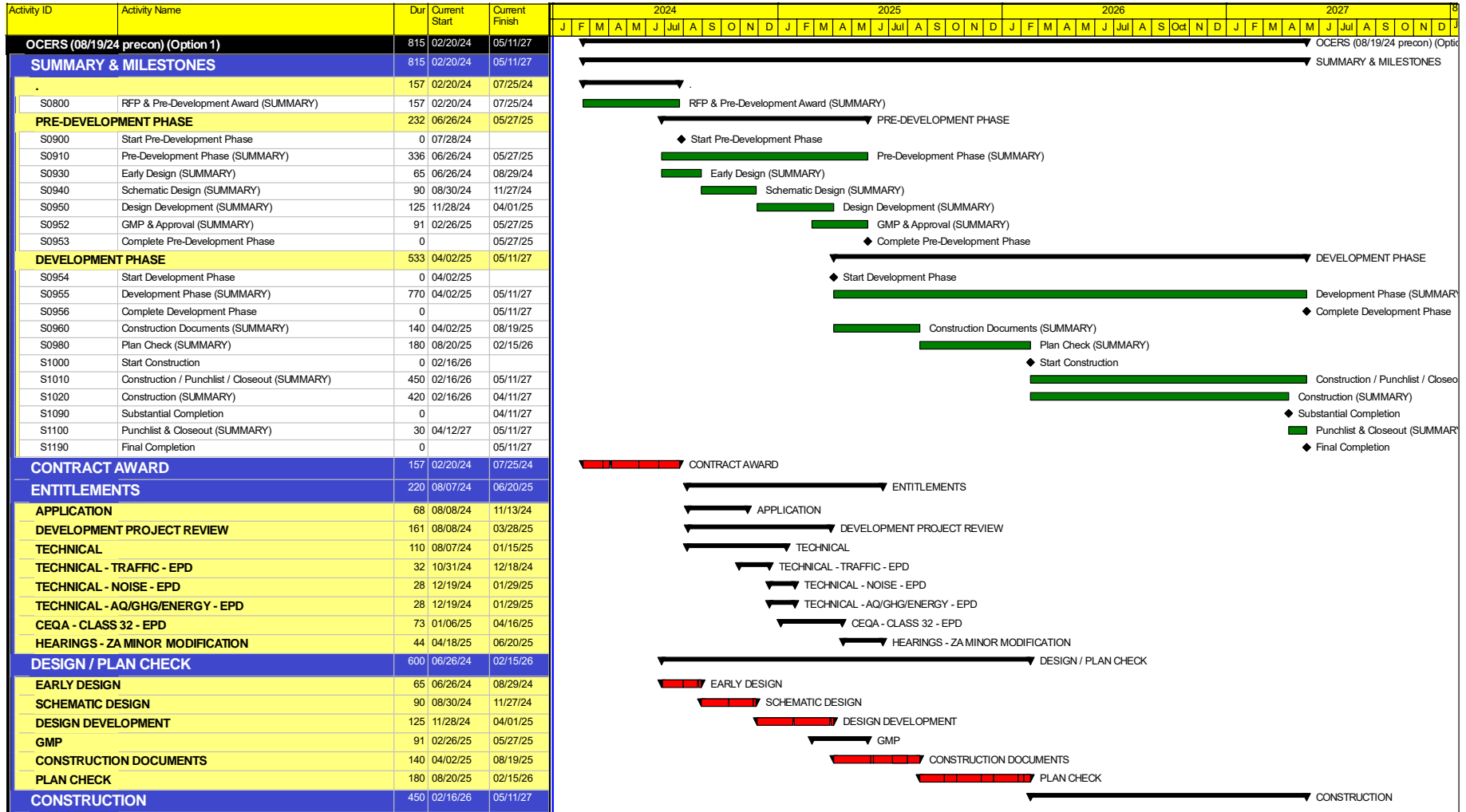
See attached overall project development summary schedule prepared by the Snyder Langston/Gensler team.

Summary of Activity

Since the 2nd Quarter of 2024, the project team completed the following on the OCERS new headquarters Project:

- April:
 - Conducted the DBE interviews held on April 4th.
 - Scored the DBE proposals and recommended a selection.
 - Reviewed and responded to the contract red lines from the preferred DBE team.
- May:
 - Conducted multiple meetings to advance contract negotiations with the prospective DBE team.
 - Presented to a Building Committee meeting to gain approval of the proposed agreement with the DBE team.
- June:
 - Presented to the OCERS Board meeting to gain approval of the DBE proposed agreement.
 - Conducted an in-person kick-off meeting with the OCERS team and the DBE team to begin planning the design phase and exploring next steps.
- July
 - Toured the current OCERS Headquarters to review the current layout and processes of the OCERS teams.
 - Hosted the OCERS team for site visits in Los Angeles to view current office spaces designed by Gensler.
 - Created and issued a cash flow forecast.
 - Prepared exhibits for the entitlement consultant to utilize upon their meeting with the city.
- August
 - Received a report from city planning consultant EPD on the process and likelihood of receiving a Minor Modification from City of Santa Ana as needed to allow development of a 3 story office building on the site.
 - Prepared cost and schedule scenarios driven by the various development options between the 2 story and 3 story designs.

08-30-2024 BUILDING COMMITTEE MEETING - I-1 OCERS REPLACEMENT HEADQUARTERS PROJECT - QUARTERLY UPDATE



Project Start	02/20/24
Project Finish	05/11/27
Data Date	01/01/24
Run Date	08/21/24

Page 1 of 2
TASK filter: All Activities

OCERS - Replacement Headquarters Project
(Option 1 - Zoning Assessment Not Tied to Design)
Proposal Schedule - 08/19/2024
Snyder Langston / Gensler



Activity ID	Activity Name	Dur	Current Start	Current Finish	2024												2025												2026												2027											
					J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	Oct	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D
	MOBILIZATION / DEMO / SITE PREP	56	02/16/26	04/12/26																																																
	OFFICE BUILDING	322	04/13/26	02/28/27																																																
	PARKING STRUCTURE	210	05/03/26	11/28/26																																																
	SITEWORK	322	04/13/26	02/28/27																																																
	FINAL INSPECTIONS / PUNCHLIST	72	03/01/27	05/11/27																																																

Project Start	02/20/24
Project Finish	05/11/27
Data Date	01/01/24
Run Date	08/21/24

Page 2 of 2
TASK filter: All Activities

OCERS - Replacement Headquarters Project
(Option 1 - Zoning Assessment Not Tied to Design)
Proposal Schedule - 08/19/2024
Snyder Langston / Gensler





Memorandum

DATE: August 30, 2024
TO: Members of the Building Committee
FROM: Brenda Shott, Assistant CEO, Finance and Internal Operations
SUBJECT: OCERS HEADQUARTERS VISIONING SESSION SUMMARY

Presentation

Background/Discussion

Gensler will be present at the August 30, 2024, Building Committee meeting to provide a summary for the OCERS Headquarters Visioning Session held on August 13, 2024.

Submitted by:



BMS - Approved

Brenda Shott
Assistant CEO, Finance and Internal Operations

Orange County Employees Retirement System

Vision Session Report

August 2024



Vision Session Overview

On Tuesday, August 19th, Gensler facilitated a 4-hour Vision Session with key stakeholders from the Orange County Employees Retirement System “OCERS” to understand business objectives, aspirational work practices and culture.

This Vision Session Report outlines the aligned re-imagining of OCERS’ ideal workplace experience, which will inform the design direction for the future headquarters to guide it to completion.

OCERS PARTICIPANTS

Steve D. – CEO
Brenda S. – Asst. CEO, Finance & Internal Ops
Suzanne J. – Asst. CEO, External Ops
Molly M. – Chief Investment Officer
Manuel S. – General Counsel
David B. – Director of Investments
David K. – Director of Internal Audit
Fong T. – Sr. Manager of Facilities & Ops
Jeff L. – Dir. Of Information Technology
Kwame A. – Chief Compliance Officer (*unable to attend*)
Mary-Joy C. – Dir. Of Comms
Matt E. – Dir. of Cyber Security
Nicole M. – Dir. Of Disabilities
Shanta C. – Dir. Of Investments (*unable to attend*)
Sliviu A. – Dir. Of Members & Employer Relations
Tracy B. – Dir. Of Finance
Will T. – Chair of the Building Committee (*unable to attend*)
Wayne L. – Chair of the Building Committee (*unable to attend*)
Chris P. – Vice Chair of the Building Committee
Arthur H. – Building Committee Member (*unable to attend*)
Jeremy V. Building Committee Member (*unable to attend*)

GRIFFIN STRUCTURES ATTENDEES

Roger – CEO (*unable to attend*)
Tristen – Project Administrator
Deryl – Sr. Program & Construction Manager

GENSLER

Peter – Principal Architect
Nick – Technical Director
Utar – Design Manager
JT – Design Director, Architect
Jeff – Project Architect
Jaimelynn – Design Director, Interiors
Jennifer – Interior Architect
Sarah – Strategy Director
Samuel – Strategist
Stacey – Sustainability Director

SNYDER LANGSTON

John – Chairman
Adam – Executive Director
Rick – SVP, Operations (*unable to attend*)

Gensler

Orange County Employees Retirement System

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- 01 Vision
- 02 Design Direction
- 03 Recommendations
- 04 Appendix





01

Key Insights

Key Insights | **Vision**

The key to the successful realization of OCERS HQ success will be striking a balance between being....



Vision Alignment

OCERS HQ will be...

- Aesthetically Pleasing
- Attractive to New Talent +
- Clean
- Comfortable + + + +
- A Community
- A Destination
- Efficient
- Flexible
- Functional +
- Innovative
- Inviting + + +
- Impressive +
- Modern
- Natural
- Open + +
- Practical
- Relaxing
- Safe / Secure + +
- State-of-the-art
- Understated Modern
- Welcoming + +

"A home away from home"

"Transparent (glassy) but safe"

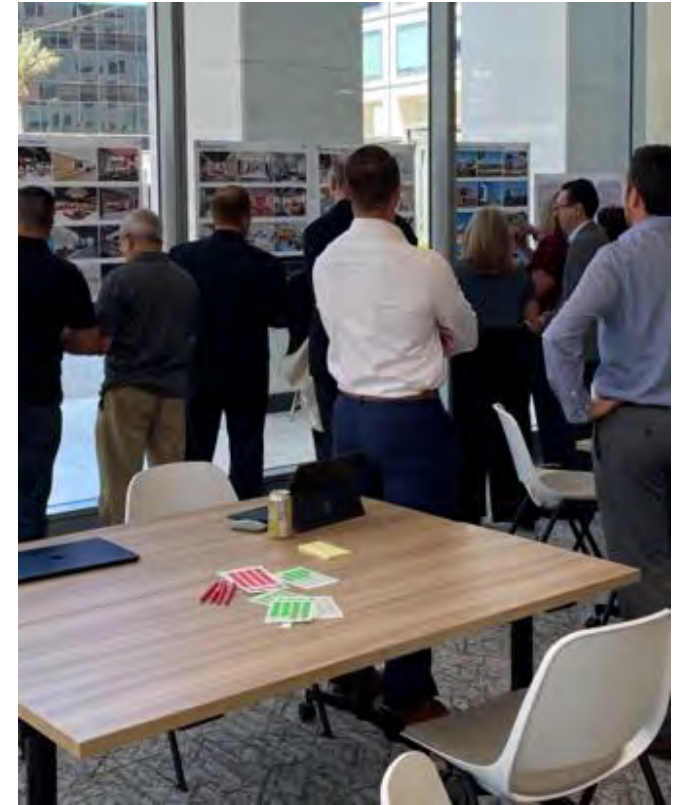
"Have a coastal California aesthetic"

Our HQ will convey that OCERS is...

- Collaborative +
- Collegial
- Competent
- Creative
- Inclusive
- Delivers Value
- Diverse
- Engaging
- Fluid
- Forward-thinking
- Friendly
- Trustworthy + +
- Proudful
- Professional + + +
- Supportive

"Professional, yet fun"

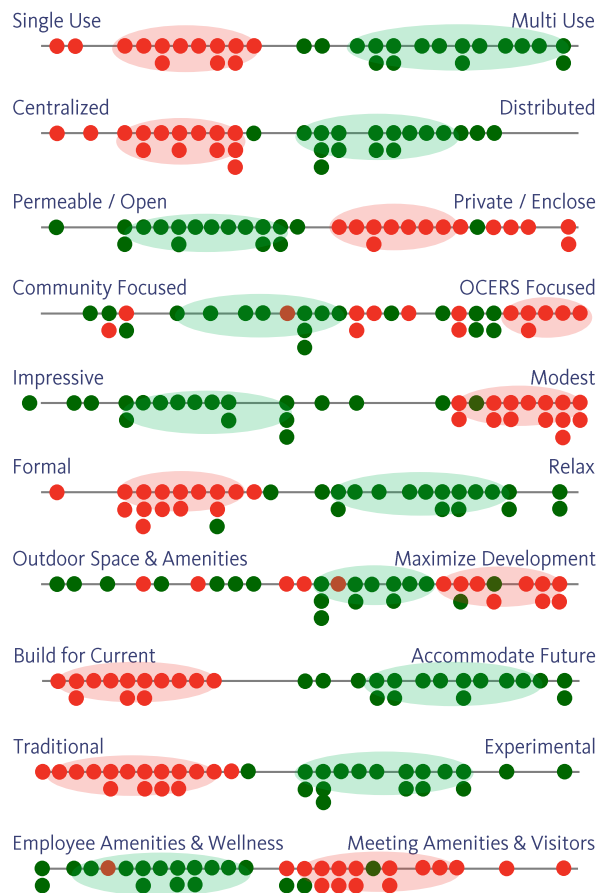
"A place staff and members feel good in"



Gensler

Orange County Employees Retirement System

Programming Direction



- Current
- Future

Gensler

Orange County Employees Retirement System



03

Design Direction

Design Direction | Exterior Building Architecture



Representative of Future OCERS Building

- Embody “trust us” energy
- Combine indoor and outdoor spaces
- Control arrival / visitor access
- Variety of outdoor seating
- Represent brand image
- Formal but modest
- Elevated terraces and rooftop employee space – outdoor amenities for privacy and security

Not Representative of Future OCERS Building

- Lack of warmth and texture
- Typical indiscreet / boring / white/ plain / industrial
- No extreme architectural elements
- Monolithic wall of glass / turquoise
- Too modern / futuristic

“Needs to be grand, but understated enough to be a public building”

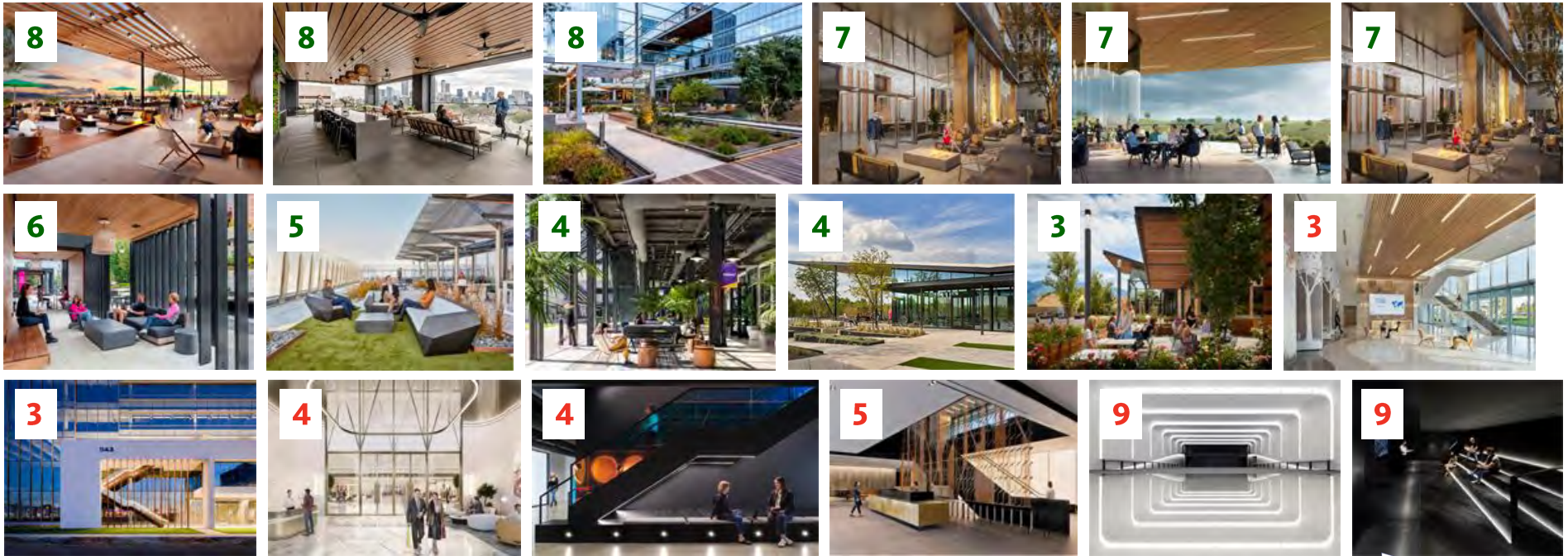
“We need privacy and security from the street whilst being outside (elevated terrace)”

Note: Green and red numbers indicate the number of votes

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Design Direction | Exterior Amenities & Arrival



Representative of Future OCERS Building

- Inviting outdoor space with sun coverage
- Clear and intuitive entry sequence for visitors
- Nature and biophilia focused outdoor spaces
- Embody “coastal aesthetic” with warmth and wood
- Private outdoor social space safe from the street

Not Representative of Future OCERS Building

- Large wasted spaces with no specific purpose
- Lack of safety and security measures / infrastructure
- Uninviting, dark and moody spaces or sterile white boxes
- Overly palatial, lavish, or luxurious environments
- Spaces that are “too futuristic”

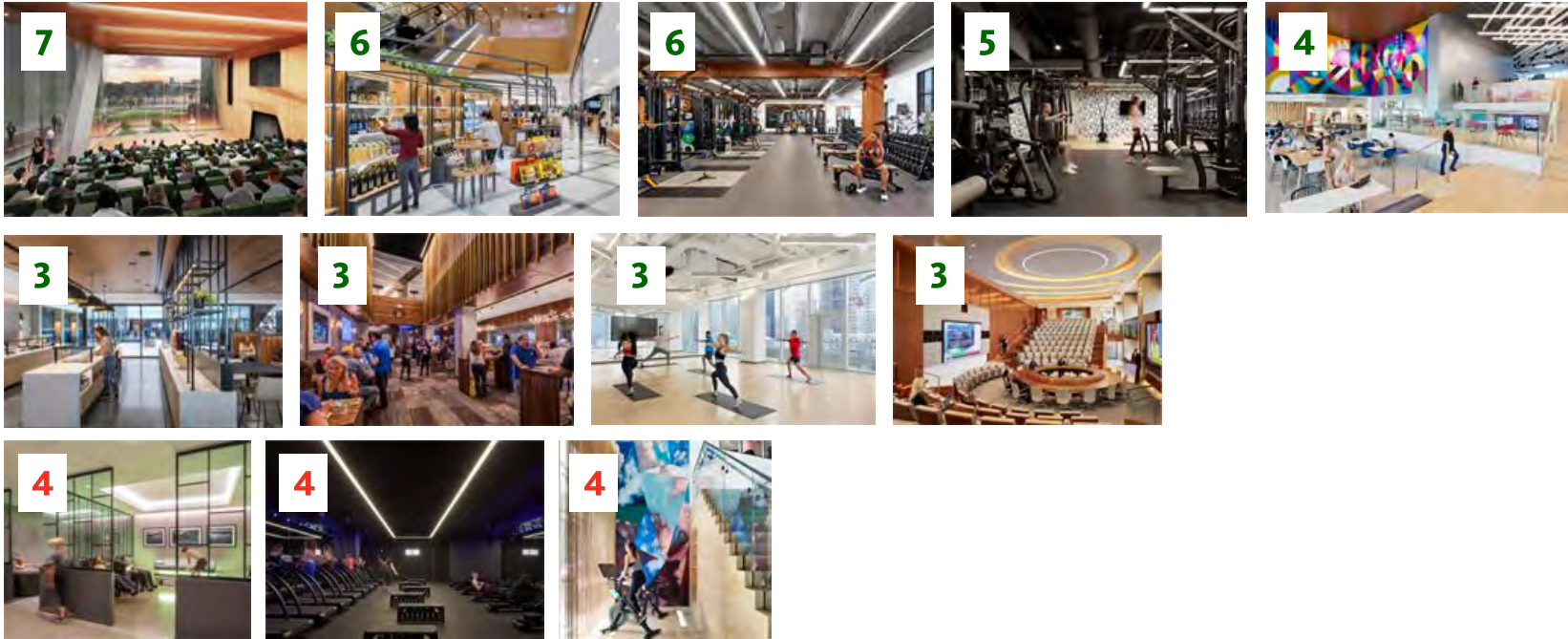
“Arrival spaces need to be accessible, calming, and comfortable for our members”

“The building should embody OCERS energy and brand; to look stable and inviting but not extravagant”

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Design Direction | Interior amenities



Representative of Future OCERS Building

- At least one auditorium or large flexible multi-purpose gathering space
- Wellbeing focused amenity spaces
- Group classes that could garner collegial comradery

Not Representative of Future OCERS Building

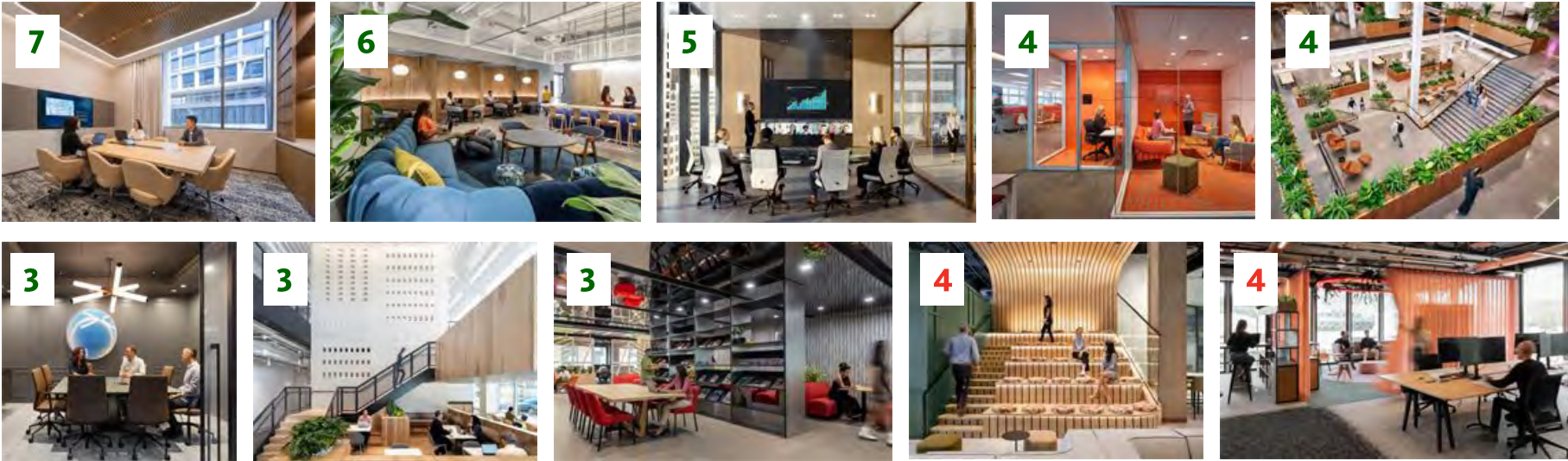
- Basement fitness / amenity space without natural light
- Fitness spaces on ground level on display to passerbys
- Highly futuristic-looking spaces or facilities
- Inflexible or rigidly programmed amenity spaces

“larger spaces should generally have the ability to be reconfigured for various use cases or needs”

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Design Direction | **Workspace**



Representative of Future OCERS Building

- Clear and transparent enclosed rooms that feel inviting and spacious yet private
- Acoustically private spaces focused on high confidentiality concerns
- Professional yet comfortable seating and space
- Adaptable and flexible workspaces to accommodate future growth
- Workspaces that can be customizable to department needs
- Use calming and aesthetically pleasing accent colors.

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Not Representative of Future OCERS Building

- Sterile or futuristic “airport lounge” spaces
- Overly noisy or loud spaces surrounding or adjacent to focus spaces
- Loose space separation techniques (curtains, etc.)
- Avoid “cocktail bar” style workspaces
- Overly colorful spaces or excessively colored furniture
- “Cocktail bar” like spaces

“We should have a have a variety of meeting spaces that suit the vibe of the meeting – different spaces for internal meetings than those with clients”

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03

Recommendations

Recommendations | Key Characteristics

01

Design for Adaptability

Remain **flexible for future growth**. Ensure that the **next generation** of employees and technology are well equipped and set up for success.

Focus on developing **standardized** interior spaces and creating clear benchmarks for workspace criteria, office assignments, and support space norms. While having the ability to customize neighborhoods to address specific department needs.

Create both a **centralized destination as well as a dispersed set of amenities** for impromptu connections and collaboration.

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02

Variety & Choice

Focus on providing a **balanced variety of space types** for a variety of work modes.

Introduce **alternative places for focus and collaboration** including; focus rooms, huddle rooms, conference rooms, board rooms, and lounges.

Consider **multi-purpose** rooms with **adjustable** partitions and flexible furniture solutions that support a variety of arrangements and use-cases.

03

Open it Up

Promote openness for OCERS employees, members, and visitors **without sacrificing safety and security**. The interior and surrounding environment should prioritize both physical safety and psychological comfort for employees and visitors

Prioritize equitable access to **natural light** and outdoor space for professional and personal privacy, support, and development.

04

Cultural Practices

Foster an environment that **develops and strengthens OCERS cultural practices and customs**.

Develop a workplace that provides employees with the resources and environments needed to **nurture cultural and community growth – “A home away from home”**.

05

Aesthetic Alignment

Establishes a **clear and recognizable brand image** which reaffirms OCERS longstanding mission to provide **reliable, supportive, and trustworthy services to all customers**.

Reflect the core value of **trust and stability** through thoughtful and timeless visual characteristics, resembling a clear **balance between humility and impressiveness**.

Recommendations | Design Direction

Embody energy & brand



Private exterior amenities, secured from the street and public



"Trust Us"



Professional & pragmatic



Approachable and inviting balance of space



Accessible and relatable for the OCERS clientele demographic

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04

Appendix

Analogue Vision Session Results

Appendix | Design Drivers based on OCERS RFP

REIMAGINE OCERS NEW HEADQUARTERS

DESIGN DRIVERS:

Create **FLEXIBLE** space for future **GROWTH**

Utilize space **EFFICIENTLY** and **COST EFFECTIVELY**

Enhance the employee **EXPERIENCE** and make the office a **DESTINATION**

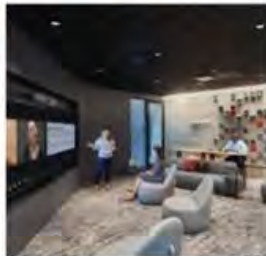
Connect with the **COMMUNITY** and make a positive impact

Welcoming



ENHANCED ARRIVAL
EXPERIENCE AND CURATED
GUEST JOURNEY

Inspired



OPTIMIZED FOR THE
HYBRID WORKPLACE
EXPERIENCE

Amenity-Rich



ELEVATED FOOD &
BEVERAGE OFFERINGS

Community-Centered



ENGAGING CONFERENCING
& EVENTS

Nurturing



PROMOTE HEALTH &
WELLNESS PROGRAMS

Values Driven



PERVASIVE
SUSTAINABILITY
& INCLUSION

Appendix | Visioning Session Materials



Appendix | Visioning Session Materials

