

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

**BUILDING COMMITTEE MEETING  
Tuesday, September 8, 2026  
9:30 A.M.**

**MEMBERS OF THE COMMITTEE**

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

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

| OCERS Zoom Video/Teleconference Information                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Join Using Zoom App (Video &amp; Audio)</b><br><br><a href="https://ocers.zoom.us/j/81078821271">https://ocers.zoom.us/j/81078821271</a><br><br><b>Meeting ID: 810 7882 1271</b><br><b>Passcode: 327939</b><br><br>Go to <a href="https://www.zoom.us/download">https://www.zoom.us/download</a> to download Zoom app before meeting. Go to <a href="https://zoom.us">https://zoom.us</a> to connect online using any browser. | <b>Join by Telephone (Audio Only)</b><br>Dial by your location<br>+1 669 900 6833 US (San Jose)<br>+1 346 248 7799 US (Houston)<br>+1 253 215 8782 US<br>+1 301 715 8592 US<br>+1 312 626 6799 US (Chicago)<br>+1 929 436 2866 US (New York)<br><b>Meeting ID: 810 7882 1271</b><br><b>Passcode: 327939</b> |
| A <a href="#">Zoom Meeting Participant Guide</a> is available on OCERS' website <a href="#">Board &amp; Committee Meetings Page</a> .                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                             |

**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

July 9, 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 - LEED CERTIFICATION**

*Presentation by Brenda Shott, Deputy CEO, OCERS*

**Recommendation:**

Approve and recommend that the Board of Retirement approve:

1. Authorize the Project Team to pursue LEED Gold Certification for the OCERS Headquarters Project.
2. Establish a target of achieving 70 projected LEED points, providing an approximate 10-point buffer above the 60-point threshold required for LEED Gold Certification.
3. Authorize staff to immediately pursue all Category A LEED Gold enhancement measures identified in the LEED Gold Analysis (attached).
4. Authorize staff to pursue Category B measures only as necessary to achieve the 70-point target after Category A opportunities have been fully evaluated.
5. Establish a not-to-exceed budget of \$100,000.

### **INFORMATION ITEMS**

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

#### **I-1 REPLACEMENT HEADQUARTERS PROJECT – PROGRESS UPDATE**

*Presentation by Brenda Shott, Deputy CEO, OCERS*

Orange County Employees Retirement System  
September 8, 2026  
Building Committee Meeting Agenda

Page 3

**I-2      REPLACEMENT HEADQUARTERS PROJECT – 3D MODEL PREVIEW**

*Presentation by Brenda Shott, Deputy CEO, OCERS*

**COMMITTEE MEMBER COMMENTS**

**CHIEF EXECUTIVE OFFICER/STAFF COMMENTS**

**COUNSEL COMMENTS**

**ADJOURNMENT**

**NOTICE OF NEXT MEETINGS**

**STRATEGIC PLANNING WORKSHOP**

**September 15 - 16, 2026**

**8:30 A.M.**

**ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM**

**2223 E. WELLINGTON AVENUE, SUITE 100**

**SANTA ANA, CA 92701**

**DISABILITY COMMITTEE MEETING**

**September 21, 2026**

**8:30 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](mailto: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, July 9, 2026  
9:30 A.M.**

**MINUTES**

Vice Chair Lindholm called the meeting to order at 9:37 A.M.

Recording Secretary administered the Roll Call attendance.

Attendance was as follows:

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

Also Present: Steve Delaney, CEO; Brenda Shott, Deputy CEO; Manuel Serpa, General Counsel; Fong Tse, Facilities Manager; John Rochford, Snyder Langston; Deryl Robinson, Griffin Structures; Tristen Nichols, Griffin Structures; Lance Solom, Griffin Structures; Zenith DeRosier, Gensler; Rob Abergas, Gensler; Michael Rosales, Audio Visual Technician; Amanda Evenson, Recording Secretary; Victor

**PUBLIC COMMENT**

None.

**CONSENT AGENDA**

**C-1 COMMITTEE MEETING MINUTES:**

Building Committee Meeting Minutes

April 2, 2026

**Recommendation:** Approve minutes.

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

The motion passed **unanimously**.

**ACTION ITEMS**

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

No items were trailed from the Consent Agenda.

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

Page 2

**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.

After discussion, a **motion** was made by Mr. Hidalgo, **seconded** by Ms. Lopez Tagaloa, to approve and recommend that the Board of Retirement approve the Construction Documents.

The motion passed **unanimously**.

**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.

*Chair Vallone joined the meeting via Zoom at 9:55 A.M.*

Mr. Lindholm discussed the option to pursue LEED Gold certification, given the project's projected score. The Committee directed Gensler to return with an analysis of points currently at risk, potential additional points available, and estimated cost to reach Gold certification.

After discussion, a **motion** was made by Mr. Valone, **seconded** by Ms. Lopez Tagaloa, to 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. A final decision on whether to pursue Gold will be made at a later date.

The motion passed **unanimously**.

**INFORMATION ITEMS**

**I-1 REPLACEMENT HEADQUARTERS PROJECT – PROGRESS UPDATE**

*Presentation by Brenda Shott, Deputy CEO, OCERS*

**COMMITTEE MEMBER COMMENTS**

Chair Vallone expressed satisfaction with the project's overall progress and acknowledged the team's efforts to minimize schedule delays and keep the project moving forward.

**CHIEF EXECUTIVE OFFICER/STAFF/COUNSEL COMMENTS**

None.

**ADJOURNMENT**

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

Page 3

Vice Chair Lindholm **ADJOURNED** the meeting at 10:42 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:** September 8, 2026  
**TO:** Members of the Building Committee  
**FROM:** Brenda Shott, CPA, Deputy Chief Executive Officer  
**SUBJECT:** REPLACEMENT HEADQUARTERS PROJECT – LEED CERTIFICATION

### Recommendation:

Staff recommends that the Building Committee recommend that the Board of Retirement:

1. Authorize the Project Team to pursue LEED Gold Certification for the OCERS Headquarters Project.
2. Establish a target of achieving 70 projected LEED points, providing an approximate 10-point buffer above the 60-point threshold required for LEED Gold Certification.
3. Authorize staff to immediately pursue all Category A LEED Gold enhancement measures identified in the LEED Gold Analysis (attached).
4. Authorize staff to pursue Category B measures only as necessary to achieve the 70-point target after Category A opportunities have been fully evaluated.
5. Establish a not-to-exceed budget of \$100,000.

### Background

At its July 2026 meeting, the Building Committee recommended, and the Board approved, registration of the OCERS Headquarters project for LEED certification. During that discussion, the Building Committee directed the Project Team to evaluate the feasibility of obtaining LEED Gold Certification and return with a recommendation.

The current LEED scorecard (attached) projects the building will achieve approximately 59 LEED points, which is at the upper end of the Silver certification range and just one point below the Gold threshold. LEED Gold Certification requires a minimum of 60 points.

To evaluate the feasibility of achieving Gold, Gensler and Snyder Langston prepared a LEED Gold Analysis that identifies potential additional credits, estimated costs, anticipated point values, and the relative value of each option (attached).

### Discussion

The feasibility analysis categorized potential strategies into four groups.

#### Category A – High Value Opportunities

Category A credits were identified as low-cost opportunities that do not require project redesign or significant construction modifications.

These measures include:

- Optimize Energy Performance through additional energy modeling (up to 12 points; ROM \$15,000).
- Indoor Water Use Reduction analysis (up to 5 points; ROM \$2,500).

- High Priority Site credit (1 point; cost to be determined).

Collectively, these measures have the potential to generate up to **18 additional LEED points** while requiring minimal disruption to the project and relatively modest expenditures.

Because these credits primarily involve analytical work and certification documentation rather than physical modifications to the building, staff believes they represent the highest return on investment and should be pursued.

### Category B – Operational Improvements

Category B credits provide operational or sustainability benefits to the building but involve higher costs and potential implementation complexity.

These include:

- Advanced Energy Metering.
- Water Metering (1 point; ROM approximately \$50,000).
- Parking Lot Photovoltaic System (2 to 18 points; ROM approximately \$2 million).

Staff believes these measures should be evaluated only if additional points are needed after pursuing Category A credits. Of these options, Advanced Energy Metering may warrant further analysis because it could improve long-term building performance and energy management. The Water Metering credit appears to offer a relatively low point return compared to cost, while the photovoltaic system represents a separate strategic sustainability decision that should be evaluated based on energy savings and lifecycle economics rather than solely for LEED purposes.

### Categories C and D – Limited Value Opportunities

The analysis identifies Category C credits as low-point opportunities with uncertain costs and Category D credits as higher-risk strategies pursued primarily for certification purposes.

Examples include wildlife habitat donations, indoor air quality testing, enhanced commissioning through a retroactive review, and acoustic testing.

Staff does not recommend pursuing these measures at this time because they either provide limited point value, have uncertain outcomes, or represent expenditures that produce little tangible benefit to the facility.

### Fiscal Impact

The recommended Category A measures have identified costs of approximately **\$17,500**, plus the yet-to-be-determined cost associated with the High Priority Site credit.

Providing additional authority up to a total budget of **\$100,000** would allow staff flexibility to pursue selected Category B opportunities if needed to ensure achievement of the target score while avoiding repeated requests for Board action.

The recommended budget does not include the parking lot photovoltaic system. With a preliminary ROM estimate of approximately **\$2 million**, staff considers that project to be a separate sustainability investment that should be evaluated on its own merits and not solely as a mechanism for obtaining LEED points.

### Conclusion

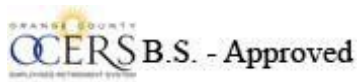
The feasibility analysis demonstrates that OCERS has a practical pathway to achieving LEED Gold Certification. The most cost-effective approach is to pursue the Category A strategies first, as they offer the greatest potential point increase with minimal impact on project scope and budget.

By establishing a target of approximately **70 projected LEED points**, OCERS will maintain an appropriate buffer above the Gold certification threshold while ensuring a fiscally prudent use of project resources. Staff therefore recommends authorization to pursue all Category A measures and selected Category B measures within a not-to-exceed budget of \$100,000.

**Attachments:**

1. Current LEED Score Card
2. LEED – Gold Analysis

**Submitted by:**



---

Brenda Shott, CPA  
Deputy Chief Executive Officer

OCERS HQ  
LEEDv4 Gold Feasibility Study  
August 12, 2026

Gensler

10

## LEED V4 Silver Scorecard (Current)

59 Total Points

| 54 | 5  | 52 | Total Points: Certified: 40-49 pts (46 Rec) Silver: 50-59 pts (56 Rec) Gold: 60-79 (66 Rec) Platinum: 80+ (86 Rec) |                                                     |     |  |
|----|----|----|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-----|--|
| Y  | TY | N  |                                                                                                                    |                                                     |     |  |
| 1  |    |    | Integrative Process 1 point                                                                                        |                                                     |     |  |
| 1  |    |    | d Credit 1                                                                                                         | Integrative Process                                 | 1   |  |
| Y  |    |    |                                                                                                                    |                                                     |     |  |
| 6  |    | 10 | Location + Transportation 16 points                                                                                |                                                     |     |  |
| 1  |    |    | d Credit 2                                                                                                         | Sensitive Land Protection                           | 1   |  |
|    | 2  |    | d Credit 3                                                                                                         | High Priority Site                                  | 2   |  |
| 3  |    | 2  | d Credit 4                                                                                                         | Surrounding Density + Diverse Uses - v4.1           | 5   |  |
|    | 5  |    | d Credit 5                                                                                                         | Access to Quality Transit                           | 5   |  |
| 1  |    |    | d Credit 6                                                                                                         | Bicycle Facilities                                  |     |  |
|    | 1  |    | d Credit 7                                                                                                         | Reduced Parking Footprint                           |     |  |
| 1  |    |    | d Credit 8                                                                                                         | Green Vehicles - v4.1                               |     |  |
| Y  | TY | N  |                                                                                                                    |                                                     |     |  |
| 3  |    | 7  | Sustainable Sites 10 points                                                                                        |                                                     |     |  |
| Y  |    |    | c Preq 1                                                                                                           | Construction Activity Pollution Prevention ACP      | Req |  |
| 1  |    |    | d Credit 1                                                                                                         | Site Assessment                                     | 1   |  |
|    | 2  |    | d Credit 2                                                                                                         | Site Development - Protected or Restore Habitat     | 2   |  |
| 1  |    |    | d Credit 3                                                                                                         | Open Space                                          | 1   |  |
|    | 3  |    | d Credit 4                                                                                                         | Rainwater Management - v4.1                         | 3   |  |
|    | 2  |    | d Credit 5                                                                                                         | Heat Island Reduction                               | 2   |  |
| 1  |    |    | d Credit 6                                                                                                         | Light Pollution Reduction ACP                       | 1   |  |
| Y  | TY | N  |                                                                                                                    |                                                     |     |  |
| 5  | 1  | 5  | Water Efficiency 11 points                                                                                         |                                                     |     |  |
| Y  |    |    | d Preq 1                                                                                                           | Outdoor Water Use Reduction ACP                     | Req |  |
| Y  |    |    | d Preq 2                                                                                                           | Indoor Water Use Reduction                          | Req |  |
| Y  |    |    | d Preq 3                                                                                                           | Building-level Water Metering ACP                   | Req |  |
| 1  |    | 1  | d Credit 1                                                                                                         | Outdoor Water Use Reduction ACP                     | 2   |  |
| 4  |    | 2  | d Credit 2                                                                                                         | Indoor Water Use Reduction                          | 6   |  |
|    | 2  |    | d Credit 3                                                                                                         | Cooling Tower Water Use                             | 2   |  |
| 1  |    |    | d Credit 4                                                                                                         | Water Metering                                      | 1   |  |
| Y  | TY | N  |                                                                                                                    |                                                     |     |  |
| 16 |    | 17 | Energy + Atmosphere 33 points                                                                                      |                                                     |     |  |
| Y  |    |    | c Preq 1                                                                                                           | Fundamental Commissioning + Verification ACP        | Req |  |
| Y  |    |    | d Preq 2                                                                                                           | Minimum Energy Performance ACP                      | Req |  |
| Y  |    |    | d Preq 3                                                                                                           | Building-level Energy Metering ACP                  | Req |  |
| Y  |    |    | d Preq 4                                                                                                           | Fundamental Refrigerant Management ACP              | Req |  |
| 4  |    | 2  | c Credit 1                                                                                                         | Enhanced Commissioning                              | 6   |  |
| 6  |    | 12 | d Credit 2                                                                                                         | Optimize Energy Performance                         | 18  |  |
|    | 1  |    | d Credit 3                                                                                                         | Advanced Energy Metering                            | 1   |  |
|    | 2  |    | c Credit 4                                                                                                         | Demand Response                                     | 2   |  |
| 3  |    |    | d Credit 5                                                                                                         | Renewable Energy Production - v4.1                  | 3   |  |
| 1  |    |    | d Credit 6                                                                                                         | Enhanced Refrigerant Management                     | 1   |  |
| 2  |    |    | d Credit 7                                                                                                         | Green Power + Carbon Offsets - v4.1                 | 2   |  |
| Y  | TY | N  |                                                                                                                    |                                                     |     |  |
| 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   |  |
| Y  | TY | N  |                                                                                                                    |                                                     |     |  |
| 7  | 3  | 3  | Materials + Resources 17 Points                                                                                    |                                                     |     |  |
| Y  |    |    | d Preq 1                                                                                                           | Storage + Collection of Recyclables ACP             | Req |  |
| Y  |    |    | c Preq 2                                                                                                           | Construction Waste Management Planning ACP          | Req |  |
| 3  |    | 2  | d Credit 1                                                                                                         | Building Life-Cycle Impact Reduction - v4.1         | 5   |  |
| 1  | 1  |    | c Credit 2                                                                                                         | BDPO - Environmental Product Declarations - v4.1    | 2   |  |
|    | 1  | 1  | c Credit 3                                                                                                         | BDPO - Sourcing of Raw Materials - v4.1             | 2   |  |
| 1  | 1  |    | c Credit 4                                                                                                         | BDPO - Material Ingredients - v4.1                  | 2   |  |
| 2  |    |    | c Credit 5                                                                                                         | Construction + Demolition Waste Management          | 2   |  |
| Y  | TY | N  |                                                                                                                    |                                                     |     |  |
| 8  | 1  | 6  | Indoor Environmental Quality 17 Points                                                                             |                                                     |     |  |
| Y  |    |    | d Preq 1                                                                                                           | Minimum IAQ Performance ACP                         | Req |  |
| Y  |    |    | d Preq 2                                                                                                           | Environmental Tobacco Smoke Control ACP             | Req |  |
| 2  |    |    | d Credit 1                                                                                                         | Enhanced Indoor Air Quality Strategies              | 2   |  |
| 3  |    |    | c Credit 2                                                                                                         | Low Emitting Materials - v4.1, 4 categories         | 3   |  |
| 1  |    |    | c Credit 3                                                                                                         | Construction Indoor Air Quality Management Plan ACP | 1   |  |
|    | 2  |    | c Credit 4                                                                                                         | Indoor Air Quality Assessment                       | 2   |  |
|    | 1  |    | d Credit 5                                                                                                         | Thermal Comfort                                     | 1   |  |
| 1  | 1  | 1  | d Credit 6                                                                                                         | Interior Lighting                                   | 2   |  |
| 1  | 1  | 2  | d Credit 7                                                                                                         | Daylight - v4.1                                     | 3   |  |
|    |    | 1  | d Credit 8                                                                                                         | Quality Views                                       | 1   |  |
|    |    |    | d Credit 9                                                                                                         | Acoustic Performance - v4.1                         | 1   |  |



## OCERS LEED Gold Analysis

8/28/2026

| Credit Strategy | Category | Description                                | Scope of Work                                      | Improves Building Performance? | Subcontractor | ROM          | Points   | Comments                                                   |
|-----------------|----------|--------------------------------------------|----------------------------------------------------|--------------------------------|---------------|--------------|----------|------------------------------------------------------------|
| 1               | A        | Optimize Energy Performance                | Re-run energy model with a different software      | No                             | Gensler       | \$ 15,000    | up to 12 |                                                            |
| 2               | A        | Indoor Water Use Reduction                 | Re-run energy model with a different software      | No                             | Gensler       | \$ 2,500     | up to 5  |                                                            |
| 3               | A        | High Priority Site                         | Develop Equitable Development Plan                 | No                             | Gensler       | TBD          | 1        |                                                            |
| 4               | B        | Advanced Energy Metering                   | Provide additional submeters to track energy usage | Potential                      | A&H           | TBD          |          | Quantify submeters - Space heating, receptacles, HVAC fans |
| 5               | B        | Water metering                             | Provide submeters to track hot water use           | Potential                      | PRM           | \$ 50,000    | 1        |                                                            |
| 6               | B        | Parking Lot PV System                      | Furnish and Install PV Canopies in Parking Lot     | Yes                            | A&H           | \$ 2,000,000 | 2 to 18  | Budget ROM based on SL recent historical work.             |
| 7               | C        | Financial Support Habitat                  | Donate to a wildlife fund                          | No                             | OCERS         | \$ 47,460    | 1        |                                                            |
| 8               | C        | Indoor Air Quality Assessment              | IAQ Testing after Substantial Completion           | No                             | WSP           | TBD          | 2        |                                                            |
| 9               | D        | Enhanced Commissioning - Building Envelope | Design Review by Cx Agent                          | No                             | OCERS         | \$ 75,000    | 2        | This would be a retroactive review                         |
| 10              | D        | Acoustic Performance                       | Cx Agent to field test acoustics                   | No                             | WSP           | TBD          | 1        | Test is pass/fail                                          |

|                    |                                                                                                        |
|--------------------|--------------------------------------------------------------------------------------------------------|
| <b>Category A:</b> | Low-cost, high point credits that do not affect project design or construction                         |
| <b>Category B:</b> | Design changes which may have perceived operations value. Higher costs and potential schedule impact.  |
| <b>Category C:</b> | Low point credits with varying degrees of soft costs. Least recommended.                               |
| <b>Category D:</b> | Credits studied and determined to be high-risk investments for the sole purpose of achieving LEED Gold |



## Memorandum

**DATE:** September 8, 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)

With the cell tower now down and the temporary tower functioning, the focus has shifted to the permitting and construction of the permanent site. Preliminary time estimates show this to still be a critical path item, as the construction of the permanent site will impact the site work in the parking lot. Verizon reported that they resubmitted the plans to the City on August 25. They anticipate hearing back from the City within a few weeks on any further comments and a date for the Planning Commission to review their application. The team will continue to meet with Verizon and their contractors to find ways to keep the construction on schedule without further impacts on our project. OCERS has communicated all concerns and potential project impacts along with a requested course of action and due dates to the Verizon project and real estate teams.

Snyder Langston will be submitting a change order request for the cost of the delays due to the cell tower removal. Preliminary estimates indicate the costs will be \$165,000.

#### Dry Utilities

- The team has submitted electrical power plans to SCE for their review and approval for serving the new building. Final design approval was received on September 1, 2026. The final design included a significant change from the original design included in the GMP. The estimated additional cost for the final relocated power facilities is \$500K - \$750K. A change order will be required for this additional work.

#### Construction

- Final demolition of the cell tower infrastructure occurred July 30.
- The excavation crew remobilized to complete the pad work and full pad certification was received on August 4.
- Final footings poured on August 6.
- Steel delivered the week of August 10.

- Structural Steel Frame erection commenced on August 17.
- Topping out celebration held September 2.
- Substantial Completion of the project is planned for October 2027 with final completion and move-in by December 2027.

---

### **Storm Runoff Onsite Retention**

After receiving poor results in the previous soil percolation tests, additional soil percolation tests were completed during the first week of August. Results were improved in the new locations tested. A revised plan for the storm runoff basin and a dry well that will meet NPDES (National Pollutant Discharge Elimination System) requirements are being developed.

---

### **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. The mock-up cubical and office workstations will be delivered and installed September 8 on the third floor of the existing OCERS building. The workstations will be available for OCERS team to come “test drive” and provide feedback on before finalizing the selections. Attached to this report are the cutsheets for the mockup typical workstations that will be delivered.

---

### **Public Plaza Design**

Snyder Langston has contracted with California Waters to do a full design of a fountain for the plaza that meets OCERS design requests. A meeting with California Waters and Snyder Langston is planned for later this month.

Snyder Langston has received quotes for a prefabricated trellis that will meet OCERS design and functional requirements at a lower cost than originally designed. OCERS intends to include this option in the final design.

Snyder Langston has also researched and found precast furniture and planters that they are recommending be used.

A layout of the current recommended design of the plaza is attached and will be the basis of the discussion at the Building Committee meeting on September 8, 2026.

---

### **Building Dedication Plaque**

Gensler has conceptually sized the bronze dedication plaque that will be recess-mounted into the building column facade to the immediate left of the main entrance. Options for the contents to be displayed on the plaque are attached here and will be reviewed by the Building Committee at the September 8, 2026 Building Committee meeting. Among the topics to be discussed are the names to be included on the plaque. Staff has received a suggestion that names of former Building Committee members who assisted in the early planning stages be memorialized on the plaque along with all current Building Committee members and Board of Retirement Trustees. Staff will be looking for directions from the Building Committee on the contents of the plaque.

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. A change order request was approved for approximately \$10,000 for Gensler to do additional review and analysis on ways to earn additional points that would qualify the project to achieve LEED Gold. The results of their analysis will be presented at the September 8 Building Committee meeting.

---

### Updated Upcoming Activities and Key Dates

- **November 9, 2026** – Building Committee Meeting

---

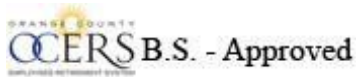
### Key Risks and Focus Areas

Permanent cellular tower construction remains a schedule risk.

### Attachments:

1. PeopleSpace Furniture Mock Up Cutsheets
2. Snyder Langston Project and Plaza Update
3. Dedication Plaque options
4. Summary Project Schedule

### Submitted by:



---

Brenda Shott, CPA  
Deputy Chief Executive Officer



## Cut Sheet Sign-off Package

CLIENT: OCERS

PROJECT NAME: Headquarters

INSTALL ADDRESS: 1200 North Tustin Avenue  
Santa Ana, CA 92705

EST: EST57440

ISSUE DATE: 06/18/2026

SALES REP.: Paula Ray

EMAIL: Pray@peoplespace.com

PHONE: 949-6978714

**APPROVED BY:** \_\_\_\_\_



## Haworth – Compose – Upside – X-Series

WS-01

### Model

### Quantity

1

### Features

Workstation Size: 8x8

**Panels:**  
 Height(s) – 42" H  
 Trim – Aluminum  
 Exterior Fabric Tiles  
 Interior Fabric Tiles  
 Laminate Gallery Panels  
 8"H Clear Upmount Glass  
 8"H Frosted Upmount Glass (Option)  
 12"H Clear Upmount Glass (Option)

**Electrical:**  
 3 Circuit  
 2 Receptacles, 15 Amp.  
 Base Infeed Module, Hrd. Wire, 20 Amp.

### Components:

(1) 29"D x 70"W Upside Height Adjustable Table  
 (1) 24"D x 96"W Fixed Height Return

### Storage:

(1) 15"W x 18"D Mobile Box/File w/Cushion  
 (1) 30"W x 18"D x 25.5" H X-Series Lateral file with Chrome Lock Core

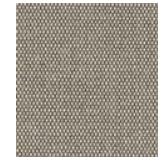
### Accessories:

(1) Articulating monitor arm for 2 monitors.  
 (1) Desk Top Convenience Power Module w/attached 6 plug Outlet Strip  
 (1) Mesh Wire Management Basket

### Surface materials



Panel Trim:  
Dark Bronze Metallic



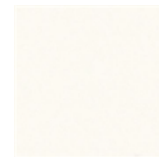
Panel Fabric:  
Camp - Docks



Laminate Gallery Panel:  
Landmark Wood



Upmount Glass:  
Clear



Height Adjustable Table  
Top / Worksurfaces:  
Linen

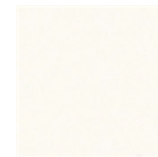
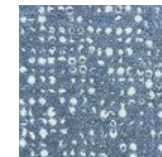


Table Base / Storage:  
Smooth Plaster



Cushion Top:  
Moondance –  
Shooting Star



Upmount Glass:  
Satin Etch



Location(s)  
 Mockup

Approved by: \_\_\_\_\_

6/19/2026

6

# Haworth – Compose – Upside – X-Series WS-01Alt.

## Model

## Quantity

1

## Features

Workstation Size: 8x8

**Panels:**  
 Height(s) – 42" H  
 Trim – Aluminum  
 Exterior Fabric Tiles  
 Interior Fabric Tiles  
 Laminate Gallery Panels  
 8"H Clear Upmount Glass  
 12"H Clear Upmount Glass (Option)

**Electrical:**  
 3 Circuit  
 2 Receptacles, 15 Amp.  
 Base Infeed Module, Hrd. Wire, 20 Amp.

**Components:**  
 (1) 29"D x 70"W Upside Height Adjustable Table  
 (1) 24"D x 96"W Fixed Height Return  
 (1) 24"D x 36"W Fixed Height Return

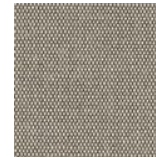
**Storage:**  
 (1) 15"W x 18"D Mobile Box/File w/Cushion  
 (1) 30"W x 18"D x 25.5" H X-Series Lateral file with Chrome Lock Core

**Accessories:**  
 (1) Articulating monitor arm for 2 monitors.  
 (1) Desk Top Convenience Power Module w/attached 6 plug Outlet Strip  
 (1) Mesh Wire Management Basket

## Surface materials



Panel Trim:  
Dark Bronze Metallic



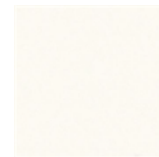
Panel Fabric:  
Camp - Docks



Laminate Gallery Panel:  
Landmark Wood



Upmount Glass:  
Clear



Height Adjustable Table  
Top / Worksurfaces:  
Linen

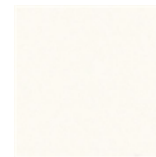
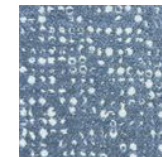


Table Base / Storage:  
Smooth Plaster



Cushion Top:  
Moondance –  
Shooting Stars



Upmount Glass:  
Satin Etch



Location(s)  
 Mockup

Approved by: \_\_\_\_\_

6/19/2026

7

## Haworth – Master Series

PO-01

### Model

### Quantity

1

### Features

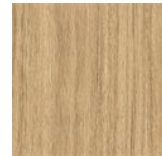
Office Size: Varies

Components:  
29"D x 70"W x 70"W x 24"D Height  
Adjustable L-Desk w/ Telescoping  
Waterfall End

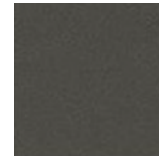
Storage:  
15"W x 18"D Box/File Pedestal  
30"W x 16"D x 2H Lateral File  
12"W x 24"D x 65"H Wardrobe w/ 2  
Adjustable Shelves  
30"W x 14"D 2 Shelf Display Shelf  
Chrome Lock Core

Accessories:  
72"W x 40"H Tackboard (2 Pieces)  
(1) Articulating monitor arm for 2  
monitors.  
(1) Desk Top Convenience Power  
Module w/attached 6 plug Outlet  
Strip  
(1) Mesh Wire Management Basket

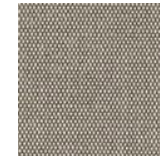
### Surface materials



Laminate & Edge:  
Landmark Wood



Trim:  
Dark Bronze Metallic



Tackboard Fabric:  
Camp - Docks



Lock/Trim Ring:  
Chrome

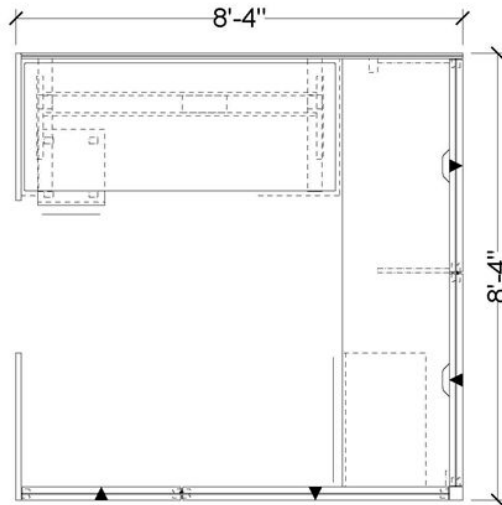
### Location(s)

Click to edit Master text

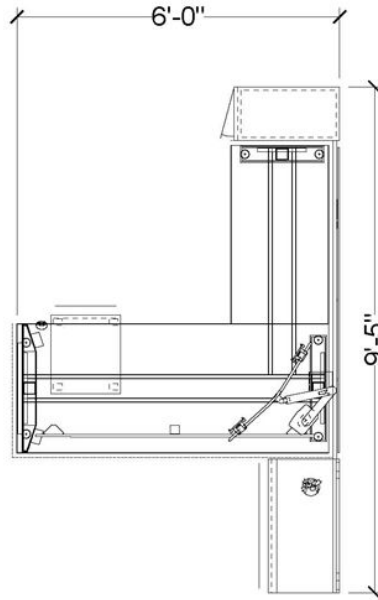


Approved by: \_\_\_\_\_

## MOCKUP TYPICALS – OVERALL DIMENSIONS FOR INSTALL



Installation of Workstation Typical is freestanding, no wall required. Request area large enough to view mockup from at least 3 sides, ability to walk around entire typical preferred if space allows.

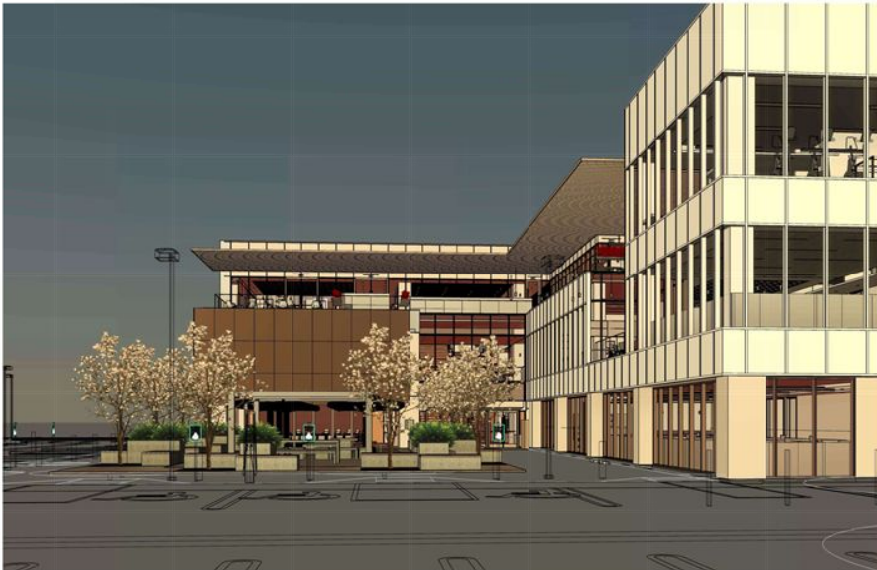


Installation of Private Office Typical will require approximately 10' of clear wall space to attach wall mount components to wall with toggles. Will require patch and paint following mockup presentation.

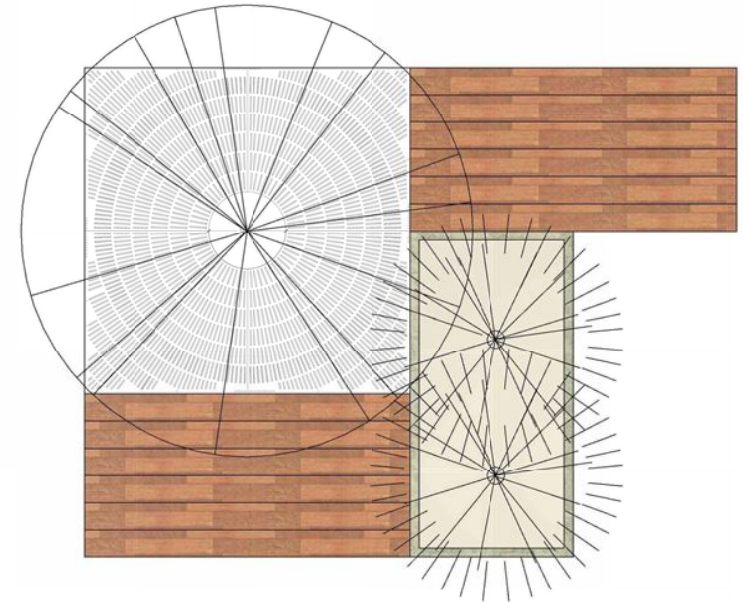
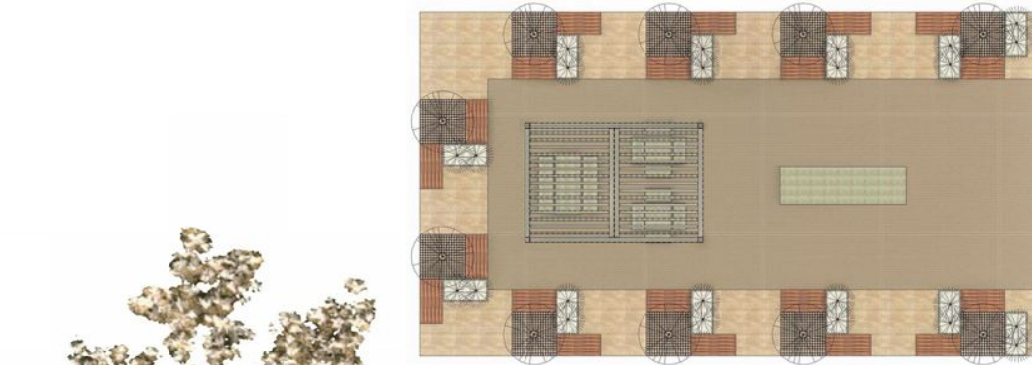
| <b>peoplespace</b><br><small>15000 Oldfield Road, Suite 100, San Jose, CA 95131-1200<br/>                 Tel: 408.944.1000 Fax: 408.944.1001<br/>                 1511 Technology Drive, Suite 100, San Jose, CA 95131-1200<br/>                 407 Ridge Street, Suite 2, San Jose, CA 95131-1200</small>                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                |      |          |      |          |      |          |      |          |      |          |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------|------|----------|------|----------|------|----------|------|----------|--|--|--|--|--|--|--|--|--|--|
| <small>THIS DOCUMENT HAS BEEN PREPARED BY A PEOPLES-SPACE ARCHITECTURAL DESIGNER REGISTERED PURSUANT TO THE PROVISIONS OF HB 1025.</small>                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                |      |          |      |          |      |          |      |          |      |          |  |  |  |  |  |  |  |  |  |  |
| <b>ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM</b><br><b>WORKSTATION and PRIVATE OFFICE   Overall Dimensions</b><br>1200 N. Tustin Avenue, Santa Ana, CA 92705                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                |      |          |      |          |      |          |      |          |      |          |  |  |  |  |  |  |  |  |  |  |
| <b>DATE:</b> 6/17/2026<br><b>DRAWN BY:</b> Steven J. Kesoff<br><b>SCALE:</b> 1/2" = 1'-0"<br><b>EST &amp; FILE NAME:</b> ES149758_OCERS_HQ.ctb.dwg                                                                                                                                                                                                                                                            | <b>APPROVED BY:</b><br><table border="1"> <thead> <tr> <th>DATE</th> <th>INITIALS</th> <th>DATE</th> <th>INITIALS</th> <th>DATE</th> <th>INITIALS</th> <th>DATE</th> <th>INITIALS</th> <th>DATE</th> <th>INITIALS</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | DATE | INITIALS | DATE | INITIALS | DATE | INITIALS | DATE | INITIALS | DATE | INITIALS |  |  |  |  |  |  |  |  |  |  |
| DATE                                                                                                                                                                                                                                                                                                                                                                                                          | INITIALS                                                                                                                                                                                                                                                                                                                                                                       | DATE | INITIALS | DATE | INITIALS | DATE | INITIALS | DATE | INITIALS |      |          |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                |      |          |      |          |      |          |      |          |      |          |  |  |  |  |  |  |  |  |  |  |
| <b>1/1</b>                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                |      |          |      |          |      |          |      |          |      |          |  |  |  |  |  |  |  |  |  |  |
| <small>THIS PRINT IS THE PROPERTY OF PEOPLES-SPACE AND IS ON A LOAN BASIS ONLY. THIS PRINT IS SUBJECT TO RETURN UPON REQUEST. COPIES OF ALL OR PART OF THIS PRINT MAY NOT BE MADE WITHOUT WRITTEN CONSENT OF PEOPLES-SPACE. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS ON THE PRINT. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL BUILDING DIMENSIONS AND CONDITIONS ON THE JOB.</small> |                                                                                                                                                                                                                                                                                                                                                                                |      |          |      |          |      |          |      |          |      |          |  |  |  |  |  |  |  |  |  |  |



Plan/Perspectives



# Plaza Seating/Planting Area



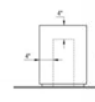
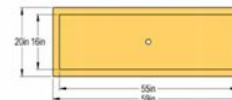
Module Plan View



Perspective

**EMPIRE PRECAST**

PLAN VIEW

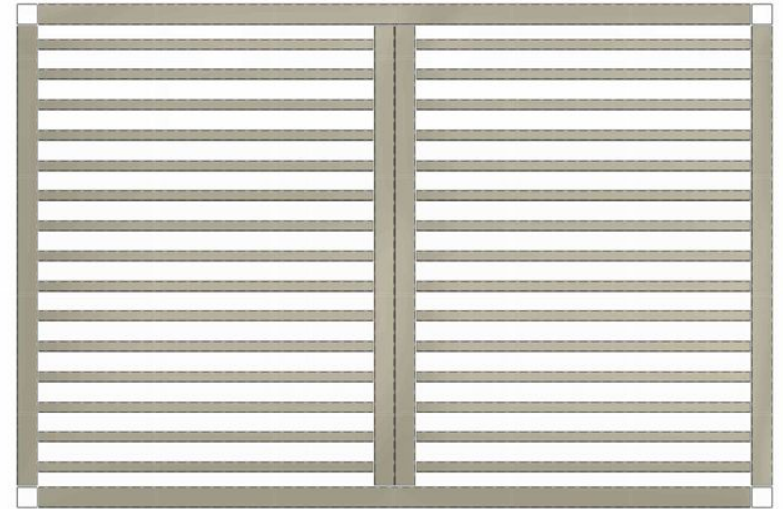


## Plaza Trellis



Overall Plan View

**STRUXURE**  
SO CAL

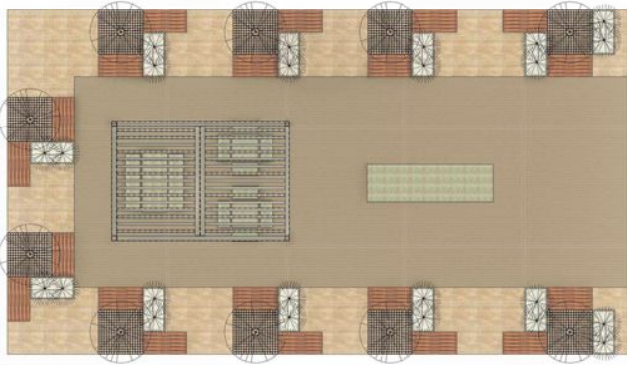


Enlarged Plan View

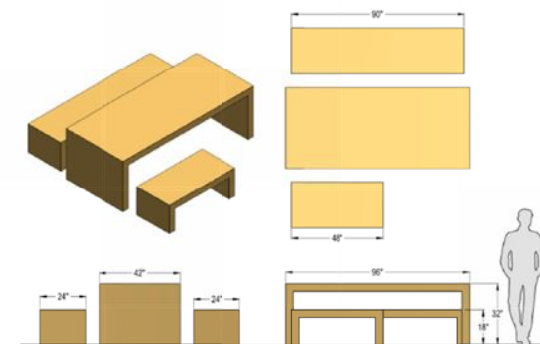
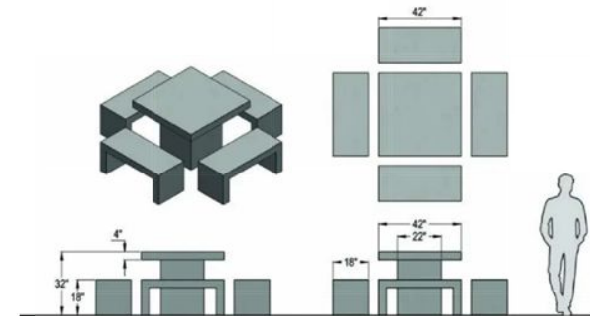


Perspective

## Plaza Precast Seating



**EMPIRE PRECAST**



## BRONZE DEDICATION PLAQUE OCERS March 12, 2206 GENSler



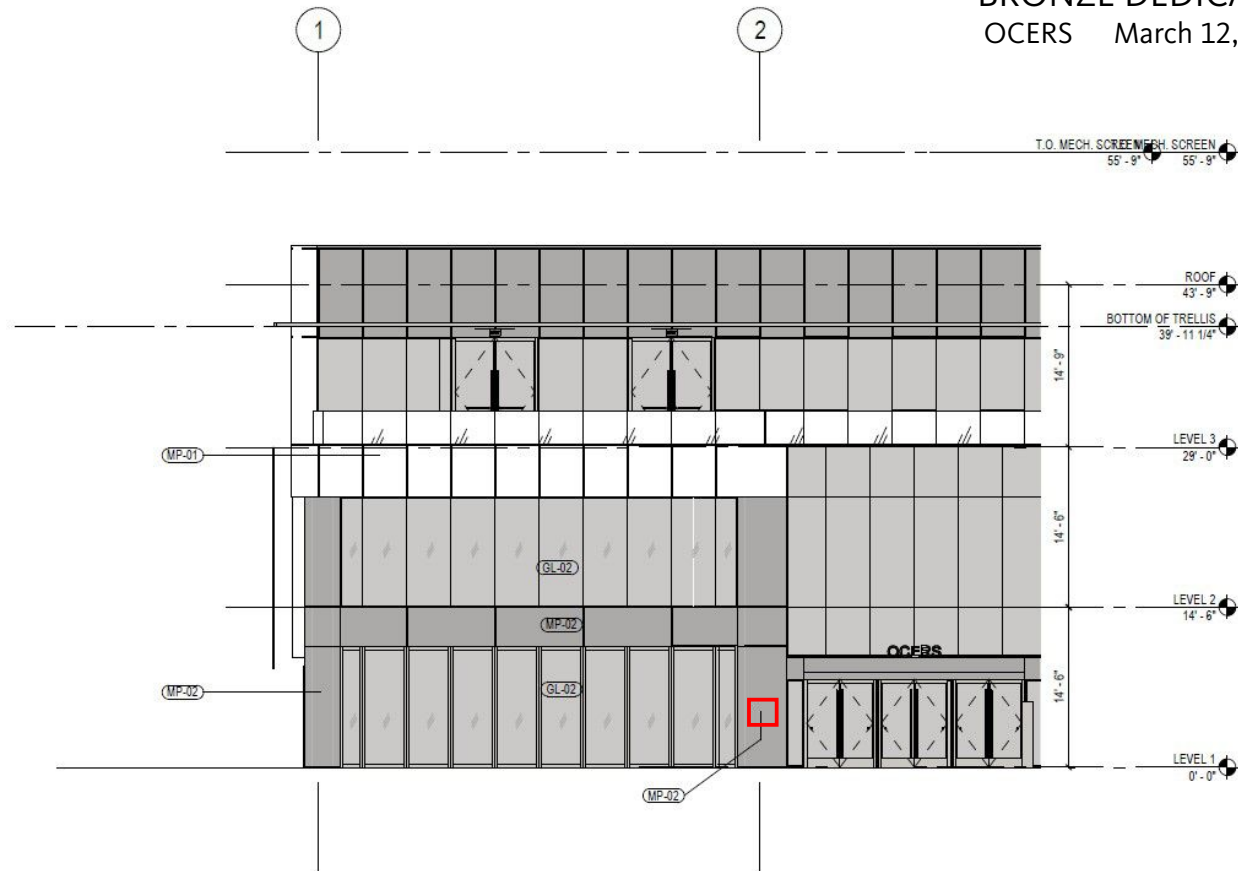
### Existing Plaque

Looks to be bronze. Mounted on a pedestal. In need of a good polish?





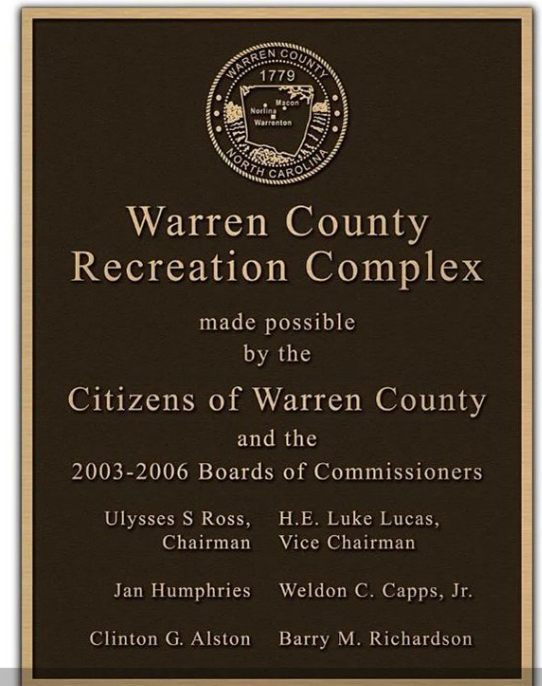
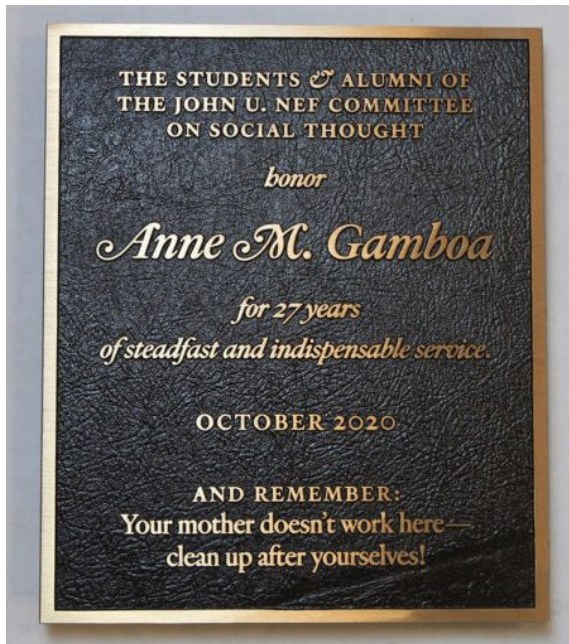
BRONZE DEDICATION PLAQUE  
OCERS March 12, 2206 GENSLE



02 BUILDING ELEVATION - WEST-WITHOUT PERF PANELS  
SCALE: 1/8" = 1'-0"

## BRONZE DEDICATION PLAQUE

OCERS March 12, 2206 GENSLE



IB908 - Dedication Plaque

You can have steel, bronze or aluminum plaques. Most building dedication plaques are cast bronze. We recommend cast bronze.

## Plaque Finishes & Options

### Standard Background Textures for Cast Plaques



Leatherette



Stipple



Pebble

### Standard Background Colors



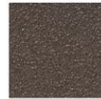
Dark Oxide



Black



Brown



Duranodic Bronze

### Fonts

We can use a variety of fonts, but this is our shortlist of time tested fonts that look great on plaques.

Franklin

Garamond

Helvetica

Minion

Myriad

Times New  
Roman

### Installation Options



Blind Stud Mount (includes install template)



Screw Mount (holes through face)



Garden stake mount (8" x 12" or smaller sizes)



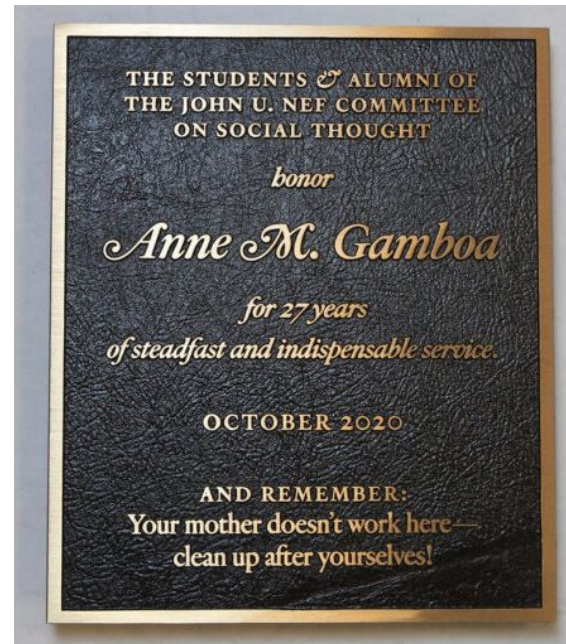
6 foot post mount with angle bracket



Blind stud mount (install template included)

## BRONZE DEDICATION PLAQUE

OCERS March 12, 2206 GENSLER



There are companies dedicated to making cast bronze plaques. There are options for styles, images, background, fonts and mounting.

Our recommendation is a 24"x24" cast bronze dedication plaque. No images. No colors. Simple bronze satin border as shown on the left. A patterned dark oxide background (neither brown nor black) blind mounted with no visible fasteners.



## BRONZE DEDICATION PLAQUE

OCERS March 12, 2206 GENSLER

As far as content goes, what you have on the previous plaque seems appropriate for the new plaque with the updated names.

We are happy to work in greater detail with you on this as you see fit. Thanks!

THIS BUILDING DEDICATED TO THE MEMBERS OF THE  
**ORANGE COUNTY EMPLOYEES  
RETIREMENT SYSTEM**

---

DEDICATED 2027

---

**BOARD OF RETIREMENT**

**RICHARD OATES**

*Chair*

**SHAWN DEWANE**

*Vice Chair*

---

**IRISS BARRIGA**

**ARTHUR HIDALGO\***

**ROGER HILTON**

**SHARI FREIDENRICH**

**WAYNE LINDHOLM\***

**CHARLES PACKARD**

**ADELE LOPEZ TAGALOA\***

**JEREMY VALLONE\***

---

“We provide secure retirement and disability  
benefits with the highest standards of excellence.”

---

\* MEMBERS OF THE BUILDING COMMITTEE

*This building is dedicated to  
the members and beneficiaries of the*

# ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM

In recognition of OCERS' commitment to providing secure  
retirement and disability benefits with the highest  
standards of excellence.

---

**2027**

---

## BOARD OF RETIREMENT

**RICHARD OATES**, *Chair*

**SHAWN DEWANE**, *Vice Chair*

---

## BOARD MEMBERS

**IRISS BARRIGA**

**WAYNE LINDHOLM\***

**ARTHUR HIDALGO\***

**CHARLES PACKARD**

**ROGER HILTON**

**ADELE LOPEZ TAGALOA\***

**SHARI FREIDENRICH**

**JEREMY VALLONE\***

**\* MEMBERS OF THE BUILDING COMMITTEE**

# ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM

*Dedicated to the public servants of Orange  
County and the members entrusted to our care.*

2027

## BOARD OF RETIREMENT

**RICHARD OATES**, *Chair*

**SHAWN DEWANE**, *Vice Chair*

### *Board Members*

IRISS BARRIGA

WAYNE LINDHOLM\*

ARTHUR HIDALGO\*

CHARLES PACKARD

ROGER HILTON

ADELE LOPEZ TAGALOA\*

SHARI FREIDENRICH

JEREMY VALLONE\*

*“We provide secure retirement and disability  
benefits with the highest standards of excellence.”*

\* MEMBERS OF THE BUILDING COMMITTEE

# ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM

---

This building stands as a symbol of our  
commitment to the long-term financial security of  
our members and beneficiaries.

---

DEDICATED 2027

---

## BOARD OF RETIREMENT

**RICHARD OATES**, *Chair*

**SHAWN DEWANE**, *Vice Chair*

### *Board Members*

IRISS BARRIGA

WAYNE LINDHOLM\*

ARTHUR HIDALGO\*

CHARLES PACKARD

ROGER HILTON

ADELE LOPEZ TAGALOA\*

SHARI FREIDENRICH

JEREMY VALLONE\*

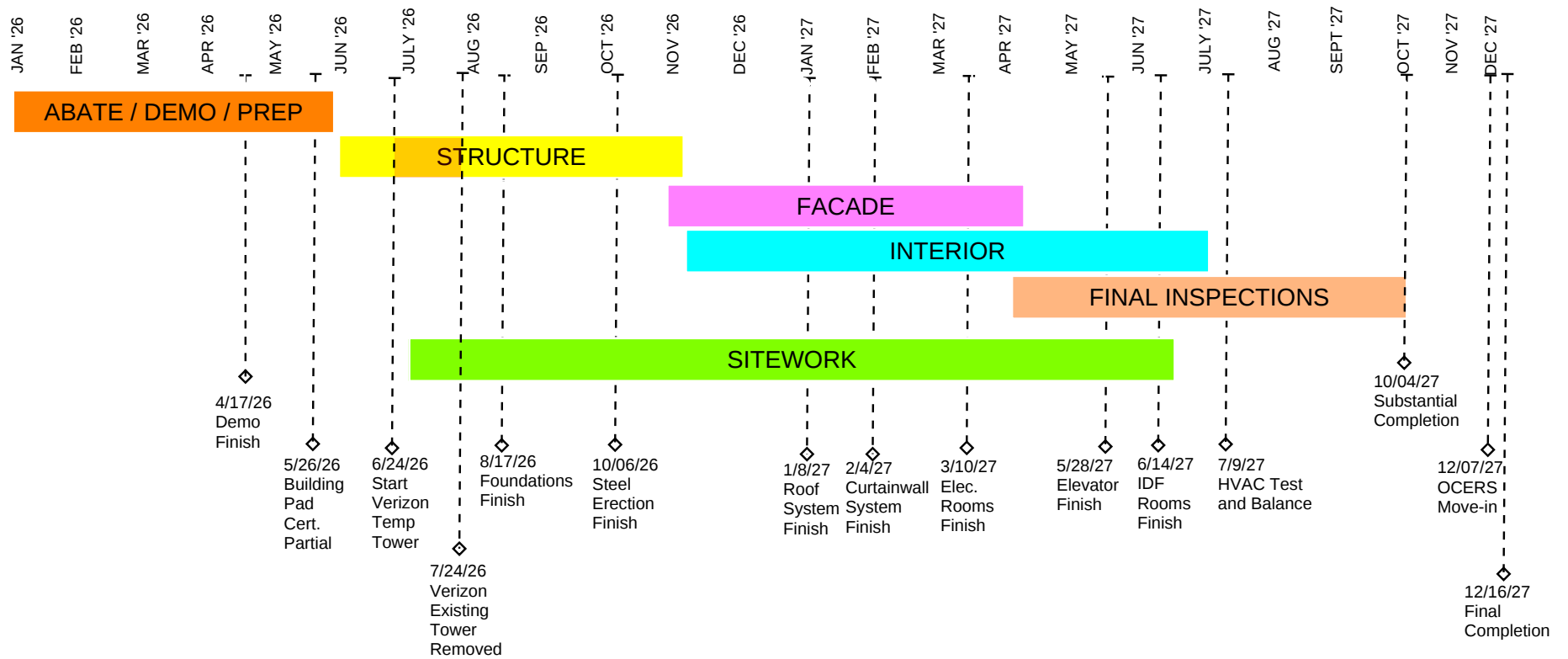
---

*“We provide secure retirement and disability  
benefits with the highest standards of excellence.”*

---

\* MEMBERS OF THE BUILDING COMMITTEE

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





## Memorandum

---

**DATE:** September 8, 2026  
**TO:** Members of the Building Committee  
**FROM:** Brenda Shott, CPA, Assistant CEO, Finance and Internal Operations  
**SUBJECT:** REPLACEMENT HEADQUARTERS PROJECT – 3D MODEL PREVIEW

---

### Informational Only

#### Background

As construction of the OCERS Headquarters continues to progress, Snyder Langston has developed a detailed three-dimensional Building Information Model (BIM) of the facility. BIM is an intelligent digital representation of a building's physical and functional characteristics that combines architectural, structural, mechanical, electrical, plumbing, and other building systems into a coordinated virtual model.

Unlike traditional two-dimensional drawings, BIM technology allows project stakeholders to visualize the building in three dimensions, better understand how building systems interact, and identify potential coordination issues before construction is completed. BIM is widely used throughout the design and construction industry to improve project planning, coordination, and communication.

#### Discussion

At the meeting, representatives from Snyder Langston will provide the Building Committee with a brief virtual walkthrough of the new headquarters building using the project's BIM model. The presentation will highlight key exterior and interior building features, major building systems, and the overall user experience within the facility.

This presentation is intended to serve as a preview of the more comprehensive BIM walkthrough that will be provided to all Board members during the upcoming Strategic Planning Meeting. The preview will allow Committee members to gain an early look at the building's design, layout, and functionality as construction progresses toward completion.

The BIM model continues to evolve throughout construction and serves as an important tool for project coordination and quality control. The walkthrough provides an opportunity for the Committee to visualize the future headquarters in a manner that is not possible through construction drawings or site visits alone.

Submitted by:

---

Brenda Shott, CPA  
 Deputy CEO