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

BUILDING COMMITTEE MEETING
Monday, November 9, 2026
9:30 A.M.

MEETING LOCATIONS

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

OCERS REPLACEMENT HEADQUARTERS PROJECT
1200 N. TUSTIN AVENUE
SANTA ANA, CA 92705

MEMBERS OF THE COMMITTEE
Jeremy Vallone, Chair
Wayne Lindholm, Vice Chair
Arthur Hidalgo
Adele Lopez Tagaloa

This Committee meeting will begin at the OCERS Boardroom, 2223 E. Wellington Ave, Ste 100, and continue at the OCERS Replacement Headquarters Project address, 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 tour at the OCERS Replacement Headquarters Project. 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	
Join Using Zoom App (Video & Audio) **https://ocers.zoom.us/j/81357212105** **Meeting ID: 813 5721 2105** **Passcode: 620760** Go to https://www.zoom.us/download to download Zoom app before meeting. Go to https://zoom.us to connect online using any browser.	**Join by Telephone (Audio Only)** Dial by your location +1 669 900 6833 US (San Jose) +1 346 248 7799 US (Houston) +1 253 215 8782 US +1 301 715 8592 US +1 312 626 6799 US (Chicago) +1 929 436 2866 US (New York) **Meeting ID: 813 5721 2105** **Passcode: 620760**
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 September 8, 2026

Recommendation: Approve minutes.

ACTION ITEMS

NOTE: Public comment on matters listed in this agenda will be taken at the time the item is addressed, prior to the Committee's discussion of the item. **Persons attending the meeting in person and wishing to provide comment on a matter listed on the agenda should fill out a speaker card located at the back of the Boardroom and deposit it in the Recording Secretary's box located near the back counter.**

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

A-2 REPLACEMENT HEADQUARTERS PROJECT – FINAL PLAZA DESIGN
Presentation by Brenda Shott, Deputy CEO, OCERS

Recommendation:

1. Approve the final plaza design.
2. Direct the Project Team to complete the construction documents necessary for the planned deferred city approval.

A-3 REPLACEMENT HEADQUARTERS PROJECT OWNERS' CONTINGENCY
Presentation by Brenda Shott, Deputy CEO, OCERS

Recommendation: Staff recommends that the Building Committee approve, and recommend that the Board of Retirement authorize, the Deputy Chief Executive Officer to execute amendments to the Snyder Langston contract and the Guaranteed Maximum Price (GMP) for OCERS-requested changes and for changes that meet the contractual definition of an allowable change order, in an aggregate amount not to exceed the planned Owner's Contingency of $3,021,247, or approximately 4.7% of the GMP.

INFORMATION ITEMS

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

I-1 REPLACEMENT HEADQUARTERS ACTIVITY REPORT
Presentation by Brenda Shott, Deputy CEO, OCERS

4. TOUR
OCERS REPLACEMENT HEADQUARTERS PROJECT
1200 N. TUSTIN AVENUE
SANTA ANA, CA 92705

Snyder Langston will escort the Committee members, staff, and members of the public attending in person on a tour through the OCERS Replacement Headquarters Project.

COMMITTEE MEMBER COMMENTS

CHIEF EXECUTIVE OFFICER/STAFF COMMENTS

COUNSEL COMMENTS

ADJOURNMENT

NOTICE OF NEXT MEETINGS

DISABILITY COMMITTEE MEETING
November 16, 2026
8:30 A.M.

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

REGULAR BOARD MEETING
November 16, 2026
9:30 A.M.

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

INVESTMENT COMMITTEE MEETING
November 18, 2026
9:30 A.M.

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

GOVERNANCE COMMITTEE MEETING
November 19, 2026
9:30 A.M.

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

AVAILABILITY OF AGENDA MATERIALS - Documents and other materials that are non-exempt public records distributed to all or a majority of the members of the OCERS Board or Committee of the Board in connection with a matter subject to discussion or consideration at an open meeting of the Board or Committee of the Board are available at the OCERS' website: https://www.ocers.org/board-committee-meetings. If such materials are distributed to members of the Board or Committee of the Board less than 72 hours prior to the meeting, they will be made available on the OCERS' website at the same time as they are distributed to the Board or Committee members. Non-exempt materials distributed during an open meeting of the Board or Committee of the Board will be made available on the OCERS' website as soon as practicable and will be available promptly upon request.

It is OCERS' intention to comply with the Americans with Disabilities Act ("ADA") in all respects. If, as an attendee or participant at this meeting, you will need any special assistance beyond that normally provided, OCERS will attempt to accommodate your needs in a reasonable manner. Please contact OCERS via email at adminsupport@ocers.org or call 714-558-6200 as soon as possible prior to the meeting to tell us about your needs and to determine if accommodation is feasible. We would appreciate at least 48 hours' notice, if possible. Please also advise us if you plan to attend meetings on a regular basis.

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

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

MINUTES

Vice Chair Lindholm called the meeting to order at 9:35 A.M.

Recording Secretary administered the Roll Call attendance.

Attendance was as follows:

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

Also Present: Brenda Shott, Deputy CEO; William Tsao, Asst. CEO of External Ops; Manuel Serpa, General Counsel; Darren Dang, Chief Technology Officer; John Rochford, Snyder-Langston; Wayne Iverson, Snyder-Langston; Rob Abergas, Snyder-Langston; Lance Solomon, Griffin Structures; Deryl Robinson (Zoom), Griffin Structures; Tristen Nichols, Griffin Structures; Nick Acevedo, Gensler; Stacey Olson (Zoom), Gensler; Richard Oates (Zoom), Board Member; Jeremy Vallone (Zoom), Board Member; Anthony Beltran, Audio Visual Technician; Amanda Evenson, Recording Secretary

PUBLIC COMMENT
None.

CONSENT AGENDA

C-1 COMMITTEE MEETING MINUTES:

Building Committee Meeting Minutes July 9, 2026

Recommendation: Approve minutes.

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

The motion passed **unanimously**.

ACTION ITEMS

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

No items were trailed from the Consent Agenda.

A-2 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.

Ms. Shott provided a recap of prior Board direction authorizing submission of the LEED certification application and reported that the project team's current scorecard estimates approximately 59 LEED points, placing the project within the Silver certification range and one point short of Gold certification. Staff explained that, at the Committee's request, Gensler conducted an analysis to identify additional opportunities to achieve LEED Gold certification. Based on that analysis, staff recommended pursuing several lower-cost, higher-value strategies intended to increase the project's point total while providing a cushion against potential point reductions during the certification review process.

Representatives from Gensler reviewed the current LEED scorecard and explained opportunities to obtain additional points through refined energy modeling, enhanced water-use reduction strategies, and documentation of OCERS' community engagement and equitable development activities.

The Committee also discussed a potential future photovoltaic (solar) canopy system over portions of the parking area. Staff noted that the solar canopy concept was not included in the current recommendation and would require further analysis before any future consideration.

Following discussion, the Committee expressed support for pursuing the recommended LEED Gold certification strategy while deferring consideration of the parking lot photovoltaic canopy concept.

A **motion** was made by Ms. Lopez Tagaloa, **seconded** by Mr. Hidalgo, to approve and recommend that the Board of Retirement approve staff's recommendation to pursue LEED Gold certification, including implementation of the identified LEED point strategies with a project budget not to exceed $100,000.

The motion passed **unanimously**.

INFORMATION ITEMS

I-1 REPLACEMENT HEADQUARTERS PROJECT – PROGRESS UPDATE

Presentation by Brenda Shott, Deputy CEO, OCERS

Snyder Langston presented revised concepts for the public plaza, including a shaded gathering area, planter seating, trees, paving treatments, and outdoor furnishings. Committee members discussed the balance between maintaining an open plaza concept and providing functional gathering spaces for employees and visitors. Additional discussion focused on seating capacity, long-term maintenance considerations, landscaping, pedestrian circulation, outdoor furniture, paving materials, and overall aesthetics.

The Committee expressed support for retaining the trees and shaded gathering area while exploring options to reduce the number of planter seating elements and increase the openness of the space. Staff indicated that additional refinements would be developed and reviewed through the project working group before being brought back to the Building Committee.

Ms. Shott presented several design and wording options for the building dedication plaque. The Committee expressed a preference for language dedicating the building to OCERS members and beneficiaries and directed staff to refine the preferred wording and return with a final version for production.

I-2 REPLACEMENT HEADQUARTERS PROJECT – 3D MODEL PREVIEW
Presentation by Brenda Shott, Deputy CEO, OCERS

Snyder Langston provided a demonstration of the Building Information Modeling (BIM) system that integrates architectural, structural, mechanical, electrical, plumbing, and contractor trade models into a single coordinated three-dimensional representation of the building.

COMMITTEE MEMBER COMMENTS
Ms. Lopez Tagaloa expressed enthusiasm regarding project progress and the anticipated benefits the new headquarters facility will provide to OCERS members and employees.

STAFF COMMENTS
Ms. Shott thanked Snyder Langston, Gensler, and all project participants for their continued dedication and collaborative efforts in delivering the project.

CHIEF EXECUITVE OFFICER/COUNSEL COMMENTS
None.

ADJOURNMENT

Vice Chair Lindholm **ADJOURNED** the meeting at 11:01 A.M.

Submitted by:	Submitted by:	Approved by:
_____	_____	_____
Brenda Shott	Steve Delaney	Jeremy Vallone
Staff Liaison to the Committee	Secretary to the Committee	Chair

ORANGE COUNTY OCERS EMPLOYEES RETIREMENT SYSTEM

Memorandum

DATE: November 9, 2026

TO: Members of the Building Committee

FROM: Brenda Shott, CPA, Deputy Chief Executive Officer

SUBJECT: **REPLACEMENT HEADQUARTERS PROJECT – FINAL PLAZA DESIGN**

Recommendation

1. Approve the final plaza design.
2. Direct the Project Team to complete the construction documents necessary for the planned deferred city approval.

Background/Discussion

Over the past six months, Gensler Architects, Snyder Langston (SL), and Griffin Structures have worked collaboratively under the guidance of Committee Member Wayne Lindholm and input from the Building Committee members to research and select the design elements best suited to our new headquarters plaza. Their creativity and expertise have resulted in a modern, comfortable, and welcoming outdoor space with quality amenities for staff and members to enjoy.

The Plaza is purposefully designed for year-round use. It features an electrically controlled trellis that can be adjusted for the desired amount of shading and direct sunlight, heaters for cooler weather, a calming water feature, durable tables and seating with long-lasting finishes, landscaping, and appropriate walk surfaces, all color-coordinated with the new building in the background for a pleasing overall campus appearance.

SL has continuously tracked the probable cost of the Plaza work as the design evolved. They assured staff with a high level of confidence that the approved $800,000 allowance in the Project budget will not be exceeded.

The Project Team will present the final design for the Committee's consideration and approval.

Submitted by:

OCERS B.S. - Approved

Brenda Shott, CPA
Deputy Chief Executive Officer



1 First Floor - Paver Option 1
1/16" = 1'-0"



3 Perspective 1 - Paver Option1



2 South Elevation - Paver Option 1
3/32" = 1'-0"



4 Perspective 2 - Paver Option 1

SNYDER LANGSTON Building with Mastery	OCERS - Plaza 1200 N. Tustin Ave. Santa Ana, CA 92701		Paver Option 1 Date Issue Date Scale As indicated

P1.0

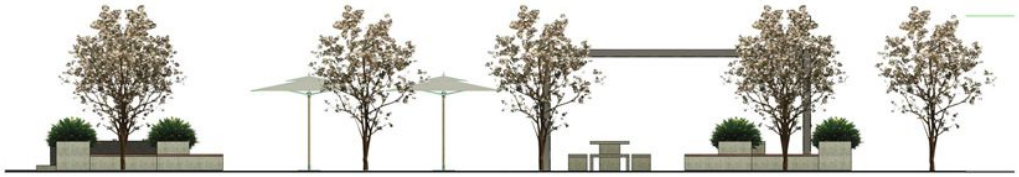
11/4/2026 4:12:28 PM



1 First Floor - Paver Option 2
1/16" = 1'-0"



3 Perspective 1 - Paver Option 2



2 South Elevation - Paver Option 2
3/32" = 1'-0"



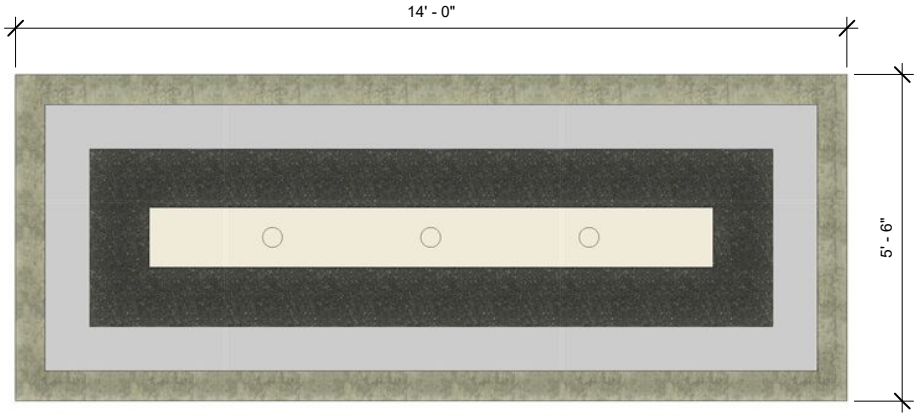
4 Perspective 2 - Paver Option 2

SNYDER LANGSTON
Building with Mastery

OCERS - Plaza
1200 N. Tustin Ave. Santa Ana, CA 92701

Paver Option 2 | P2.0
Date | Issue Date | Scale As indicated

11/4/2026 4:27:14 PM



1 Fountain Plan
1/2" = 1'-0"



3 Fountain Perspective



2 Fountain Elevation
1/2" = 1'-0"



4 Fountain Section
1/2" = 1'-0"

SNYDER LANGSTON
Building with Mastery

OCERS - Plaza
1200 N. Tustin Ave. Santa Ana, CA 92701

Fountain Design | P3.0
Date | Issue Date | Scale 1/2" = 1'-0"

11/4/2026 4:39:06 PM

Memorandum

DATE: November 9, 2026

TO: Members of the Building Committee

FROM: Brenda Shott, Deputy Chief Executive Officer

SUBJECT: **REPLACEMENT HEADQUARTERS PROJECT OWNERS' CONTINGENCY**

Recommendation

Staff recommends that the Building Committee approve, and recommend that the Board of Retirement authorize, the Deputy Chief Executive Officer to execute amendments to the Snyder Langston contract and the Guaranteed Maximum Price (GMP) for OCERS-requested changes and for changes that meet the contractual definition of an allowable change order, in an aggregate amount not to exceed the planned Owner's Contingency of $3,021,247, or approximately 4.7% of the GMP

Background/Discussion

When the Building Committee and the Board approved the $63,741,516 GMP for the Development Phase of the OCERS headquarters project, the project budget contemplated an Owner's Contingency of $3,021,247. This contingency is separate from, and in addition to, the Design Contingency and the Contractor's (Construction) Contingency that are built into the GMP itself. Those GMP contingencies are managed under the terms of the Snyder Langston contract and are not affected by this request.

The Owner's Contingency was planned to cover two types of changes: changes that OCERS requests during construction, and items that meet the contractual definition of an allowable change order, such as unknown or concealed site conditions. On a project of this size and complexity, changes of this kind are expected, which is why the contingency was included in the approved project budget.

However, when the GMP was approved, staff did not request explicit authority to draw on the Owner's Contingency when needed. As a result, each change order that relies on the Owner's Contingency would otherwise have to come back to the Building Committee and the Board for individual approval, even though the funds were already planned for that purpose

Discussion

To allow necessary change orders to be executed through a more efficient administrative process, staff is requesting that the Building Committee approve and recommend that the Board delegate this authority to the Deputy CEO. Without it, change orders may wait weeks for a Committee and Board meeting cycle, which can delay work in the field and expose OCERS to schedule impacts and added general conditions costs.

The requested authority is limited. It applies only to OCERS-requested changes and changes that qualify as allowable change orders under the contract, and it is capped in total at the planned Owner's Contingency of $3,021,247. It does not increase the approved project budget. Any change that would exceed the remaining

Owner's Contingency would be brought back to the Building Committee and the Board for approval. Staff, working with Griffin Structures as OCERS' owners' representative, will continue to review each proposed change for scope, pricing and contractual entitlement before execution, and will report all executed amendments to the Building Committee at its regular meetings.

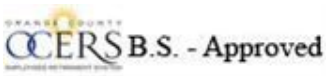
Known Potential Change Orders

Staff and Griffin Structures are currently working with Snyder Langston on several known potential change orders. Based on Snyder Langston's Change Order Log dated November 2, 2026, the current rough order of magnitude estimates are summarized below. These amounts are preliminary and remain subject to review and negotiation.

Item	Description	Reason	Estimated Amount
CE #003, #003B, #003C	Power feed design and construction changes after city plans approved	Unilateral change imposed by Southern California Edison	$819,298
PCO #013	Add PA capabilities to sound masking system	Provide Long-term Building Safety/Security	$157,879
PCO #016	Breakroom 1E44 changes	Provide improved functionality	$4,989
PCO #008A	Impacts due to delayed existing Verizon tower removal (10 calendar days)	Verizon Cell Tower Removal Delays	$130,489
PCO #015, #015A	Analysis to Achieve LEED Gold ($10,705) and LEED Gold Energy study ($25,689) (both previously approved)	LEED Gold Certification	$36,394
Total			**$1,149,049**

If executed at the current estimates, these items would use approximately $1,149,049, or about 38% of the Owner's Contingency, leaving approximately $1,872,198 available for future changes over the remainder of construction.

Submitted by:



Brenda Shott, CPA
Deputy Chief Executive Officer

Memorandum

DATE: November 9, 2026

TO: Members of the Building Committee

FROM: Brenda Shott, CPA, Deputy Chief Executive Officer

SUBJECT: **REPLACEMENT HEADQUARTERS ACTIVITY REPORT**

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)

The focus of the cell tower relocation continues to be on 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 and received comments back on September 8. They anticipate being on a November agenda for the Planning Commission to review their application. The team continues to meet with Verizon and their contractors to find ways to keep the construction on schedule without further impact on our project. Special attention has been given to alternative temporary power and data once access to the project's temporary power feed becomes inaccessible (estimated to be in December). Verizon continues to explore all options including tapping into the power from OCERS Wellington property. 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 $130K (reduced from previous estimate of $165K).

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 change in the power plan was required by SCE and includes pulling power from the other side of Tustin Ave instead of off Wellington as was planned in the original GMP. The estimated additional cost for the final relocated power facilities is estimated at $820K. A change order will be required for this additional work.

Construction

- Mechanical, electrical and plumbing work continued to progress
- The team visited Vision Systems plant on October 29 to observe the curtain wall being manufactured

- The site was prepared for upcoming storm, gravel like ground cover was spread and compacted on the site to prevent excess mud.
- The preparation for the installation of the curtain wall commenced during October and is in progress. The first panel of the curtain wall is planned for early/mid-November
- Concrete decking on each floor was completed in October
- Interior wall framing commenced in October and continues to progress
- Forms and rebar roof pads are in progress
- Trash enclosure is near completion
- 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 has been developed which includes the installation of a dry well system. The revised plans are being reviewed for approval. No estimate of whether the change results in a cost impact has been received.

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 were delivered and installed on September 8 on the third floor of the existing OCERS building. The workstations have been available for OCERS team to “test drive” and provide feedback. The team will be meeting on November 4 to further refine the workspace furniture selections based on the feedback received.

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. The design was received and is included as part of item A-2 of November 9 Building Committee materials.

In addition, Snyder Langston received quotes for prefabricated trellis that will meet OCERS design and functional requirements at a lower cost than originally designed. The trellis will feature operable louvers and side panels to allow for weather/sun protection when desired, lights and heaters. This has been included in the final design.

Snyder Langston has also researched and found precast furniture and planters that they are recommending be used. The base of the furniture and planters will be concrete with the seating surfaces being durable long lasting wood material.

The Building Committee discussed a revised plaza design with the new elements above at the Building Committee meeting on September 8, 2026. Feedback was received and additional meetings with Snyder

Langston, Griffin and OCERS staff and Building Committee members were held during September and October. Attached is the refined plaza design being proposed for approval. Final discussion on the number of colors to be included in the pavers and the final design of the water feature will be included as part of item A-2 at the November 9 Building Committee meeting.

IT Coordination

OCERS IT and project staff met with Snyder Langston and subcontractors to kick off the detailed coordination of preparing the technology components of the building. Timelines, deliverables and areas of responsibilities were discussed. The teams are prepared to work in collaboration to ensure the technology in the building is operating as expected prior to final completion of the project.

Fitness Center

OCERS staff met with the County Wellness Center Staff and tour their facilities at the County Administration Buildings. Lessons learned, facility policies, vendors utilized and fitness features were shared with the team. OCERS will use the information received to begin procuring the equipment for the fitness center and begin developing the fitness center policies in the coming months. The team will also survey staff to get feedback on preferred equipment to be included in the fitness center.

PA System

Recently, OCERS was faced with a situation whereby Santa Ana Police Department (SAPD) arrived at OCERS existing building and informed us that there was a potentially dangerous person who had escaped custody from the hospital. SAPD requested OCERS to lock down the building and to shelter in place. Although the incident ended quickly without any issues, OCERS learned that the need for a public announcement (PA) system exists as a key safety/security feature. As such, a request was made to add a system to the new HQ building. A change order estimated at approximately $158K is anticipated to add this feature.

Signage

The project team has been working on finalizing signage on the building as well as monument signage near both street entrances to the parking lot. Snyder Langston has received OCERS official logos and began making adjustments based on city codes. The current plan calls for the OCERS name near the top of the building facing Tustin Ave as well as over the front entrance as well as a 7ft monument sign with the full OCERS logo at both driveways (from Tustin Ave and Wellington Ave)

Security

A theft occurred over a weekend in October. One of the subcontractor's tools, piping, and fittings were stolen, delaying their work by two days. A new vendor has been hired for 24/7 video surveillance. Snyder Langston also requested that the security guard's patrol route include the building interior, which has been implemented. In addition, new cameras have been installed to increase video surveillance coverage.

Staff informed Snyder Langston of recent thefts around the County and OCEA buildings involving copper materials. Attention is being given to ensure that valuable materials such as copper are well protected and security measures are increased.

Updated Upcoming Activities and Key Dates

- **December 2026** – Building Curtain Wall and Roof installation complete
- **October 1, 2027** – Substantial Completion
- **December 3, 2027** – Final Completion

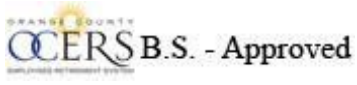
Key Risks and Focus Areas

Permanent cellular tower construction remains a schedule risk.

Attachments:

1. Summary Project Schedule

Submitted by:



Brenda Shott, CPA
Deputy Chief Executive Officer

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

