

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

**BUILDING COMMITTEE MEETING
Monday, April 15, 2024
8:30 A.M.**

MEMBERS OF THE COMMITTEE

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

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

OCERS Zoom Video/Teleconference Information	
Join Using Zoom App (Video & Audio) https://ocers.zoom.us/j/83721031473 Meeting ID: 837 2103 1473 Passcode: 554481 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: 837 2103 1473 Passcode: 554481
A Zoom Meeting Participant Guide is available on OCERS' website Board & Committee Meetings Page .	

AGENDA

This agenda contains a brief general description of each item to be considered. The Committee may take action on any item listed on this agenda; however, except as otherwise provided by law, no action shall be taken on any item not appearing on the agenda. The Committee may consider matters included on the agenda in any order, and not necessarily in the order listed.

OPEN SESSION

- 1. CALL MEETING TO ORDER AND ROLL CALL**
- 2. BOARD MEMBER STATEMENT REGARDING PARTICIPATION VIA ZOOM (IF NECESSARY)
(Government Code section 54953(f))**
- 3. PUBLIC COMMENTS**

Members of the public who wish to provide comment during the meeting may do so by "raising your hand" in the Zoom app, or if joining by telephone, by pressing * 9 on your telephone keypad. Members of the public who participate in the meeting from the OCERS Boardroom and who wish to provide comment during the

meeting may do so from the podium located in the OCERS Boardroom. When addressing the Committee, please state your name for the record prior to providing your comments. Speakers will be limited to three (3) minutes.

At this time, members of the public may comment on (1) matters not included on the agenda, provided that the matter is within the subject matter jurisdiction of the Committee; and (2) any matter appearing on the Consent Agenda.

In addition, public comment on matters listed on this agenda will be taken at the time the item is addressed.

CONSENT AGENDA

All matters on the Consent Agenda are to be approved by one action unless a Committee member requests separate action on a specific item.

C-1 BUILDING COMMITTEE MEETING MINUTES

Building Committee Meeting Minutes

April 4, 2024

Recommendation: Approve minutes.

ACTION ITEMS

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

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

A-2 OCERS REPLACEMENT HEADQUARTERS PROJECT – DESIGN BUILD ENTITY SELECTION

Recommendation:

1. Direct staff to negotiate with the highest rated firm: Snyder Langston-Gensler, to serve as Design/Build Entity (DBE) for the OCERS Replacement Headquarters Project and recommend that the Board award a contract for the scope of services as outlined in the Designer/Builder for OCERS Replacement Headquarters Project RFP, subject to satisfactory negotiation of terms.
2. If negotiation of terms is not satisfactorily met with Snyder Langston-Gensler within thirty days (unless staff deems more time is reasonable and that additional time will end in satisfactory terms), then direct staff to begin negotiations with the second highest rated firm: CW Driver-Ware Malcomb, to serve as Design/Build Entity (DBE) for the OCERS Replacement Headquarters Project and recommend that the Board award a contract for the scope of services as outlined in the Designer/Builder for OCERS Replacement Headquarters Project RFP, subject to satisfactory negotiation of terms.
3. If negotiation of terms is not satisfactorily met with the first or second ranked firm, direct staff to continue the same process as outlined above with the third then fourth firms as appropriate.

INFORMATION ITEMS

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

NONE

COMMITTEE MEMBER COMMENTS

CHIEF EXECUTIVE OFFICER/STAFF COMMENTS

COUNSEL COMMENTS

ADJOURNMENT

NOTICE OF NEXT MEETINGS

REGULAR BOARD MEETING

April 15, 2024

9:30 A.M.

ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM

2223 E. WELLINGTON AVENUE, SUITE 100

SANTA ANA, CA 92701

PERSONNEL COMMITTEE MEETING

April 23, 2024

1:00 P.M.

ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM

2223 E. WELLINGTON AVENUE, SUITE 100

SANTA ANA, CA 92701

DISABILITY COMMITTEE MEETING

May 20, 2024

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 or call 714-558-6200 as soon as possible prior to the meeting to tell us about your needs and to determine if accommodation is feasible. We would appreciate at least 48 hours' notice, if possible. Please also advise us if you plan to attend meetings on a regular basis.

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

**BUILDING COMMITTEE MEETING
Thursday, April 4, 2024
9:30 A.M.**

MINUTES

Chair Lindholm called the meeting to order at 9:31 A.M.

Recording Secretary administered the Roll Call attendance.

Attendance was as follows:

Present: Wayne Lindholm, Chair; Chris Prevatt, Vice Chair; Arthur Hidalgo, Board Member; Jeremy Vallone, Board Member

Also Present: Steve Delaney, CEO; Brenda Shott, Assistant CEO, Facilities and Internal Operations; Manuel Serpa, General Counsel; Fong Tse, Sr. Manager of Facilities and Operations Support Services; Jim Doezie, Contracts Administrator; Mary-Joy Coburn, Director of Communications; Anthony Beltran, Audio Visual Technician; Amanda Evenson, Recording Secretary

Guests: Roger Torriero, Deryl Robinson, and Tristen Nichols from Griffin Structures
Sam Laham, Nick Garcia, Adaeze Cadet, Shawn Shawmlou, Ana Yanez, Rudy Delgadillo, Brad Barker, Vince Gonzalez, and Nambi Gardner from Bernards-HOK
Jamie Macarty, Tom Myers, Jeff Marshall, Kimberly Pradillo, Eric Namishiak, Micah Deitz, Roger Matzke, and Analisa Olson from CW Driver-Ware Malcomb
George Loynd, Nick Acevedo, Brian Coffman, Greg Hurlock, Adam Lopez, Jaimelynn Shah, JT Theeuwes, John Rochford, Peter Barsuk, Rick Cavecche, and Jo-E Lopez from Snyder Langston-Gensler
Daniel Getting, Charlie Williams, Mike Forys, Ken Kubota, Breawn Felix, Jeremy Hart, and Jessica Isler from Swinerton-LPA

PUBLIC COMMENT

None.

CONSENT AGENDA

C-1 COMMITTEE MEETING MINUTES:

Building Committee Meeting Minutes

December 21, 2023

Recommendation: Approve minutes.

A **Motion** by Mr. Prevatt, **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.

A-2 OCERS REPLACEMENT HEADQUARTERS PROJECT – INTERVIEW OF RESPONDENTS TO DESIGN BUILD ENTITY RFP AND SELECTION OF DESIGN BUILD ENTITY

Recommendation:

1. Interview the four qualified firms that submitted proposals for design-build services.
2. Select one of the four qualified firms to serve as the Designer/Builder Entity (DBE) for the OCERS Replacement Headquarters Project and recommend that the Board award a contract for the scope of services as outlined in the Designer/Builder for OCERS Replacement Headquarters Project RFP, subject to satisfactory negotiation of terms.

Bernard-HOK presented their qualifications to serve as the Designer/Builder Entity (DBE) for the OCERS Replacement Headquarters Project.

The Committee recessed for break at 10:49 A.M.

The Committee reconvened from break at 10:57 A.M.

Recording Secretary did not administer the Roll Call attendance, but noted the attendance of Mr. Hidalgo, Mr. Vallone, Mr. Prevatt, and Chair Lindholm.

CW Driver-Ware Malcom presented their qualifications to serve as the Designer/Builder Entity (DBE) for the OCERS Replacement Headquarters Project.

The Committee recessed for lunch at 12:02 P.M.

The Committee reconvened from lunch at 12:46 P.M.

Recording Secretary did not administer the Roll Call attendance, but noted the attendance of Mr. Hidalgo, Mr. Vallone, Mr. Prevatt, and Chair Lindholm.

Snyder Langston-Gensler presented their qualifications to serve as the Designer/Builder Entity (DBE) for the OCERS Replacement Headquarters Project.

Orange County Employees Retirement System
April 4, 2024
Building Committee Meeting – Minutes

The Committee recessed for break at 1:47 P.M.

The Committee reconvened from break at 1:58 P.M.

Recording Secretary did not administer the Roll Call attendance, but noted the attendance of Mr. Hidalgo, Mr. Vallone, Mr. Prevatt, and Chair Lindholm.

Swinerton-LPA presented their qualifications to serve as the Designer/Builder Entity (DBE) for the OCERS Replacement Headquarters Project.

The Committee recessed for break at 3:00 P.M.

The Committee reconvened from break at 3:18 P.M.

Recording Secretary administered the Roll Call attendance.

After discussion, the Committee directed the staff committee to conduct a final scoring of the four Design Build Entity firms according to the scoring criteria defined in the RFP and present the staff recommendation at the next Building Committee Meeting on April 15th, 2024, at 8:30 A.M.

STAFF COMMENTS

CEO COMMENTS

COUNSEL COMMENTS

COMMITTEE MEMBER COMMENTS

Mr. Lindholm congratulated and thanked staff for a successful and informative meeting.
Mr. Hidalgo congratulated the staff in presenting the candidates and thanked Griffin Structures for their consultation.

The meeting **ADJOURNED** at 4:26 P.M.

Submitted by:

Submitted by:

Approved by:

Brenda Shott
Staff Liaison to the Committee

Steve Delaney
Secretary to the Committee

Wayne Lindholm
Chair



Memorandum

DATE: April 15, 2024
TO: Members of the Building Committee
FROM: Brenda Shott, Assistant CEO, Finance and Internal Operations
SUBJECT: OCERS REPLACEMENT HEADQUARTERS PROJECT – DESIGN BUILD ENTITY SELECTION

Recommendation

1. Direct staff to negotiate with the highest rated firm: Snyder Langston-Gensler, to serve as Designer/Builder Entity (DBE) for the OCERS Replacement Headquarters Project and recommend that the Board award a contract for the scope of services as outlined in the Designer/Builder for OCERS Replacement Headquarters Project RFP, subject to satisfactory negotiation of terms.
2. If negotiation of terms is not satisfactorily met with Snyder Langston – Gensler within thirty days (unless staff deems more time is reasonable and that additional time will end in satisfactory terms), then direct staff to begin negotiations with the second highest rated firm: CW Driver-Ware Malcomb, to serve as Designer/Builder Entity for the OCERS Replacement Headquarters Project and recommend that the Board award a contract for the scope of services as outlined in the Designer/Builder for OCERS Replacement Headquarters Project RFP, subject to satisfactory negotiation of terms.
3. If negotiation of terms is not satisfactorily met with the first or second ranked firm, direct staff to continue the same process as outlined above with the third then fourth ranked firms as appropriate.

Background/Discussion

OCERS issued a Request for Qualifications for DBE Pre-Development services in December 2023. Of the six firms that responded, the four (4) top-rated teams who submitted Statements of Qualifications were invited to participate in OCERS Request for Proposal process. They were, in alphabetical order by the Builder’s name:

- Bernards – HOK,
- CW Driver-Ware Malcomb,
- Snyder Langston – Gensler
- Swinerton – LPA.

All four teams submitted a proposal by the March 22, 2024 submittal deadline.

All four proposals were deemed responsive and of high quality. Each of the firms are well known and respected within the Southern California vertical design and construction communities, and each submitted a different set of ideas. As such, staff moved all four firms forward to be interviewed by the Building Committee.

On April 4, 2024, the Building Committee (Committee) met with and interviewed these four teams for an hour each.



Memorandum

Each team was allotted forty minutes for a presentation and an additional twenty minutes for a question-and-answer period. The purpose of the interviews was to provide the DBE teams with an opportunity to introduce the individuals who comprise their teams, provide more insight of their ideas, vision, and approach to OCERS’ project and to supplement their written proposals with additional information and details that are best presented in-person.

At the conclusion of the interviews, the Committee and the OCERS Project Team deliberated on each DBE team’s proposal and interview session. The Committee directed the staff review panel to rate the interviewed teams based on both their written proposals, the additional information received from their presentations as well as their responses to the in-person questions and then return to the Committee with a recommendation.

Accordingly, the staff review panel comprised of Steve Delaney, CEO, Brenda Shott, Assistant CEO and Fong Tse, Senior Manager Operations Support Services scored each DBE team on all information received (written proposals, presentation, Q&A). The resulting composite ratings on the scoring categories set forth in the Request for Proposal are as follows (note: maximum points and awarded points are equivalent to the sum of the three individual scores from each of the review panel members):

RFP Scoring Category	Max Points	DBE TEAM			
		Bernards – HOK	CW Driver – Ware Malcomb	Snyder Langston – Gensler	Swinerton – LPA
Project Team Organization and Key Personnel	75	50	62	72	51
Project Requirements/Enhancements	30	26	30	30	26
Approach to the Work	135	98	102	122	87
Quality Control / Management Plan	30	26	28	29	27
Design & Construction Schedule	30	28	30	29	30
Proposed Compensation Fees	150	112	134	121	131
Maximum Total Possible	450				
	Total	340	386	403	352
	Ranking	4 th	2 nd	1 st	3 rd

All four respondent DBE teams are capable of designing and delivering an office building that meets OCERS building needs outlined in the Request for Proposal. It was evident after the presentations had concluded that all four teams have their unique styles and design philosophies. While some of the presented concepts appear timeless traditional in looks and in functions, others offer more modern environments that may resonate to the next generation of workers that employers compete to recruit and retain. In addition to the building features, some of the teams managed to keep the project entirely to the Tustin property parcel boundaries while others will impact the Wellington property’s further possibilities. These items are reflected in the ratings for the “Approach to the Work” category.

The RFP required the respondents to provide their fees as a part of their proposals. Although it is difficult to estimate a total cost at this early stage without project specifications and details, the teams provided their fixed fee for Pre-



Memorandum

Development Services and their expected percentage charges for various future work items and costs. Using the budgetary \$55 million assumption listed in the RFP (which includes an assumed direct construction cost of \$48M), a potential for up to a \$2.8 million cost differential between the teams exists due to their proposed fee structures. These fee structure cost differences are reflected in the ratings for the “Proposed Compensation Fees” category.

Other notable areas reflected in the scores include the number of projects/years and types of projects that each team has jointly executed; their vision vs OCERS’ needs; demonstrated executive sponsorship of OCERS project and responses to the in-person questions. These items are reflected across the remaining scoring categories.

With the DBE team ratings completed, staff requests the Committee’s approval to negotiate the DBE Pre-Development Services Agreement with highest-ranked Snyder Langston-Gensler (SL-G) on contract price and terms. In the event staff is unable to reach successful negotiations with SL-G, staff requests the Committee’s approval to terminate negotiations with SL-G and start negotiations with next highest ranked firm: CW Driver – Ware Malcomb. If required, staff will continue with the same process with the third and fourth rated firms if required. Staff will limit negotiations to thirty days, unless deemed reasonable to extend with a probable result of reaching agreement.

Submitted by:



BMS - Approved

Brenda Shott, CPA
Assistant CEO, Finance and Internal Operations

Attachments

1. Cost Proposal Form

OCERS REPLACEMENT HQ PROJECT COST PROPOSAL FORM

Line No.	Item of Work	Bernards-HOK	CW Driver-Ware Malcomb	Snyder Langston-Gensler	Swinerton-LPA
1	Pre-Development Design	\$1,793,200	\$968,100	\$2,245,537	\$1,155,000
2	Pre-Development GC	\$648,590	\$310,603	\$356,006	\$220,000
3	Total Pre-Development Fee	\$2,441,790	\$1,278,703	\$2,601,543	\$1,375,000
4	Design Fee for Development Phase as % of Construction	5.25%	2.88%	4.61%	3.90%
5	GC/Subs Insurance and Bonds Costs as % of Construction	3.01%	2.84%	3.22%	1.77%
6	GC Fee/Overhead as % of Construction	5.00%	4.67%	3.85%	4.50%
7	A/E Fees as % of GC Total Cost	7.71%	4.57%	9.33%	6.00%
8	Fee Through Schematic Design	18.04%	20.44%	20.00%	15.00%
9	Fee Through Design Development	42.31%	38.50%	50.00%	35.00%
10	Fee Through Building Permits	71.88%	83.24%	80.00%	70.00%
11	Fee Through Project Completion	100.00%	100.00%	100.00%	100.00%