

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

**BUILDING COMMITTEE MEETING  
Wednesday, April 2, 2025  
9:30 A.M.**

**MINUTES**

Chair Lindholm called the meeting to order at 9:30 A.M.

Recording Secretary administered the Roll Call attendance.

Attendance was as follows:

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

Also Present: Iriss Barriga, Board Member; Steve Delaney, CEO; Brenda Shott, Assistant CEO, Finance and Internal Operations; Manuel Serpa, General Counsel; Fong Tse, Sr. Manager of Facilities and Operations Support Services; Roger Torriero (Zoom), Griffin Structures; Deryl Robinson, Griffin Structures; Tristen Nichols, Griffin Structures; John Rochford, Snyder Langston; Adam Schneider (Zoom), Snyder Langston; Bryan Hatch, Snyder Langston; Rick Cavecche (Zoom), Snyder Langston; Nicholas Acevedo, Gensler; JT Theeuwes, Gensler; Deja Hemingway (Zoom), Rutan & Tucker; Anthony Beltran, Audio Visual Technician; Amanda Evenson, Recording Secretary

**PUBLIC COMMENT**

None.

**CONSENT AGENDA**

**C-1 COMMITTEE MEETING MINUTES:**

Building Committee Meeting Minutes

March 10, 2025

**Recommendation:** Approve minutes.

A **Motion** 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 OCERS REPLACEMENT HEADQUARTERS PROJECT – DESIGN DEVELOPMENT DOCUMENT UPDATE**

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

### **Recommendation:**

1. Approve the desired value engineering items proposed by the Design Build Entity.
2. Approve the desired building entrance design.

Chair Lindholm inquired about the current estimated cost of the new headquarters project, and Ms. Shott informed the Committee that the most recent total cost estimate including predevelopment, entitlement, testing, inspection and misc. consultants, demolition, permitting, construction, construction management, utilities, and furniture and fixtures is \$80 million, with \$68 million allocated for construction.

Mr. Theeuwes and Mr. Acevedo from Gensler presented different building entrance designs. After discussion, the Committee recommended a new paving design and supported further development of a digital screen near the entrance, highlighting its ability to enhance building entrance visibility and provide interchangeable displays for public information. The previously proposed fountain has been removed from the current design but may be reconsidered in the future.

The Gensler design team proposed value engineering items for the external portion of the building to reduce overall cost, including removing the trellis, using back-painted glass in lieu of shadowboxes, and removing the perforated metal screen on the exterior. Ms. Lopez Tagaloe stated that all the proposed value engineering items add value to the new building and change the overall design. Chair Lindholm proposed revisiting alternate value engineering items later in the design process if needed. Mr. Torriero from Griffin Structures recommended keeping all three value engineering options with justification on cost versus benefit. Ms. Shott indicated that staff will continue to study value engineering options for the interior of the building.

After discussion, a **Motion** by Ms. Lopez Tagaloe, **seconded** by Mr. Hidalgo, to not proceed with any of the proposed value engineering items for the external portion of the building, keeping the trellis, exterior skin, and shadow boxes, and approve further development of a digital screen for the building entrance.

Ms. Shott inquired whether to include a gas or electric system for heating the new building. After evaluating long-term operational and regulatory implications and in conjunction with the recommendation from both Snyder Langston and Griffin, the Committee directed the team to proceed with an all-electric heating system, in alignment with California's sustainability goals, and to mitigate future permitting risks.

The motion passed **unanimously**.

*The Committee recessed for break at 10:40 A.M.*

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*The Committee reconvened from break at 10:47 A.M.*

*The Committee adjourned to Closed Session at 10:48 A.M.*

**CLOSED SESSION**

**E-1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section § 54956.8)**

Property: 1200 N. Tustin Ave., Santa Ana, CA 92705

Agency negotiator: Brenda Shott

Negotiating parties: All existing tenants under lease at the above-noted property.

Under negotiation: Price and payment terms of lease, lease renewal, or lease renegotiation.

**Recommendation:** Take appropriate action.

*The Committee returned from Closed Session at 11:27 A.M.*


**REPORT OF ACTIONS TAKEN IN CLOSED SESSION** - Mr. Serpa noted there was no reportable action for item E-1.

**CEO/COMMITTEE/COUNSEL/STAFF COMMENTS**

None.

The meeting **ADJOURNED** at 11:29 A.M.

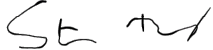
Submitted by:

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Brenda Shott

Staff Liaison to the Committee


Submitted by:

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Steve Delaney

Secretary to the Committee

Approved by:

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Wayne Lindholm

Chair