

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

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

MEMBERS OF THE COMMITTEE

Wayne Lindholm, Chair
Jeremy Vallone, 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	
Join Using Zoom App (Video & Audio) https://ocers.zoom.us/j/87629433589 Meeting ID: 876 2943 3589 Passcode: 930974 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: 876 2943 3589 Passcode: 930974
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 2, 2025

Recommendation: Approve minutes.

INFORMATION ITEMS

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

I-1 OCERS REPLACEMENT HEADQUARTERS UPDATE

Presentation by Brenda Shott, Assistant CEO, Finance and Internal Operations, OCERS, Snyder-Langston, Gensler and Griffin Structures

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 AMENDMENTS TO THE DESIGN-BUILD ENTITY CONTRACT

Presentation by Brenda Shott, Assistant CEO, Finance and Internal Operations, OCERS, and Griffin Structures

Recommendation: Approve and recommend that the Board of Retirement authorize the CEO to execute amendments to the Snyder-Langston design-build contract as presented to allow for finalizing of construction documents, bidding, and plan check activities to be moved forward as part of the Predevelopment Phase of the OCERS headquarters and for additional work required during the Predevelopment Phase.

CLOSED SESSION

Orange County Employees Retirement System
July 30, 2025
Building Committee Meeting Agenda

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

Property: 1200 N. Tustin Ave., Santa Ana, CA 92705
Agency negotiator: Brenda Shott
Negotiating parties: All existing tenants under lease at the above-noted property.
Under negotiation: Price and payment terms of lease, lease renewal, or lease renegotiation.

Recommendation: Take appropriate action.

*** * * * * END OF CLOSED SESSION AGENDA * * * * ***

COMMITTEE MEMBER COMMENTS

CHIEF EXECUTIVE OFFICER/STAFF COMMENTS

COUNSEL COMMENTS

ADJOURNMENT

NOTICE OF NEXT MEETINGS

DISABILITY COMMITTEE MEETING

**August 18, 2025
8:30 A.M.**

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

PERSONNEL COMMITTEE MEETING

**August 20, 2025
9:00 A.M.**

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

GOVERNANCE COMMITTEE MEETING

**August 21, 2025
9:30 A.M.**

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

INVESTMENT COMMITTEE MEETING

Orange County Employees Retirement System
July 30, 2025
Building Committee Meeting Agenda

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**August 27, 2025
9:00 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
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

Orange County Employees Retirement System
 April 2, 2025
 Building Committee Meeting – Minutes

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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 Tagalao 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 Tagalao, **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.

Orange County Employees Retirement System
April 2, 2025
Building Committee Meeting – Minutes

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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:

Submitted by:

Approved by:

Brenda Shott
Staff Liaison to the Committee

Steve Delaney
Secretary to the Committee

Wayne Lindholm
Chair



Memorandum

DATE: July 30, 2025
TO: Members of the Building Committee
FROM: Brenda Shott, Assistant CEO, Finance and Internal Operations
SUBJECT: OCERS REPLACEMENT HEADQUARTERS PROJECT UPDATE

Presentation only – no action to be taken

Background/Discussion

The upcoming Building Committee meeting will include updates on the following project milestones and activities:

1. Entitlement Approvals
 - Received approval for both parking and height variances on June 18; appeal period is closed.
 - A Parking Management Plan was required before submitting the project for permits (completed).
2. Progress to 75% Construction Documents (CDs)
 - 75% CD milestone has been completed
 - Gensler will present some highlights and renderings of the project.
3. City Permit Submittals
 - Updates on submittals to be provided by Snyder Langston and Gensler.
4. Plaza Redesign
 - Staff ideas were solicited, and we also incorporated AI-generated renderings to develop a revised design concept.
 - Concepts have been submitted to Gensler; one additional meeting is needed to finalize the direction.
5. Furniture Vendor Selection
 - Project team visited three vendors/distributors, each representing a different manufacturer.
 - Vendors provided detailed options tailored to our project.
 - A staff survey will be conducted to gather feedback and preferences.
 - All vendors have competitively procured cooperative agreements through the County of Orange/San Bernardino, which allows us to utilize ("piggyback").
 - Selection criteria will include:
 1. Price
 2. Product quality
 3. System flexibility
 4. Vendor expertise

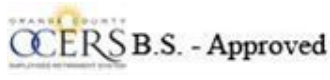
- 5. Maintenance and support
- 6. References
- 6. Wellness Center Design
 - Project kickoff meeting was held on July 24, 2025.
 - A staff survey will be distributed to identify preferred equipment types.
- 7. Schedule Review
 - Verizon tower relocation
 - GMP (Guaranteed Maximum Price) submittal and review
 - Demolition timeline
 - Construction start date

We look forward to sharing further details and responding to any questions you may have during the meeting.

Attachment:

Presentation from Gensler

Submitted by:

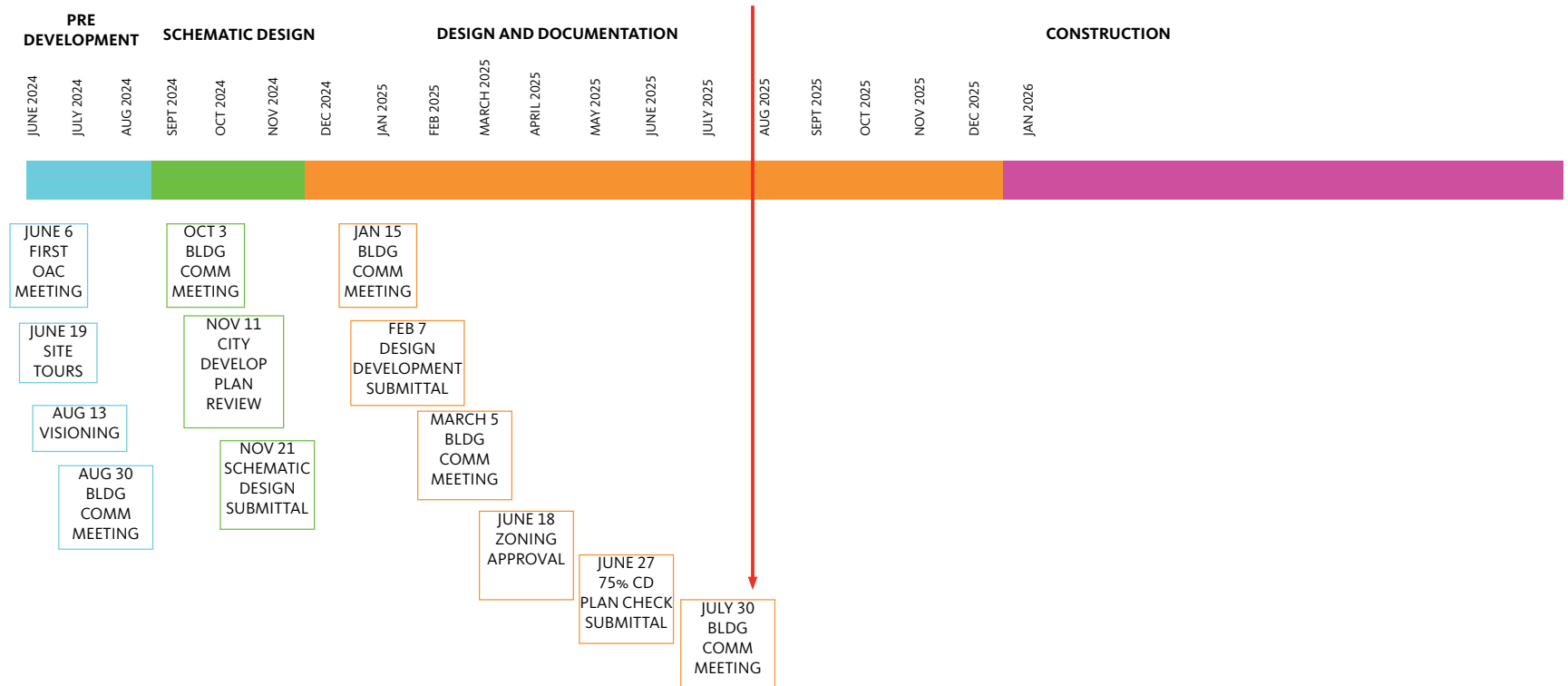


Brenda Shott
Assistant CEO, Finance and Internal Operations

ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM

BUILDING COMMITTEE PRESENTATION #4

July 30, 2025



DESIGN PRINCIPLES

01

**OUTDOOR
CONNECTIVITY**



02

INTERACTIVE



03

WELCOMING



04

SAFE & SECURE



05

HEALTHY



06

RESPONSIBLE

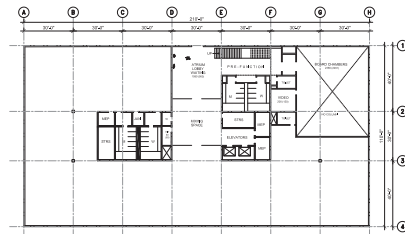
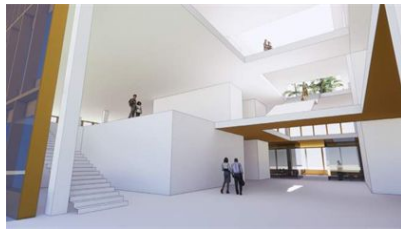
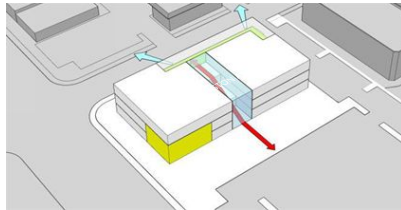


OCERS Future HQ Vision Statement:

"OCERS' new headquarters will feature a holistic design that combines understated sophistication with modern innovation, enhancing the overall user experience. It will blend timeless elegance with forward-thinking innovation, providing a secure, inviting, and inspiring environment. We aim to foster a professional environment that is comfortable and open, encouraging collaboration and growth while reflecting OCERS' commitment to superior service and excellence."

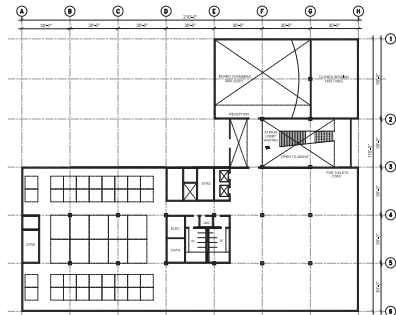
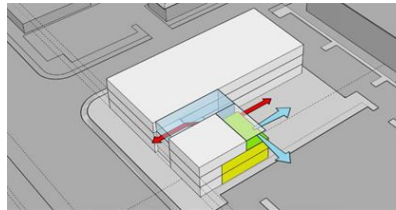
L-SHAPE SCHEME COSTING DISCUSSION

RECTANGLE



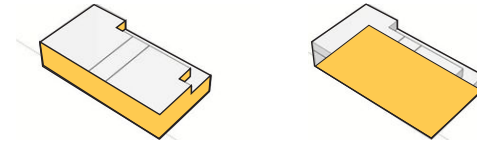
BASELINE TARGET

L-SHAPED



+2.6 % COST

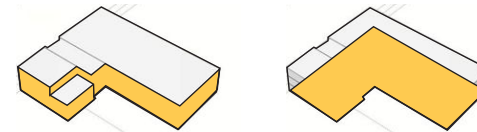
RECTANGLE



SKIN TO FLOOR RATIO

0.51

L-SHAPED

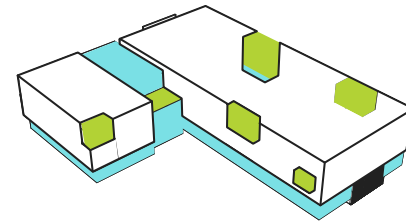
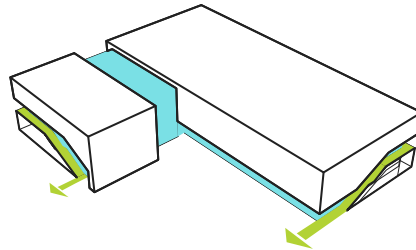
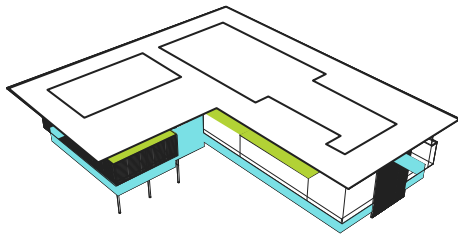


SKIN TO FLOOR RATIO

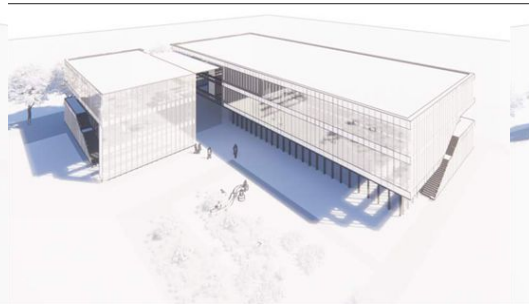
0.60

SKIN TO FLOOR RATIO =
PROPORTION OF EXTERNAL WALL AREA
DIVIDED BY
GROSS FOOTPRINT FLOOR AREA

THREE CONCEPTS



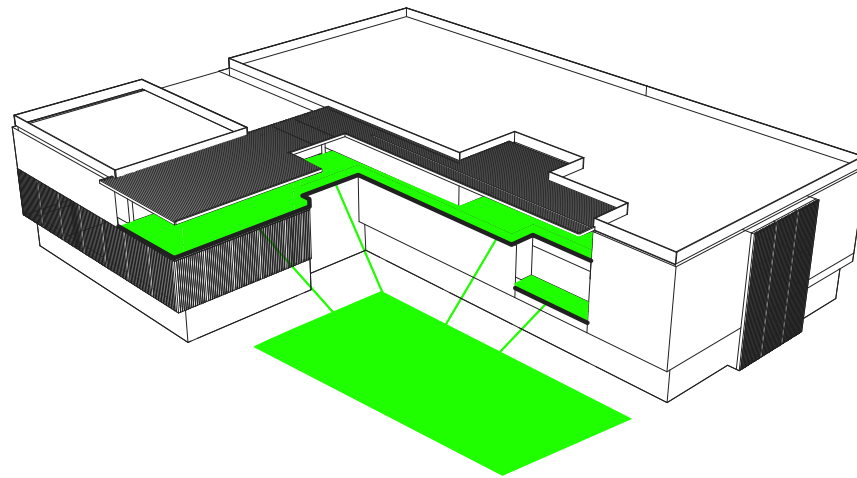
CANOPY



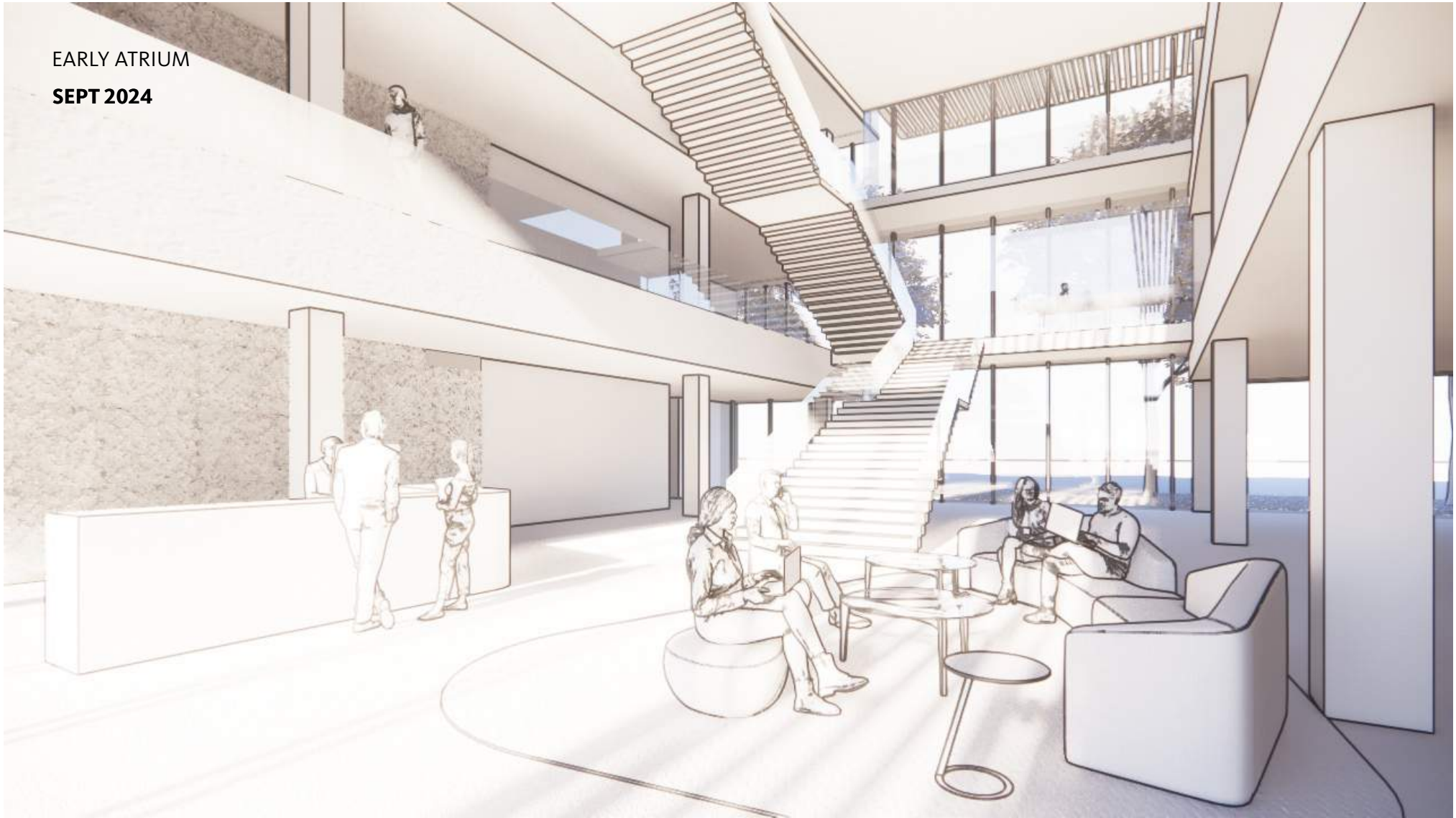
OUTDOOR WALKWAY



POCKET TERRACES



EARLY ATRIUM
SEPT 2024







EXISTING BREAK ROOM





EXISTING OPEN OFFICE





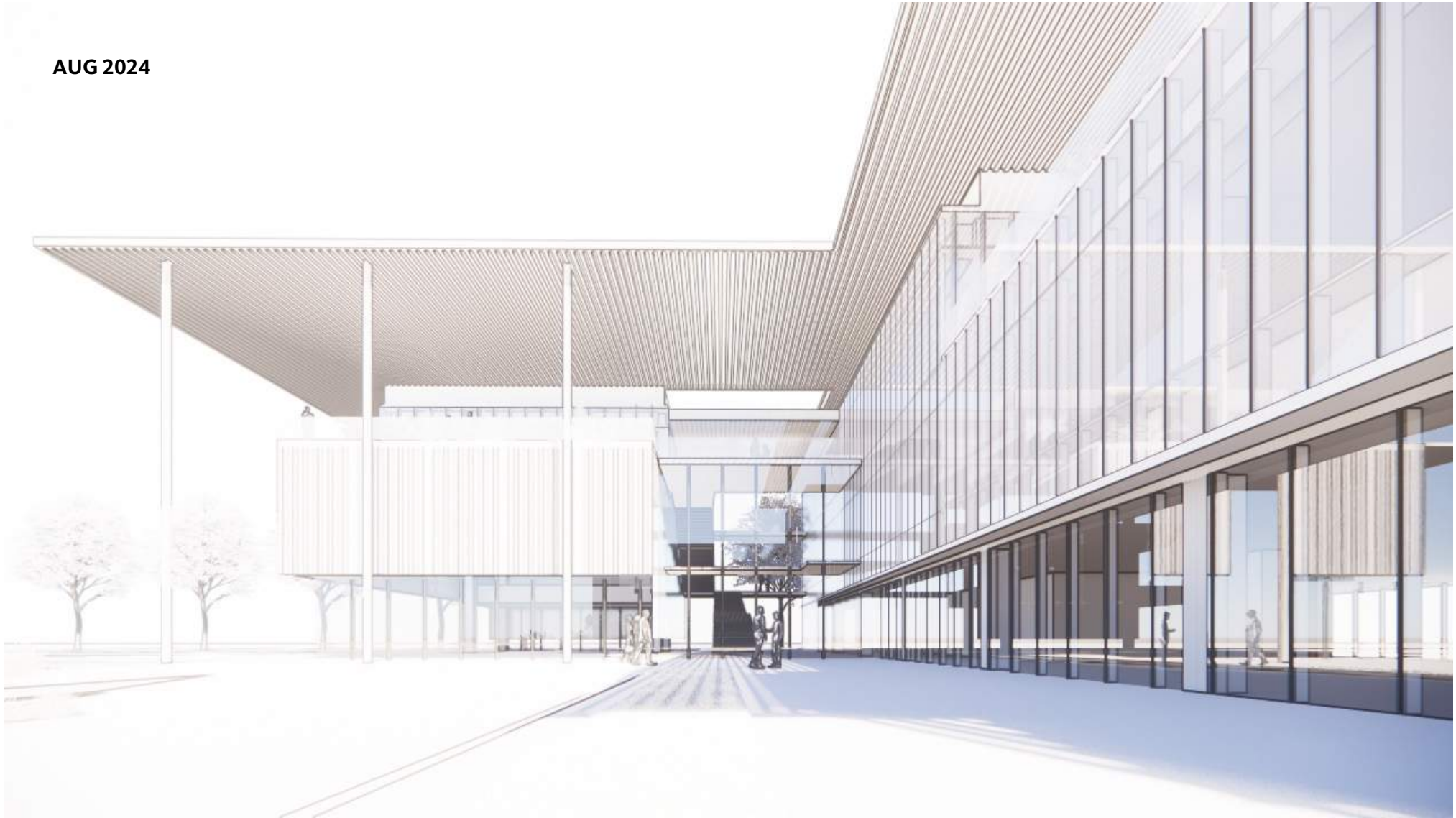
EXISTING BOARD ROOM



BOARD ROOM
JAN 2025



AUG 2024



SEPT 2024



View from Main Plaza to the Atrium and Main Entrance

OCT 2024







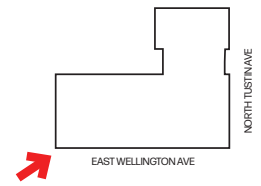
SEPT 2024



View from South East



View from South West



MATERIALS AND LOCATIONS
OCT 2024



NORTH



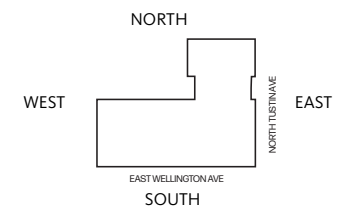
SOUTH



WEST



EAST



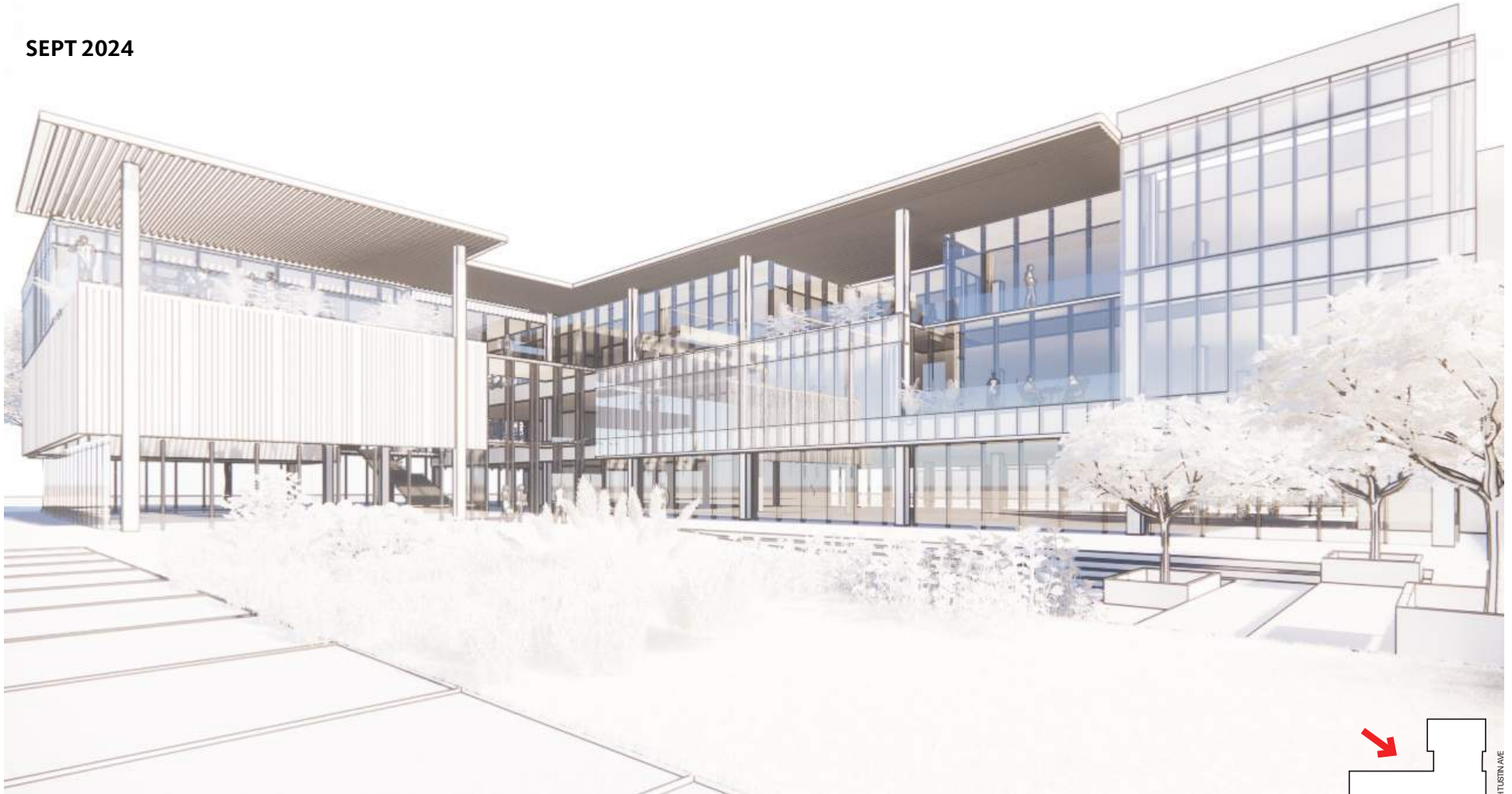
NOV 2024



JAN 2025



SEPT 2024



View from Parking Lot to the Main Plaza and Building



OCT 2024



NOV 2024









Memorandum

DATE: July 30, 2025
TO: Members of the Building Committee
FROM: Brenda Shott, Assistant CEO, Finance and Internal Operations
SUBJECT: AMENDMENTS TO THE DESIGN-BUILD ENTITY CONTRACT

Recommendation

Approve and recommend that the Board of Retirement authorize the CEO to execute amendments to the Snyder-Langston design-build contract as presented to allow for finalizing of construction documents, bidding, and plan check activities to be moved forward as part of the Predevelopment Phase of the OCERS headquarters and for additional work required during the Predevelopment Phase.

Background/Discussion

Advance Timing of Design Activities (no additional scope)

To maintain momentum and engagement of the project team, staff proposes advancing fees originally allocated for the Development Phase to the Predevelopment Phase. This amendment allows Snyder Langston and its design-build team to complete 100% Construction Documents (CDs), initiate permitting, and prepare for the subcontractor bidding process. Bidding will commence once a firm construction start date is established, resulting in a proposed Guaranteed Maximum Price (GMP) for Committee and Board approval.

Importantly, this is a change in timing, not scope, for core services outlined in the original contract. The cost to advance this work is \$1,338,182.

Additional Scope Items

Four additional tasks not included in the original contract scope of services are proposed for approval as part of this amendment:

Entitlement-Related Design Revisions

Additional design work by Gensler for City entitlement and Development Project Review.

Cost: \$126,489

Seismic Importance Factor Upgrade

Structural design changes to increase the building's seismic classification from a standard commercial use (importance factor 1.0) to a higher-risk occupancy, such as a school or public assembly space (importance factor 1.25).

Cost: \$79,341

Plaza Redesign

Fees for revising the plaza design in response to Committee and staff input.

Cost: \$17,500

Entitlement Consultant Services

Ongoing assistance with planning and permitting for the Verizon cell tower relocation.

Cost: \$29,005

Benefits of Advancing Design Work

Maintains Project Momentum

Keeps the full design-build team engaged during permitting, reducing the risk of delays due to resource turnover or re-mobilization.

Improves GMP Accuracy

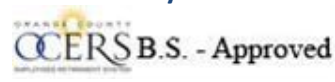
More developed construction documents enable a more accurate GMP with fewer unknowns and reduced contingencies, leading to better cost control.

Reduces Risk Exposure

Early resolution of design and permitting issues reduces risk of cost overruns or construction delays.

We look forward to discussing this recommendation in further detail and addressing any questions from the Committee.

Submitted by:



Brenda Shott
Assistant CEO, Finance and Internal Operations

July 30, 2025 Building Committee Meeting

CLOSED SESSION ITEMS

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

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Recommendation: Take appropriate action.