

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

**BUILDING COMMITTEE MEETING  
Tuesday, December 2, 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.

<b>OCERS Zoom Video/Teleconference Information</b>	
<p><b>Join Using Zoom App (Video &amp; Audio)</b></p> <p><a href="https://ocers.zoom.us/j/83229523047">https://ocers.zoom.us/j/83229523047</a></p> <p><b>Meeting ID: 832 2952 3047</b> <b>Passcode: 653721</b></p> <p>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.</p>	<p><b>Join by Telephone (Audio Only)</b></p> <p>Dial by your location</p> <p>+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)</p> <p><b>Meeting ID: 832 2952 3047</b> <b>Passcode: 653721</b></p>
<p>A <a href="#">Zoom Meeting Participant Guide</a> is available on OCERS' website <a href="#">Board &amp; Committee Meetings Page</a>.</p>	

**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 30, 2025

**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 – PROJECT FEATURES SELECTION**

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

**Recommendation:**

1. Approve the total allowance to be included in the Guaranteed Maximum Price (GMP) for the public plaza.
2. Provide direction on the perforated metal screen graphics.
3. Provide direction on the height of the outdoor flagpole.
4. Verify the value engineering decision made related to terrace doors

#### **A-3 REPLACEMENT HEADQUARTERS PROJECT – GUARANTEED MAXIMUM PRICE**

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

**Recommendation:**

1. Approve and recommend the Board of Retirement approve, the Guaranteed Maximum Price (GMP) of \$63,741,516 as proposed by the Headquarters Project (Project) Design Build Entity (DBE), Synder Langston.
2. Approve and recommend the Board authorize staff to negotiate an amendment to the DBE contract for the Development Phase of the Headquarters project reflecting the approved GMP.

**CLOSED SESSION**

- E-1 THREAT TO THE SECURITY OF A PUBLIC BUILDING (Government Code Section § 54957)**  
Consultation with General Counsel, VP, SR. Program & Construction Manager from Griffin Structures and Advisor from Snyder Langston

**Recommendation:** Take appropriate action.

- E-2 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**

**PERSONNEL COMMITTEE MEETING**  
**December 3, 2025**  
**9:00 A.M.**

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

**AUDIT COMMITTEE MEETING**  
**December 9, 2025**  
**9:30 A.M.**

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

**DISABILITY COMMITTEE MEETING**  
**December 15, 2025**

**8:30 A.M.**

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

**REGULAR BOARD MEETING  
December 15, 2025  
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](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  
BOARD OF RETIREMENT  
2223 E. WELLINGTON AVENUE, SUITE 100  
SANTA ANA, CALIFORNIA**

**BUILDING COMMITTEE MEETING  
Wednesday, July 30, 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; Jeremy Vallone, Vice Chair; Adele Lopez Tagaloa, Board Member

Also Present: Steve Delaney, CEO; Brenda Shott, Assistant CEO, Finance and Internal Operations; Manuel Serpa, Darren Dang, Chief Technology Officer; General Counsel; Fong Tse, Sr. Manager of Facilities and Operations Support Services; Roger Torriero, Griffin Structures; Tristen Nichols, Griffin Structures; John Rochford, Snyder Langston; Rick Cavecche (Zoom), Snyder Langston; Bryan Hatch, Snyder Langston; Utar Pollard, Gensler; JT Theeuwes, Gensler; Jaimelynn Shah, Gensler; Peter Barsuk, Gensler; Anthony Beltran, Audio Visual Technician; Amanda Evenson, Recording Secretary

**PUBLIC COMMENT**

None.

**CONSENT AGENDA**

**C-1 COMMITTEE MEETING MINUTES:**

Building Committee Meeting Minutes

April 2, 2025

**Recommendation:** Approve minutes.

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

The motion passed **unanimously**.

**INFORMATION ITEMS**

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

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

**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**

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

No items were 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.

After discussion, a **Motion** was made by Mr. Vallone, **seconded** by Ms. Lopez Tagaloa, to approve and recommend that the Board of Retirement authorize the CEO to execute amendments to the Synder-Langston design-build contract as presented.

The Committee agreed with staff’s recommendation to schedule a Special Board Meeting immediately before or after the August Investment Committee meeting to facilitate timely Board approval of the item.

The motion passed **unanimously**.

**COMMITTEE** Chair Lindholm commended the design-build team, expressing appreciation for their outstanding efforts.

**STAFF COMMENTS** Ms. Shott also thanked the design-build team, stating that it has been a pleasure working with them. She noted their responsiveness and helpfulness, and shared that she’s been very impressed with the quality of their work.

**CEO** None.

**COUNSEL** None.

The meeting **ADJOURNED** at 10:12 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

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**DATE:** December 2, 2025  
**TO:** Members of the Building Committee  
**FROM:** Brenda Shott, Assistant CEO, Finance and Internal Operations  
**SUBJECT:** REPLACEMENT HEADQUARTERS PROJECT – PROJECT FEATURES SELECTION

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### Expected Outcomes

1. Approve the total allowance to be included in the Guaranteed Maximum Price (GMP) for the public plaza.
2. Provide direction on the perforated metal screen graphics.
3. Provide direction on the height of the outdoor flagpole.
4. Verify the value engineering decision made related to terrace doors

### Background/Discussion

As the project nears 100% design completion, the Team has systematically evaluated the remaining open design items. Most have been resolved; however, several items require Committee direction to finalize the design and maintain the schedule.

#### 1. BUILDING ENTRANCE PUBLIC PLAZA

Gensler initiated the design of the public plaza during Schematic Design. In addition to the feedback received from the Building Committee and the Board, the Team conducted site visits throughout the County and collected employee input to inform the design of the approximately 70' x 120' space between the parking lot and the building's north elevation. Senior Executives reviewed all concepts and cost estimates from Snyder Langston (SL), resulting in a preference for a landscaped plaza with shade trees, ample concrete seating, concrete planters, trellises, and a water feature. Gensler then developed a design incorporating these elements (see attached plans and renderings).

SL's refined cost estimate for the most recent plaza concept—which includes a shallow fountain, significant concrete seating, planters and a trellis—is \$1.3 million more than the base design (which includes paving, trees with limited seating), exceeding the target budget. Additional design development will be required to create a plaza that delivers the desired amenities within available funding.

To keep the overall project on schedule, an allowance must be included in the GMP while the Team continues to refine the design. Staff requests Committee approval of the allowance amount recommended at \$800,000 and guidance on which plaza amenities are required and which are optional.

#### 2. BUILDING METAL FACADE SCREEN

The new headquarters features a contemporary design with extensive curtain walls (windows). A perforated metal screen will cover the upper portion of the boardroom windows to enhance the façade and reduce solar heat gain.

The screen, approximately 20 feet tall, creates an opportunity for an integrated graphic element such as artwork, lettering, or other visual treatment. The Team requests direction from the Committee on whether to include funding in the GMP for incorporating a graphic or design feature into the screen.

3. FLAGPOLE HEIGHT

A Trustee has requested that the flagpole be at least as tall as the building to ensure visibility from the street. The new building parapet height is 47 feet and 9 inches. The current design includes a 35-foot flagpole, consistent with City guidance. For reference, the existing headquarters flagpole is approximately 30 feet.

Increasing the flagpole height would require redesign of the foundation to address additional wind loads and would necessitate further City review and approval, resulting in added cost and possible schedule impact.

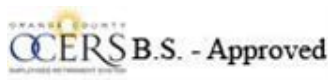
Staff requests Committee direction on the desired flagpole height for inclusion in the final design.

4. TERRACE DOORS

As part of our ongoing value-engineering efforts, the Team also evaluated options for the exterior door systems at the third-floor terrace. After reviewing several alternatives, we selected a lower-cost manufacturer that still meets all performance, safety, and durability requirements for the building. This option results in a slightly less refined aesthetic compared to the premium brand originally specified, but it achieves the necessary functionality while generating approximately \$120,000 in cost savings. Staff believes this represents a responsible balance between design quality and fiscal stewardship.

The Team is available to provide additional details and answer any questions the Committee may have.

**Submitted by:**



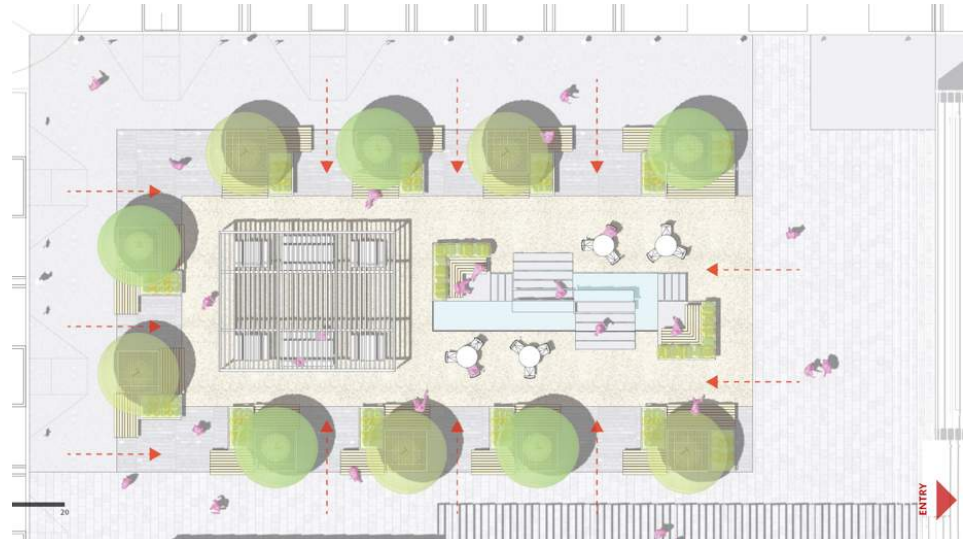
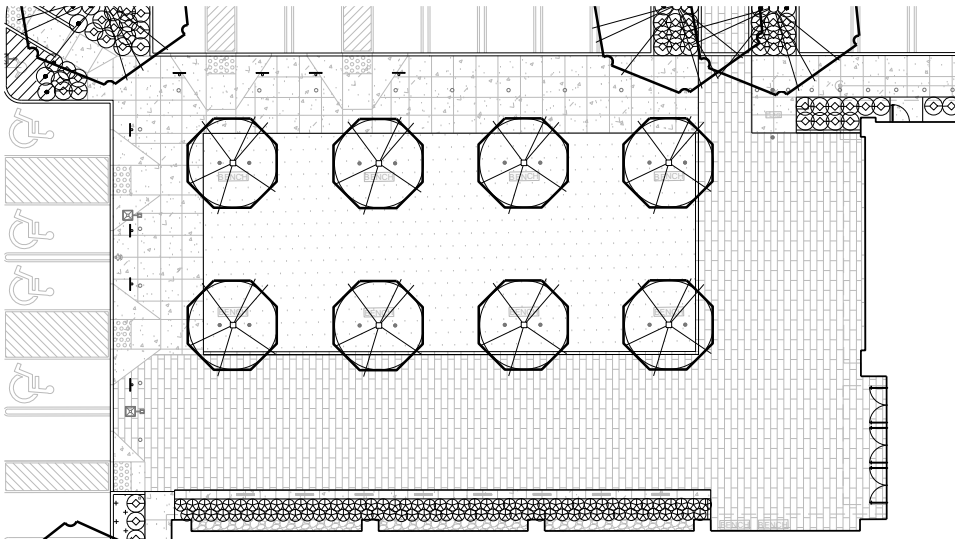
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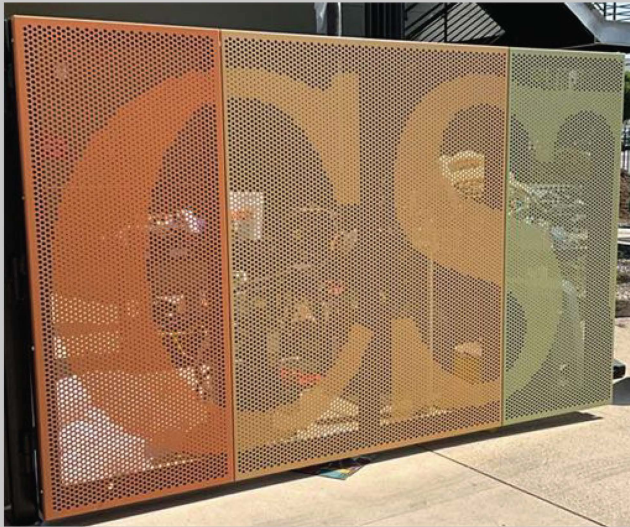
Brenda Shott  
Assistant CEO, Finance and Internal Operations

Attachments Site plans and Plaza rendering  
Building Façade Metal Screen Rendering and Details  
Terrace door options



# OCERS - PLAZA DESIGN HISTORY





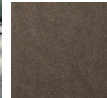
# Terrace Door Options - \$120,000 savings



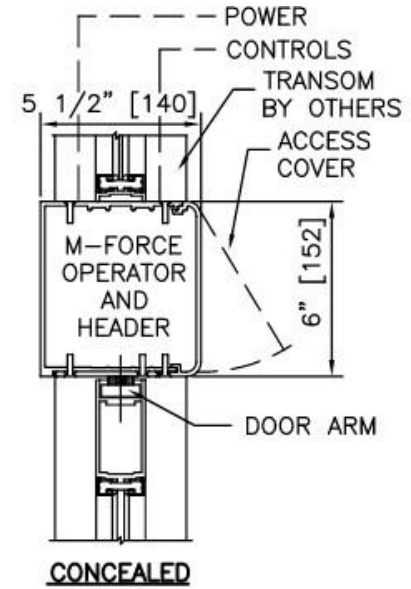
Specified Door - Ellison Bronze



Proposed Door - Standard Curtain Wall Door

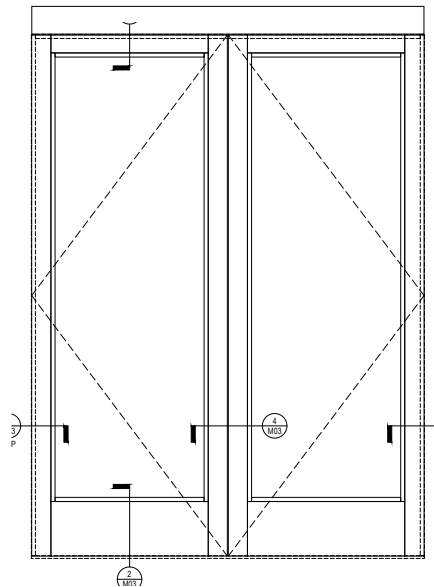
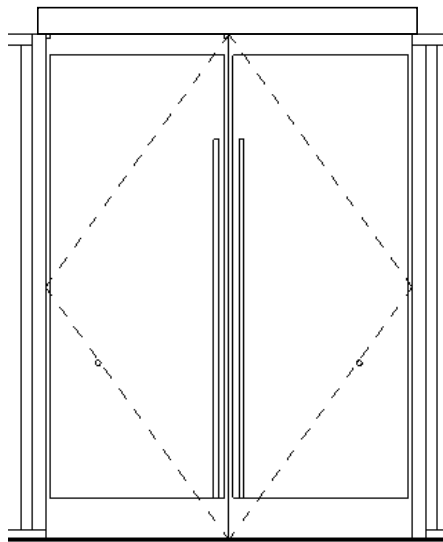


Color to match Ellison Bronze



Automatic Door Operator Detail:

- 1) Concealed above door
- 2) Detail applies to both door types





## Memorandum

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**DATE:** December 2, 2025  
**TO:** Members of the Building Committee  
**FROM:** Brenda Shott, Assistant CEO, Finance and Internal Operations  
**SUBJECT:** **REPLACEMENT HEADQUARTERS PROJECT - GUARANTEED MAXIMUM PRICE**

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### Recommendation

1. Approve and recommend the Board of Retirement approve, the Guaranteed Maximum Price (GMP) of \$63,741,516 as proposed by the Headquarters Project (Project) Design Build Entity (DBE), Snyder Langston.
2. Approve and recommend the Board Authorize staff to negotiate and execute an amendment to the DBE contract for the Development Phase of the Headquarters project reflecting the approved GMP.

### Background/Discussion

The Replacement Headquarters Project Team (Team) together with our Program Manager Griffin Structures and Snyder Langston, has worked diligently to develop a high-quality, cost-effective project that meets OCERS' operational and long-term needs. Throughout design development, the Team conducted extensive value-engineering (VE) reviews—evaluating drawings and specifications line-by-line—to identify opportunities for refinement and cost reduction without compromising building performance, code compliance, or long-term functionality.

Project progress could have been delayed earlier this year due to changes in personnel and consultants made independently by the cellular tower owner, which impacted site and utility design completion and subsequent trade coordination. However, to maintain schedule momentum, the Board authorized two DBE “pull-ahead” amendments, allowing continued development of detailed design documents while the outstanding site issues were resolved.

With the final design now sufficiently advanced, staff directed Snyder Langston on September 8, 2025 to prepare the GMP. Staff, the Program Manager, and Snyder Langston conducted multiple detailed working sessions to vet assumptions, refine estimates, and incorporate VE solutions. These efforts resulted in significant cost improvements—including the selection of a more economical exterior door system for the terrace, producing savings of approximately \$120,000 while still fully meeting functional and performance criteria.

Snyder Langston submitted a draft GMP on November 10, which was thoroughly reviewed by the Building Committee Chair, staff, the Program Manager, and the DBE. Following adjustments and refinements, the final proposed GMP is **\$63,741,516**.

This amount differs from the initial \$55 million planning estimate in the 2024 RFP due to several key factors, including:

- Transition from a rectangular 2-story building to an “L-shaped” 3-story building configuration.
- The two-story Boardroom design.
- Addition of the atrium feature.
- Market-driven cost increases across several major trades.
- Owner-initiated design enhancements.

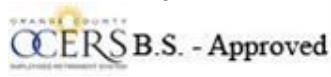
Despite these factors, staff believe the GMP reflects a responsible and well-vetted construction cost for a complex civic building delivered under current market conditions. Snyder Langston has demonstrated strong collaboration and cost discipline throughout the process, and the Team has a high level of confidence in the completeness of the construction documents and the reliability of the pricing received.

A detailed GMP breakdown and a full project budget summary—including Phase 1 predevelopment, program management costs, furniture and fixtures, testing, fees, and other associated expenses—are included with this memo.



We look forward to discussing any questions the Committee may have.

**Submitted by:**



Brenda Shott  
Assistant CEO, Finance and Internal Operations



## Scoping and GMP Overview



## ALL-IN DEVELOPMENT BUDGET (Including Ph 1)

Item and Description	Costs Associated
<b>Phase 1</b>	<b>\$6,728,145</b>
<b>DBE Phase 2:</b>	
<b>Completion of design</b>	<b>871,516</b>
<b>Offsite improvements</b>	<b>1,009,000</b>
<b>Onsite improvements</b>	<b>6,792,000</b>
<b>Building shell and core</b>	<b>39,399,000</b>
<b>Building interiors</b>	<b>15,670,000</b>
<b>DBE Grand Total</b>	<b>\$63,741,516</b>
<b>Misc OCERS consultants</b>	<b>175,972</b>
<b>Testing and inspection</b>	<b>331,282</b>
<b>Furnishings</b>	<b>2,503,400</b>
<b>Utility Fees and permits</b>	<b>1,608,778</b>
<b>Insurance and legal</b>	<b>705,000</b>
<b>CM fees</b>	<b>1,222,933</b>
<b>OCERS contingency</b>	<b>3,021,247</b>
<b>Exterior enhancements</b>	<b>480,000</b>
<b>Total:</b>	<b>\$80,519,449</b>

## DESIGN BUILD ENTITY (DBE) GMP BREAKDOWN

Item and Description	Costs Associated
<b>Snyder Langston/Gensler base price (Phase 2 only)</b>	<b>\$63,741,516</b>
<b>Options included above:</b>	
<b>Allowance to <i>upgrade</i> entrance plaza</b>	<b>\$800,000</b>
<b>Upgrade ballistic protection at Boardroom and Reception interior</b>	<b>\$148,000</b>
<b>Downgrade exterior doors at level 3 terrace</b>	<b>(\$120,000)</b>
<b>Change operable partition at café from glass to solid</b>	<b>(\$130,000)</b>
<b>Options not included in the DBE base price:</b>	
<b>Upgrades at Boardroom exterior – Option 1</b>	<b>\$480,000</b>
<b>Upgrade to Boardroom exterior – Option 2</b>	<b>\$50,000</b>
<b>Delete mural graphics from exterior wall panels</b>	<b>(\$200,000)</b>
<b>Downgrade hardscape materials</b>	<b>(\$120,000)</b>



**December 2, 2025 Building Committee Meeting**

**CLOSED SESSION ITEMS**

- E-1 THREAT TO THE SECURITY OF A PUBLIC BUILDING (Government Code Section § 54957)**  
Consultation with General Counsel, VP, SR. Program & Construction Manager from Griffin Structures and Advisor from Snyder Langston

**Recommendation:** Take appropriate action.

**December 2, 2025 Building Committee Meeting**

**CLOSED SESSION ITEMS**

**E-2 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.