

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

**BUILDING COMMITTEE MEETING
Tuesday, December 2, 2025
9:30 A.M.**

MINUTES

Chair Lindholm called the meeting to order at 9:32 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; Arthur Hidalgo, Board Member

Also Present: Brenda Shott, Assistant CEO, Finance and Internal Operations; Manuel Serpa, General Counsel; Darren Dang, Chief Technology Officer; General Counsel; Fong Tse, Sr. Manager of Facilities and Operations Support Services; Iriss Barriga, Board Member; Deryl Robinson, Griffin Structures; Tristen Nichols, Griffin Structures; John Rochford, Snyder Langston; Adam Schneider, Snyder Langston; Zenith DeRosier, Snyder Langston; Peter Barsuk, Gensler; Nick Acevedo, Gensler; Anthony Beltran, Audio Visual Technician; Amanda Evenson, Recording Secretary

PUBLIC COMMENT

None.

CONSENT AGENDA

C-1 COMMITTEE MEETING MINUTES:

Building Committee Meeting Minutes

July 30, 2025

Recommendation: Approve minutes.

A motion was made by Ms. Lopez Tagaloa, 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 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

After discussion, a **motion** was made by Mr. Vallone, **seconded** by Ms. Lopez Tagaloa, to approve the expected outcomes below as discussed.

1. The Committee approved the total allowance of \$1.13 million to be included in the Guaranteed Maximum Price (GMP) for the public plaza.
2. The Committee provided direction to leave the allowance for graphics on the perforated metal screen in the GMP and to discuss the options for the graphics at a future Building Committee meeting.
3. The Committee provided direction to leave the height of the outdoor flagpole at 35 feet, making no changes to the GMP.
4. The Committee verified the value engineering decision made related to the terrace doors.

The motion passed **unanimously**.

The Committee adjourned to Closed Session at 9:53 A.M.

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.

The Committee returned from Closed Session at 10:08 A.M.

Recording Secretary administered the Roll Call attendance.

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REPORT OF ACTIONS TAKEN IN CLOSED SESSION - Mr. Serpa noted there was no reportable action for item E-1 and that item E-2 was not discussed.

ACTION ITEMS

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.

After discussion, a motion was made by Ms. Lopez Tagaloa, seconded by Mr. Vallone, to approve and recommend that the Board of Retirement approve the Guaranteed Maximum Price (GMP) of \$63,741,516 as proposed and authorize staff to negotiate an amendment to the DBE contract for the Development Phase of the Headquarters project reflecting the approved GMP.

The motion passed unanimously.

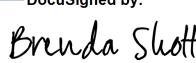
COMMITTEE MEMBER/CHIEF EXECUTIVE OFFICER/COUNSEL/STAFF COMMENTS

None.

ADJOURNMENT

Chair Lindholm ADJOURNED the meeting at 10:22 A.M.

Submitted by:

DocuSigned by:

Brenda Shott
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Brenda Shott
Staff Liaison to the Committee

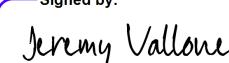
Submitted by:

DocuSigned by:

Steve Delaney
G00D5744FF39463...

Secretary to the Committee

Approved by:

Signed by:

Jeremy Vallone
F76224A31E124EB...

Jeremy Vallone
Chair