

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

**BUILDING COMMITTEE MEETING
Thursday, April 2, 2026
9:30 A.M.**

MEMBERS OF THE COMMITTEE

- Jeremy Vallone, Chair
- Wayne Lindholm, 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	
<p>Join Using Zoom App (Video & Audio)</p> <p>https://ocers.zoom.us/j/84572754437</p> <p>Meeting ID: 845 7275 4437 Passcode: 900128</p> <p>Go to https://www.zoom.us/download to download Zoom app before meeting. Go to https://zoom.us to connect online using any browser.</p>	<p>Join by Telephone (Audio Only)</p> <p>Dial by your location</p> <ul style="list-style-type: none"> +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>Meeting ID: 845 7275 4437 Passcode: 900128</p>
<p>A Zoom Meeting Participant Guide is available on OCERS' website Board & Committee Meetings Page.</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

February 3, 2026

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 CONSTRUCTION/BUILDER’S RISK INSURANCE

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

Recommendation: Approve and recommend to the Board of Retirement that staff proceed with a contractor-carried Builder’s Risk (BR) insurance policy, inclusive of earthquake coverage, for the Replacement Headquarters Project, and authorize a corresponding amendment to the Guaranteed Maximum Price (GMP) to add an allowance for the contractor to carry this coverage. Staff is further authorized to confirm final terms and bind coverage upon GMP amendment approval.

A-3 DESIGN ELEMENTS FOR PUBLIC PLAZA, EXTERIOR PERFORATED METAL SCREEN, AND DEDICATION PLAQUE

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

Recommendation: Provide directions to the Project Team to finalize design elements for the Public Plaza, the exterior Perforated Metal Screen, and the Dedication Plaque.

INFORMATION ITEMS

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

I-1 REPLACEMENT HEADQUARTERS PROJECT – PROGRESS UPDATE

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

COMMITTEE MEMBER COMMENTS

CHIEF EXECUTIVE OFFICER/STAFF COMMENTS

COUNSEL COMMENTS

ADJOURNMENT

NOTICE OF NEXT MEETINGS

PERSONNEL COMMITTEE MEETING

**April 9, 2026
9:30 A.M.**

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

DISABILITY COMMITTEE MEETING

**April 20, 2026
8:30 A.M.**

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

REGULAR BOARD MEETING

**April 20, 2026
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 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
2223 E. WELLINGTON AVENUE, SUITE 100
SANTA ANA, CALIFORNIA**

**BUILDING COMMITTEE MEETING
Tuesday, February 3, 2026
9:30 A.M.**

MINUTES

Chair Vallone called the meeting to order at 9:32 A.M.

Recording Secretary administered the Roll Call attendance.

Attendance was as follows:

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

Also Present: Steve Delaney, CEO; Brenda Shott, Assistant CEO, Finance and Internal Operations; Manuel Serpa, General Counsel; Counsel; Fong Tse, Facilities Manager; Deryl Robinson, Griffin Structures; Tristen Nichols, Griffin Structures; John Rochford, Snyder Langston; Zenith DeRosier, Gensler; Rob Abergas, Gensler; Anthony Beltran, Audio Visual Technician; Amanda Evenson, Recording Secretary

PUBLIC COMMENT

None.

CONSENT AGENDA

C-1 COMMITTEE MEETING MINUTES:

Building Committee Meeting Minutes

December 2, 2025

Recommendation: Approve minutes.

A **motion** was made by Mr. Lindholm, **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 TRIENNIAL REVIEW OF THE BUILDING COMMITTEE CHARTER

Orange County Employees Retirement System
February 3, 2026
Building Committee Meeting – Minutes

Page 2

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

Recommendation: Approve and recommend that the Board adopt the Building Committee Charter without revision.

After discussion, a **motion** was made by Mr. Lindholm, **seconded** by Ms. Lopez Tagaloa, to approve and recommend that the Board adopt the Building Committee Charter without revision.

The motion passed **unanimously**.

INFORMATION ITEMS

I-1 REPLACEMENT HEADQUARTERS PROJECT – PROGRESS UPDATE

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

COMMITTEE MEMBER/CHIEF EXECUTIVE OFFICER/COUNSEL/STAFF COMMENTS

None.

ADJOURNMENT

Chair Vallone **ADJOURNED** the meeting at 10:00 A.M.

Submitted by:

Submitted by:

Approved by:

Brenda Shott
Staff Liaison to the Committee

Steve Delaney
Secretary to the Committee

Jeremy Vallone
Chair



Memorandum

DATE: April 2, 2026
TO: Members of the Building Committee
FROM: Brenda Shott, Assistant CEO, Finance and Internal Operations
SUBJECT: CONSTRUCTION/BUILDER'S RISK INSURANCE

Recommendation

Approve and recommend to the Board of Retirement that staff proceed with a contractor-carried Builder's Risk (BR) insurance policy, inclusive of earthquake coverage, for the Replacement Headquarters Project, and authorize a corresponding amendment to the Guaranteed Maximum Price (GMP) to add an allowance for the contractor to carry this coverage. Staff is further authorized to confirm final terms and bind coverage upon GMP amendment approval.

Background/Discussion

Purpose and Context

As construction of the Replacement Headquarters Project commences, OCERS must secure Builder's Risk insurance to protect the project's physical assets—including structures, materials, and equipment—from covered losses during the construction period. This coverage is a standard risk management requirement for capital construction projects and is critical to protecting OCERS' financial interest throughout the construction period.

Staff and the Project Team focused their evaluation on overall cost, adequacy of protection, including earthquake coverage, operational feasibility, and administrative responsibilities associated with each insurance structure.

Insurance Structures Evaluated

Staff, in coordination with the Project Team (Snyder Langston, Griffin Structures, and OCERS staff), evaluated multiple approaches to insuring the project.

1. Owner Controlled Insurance Program (OCIP)

At staff's request, OCERS' insurance broker, Alliant, evaluated an OCIP structure. While OCIPs can be effective on very large projects, the Project Team concluded that the Replacement Headquarters Project is not of sufficient size to generate subcontractor insurance cost savings that would offset the additional administrative burden, third-party management costs, and complexity associated with an OCIP. Accordingly, this option was not recommended.

2. Owner-Carried Builder's Risk Insurance

Staff evaluated owner-carried Builder's Risk insurance and requested multiple iterations from OCERS' insurance broker to enhance earthquake limits and align coverage with the full GMP value. The chart below shows the amounts quoted.

Earthquake (EQ) Limit	Type of Policy Coverage	Total EQ Coverage	% GMP	Cost of Option/layer	Total Premium (Cumulative of all layers)
\$5,000,000	Included in Base Policy	\$5,000,000	7.8%	\$131,421	\$131,421
\$25,000,000	Excess	\$30,000,000	50%	\$208,220	\$339,641
\$33,714,192	Additional Excess	\$63,714,192	100%	\$75,000	\$414,641

While the pricing was ultimately competitive, the additional earthquake coverage is materially higher than the contractor-carried option (discussed below). Also, staff identified several material concerns during the detailed policy review.

Key issues included restrictive exclusions, terms, and endorsements that could create operational or financial challenges for the contractor during construction. One example of heightened concern was policy language requiring "acceptable site lighting," which could necessitate significant and unplanned modifications, as the site is not fully illuminated at night. Compliance with such conditions could result in costly changes or coverage disputes.

In addition, under an owner-carried model, OCERS would be responsible for primary claims administration. OCERS is not staffed to manage construction insurance claims, and assuming this role would place a meaningful administrative burden on existing staff and introduce operational risk during an active construction phase.

3. Contractor-Carried Builder's Risk Insurance (Recommended)

Snyder Langston evaluated and proposed carrying Builder's Risk insurance as part of the GMP, including earthquake coverage. Because the original GMP did not include a specific allowance for contractor-carried Builder's Risk insurance, an amendment to the GMP will be required to incorporate this cost. Below is a summary of the premiums received through Snyder Langston's broker:

Earthquake (EQ) Limit	Type of Policy Coverage	Total EQ Coverage	% GMP	Cost of Option/layer	Total Premium (Cumulative of all layers)
\$0	Included in Base	\$25,000,000	39%	\$378,940	\$378,940
\$13,714,192	Excess	\$38,714,192	61%	\$103,116	\$482,056
\$25,000,000	Additional Excess	\$63,714,192	100%	\$105,129	\$587,185

After further review, staff determined this approach to be the most practical and prudent option for the project.

This structure offers several advantages:

- **Policy terms, exclusions, and endorsements better aligned with construction operations**, reducing the risk of noncompliance or costly mid-project adjustments;
- **Deductibles** – comparable between the two proposals, but the contractor policy is slightly more favorable for small-to mid losses
- **Avoidance of owner-policy conditions that could require costly site modifications**, such as prescriptive security or lighting requirements not contemplated in the current construction plan;
- **Claims handled by an experienced construction contractor**, minimizing administrative burden on OCERS staff and improving response efficiency in the event of a loss;
- **Clear alignment of risk, responsibility, and insurance administration**, as the contractor managing the site also manages the associated Builder's Risk policy; and
- **Predictable integration of insurance cost into the GMP**, allowing the full cost of construction-period risk transfer to be transparently addressed through a GMP amendment rather than through operational workarounds.

Risk Management Consideration

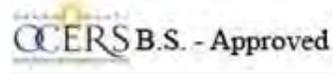
In recommending a contractor-carried Builder's Risk policy, staff considered not only premium cost, but also operational feasibility, administrative capacity, and overall risk allocation. The recommended approach appropriately transfers day-to-day insurance administration and claims management to the party best positioned to manage construction-related risks, while maintaining OCERS' protection through contractual requirements and oversight.

Conclusion

Based on further review and detailed policy analysis, staff recommends proceeding with a contractor-carried Builder's Risk insurance policy, including earthquake coverage, as part of the GMP. Based on the most recent pricing provided by OCERS' broker and the contractor's broker, the estimated premium for contractor-carried Builder's Risk insurance ranges from approximately \$379,000 to \$587,000, depending on the level of earthquake coverage selected, with coverage options for contractor-carried coverage evaluated at 39%, 61% and 100% of the GMP. Although the pricing of the contractor carried policy is higher than the proposal for the owner carried policy, the underlying contractor carried policy provides more extensive sub-limits and a longer term. This approach provides the most balanced solution in terms of coverage, practicality, operational efficiency, and risk management for the Replacement Headquarters Project.

Approval is requested to allow staff to finalize and bind coverage in advance of active construction and amend the GMP for the same amount as the final premium cost.

Submitted by:



Brenda Shott
Assistant CEO, Finance and Internal Operations



Memorandum

DATE: April 2, 2026
TO: Members of the Building Committee
FROM: Brenda Shott, Assistant CEO, Finance and Internal Operations
SUBJECT: DESIGN ELEMENTS FOR PUBLIC PLAZA, EXTERIOR PERFORATED METAL SCREEN, AND DEDICATION PLAQUE

Recommendation

Provide directions to the Project Team to finalize design elements for the Public Plaza, the exterior Perforated Metal Screen, and the Dedication Plaque.

Discussion

This item provides an update on the status of several exterior and architectural elements for the new OCERS Headquarters, including the plaza design, the perforated metal panel feature, and the building dedication plaque. Gensler will present revised concepts and seek direction from the Building Committee.

Plaza Design

Gensler will present revised plaza design options that were previously shared with staff and Building Committee Member Trustee Lindholm on March 18, 2026. At that meeting, direction was provided to further refine the design with a focus on managing costs while maintaining the overall design intent.

With respect to the fountain feature, Gensler was directed to coordinate with the fountain subcontractor to develop a fountain design that meets a target budget of \$250,000.

Regarding the trellis structure, staff recommended that this element remain part of the plaza concept to create a more usable space. To achieve this while staying within the allotted budget, Gensler was asked to explore potential cost-saving measures, including reducing the size of the trellis and evaluating manufactured, commercial-grade systems that could be customized to meet the design intent.

Following this discussion, Trustee Lindholm and staff conducted a site visit to a local manufacturer and reviewed several commercial-grade trellis options. Of particular interest were systems with operable louvers, which would allow for waterproof coverage during rainy conditions while permitting partial sunlight when desired. Staff has requested that Gensler conduct further study of this option and assess its feasibility, cost implications, and alignment with the overall plaza design.

Perforated Metal Panel

The Committee has previously discussed several concepts for the perforated metal panel feature. Early design considerations included incorporating the OCERS logo; however, this option was not favored due to concerns that logos may change over time and that future modifications would be costly. A plain panel with no design was also considered, but was not favored by the Committee. Other concepts explored included images of historical

figures or nature related graphics, though there was concern that the public may not readily understand the relevance or connection to OCERS.

The Committee expressed a preference for a timeless design. In response, Gensler has developed a more abstract design concept incorporating light patterns, which staff supports. Gensler will present this concept for the Committee's review and direction.

Building Dedication Plaque

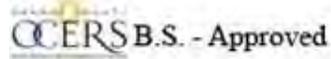
Discussion of the building dedication plaque will also occur under this item. Gensler will present the existing dedication plaque from the current OCERS building along with a **proposed design concept** for the new headquarters.

Staff will seek the Committee's direction regarding the location of the plaque within the new building and the content to be included.

Next Steps

Staff will incorporate the Building Committee's direction following the meeting and continue working with Gensler to advance the selected design concepts.

Submitted by:

The logo features the OCERS logo on the left, followed by the text "B.S. - Approved" in a bold, serif font. A horizontal line is positioned below the text.

Brenda Shott
Assistant CEO, Finance and Internal Operations





FINAL SCHEME
N/W VIEW

SEPT 2025



TIME: 1 PM, JUNE



FINAL SCHEME
N/E VIEW

SEPT 2025

TIME: 1 PM, JUNE

FINAL SCHEME
VIEW FACING WEST PARKING

SEPT 2025



TIME: 1 PM, JUNE



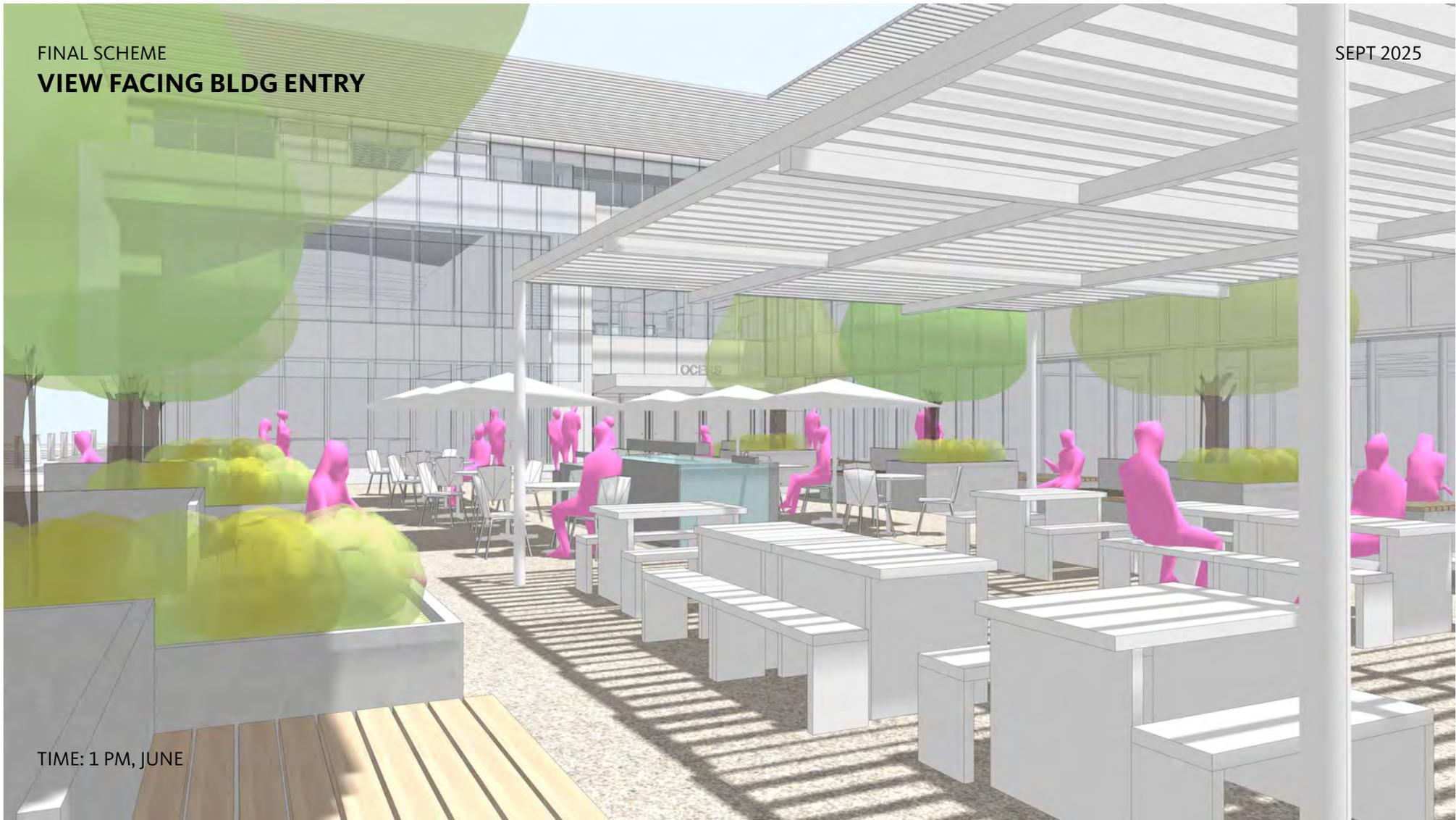
FINAL SCHEME
VIEW FACING S/W

SEPT 2025

TIME: 1 PM, JUNE

FINAL SCHEME
VIEW FACING BLDG ENTRY

SEPT 2025



TIME: 1 PM, JUNE



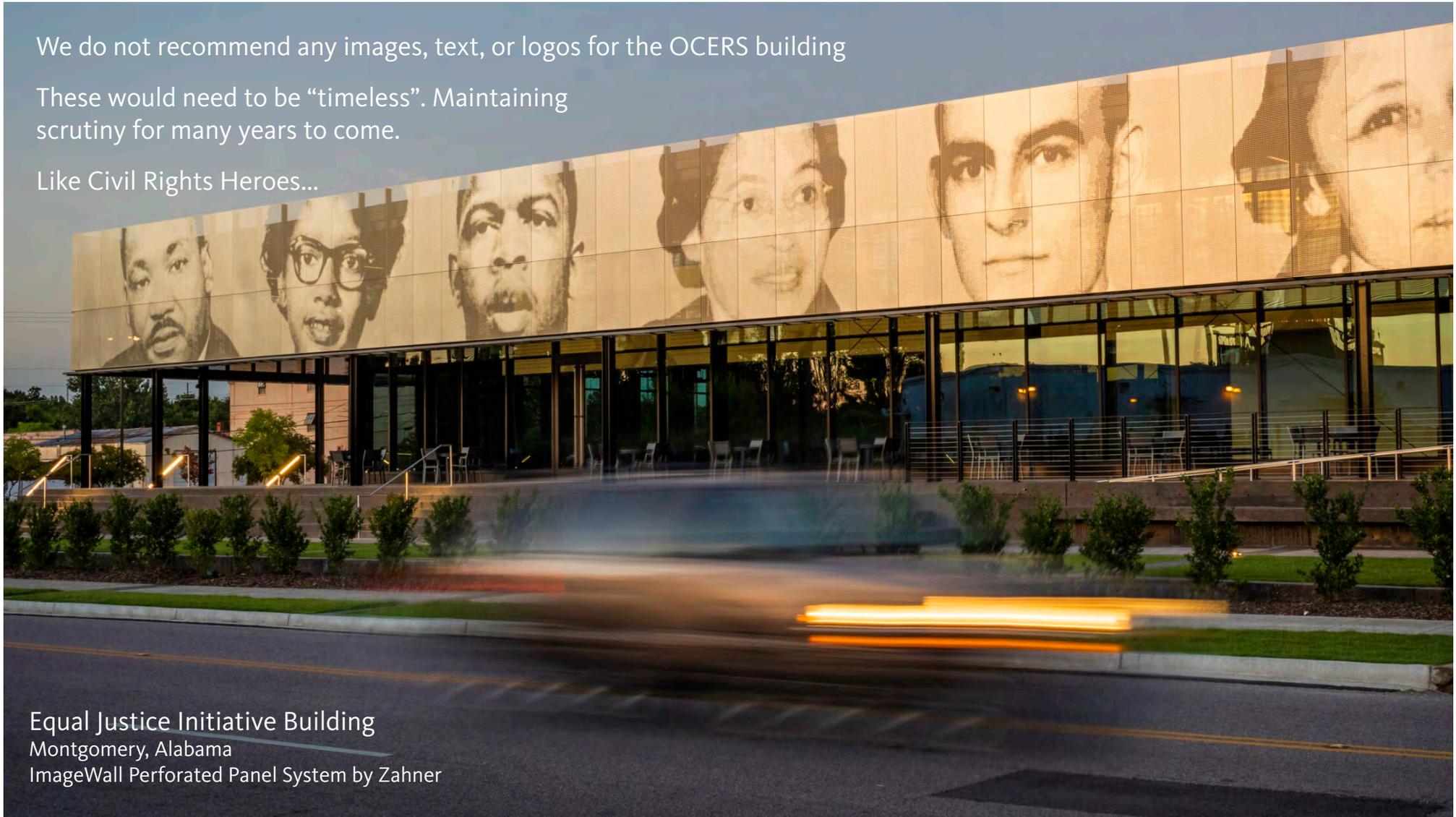




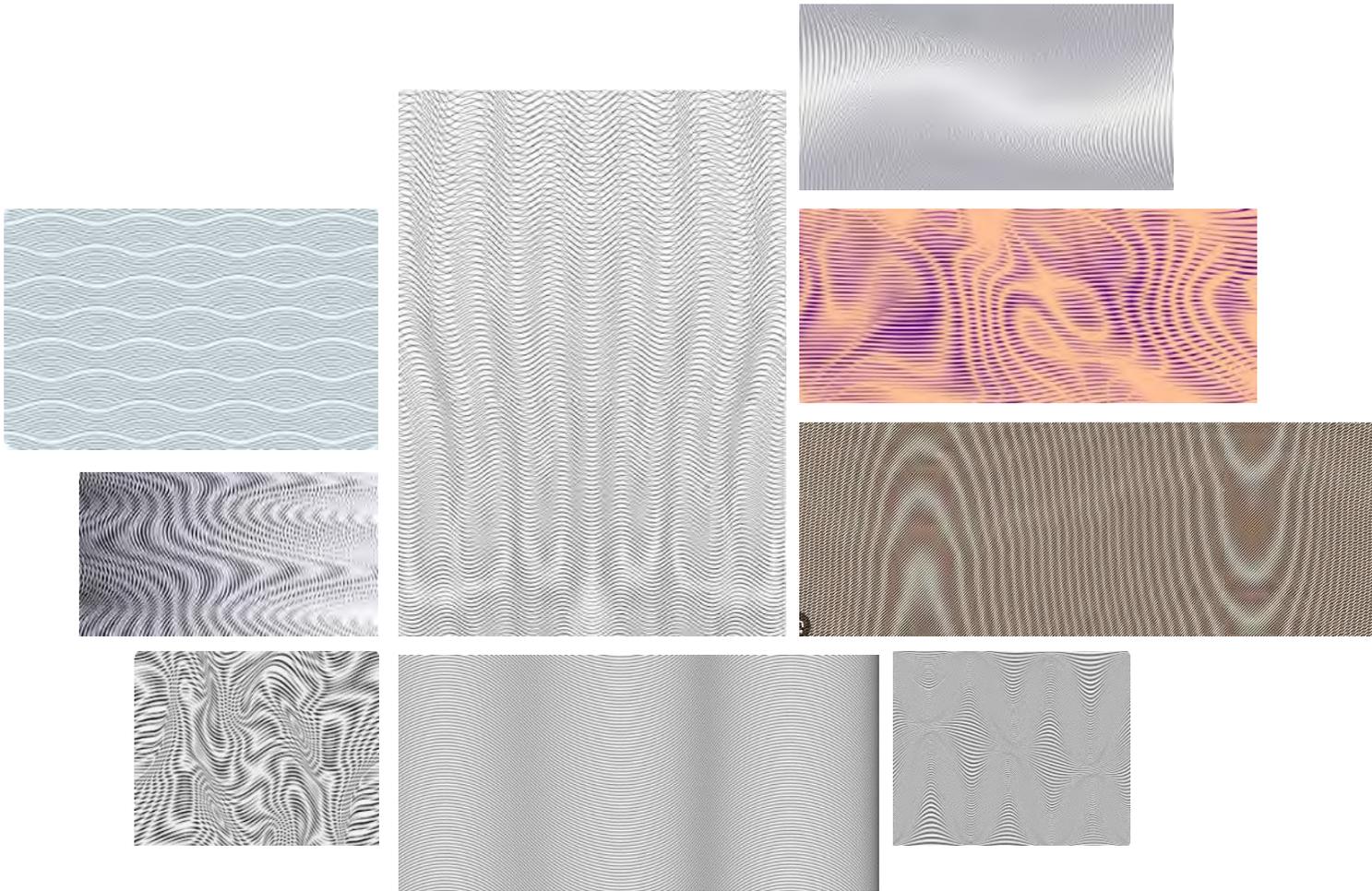
We do not recommend any images, text, or logos for the OCERS building

These would need to be “timeless”. Maintaining scrutiny for many years to come.

Like Civil Rights Heroes...

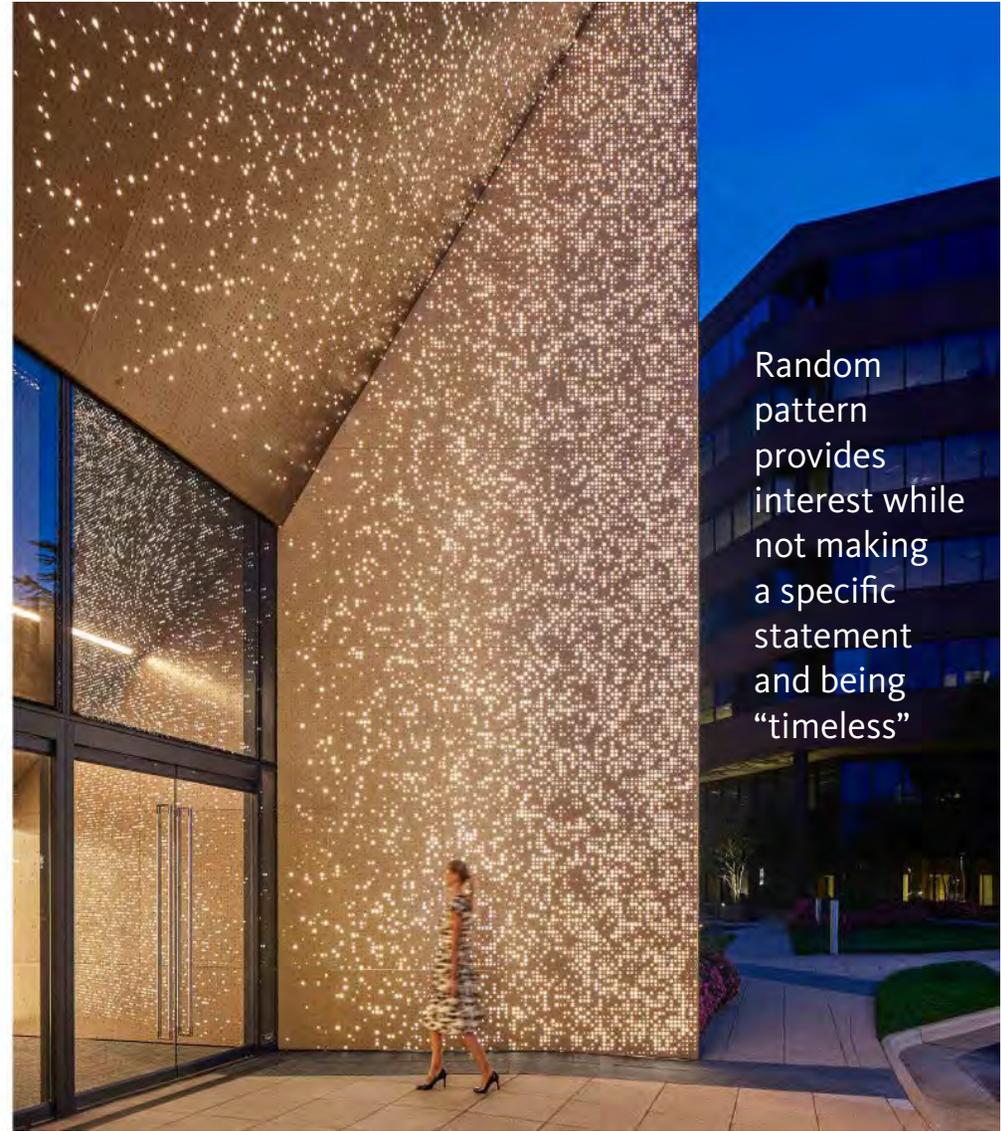


Equal Justice Initiative Building
Montgomery, Alabama
ImageWall Perforated Panel System by Zahner

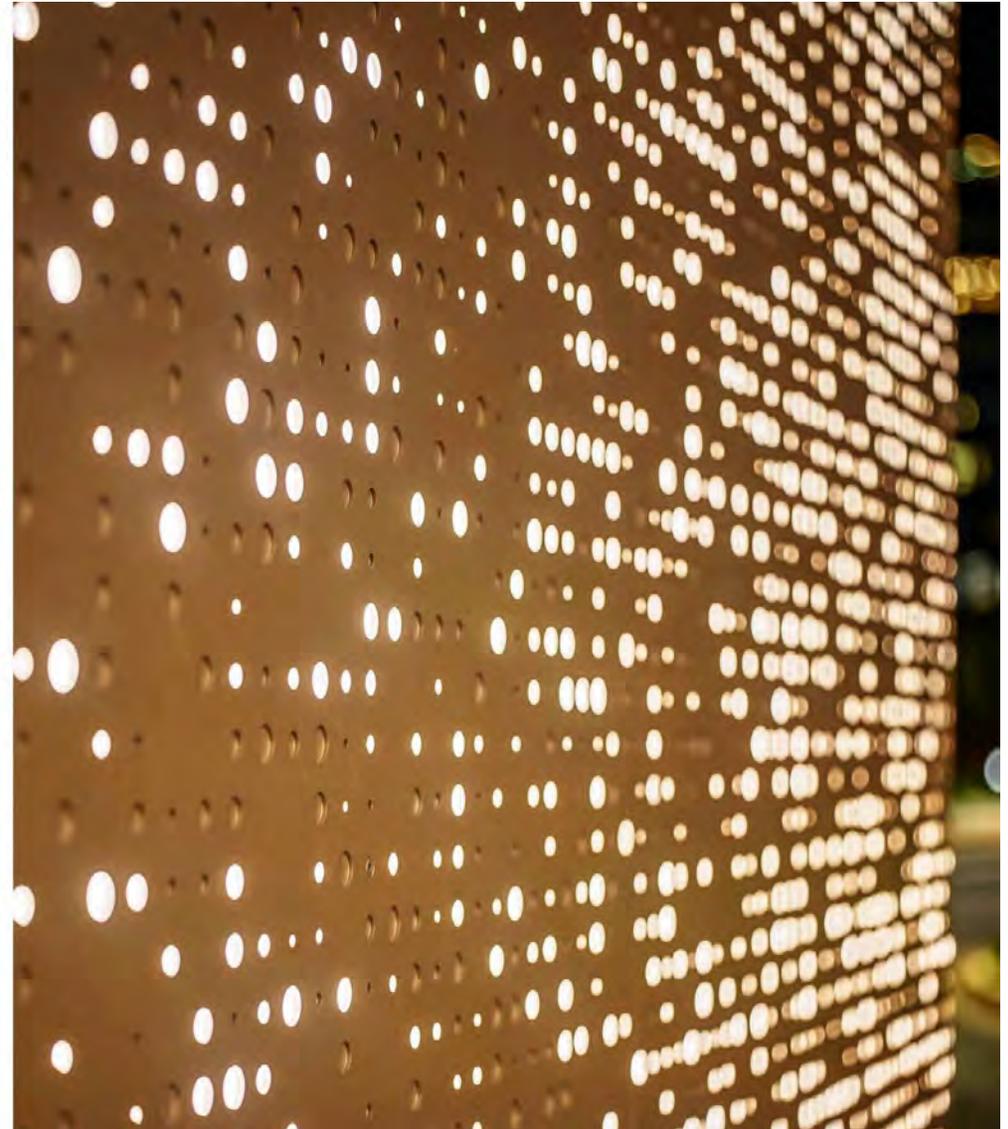




1676 International Drive Office Building
McClellan, VA
Arktura Graphic Perf Custom metal panels



Random pattern provides interest while not making a specific statement and being "timeless"

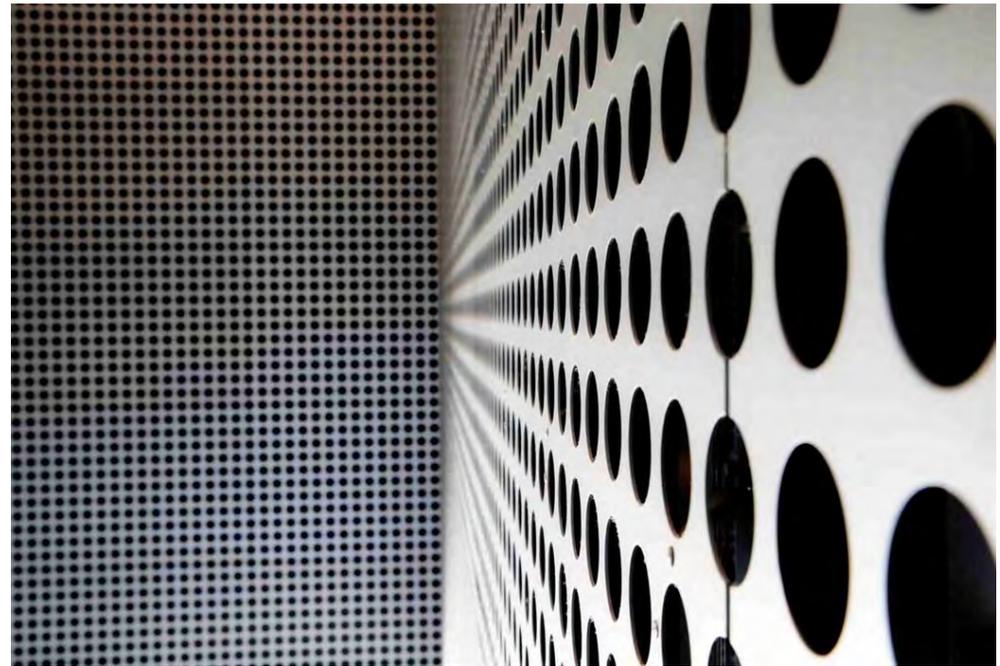
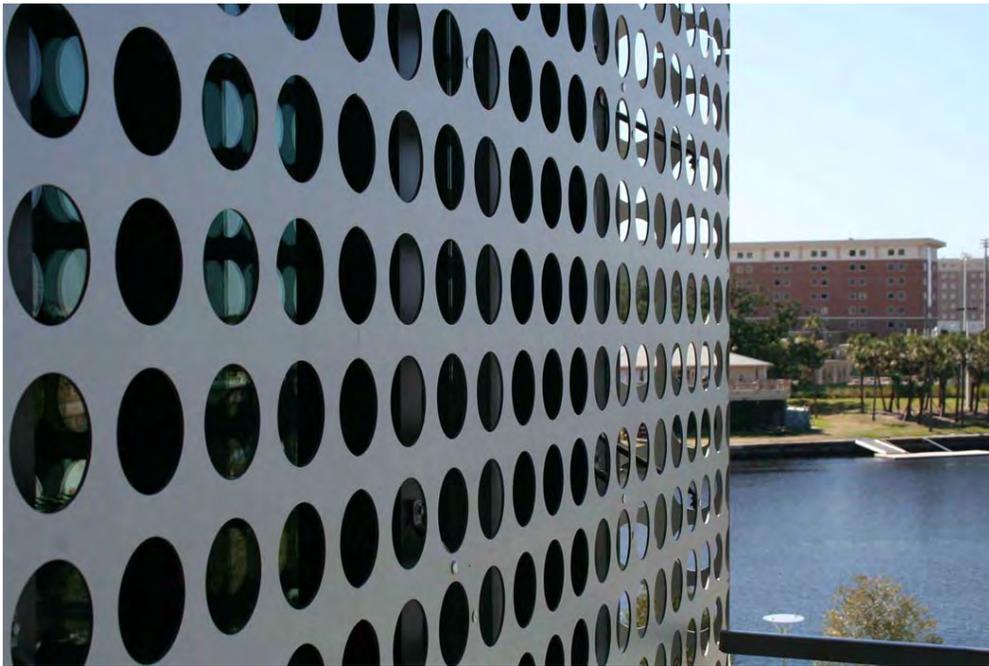






Tampa Museum of Art
Custom McNichols Perforated
Panel 3" round holes 4" apart on
center

Tampa Museum of Art
Custom McNichols Perforated
Panel 3" round holes 4" apart on
center





Shopping Mall
Doha, Qatar







BRONZE DEDICATION PLAQUE
OCERS March 12, 2206 GENSLER



Existing Plaque

Looks to be bronze. Mounted on a pedestal. In need of a good polish?

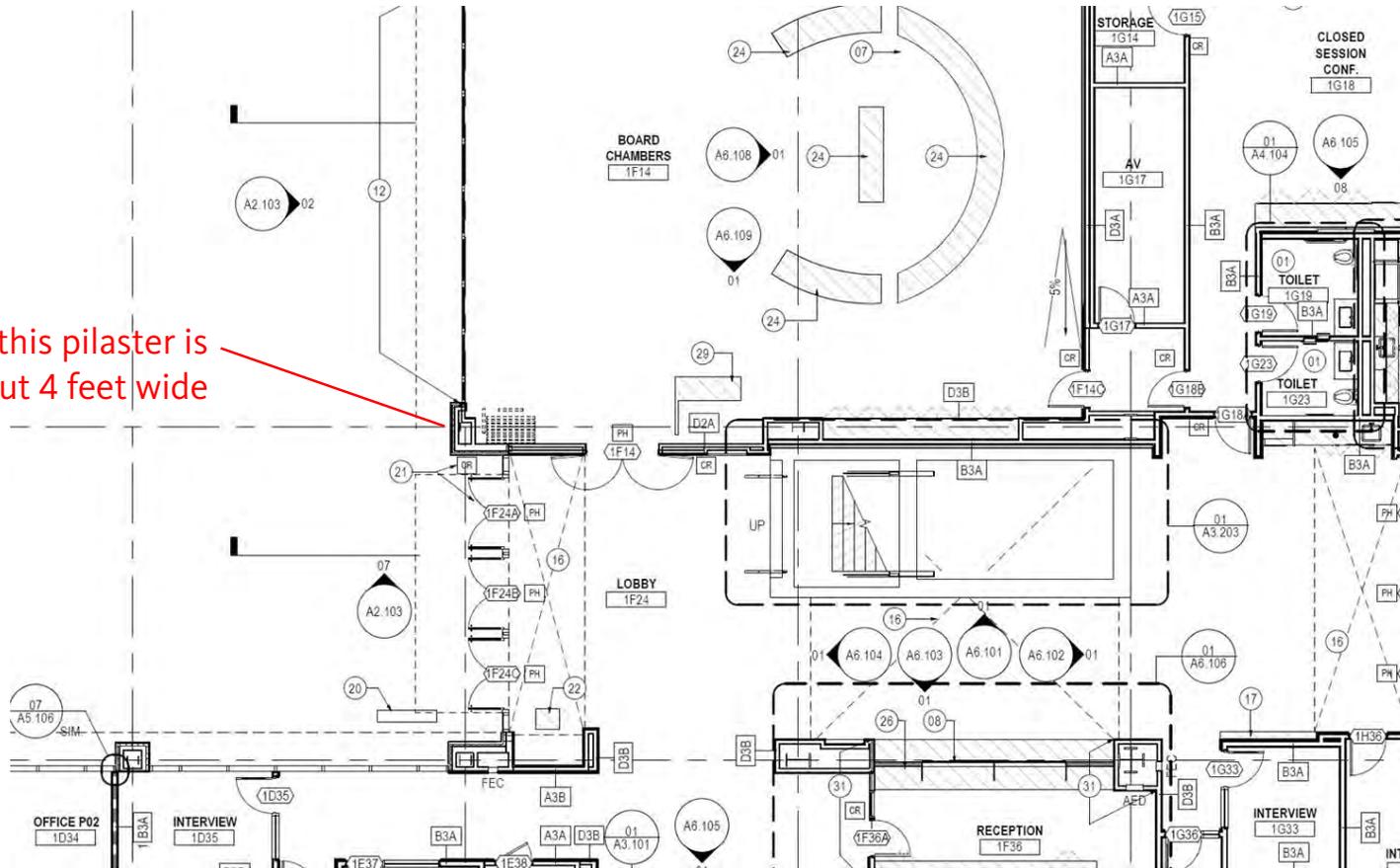


Possible location of new plaque
There is a metal column / pilaster between entry doors and the glazing of the board room. Its about 4 feet wide. It may be a good place to mount a 24"x24" bronze dedication plaque.

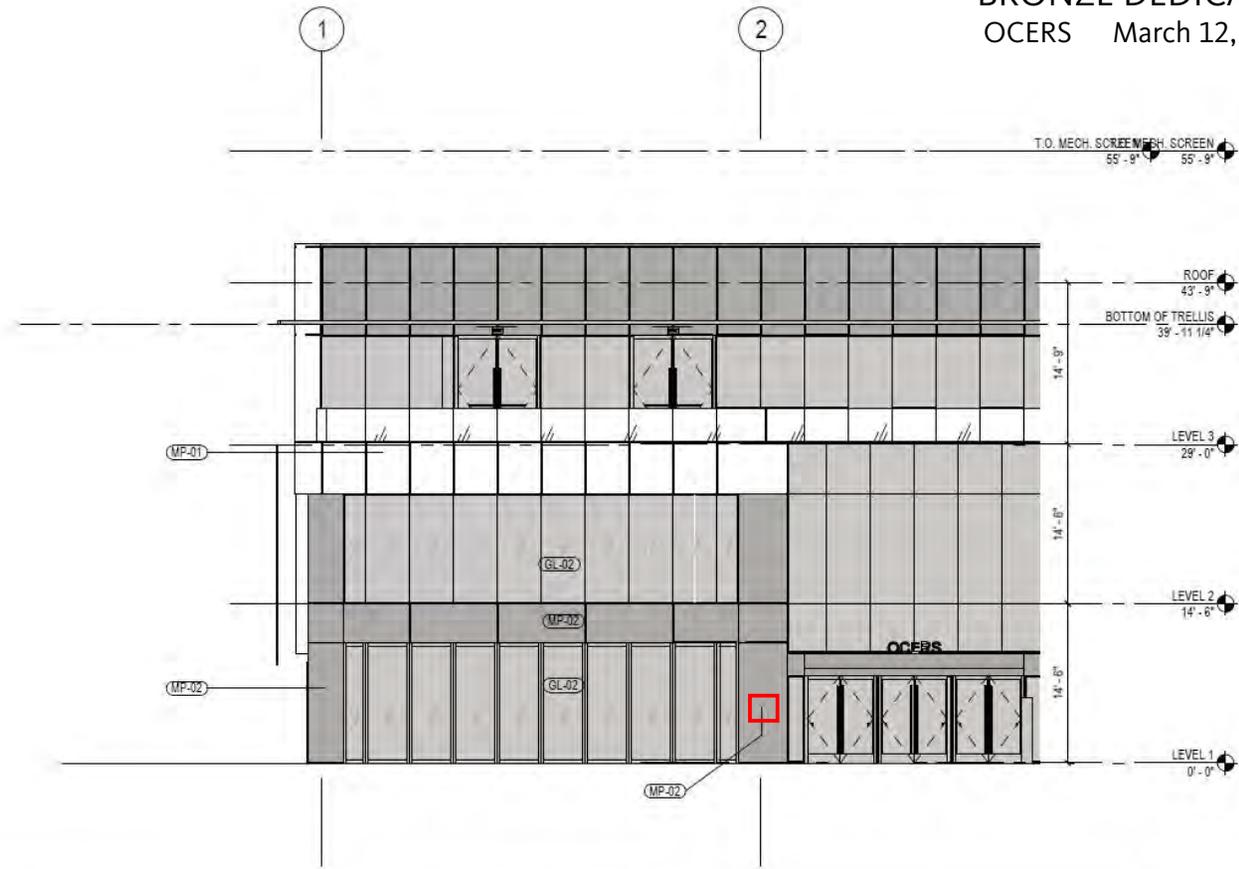
BRONZE DEDICATION PLAQUE
OCERS March 12, 2206 GENSLER

BRONZE DEDICATION PLAQUE
OCERS March 12, 2206 GENSLER

this pilaster is about 4 feet wide

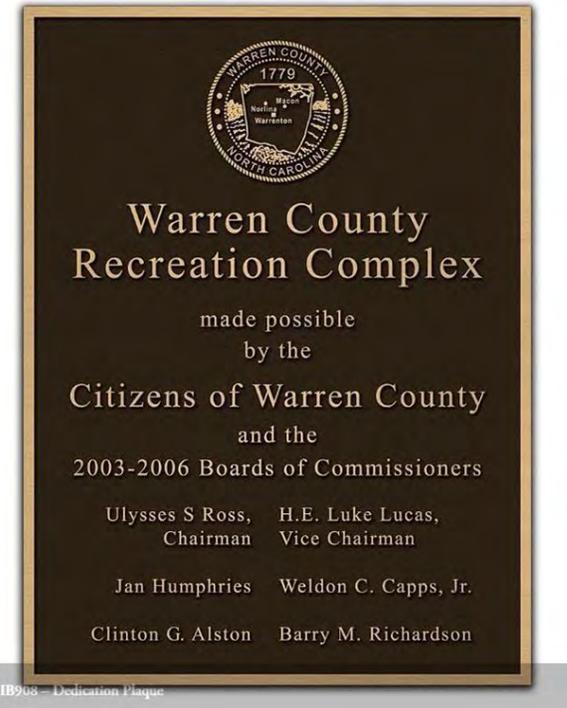
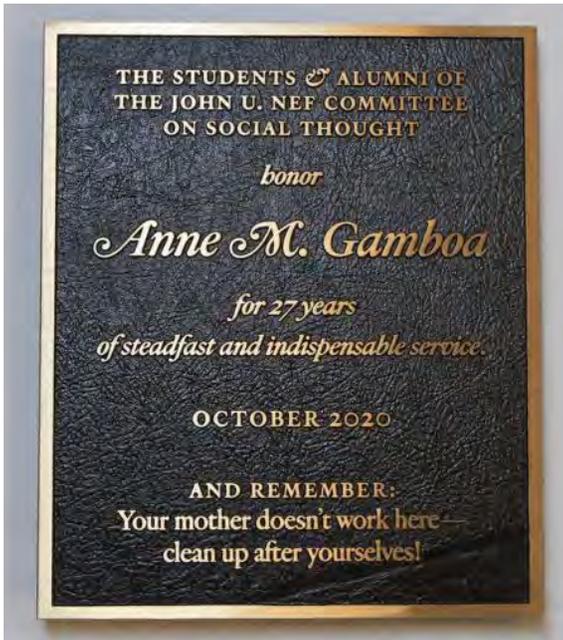


BRONZE DEDICATION PLAQUE
OCERS March 12, 2206 GENSLER



02 BUILDING ELEVATION - WEST-WITHOUT PERF PANELS
SCALE: 1/8" = 1'-0"

BRONZE DEDICATION PLAQUE
OCERS March 12, 2206 GENSLER



You can have steel, bronze or aluminum plaques. Most building dedication plaques are cast bronze. We recommend cast bronze.

Plaque Finishes & Options

Standard Background Textures for Cast Plaques

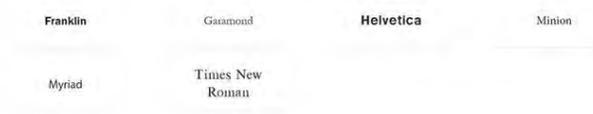


Standard Background Colors



Fonts

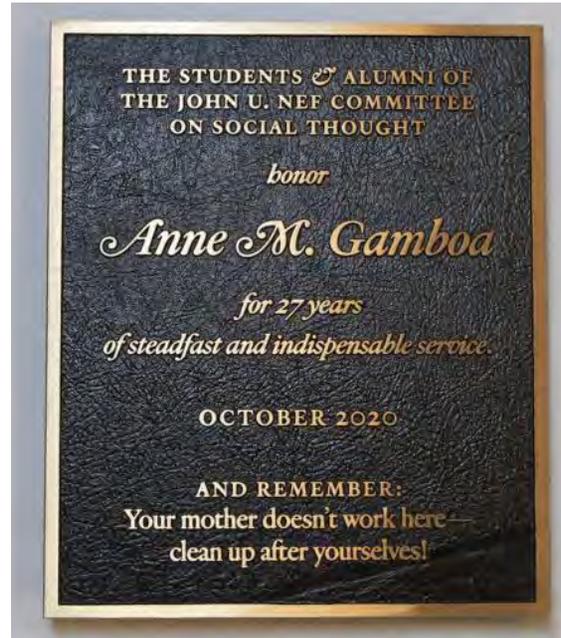
We can use a variety of fonts, but this is our shortlist of time tested fonts that look great on plaques.



Installation Options



BRONZE DEDICATION PLAQUE
OCERS March 12, 2206 GENSLER



There are companies dedicated to making cast bronze plaques. There are options for styles, images, background, fonts and mounting.

Our recommendation is a 24"x24" cast bronze dedication plaque. No images. No colors. Simple bronze satin border as shown on the left. A patterned dark oxide background (neither brown nor black) blind mounted with no visible fasteners.



BRONZE DEDICATION PLAQUE
OCERS March 12, 2206 GENSLER

As far as content goes, what you have on the previous plaque seems appropriate for the new plaque with the updated names.

We are happy to work in greater detail with you on this as you see fit. Thanks!



Memorandum

DATE: April 2, 2026
TO: Members of the Building Committee
FROM: Brenda Shott, CPA, Assistant CEO, Finance and Internal Operations
SUBJECT: NEW HEADQUARTERS PROJECT – PROGRESS UPDATE

Informational Only

Discussion

This memo provides the Building Committee with a progress update on the OCERS Replacement Headquarters Project highlighting recent key developments, schedule risks, permitting status, and upcoming milestones since the March update to the Board of Retirement.

Project Status Update

Cellular Tower Relocation (Critical Path)

Efforts to advance the cellular tower relocation have stalled over the past several weeks. Key personnel at Verizon have been unavailable to attend bi-weekly meetings and unresponsive to repeated outreach. As relocation of the cellular tower remains a **critical-path activity**, this lack of progress presents a **high risk of schedule delay**. Staff and the project team are continuing to escalate this issue and pursue alternative points of contact in an effort to re-establish momentum and mitigate potential impacts to the overall project schedule.

Hazardous Materials Abatement

Abatement was originally scheduled to be completed by March 17; however, additional hazardous materials were discovered during the process, requiring expanded remediation. The additional abatement work was completed on March 26, 2026. Clearance documentation is now in hand, allowing the project to proceed to the next phase.

Demolition Permitting and Schedule

The project team anticipates obtaining the demolition permit from the City of Santa Ana on Monday, March 31, 2026.

Upon issuance of the permit, demolition activities are scheduled to:

- **Begin:** Tuesday, March 31, 2026
- **Complete:** By May 1, 2026

Grading Permit

All required approvals from the various City departments for the grading permit have been received. The project team is currently reviewing all City fees being charged to confirm applicability and accuracy. Once fees are finalized and paid, the grading permit can be formally issued.

Building Permit

Final City reviews are currently underway for the building permit. The team continues to respond to City comments and coordinate across departments to advance issuance.

Street Improvements and Land Dedication

The project team is actively working to meet all City requirements related to street improvements and the required land dedication. Completion of these items is necessary before issuance of the grading and building permits.

Dry Utilities

Southern California Edison (SCE) is scheduled to remove its equipment on Wednesday, April 1, 2026. This work will require power to both the existing OCERS headquarters and the construction site to be temporarily shut off. To minimize disruption to OCERS operations, the work will be performed after normal business hours.

Site Mobilization and Security

The construction administration trailer is now fully operational. Recent security incidents have occurred on the site. To address these issues, OCERS and Snyder Langston will meet with the onsite security team to assess vulnerabilities and implement enhanced security protocols to reduce the risk of further break-ins.

Furniture, Fixtures, and Equipment (FF&E)

OCERS has received the requested proposal from **PeopleSpace** for FF&E design and programming services utilizing the County of Orange cooperative purchasing agreement. The OCERS Contract team has been engaged to prepare the required agreement so work can proceed consistent with the proposal as presented.

Updated Upcoming Activities and Key Dates

- **March 30, 2026** – Anticipated issuance of Demolition Permit
 - **March 31, 2026** – Start of demolition
 - **April 1, 2026** – SCE dry utility removal (after hours)
 - **April 15, 2026** – **Target issuance of required grading and building permits**
 - **May 1, 2026** – Target completion of demolition
-

Key Risks and Focus Areas

- Cellular tower relocation remains the most significant schedule risk.
 - Permit issuance remains dependent on completion of City fee reconciliation, street improvement requirements, and land dedication approvals.
 - Site security measures are being actively reassessed and strengthened.
-

Attachments:

- 1. Summary project schedule

Submitted by:



BMS - Approved

Brenda Shott
Assistant CEO, Finance and Internal Operations

OCERS HEADCUARTERS PROJECT - DEVELOPMENT PHASE CONSTRUCTION

