

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

**BUILDING COMMITTEE MEETING
Thursday, April 2, 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 Tagaloea, Board Member

Also Present: Steve Delaney, CEO; Brenda Shott, Assistant CEO, Finance and Internal Operations; Manuel Serpa, General Counsel; Darren Dang, Chief Technology Officer; Darren Chilton, Sr. Manager of Contracts and OSS; Fong Tse, Facilities Manager; Tristen Nichols, Griffin Structures; Lance Solom, Griffing Structures; John Rochford (Zoom), Snyder Langston; Zenith DeRosier, Gensler; Rob Abergas, 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

February 3, 2026

Recommendation: Approve minutes.

A **motion** was made by Mr. Lindholm, **seconded** by Ms. Lopez Tagaloea, 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 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.

Ms. Shott presented the Builder's Risk insurance policy proposals obtained through Alliant for owner-controlled coverage and through Snyder-Langston's broker for contractor-controlled coverage, recommending the latter due to reduced administrative burden and risk management considerations. The Committee and staff reviewed various coverage levels, including full coverage up to the Guaranteed Maximum Price (GMP) and discussed the balance between cost and risk exposure.

After discussion, a **motion** was made by Mr. Lindholm, **seconded** by Ms. Lopez Tagalao, to approve and recommend to the Board of Retirement that staff proceed with a contractor-carried Builder's Risk (BR) insurance policy with 39% earthquake coverage under the contractor-controlled builder's risk insurance, subject to additional information regarding the County's insurance coverage.

The motion passed **unanimously**.

Griffin Structures later reported that recent County projects insured 100% of construction costs for earthquake and base coverage. The Committee acknowledged the information and reaffirmed their preference for the previously approved coverage level.

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.

First, Gensler presented updated design concepts for the exterior plaza, incorporating prior Committee feedback and budget considerations. Staff identified key cost drivers in the original design, including the trellis, fountain, and built-in concrete seating, and presented a potential cost-saving alternative utilizing a prefabricated commercial-grade trellis system. Gensler then reported that their subcontractors are continuing to refine the fountain designs within the established budget. The Committee and staff also discussed plaza materials with consideration given to maintenance, accessibility, durability, and cost, with the Committee ultimately providing staff direction to continue value engineering the plaza design elements and return with updated options.

Next, Gensler presented design options for the perforated metal screen surrounding the Boardroom. The Committee expressed support for the gradient perforated metal design concept and directed staff to provide further clarification regarding the proposed lighting design elements.

Finally, Gensler presented options for a dedication plaque and proposed an exterior location near the main entrance. The Committee provided staff direction to include a dedication plaque at the proposed location, with a design that complements the building materials, and to return with draft wording and design options for further review.

No action taken.

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

CHIEF EXECUTIVE OFFICER COMMENTS

Mr. Delaney thanked the Orange County Fire Authority (OCFA) for utilizing the building for training activities prior to demolition and expressed appreciation for the opportunity to support OCFA.

COMMITTEE MEMBER/COUNSEL/STAFF COMMENTS

None.

ADJOURNMENT

Chair Vallone **ADJOURNED** the meeting at 10:51 A.M.

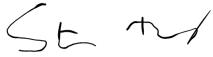
Submitted by:

DocuSigned by:

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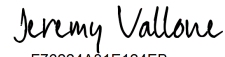
Brenda Shott
Staff Liaison to the Committee

Submitted by:

DocuSigned by:

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Steve Delaney
Secretary to the Committee

Approved by:

Signed by:

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Jeremy Vallone
Chair