Docusign Envelope ID: E5CDEBFE-4E51-8CAC-8148-4199EDCBA065

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

BUILDING COMMITTEE MEETING
Tuesday, September 8, 2026
9:30 A.M.

MINUTES

Vice Chair Lindholm called the meeting to order at 9:35 A.M.

Recording Secretary administered the Roll Call attendance.

Attendance was as follows:

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

Also Present: Brenda Shott, Deputy CEO; William Tsao, Asst. CEO of External Ops; Manuel Serpa, General Counsel; Darren Dang, Chief Technology Officer; John Rochford, Snyder-Langston; Wayne Iverson, Snyder-Langston; Rob Abergas, Snyder-Langston; Lance Solomon, Griffin Structures; Deryl Robinson (Zoom), Griffin Structures; Tristen Nichols, Griffin Structures; Nick Acevedo, Gensler; Stacey Olson (Zoom), Gensler; Richard Oates (Zoom), Board Member; Jeremy Vallone (Zoom), Board Member; Anthony Beltran, Audio Visual Technician; Amanda Evenson, Recording Secretary

PUBLIC COMMENT
None.

CONSENT AGENDA

C-1 COMMITTEE MEETING MINUTES:

Building Committee Meeting Minutes July 9, 2026

Recommendation: Approve minutes.

A **motion** was made by Mr. Hidalgo, **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.

Docusign Envelope ID: E5CDEBFE-4E51-8CAC-8148-4199EDCBA065

A-2 REPLACEMENT HEADQUARTERS PROJECT - LEED CERTIFICATION
Presentation by Brenda Shott, Deputy CEO, OCERS

Recommendation:
Approve and recommend that the Board of Retirement approve:

1. Authorize the Project Team to pursue LEED Gold Certification for the OCERS Headquarters Project.
2. Establish a target of achieving 70 projected LEED points, providing an approximate 10-point buffer above the 60-point threshold required for LEED Gold Certification.
3. Authorize staff to immediately pursue all Category A LEED Gold enhancement measures identified in the LEED Gold Analysis (attached).
4. Authorize staff to pursue Category B measures only as necessary to achieve the 70-point target after Category A opportunities have been fully evaluated.
5. Establish a not-to-exceed budget of $100,000.

Ms. Shott provided a recap of prior Board direction authorizing submission of the LEED certification application and reported that the project team's current scorecard estimates approximately 59 LEED points, placing the project within the Silver certification range and one point short of Gold certification. Staff explained that, at the Committee's request, Gensler conducted an analysis to identify additional opportunities to achieve LEED Gold certification. Based on that analysis, staff recommended pursuing several lower-cost, higher-value strategies intended to increase the project's point total while providing a cushion against potential point reductions during the certification review process.

Representatives from Gensler reviewed the current LEED scorecard and explained opportunities to obtain additional points through refined energy modeling, enhanced water-use reduction strategies, and documentation of OCERS' community engagement and equitable development activities.

The Committee also discussed a potential future photovoltaic (solar) canopy system over portions of the parking area. Staff noted that the solar canopy concept was not included in the current recommendation and would require further analysis before any future consideration.

Following discussion, the Committee expressed support for pursuing the recommended LEED Gold certification strategy while deferring consideration of the parking lot photovoltaic canopy concept.

A **motion** was made by Ms. Lopez Tagaloa, **seconded** by Mr. Hidalgo, to approve and recommend that the Board of Retirement approve staff's recommendation to pursue LEED Gold certification, including implementation of the identified LEED point strategies with a project budget not to exceed $100,000.

The motion passed **unanimously**.

INFORMATION ITEMS

I-1 REPLACEMENT HEADQUARTERS PROJECT – PROGRESS UPDATE

Docusign Envelope ID: E5CDEBFE-4E51-8CAC-8148-4199EDCBA065

Presentation by Brenda Shott, Deputy CEO, OCERS

Snyder Langston presented revised concepts for the public plaza, including a shaded gathering area, planter seating, trees, paving treatments, and outdoor furnishings. Committee members discussed the balance between maintaining an open plaza concept and providing functional gathering spaces for employees and visitors. Additional discussion focused on seating capacity, long-term maintenance considerations, landscaping, pedestrian circulation, outdoor furniture, paving materials, and overall aesthetics.

The Committee expressed support for retaining the trees and shaded gathering area while exploring options to reduce the number of planter seating elements and increase the openness of the space. Staff indicated that additional refinements would be developed and reviewed through the project working group before being brought back to the Building Committee.

Ms. Shott presented several design and wording options for the building dedication plaque. The Committee expressed a preference for language dedicating the building to OCERS members and beneficiaries and directed staff to refine the preferred wording and return with a final version for production.

I-2 REPLACEMENT HEADQUARTERS PROJECT – 3D MODEL PREVIEW
Presentation by Brenda Shott, Deputy CEO, OCERS

Snyder Langston provided a demonstration of the Building Information Modeling (BIM) system that integrates architectural, structural, mechanical, electrical, plumbing, and contractor trade models into a single coordinated three-dimensional representation of the building.

COMMITTEE MEMBER COMMENTS
Ms. Lopez Tagaloa expressed enthusiasm regarding project progress and the anticipated benefits the new headquarters facility will provide to OCERS members and employees.

STAFF COMMENTS
Ms. Shott thanked Snyder Langston, Gensler, and all project participants for their continued dedication and collaborative efforts in delivering the project.

CHIEF EXECUITVE OFFICER/COUNSEL COMMENTS
None.

ADJOURNMENT

Vice Chair Lindholm **ADJOURNED** the meeting at 11:01 A.M.

Submitted by:	Submitted by:	Approved by:
DocuSigned by: Brenda Shott CD71C40C87B4408...	DocuSigned by: C00D5744FF39463...	Signed by: Jeremy Vallone F76224A31E124EB...
Brenda Shott	Steve Delaney	Jeremy Vallone
Staff Liaison to the Committee	Secretary to the Committee	Chair

Docusign Envelope ID: E5CDEBFE-4E51-8CAC-8148-4199EDCBA065