

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

**BUILDING COMMITTEE MEETING  
Friday, May 31, 2024  
12:00 P.M.**

**MINUTES**

Chair Lindholm called the meeting to order at 12:03 P.M.

Recording Secretary administered the Roll Call attendance.

Attendance was as follows:

Present: Wayne Lindholm, Chair; Chris Prevatt, Vice Chair; Arthur Hidalgo, Board Member; Jeremy Vallone, Board Member

Also Present: Steve Delaney, CEO; Brenda Shott, Assistant CEO, Finance and Internal Operations; Manuel Serpa, General Counsel; Fong Tse, Sr. Manager of Facilities and Operations Support Services; Anthony Beltran, Audio Visual Technician; Amanda Evenson, Recording Secretary; Deryl Robinson, Griffin Structures; Roger Torriero (Zoom), Griffin Structures; John Rochford, Snyder-Langston; Brian Coffman, Snyder-Langston; Nicholas Acevedo, Gensler; Peter Barsuk, Gensler

**PUBLIC COMMENT**

None.

**CONSENT AGENDA**

**C-1 COMMITTEE MEETING MINUTES:**

Building Committee Meeting Minutes

April 15, 2024

**Recommendation:** Approve minutes.

A **Motion** by Mr. Prevatt, **seconded** by Mr. Vallone, 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 OCERS REPLACEMENT HEADQUARTERS PROJECT – DESIGN BUILD ENTITY SELECTION**

**Recommendation:** Recommend that the Board approve executing a contract with Snyder Langston-Gensler as the Design/Build Entity (DBE) for the OCERS Replacement Headquarters Project (Project) with a fixed fee for comprehensive predevelopment services of \$1,861,506. The contract calls for the issuance of a Guaranteed Maximum Price for the Project as then proposed by the DBE for subsequent Board approval at the end of Predevelopment.

Ms. Shott delivered a presentation to the Committee regarding the Design Build Entity selection for the OCERS Replacement Headquarters Project.

The Committee discussed the possibility of seeking an administrative action with the city for a height variance and avoiding timely CEQA processes that would extend the pre-development phase to obtain permits. Mr. Prevatt recommended continuing the height variance discussion with the Building Committee.

Mr. Prevatt suggested defining the pre-development phase and expectations at the June Board Meeting. Mr. Lindholm recommended that the Gensler team present their process and expectations for the upcoming months to the Board.

After discussion, a **Motion** by Mr. Vallone, **seconded** by Mr. Prevatt, to approve the staff recommendation.

The motion passed **unanimously**.

**STAFF COMMENTS** - Ms. Shott asked the Committee their preference on keeping the June 27<sup>th</sup> Building Committee Meeting on the calendar. The Committee recommended keeping the June 27<sup>th</sup> Building Committee Meeting and adding additional meetings as needed.

**COMMITTEE MEMBER COMMENTS** - Mr. Hidalgo suggested including a progress update on a closed session item at the next Building Committee Meeting.

**CEO COMMENTS** - Mr. Delaney informed the Committee that the Strategic Planning Workshop agenda would include an update on the OCERS Replacement Headquarters Project. Mr. Delaney also thanked Ms. Shott for a job well done.

**COUNSEL COMMENTS** - None.

The meeting **ADJOURNED** at 12:27 P.M.

Submitted by:

Submitted by:

Approved by:

Orange County Employees Retirement System  
May 31, 2024

Building Committee Meeting – Minutes

*Brenda Shott*  
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Brenda Shott  
Staff Liaison to the Committee

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*Steve Delaney*  
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Steve Delaney  
Secretary to the Committee

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*Wayne Lindholm*  
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Wayne Lindholm  
Chair