

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

**BUILDING COMMITTEE MEETING
Wednesday, January 15, 2025
9:30 A.M.**

MEMBERS OF THE COMMITTEE

Wayne Lindholm, Chair
Jeremy Vallone, 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/82283192838</p> <p>Meeting ID: 822 8319 2838 Passcode: 888462</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> <p>+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> <p>Meeting ID: 822 8319 2838 Passcode: 888462</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

October 3, 2024

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 OCERS REPLACEMENT HEADQUARTERS PROJECT – QUARTERLY UPDATE

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

Recommendation: Direct staff to remove the perimeter fence option from the building design plan for the OCERS Replacement Headquarters Project.

INFORMATION ITEMS

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

I-1 PROPOSED 2025 BUILDING COMMITTEE MEETING SCHEDULE

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

CLOSED SESSION

E-1 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.

******* END OF CLOSED SESSION AGENDA *******

WRITTEN REPORTS

The following are written reports that will not be discussed unless a member of the Committee requests discussion.

- R-1 BUILDING COMMITTEE REVIEW OF ACTIVITIES**
Written Report

COMMITTEE MEMBER COMMENTS

CHIEF EXECUTIVE OFFICER/STAFF COMMENTS

COUNSEL COMMENTS

ADJOURNMENT

NOTICE OF NEXT MEETINGS

REGULAR BOARD MEETING

**January 22, 2025
9:30 A.M.**

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

AUDIT COMMITTEE MEETING

**February 11, 2025
9:30 A.M.**

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

DISABILITY COMMITTEE MEETING

**February 19, 2025
8:30 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
BOARD OF RETIREMENT
2223 E. WELLINGTON AVENUE, SUITE 100
SANTA ANA, CALIFORNIA**

**BUILDING COMMITTEE MEETING
Thursday, October 3, 2024
9:30 A.M.**

MINUTES

Chair Lindholm called the meeting to order at 9:33 A.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; Nicholas Acevedo, Gensler; Jaimelynn Shah, Gensler; JT Theeuwes, Gensler; Roger Torriero, Griffin Structures; John Rochford, Snyder-Langston; Adam Schneider, Snyder-Langston; Anthony Beltran, Audio Visual Technician; Amanda Evenson, Recording Secretary

PUBLIC COMMENT

None.

CONSENT AGENDA

C-1 COMMITTEE MEETING MINUTES:

Building Committee Meeting Minutes

August 30, 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 – PRELIMINARY SCHEMATIC BUILDING DESIGN PLAN

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

Recommendation: Approve and recommend that the Board approve the preliminary schematic building design plan for the OCERS Replacement Headquarters Project.

Mr. Theeuwes from Gensler presented the Preliminary Schematic Building Design Plan for the OCERS Replacement Headquarters Project.

The Committee expressed interest in reviewing the fencing design plan options at a future Building Committee meeting.

After discussion, a **Motion** by Mr. Prevatt, **seconded** by Mr. Vallone, to approve and recommend that the Board approve the preliminary schematic building design plan for the OCERS Replacement Headquarters Project.

The motion passed **unanimously**.

INFORMATION ITEMS

I-1 PATHS TO ACHIEVE LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) CERTIFICATION FOR OCERS REPLACEMENT HEADQUARTERS BUILDING

Presentation by Gensler

Mr. Theeuwes and Mr. Acevedo from Gensler presented the Leadership in Energy and Environmental Design (LEED) Certification categories and the OCERS Replacement Headquarters Building scorecard. The scorecard illustrated how various code-required elements for the OCERS HQ building contributed to its LEED certification potential.

CLOSED SESSION

E-1 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.

This closed session item was not needed.

COMMITTEE MEMBER COMMENTS

Orange County Employees Retirement System
October 3, 2024
Building Committee Meeting – Minutes

Page 3

Mr. Vallone provided an update regarding the Orange County Fire Authority members injured in the September rollover crash on a freeway in Irvine.

Mr. Prevatt brought up the headline risk associated with the OCERS Replacement Headquarters Building. Ms. Shott assured the Committee that the project would proceed responsibly and mindfully as a government agency serving the public.

CEO/COUNSEL/STAFF COMMENTS

None.

The meeting **ADJOURNED** at 10:34 A.M.

Submitted by:

Submitted by:

Approved by:

Brenda Shott
Staff Liaison to the Committee

Steve Delaney
Secretary to the Committee

Wayne Lindholm
Chair



Memorandum

DATE: January 15, 2025
TO: Members of the Building Committee
FROM: Brenda Shott, Assistant CEO, Finance and Internal Operations
SUBJECT: **OCERS REPLACEMENT HEADQUARTERS PROJECT – QUARTERLY UPDATE**

Recommendation

Direct staff to remove the perimeter fence option from the building design plan for the OCERS Replacement Headquarters Project.

Background/Discussion

Upon receiving directions from the Board of Retirement and the Building Committee (Committee) in October 2024 on a 3-story L-shaped building; onsite surface parking; and to submit a Development Project Review (DPR) application to the City of Santa Ana (City) for building height and onsite parking minor modifications, the OCERS Replacement Headquarters Project Team (Team) consisting of staff, our Owner Representative/Program Manager - Griffin Structures (PM) and Design Build Entity Contractor Snyder Langston and Architect Gensler (DBE) have worked diligently on those items and on the remaining details necessary for the project’s Schematic Design (SD).

Staff is pleased to report that the Team has completed the SD work on time; submitted the DPR application for City review on November 15, 2024, as scheduled; and collaboratively reviewed and discussed the project’s Basis Of Design parameters upon which the final construction documents will be generated and submitted to the City for the necessary building permits.

The Team will present its work completed to-date to the Committee along with a synopsis of the City’s initial reactions on our DPR application.

At the presentation’s conclusion, staff requests the Committee’s comments on the project’s path forward as well as whether the project should have perimeter fencing.

Attachments:

1. DBE Presentation
2. Owner’s Representative/Project Management Quarterly Status Report

Submitted by:



BMS - Approved

Brenda Shott
Assistant CEO, Finance and Internal Operations

ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM

BUILDING COMMITTEE PRESENTATION #2

JANUARY 15, 2025

1. SCHEDULE AND PROCESS
2. SITE
3. EXTERIOR BUILDING DESIGN
4. INTERIOR PLANNING

REMINDER OF PROJECT PRINCIPLES

1. SCHEDULE AND PROCESS

01

**OUTDOOR
CONNECTIVITY**



02

INTERACTIVE



03

WELCOMING



04

SAFE & SECURE



05

HEALTHY



06

RESPONSIBLE



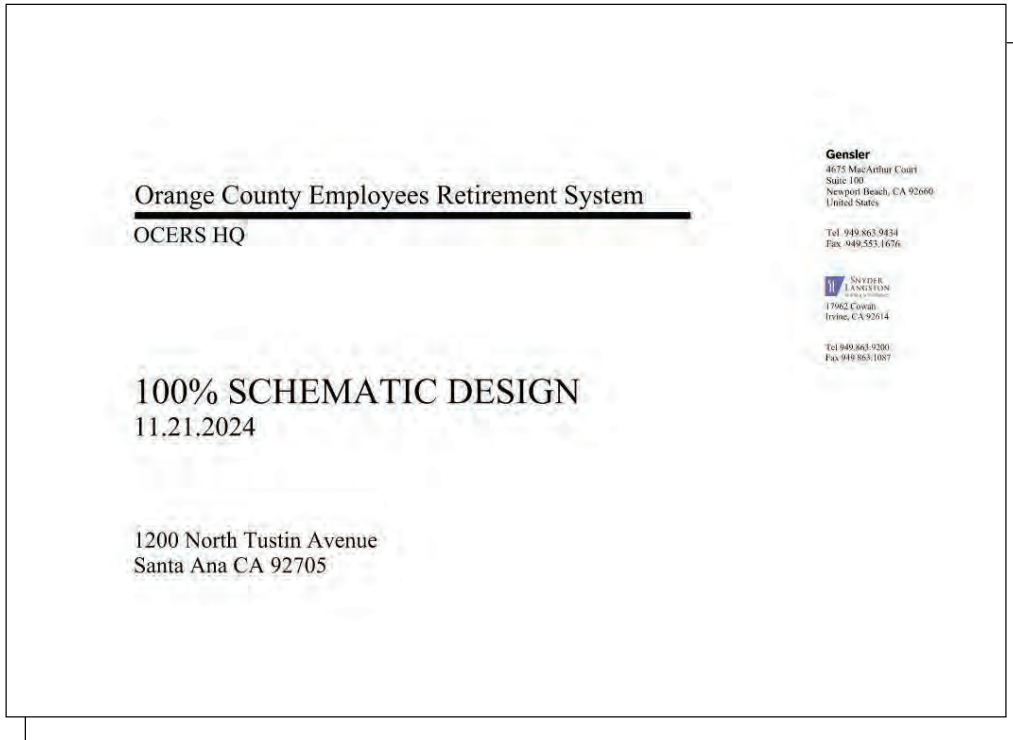
1. SCHEDULE AND PROCESS

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NOV	10	11	12	13	14	15
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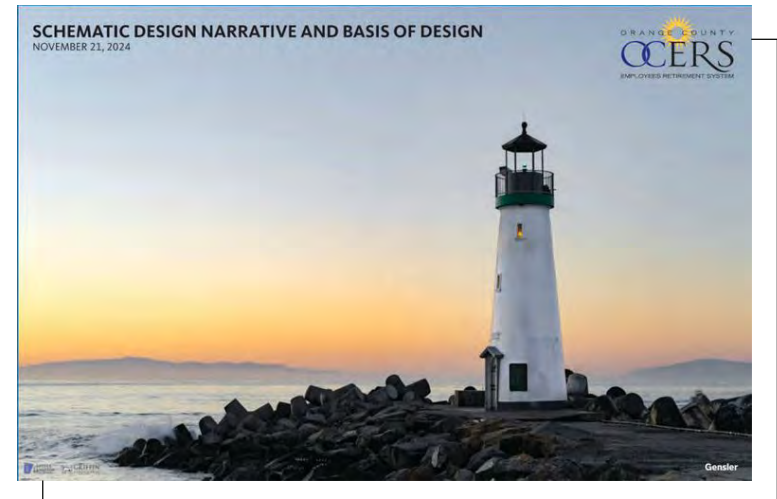
- OCT 3 BUILDING COMMITTEE MEETING
- NOV 11 CITY OF SANTA ANA DEVELOPMENT PROJECT PLAN REVIEW (DPR) SUBMITTAL
- NOV 21 SCHEMATIC DESIGN SUBMITTAL**
- DEC 11 SCHEMATIC DESIGN COMMENT RESOLUTION
- DEC 18 EXTERIOR MATERIALITY DEVELOPMENT PRESENTATION
- DEC 23 RECEIVED AND BEGIN ADDRESS OF DPR COMMENTS
- ONGOING STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND A/V DEVELOPMENT
- JAN 2 INTERIOR BUILDING PROGRAM ORGANIZATION APPROVAL
- JAN 8 INTERIOR AMENITY SPACE DESIGN DEVELOPMENT PRESENTATION
- JAN 15 BUILDING COMMITTEE MEETING
- JAN 22 AUDIO-VISUAL DEVELOPMENT PRESENTATION
- FEB 7 DESIGN DEVELOPMENT SUBMITTAL**

SCHEMATIC DESIGN SUBMITTAL

1. SCHEDULE AND PROCESS



108 PAGES SCHEMATIC DESIGN DRAWINGS



78 PAGES SCHEMATIC DESIGN NARRATIVE

INITIAL COMMENTS FROM SANTA ANA
DEVELOPMENT PROJECT PLAN REVIEW (DPR)

1. SCHEDULE AND PROCESS



- WE RECEIVED APPROXIMATELY 40 COMMENTS FROM THE PLANNING DIVISION, BUILDING + SAFETY, AND PUBLIC WORKS. NOT OUT OF THE ORDINARY FOR A PROJECT OF THIS SIZE AND SCOPE.
- SOME COMMENTS WERE MINOR. SOME ADVISORY. SOME JUST A MATTER OF COMMUNICATION.
- THE PROJECT TEAM HAS FORMULATED RESPONSES AND IS MEETING WITH THE CITY TO DISCUSS THE COMMENTS.

WE HAVE ADJUSTED OR ARE REVIEWING THE SCHEMATIC DESIGN IN A FEW INSTANCES:

- *NUMBER OF REQUIRED PARKING SPACES / REQUIRED LANDSCAPE ISLANDS*
- *WALKING PATH IN REQUIRED LANDSCAPE AREAS*
- *ACCESSIBLE PATH TO TRASH ENCLOSURE*
- *SANTA ANA FENCE REQUIREMENTS*

CURRENT SITE PLAN

2. SITE

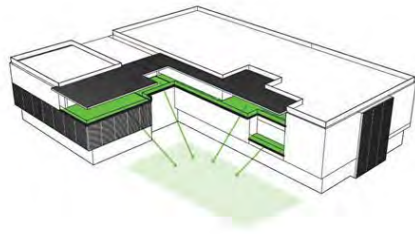


ENTRY STUDY



ENTRY STUDY

2. SITE



01

OUTDOOR
CONNECTIVITY



02

INTERACTIVE



03

WELCOMING



04

SAFE & SECURE



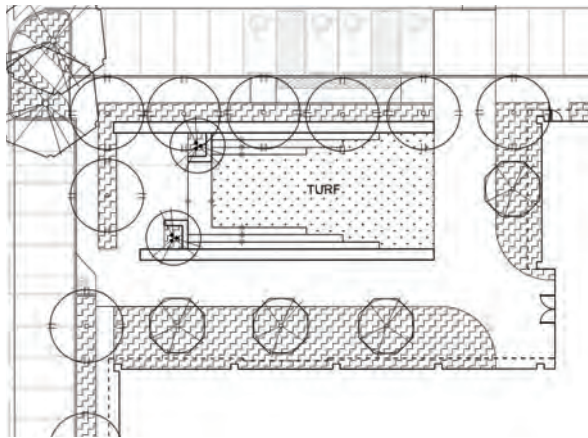
05

HEALTHY

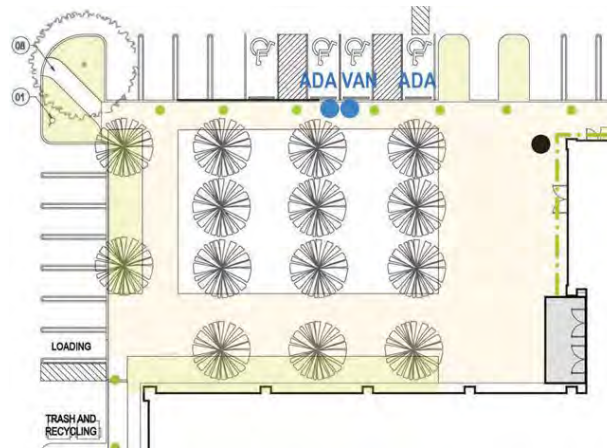


06

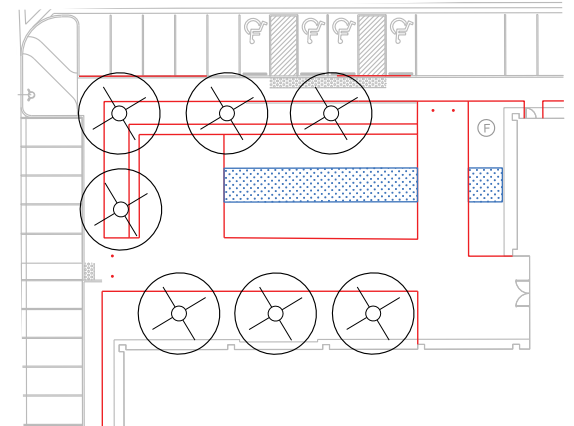
RESPONSIBLE



SMALL AMPHITHEATER LAWN



PLAZA AND GROVE



FOUNTAIN

ENTRY STUDY



ENTRY STUDY

2. SITE



ENTRY STUDY

2. SITE



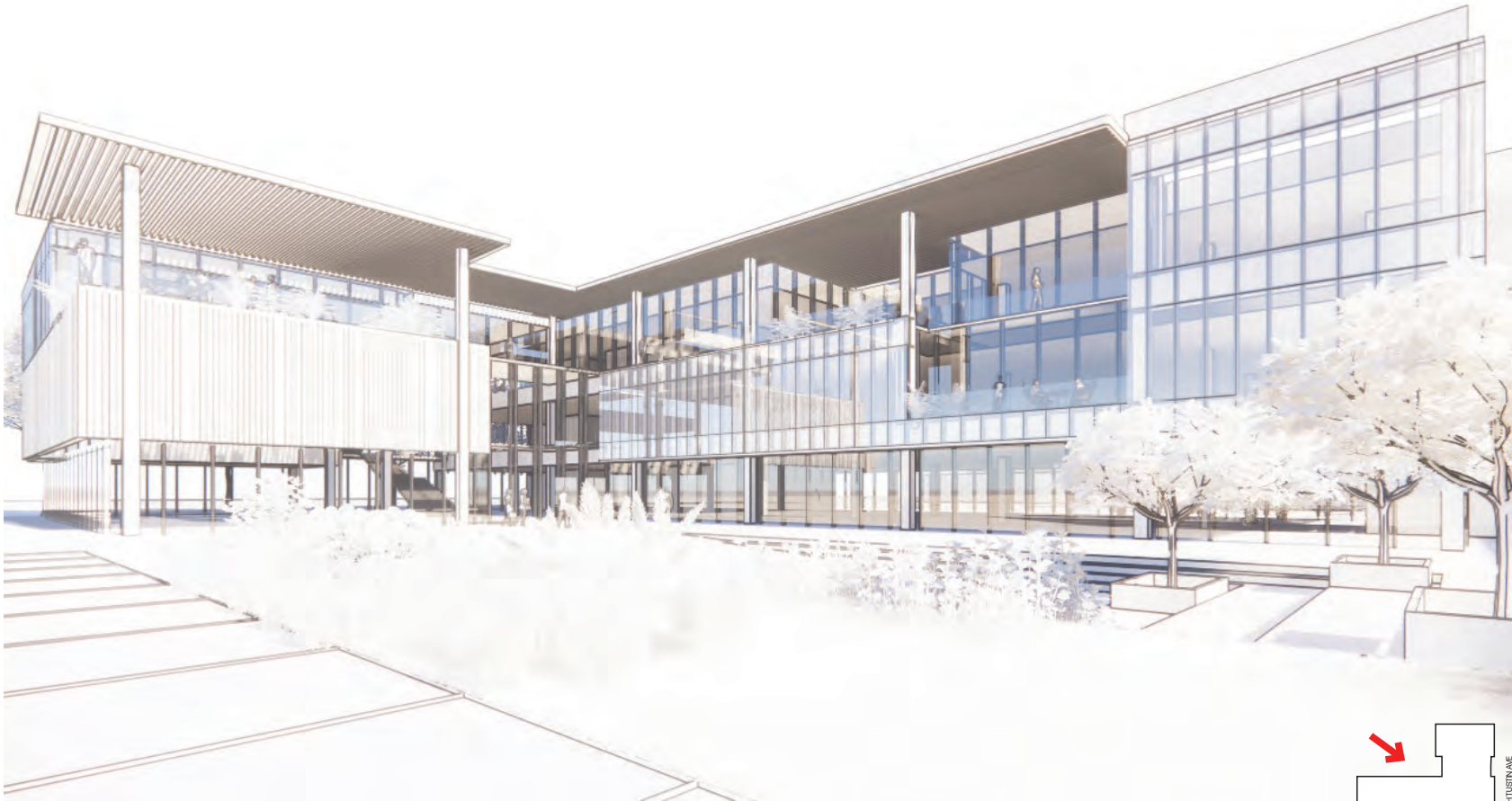
ENTRY STUDY

2. SITE



FROM LAST BUILDING COMMITTEE MEETING

3. EXTERIOR BUILDING DESIGN

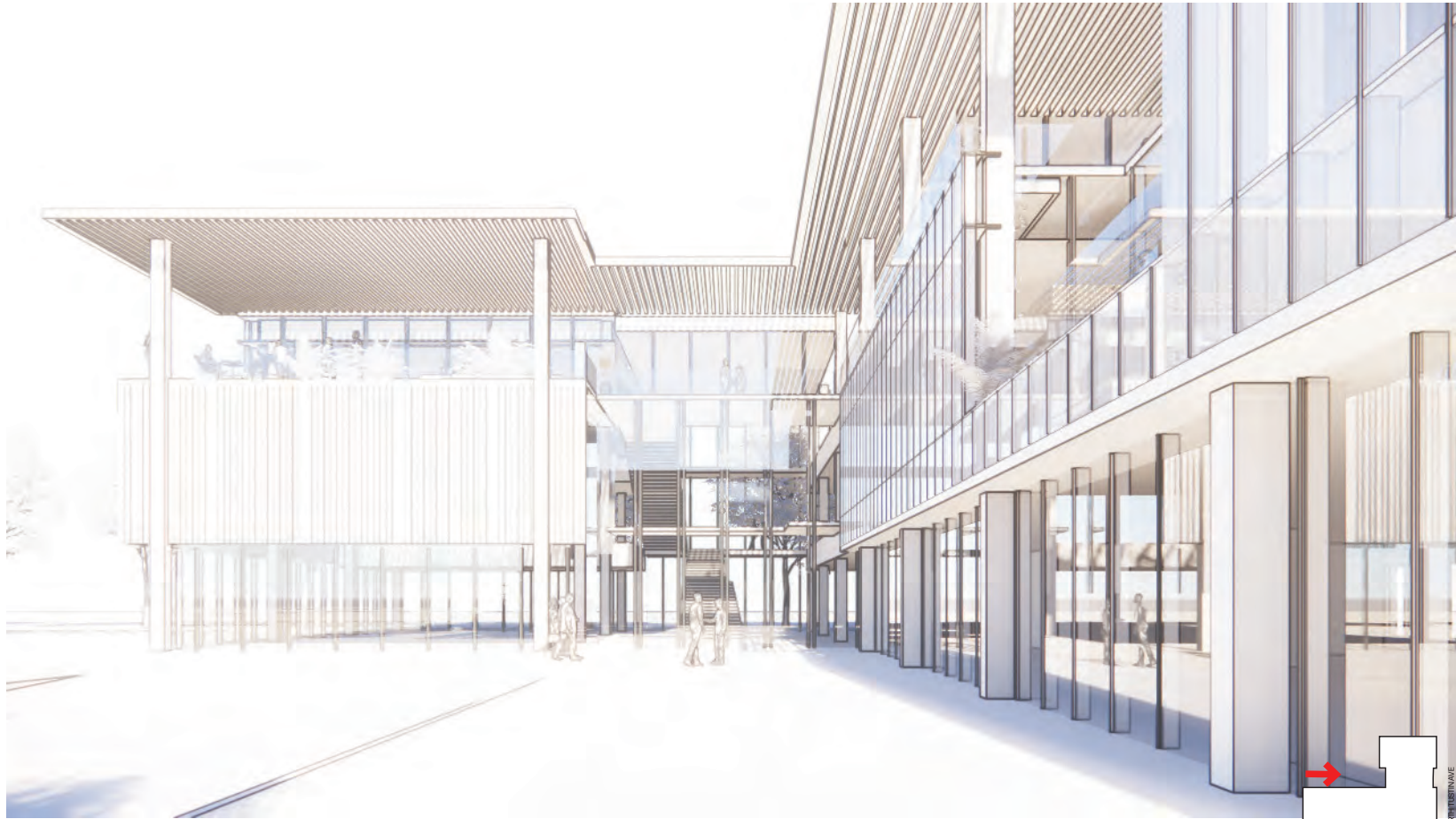


View from Parking Lot to the Main Plaza and Building



FROM LAST BUILDING COMMITTEE MEETING

3. EXTERIOR BUILDING DESIGN



View from Main Plaza to the Atrium and Main Entrance

FROM LAST BUILDING COMMITTEE MEETING

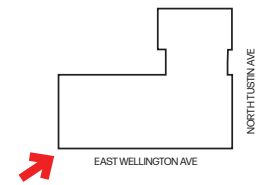
3. EXTERIOR BUILDING DESIGN



View from South East

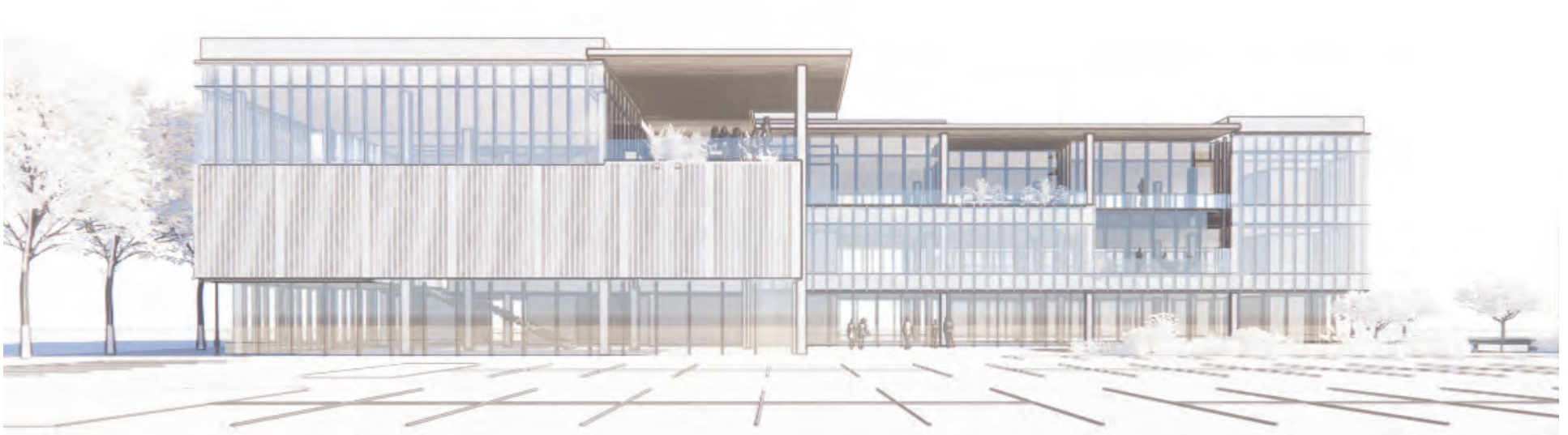


View from South West



FROM LAST BUILDING COMMITTEE MEETING

3. EXTERIOR BUILDING DESIGN

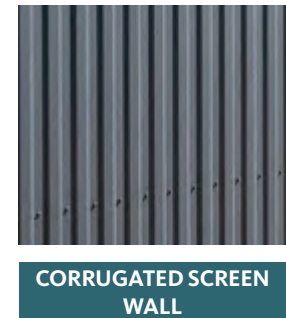
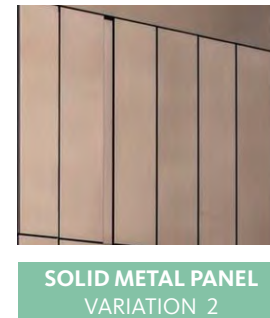
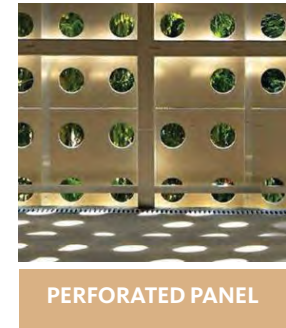
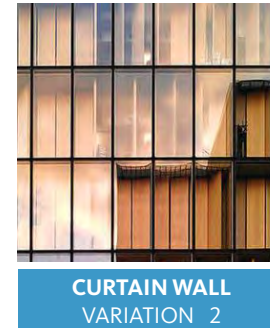
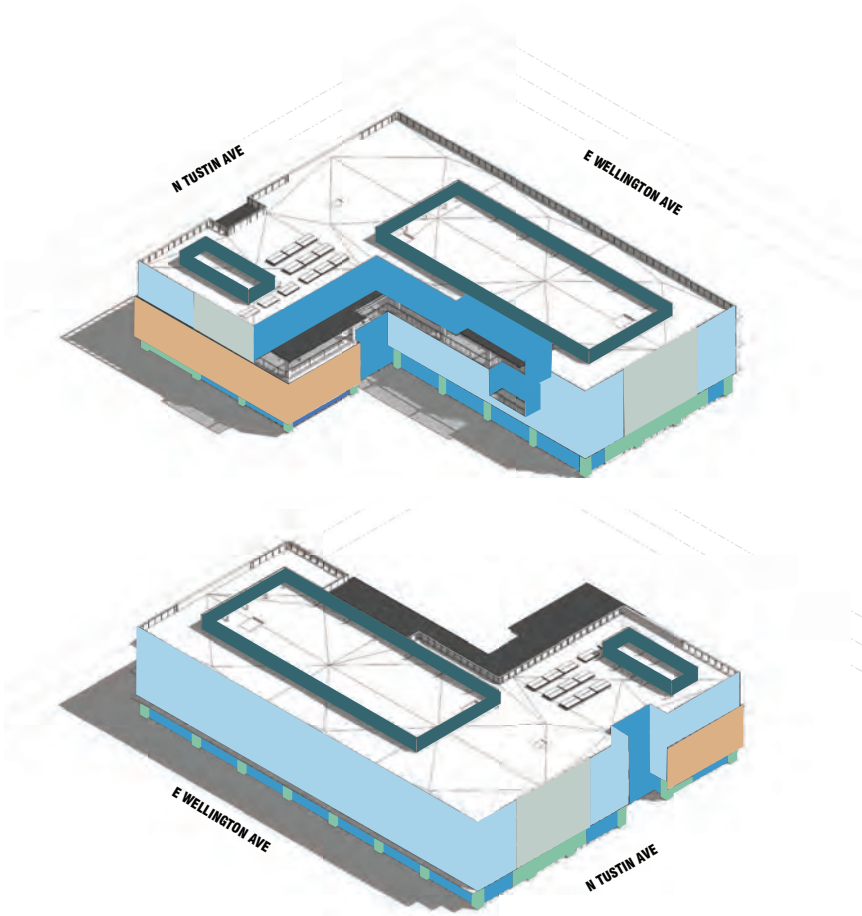


North Elevation



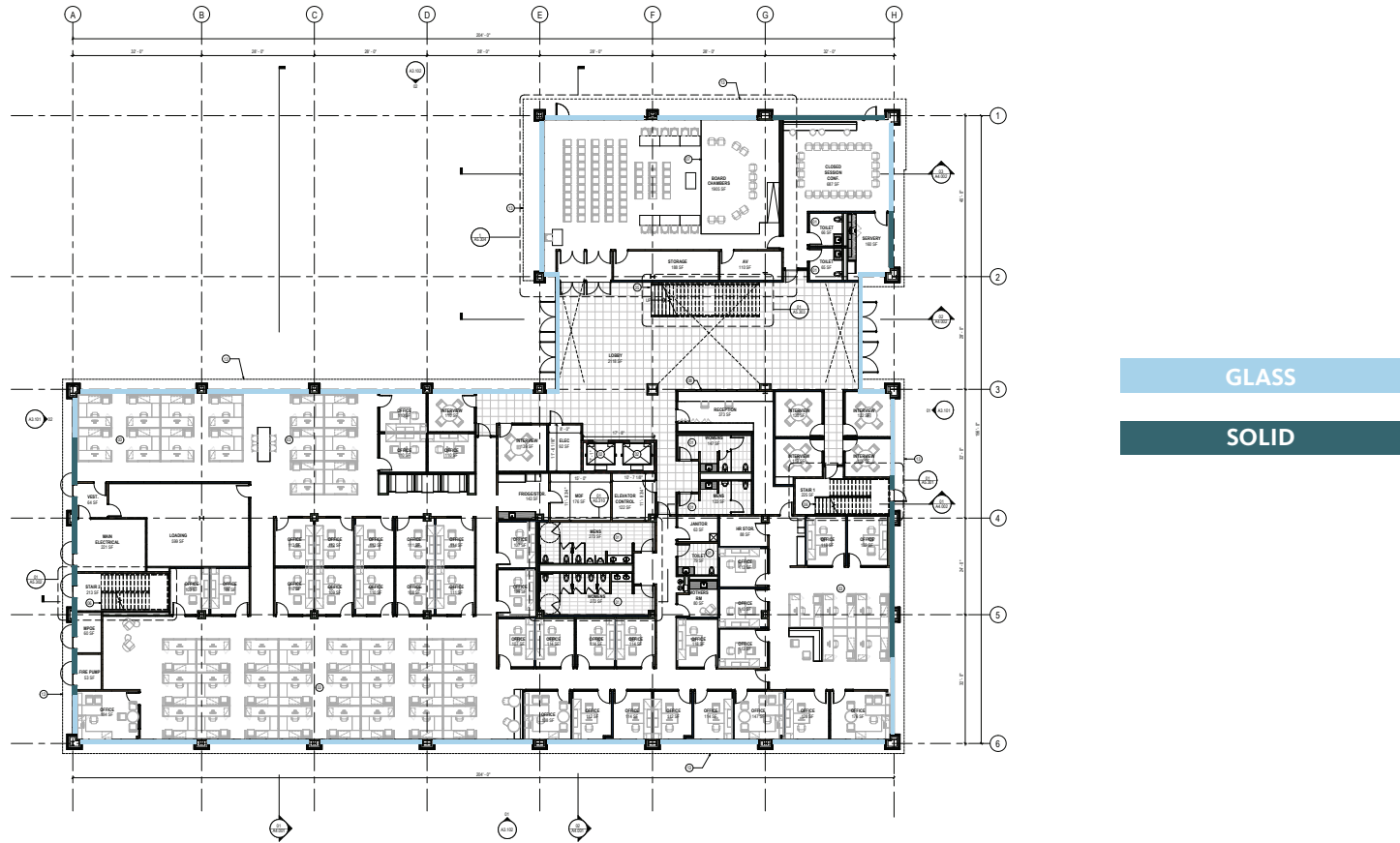
EXTERIOR MATERIALS AND LOCATIONS

3. EXTERIOR BUILDING DESIGN



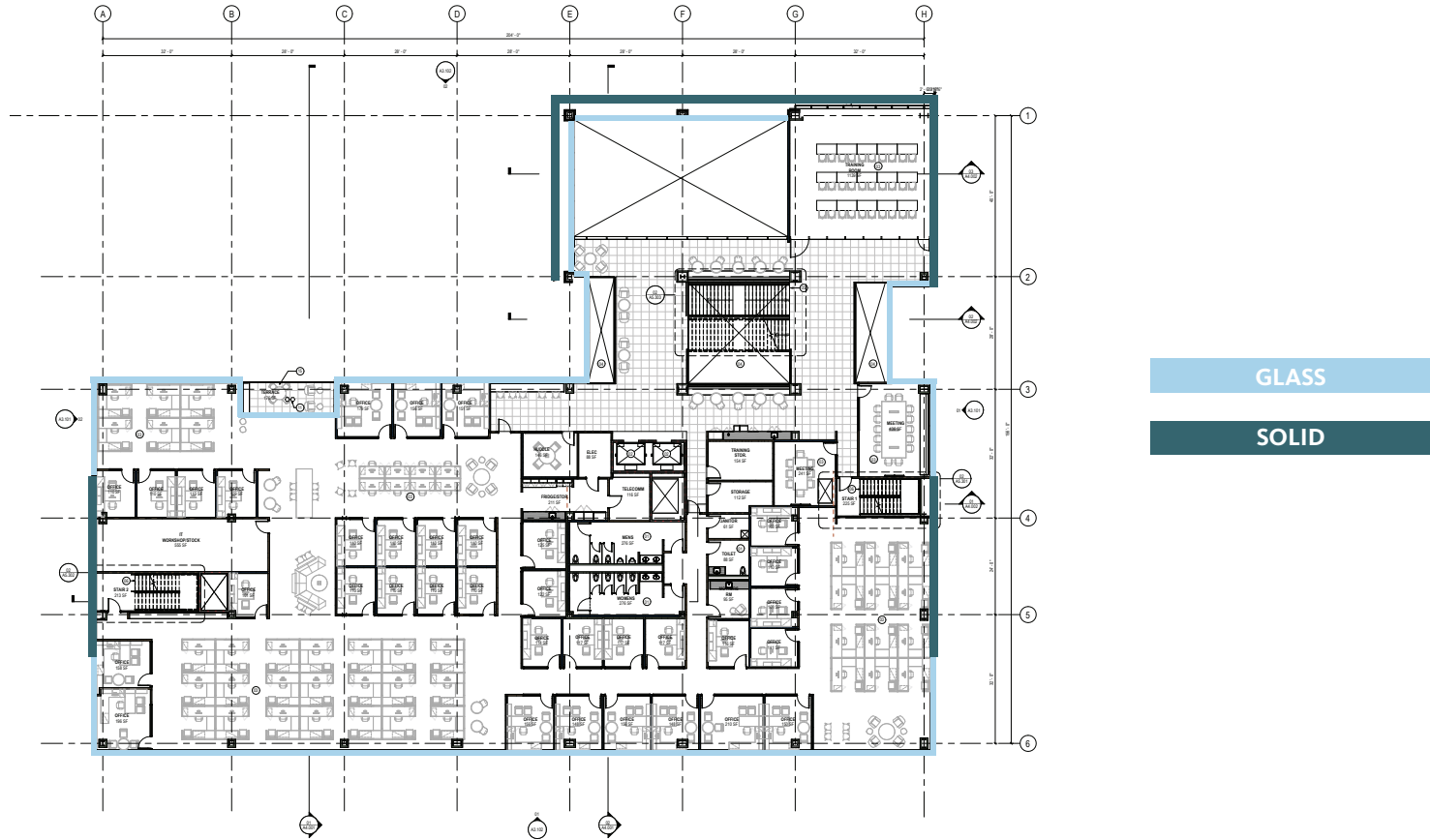
EXTERIOR MATERIAL | LEVEL 01

3. EXTERIOR BUILDING DESIGN



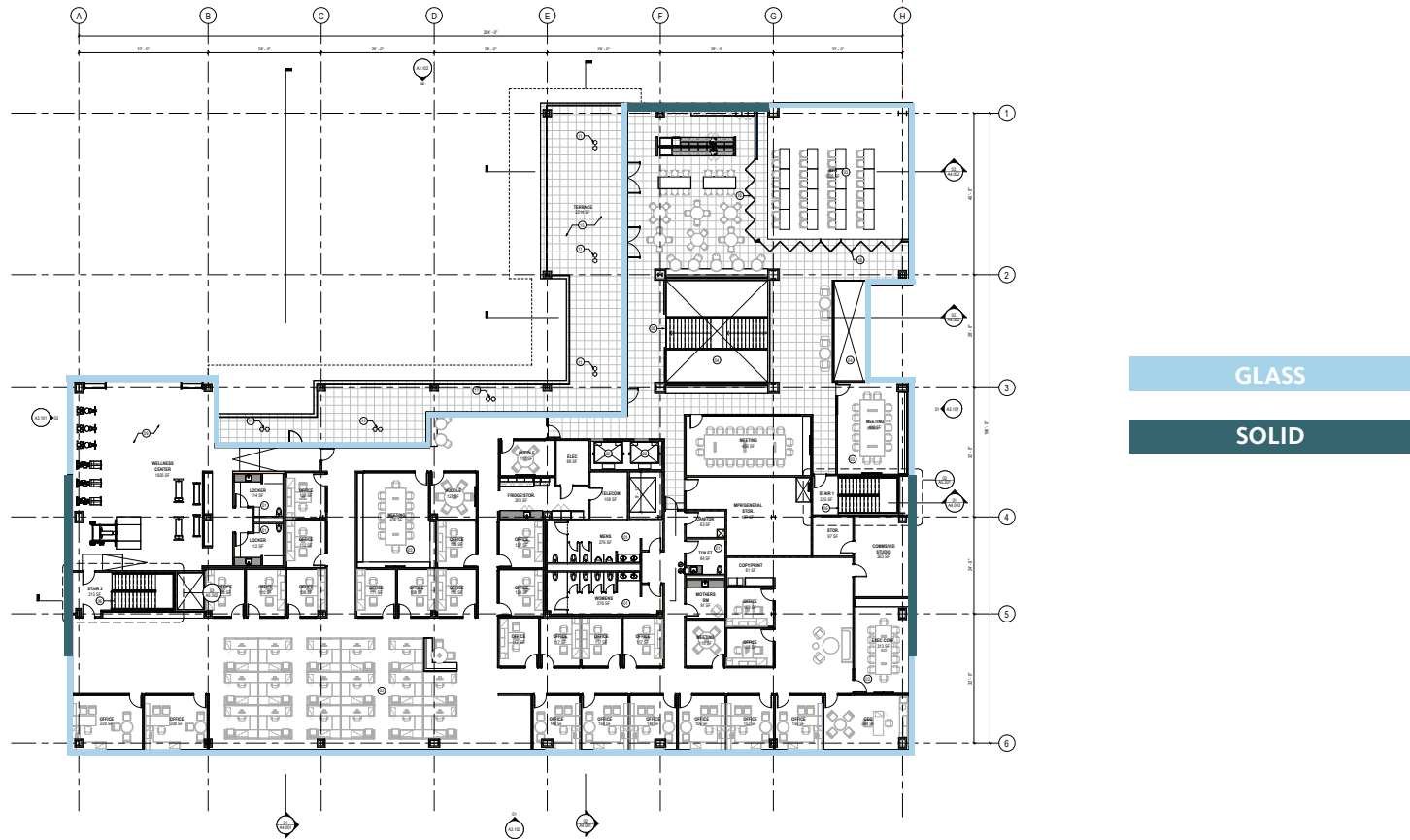
EXTERIOR MATERIAL | LEVEL 02

3. EXTERIOR BUILDING DESIGN



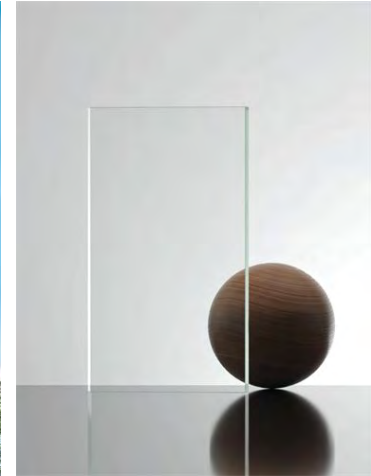
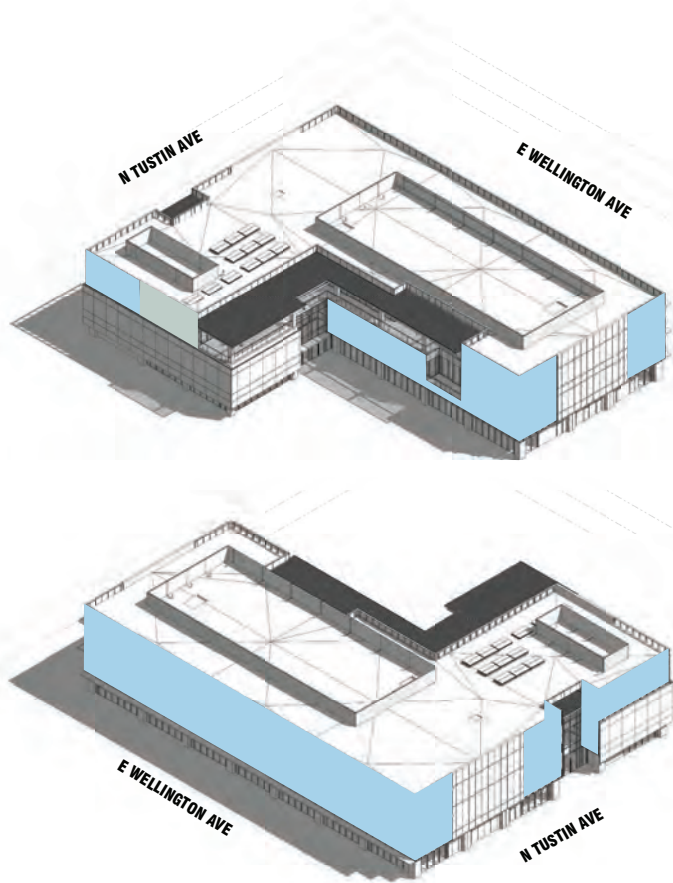
EXTERIOR MATERIAL | LEVEL 03

3. EXTERIOR BUILDING DESIGN



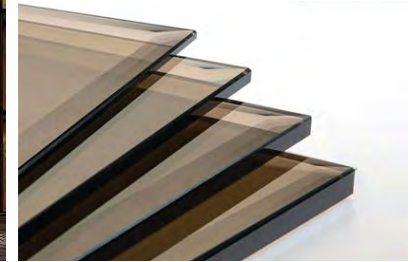
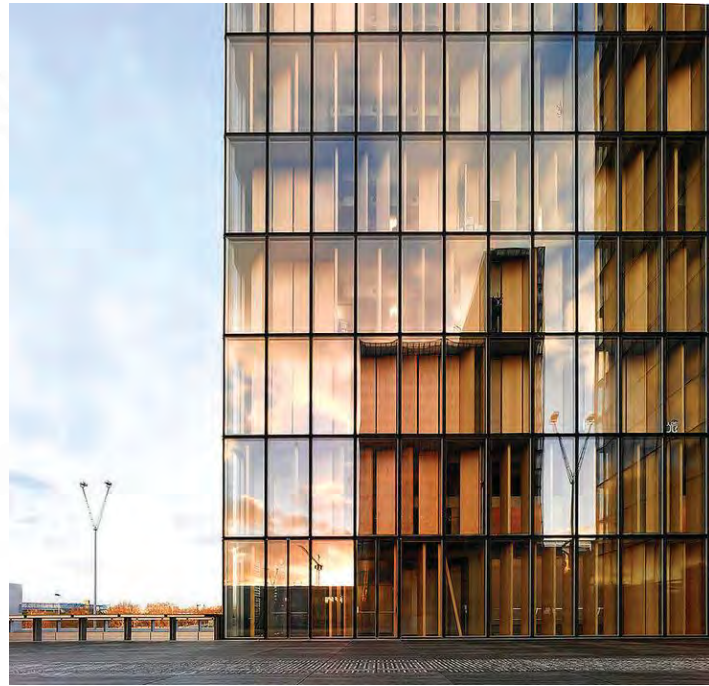
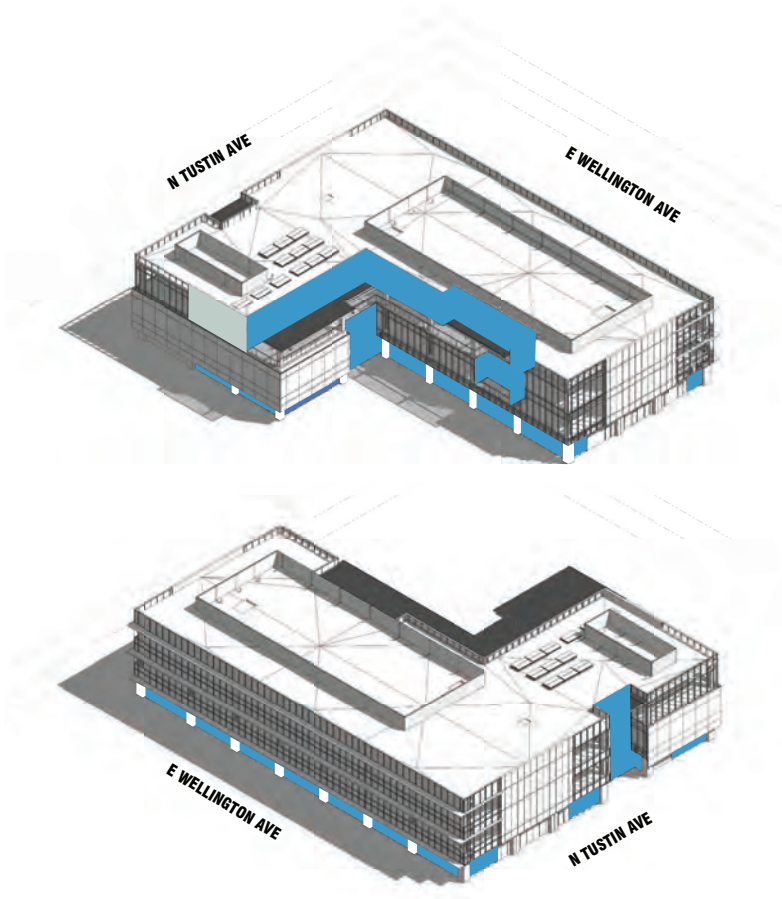
CURTAIN WALL (TYPE 1)

3. EXTERIOR BUILDING DESIGN



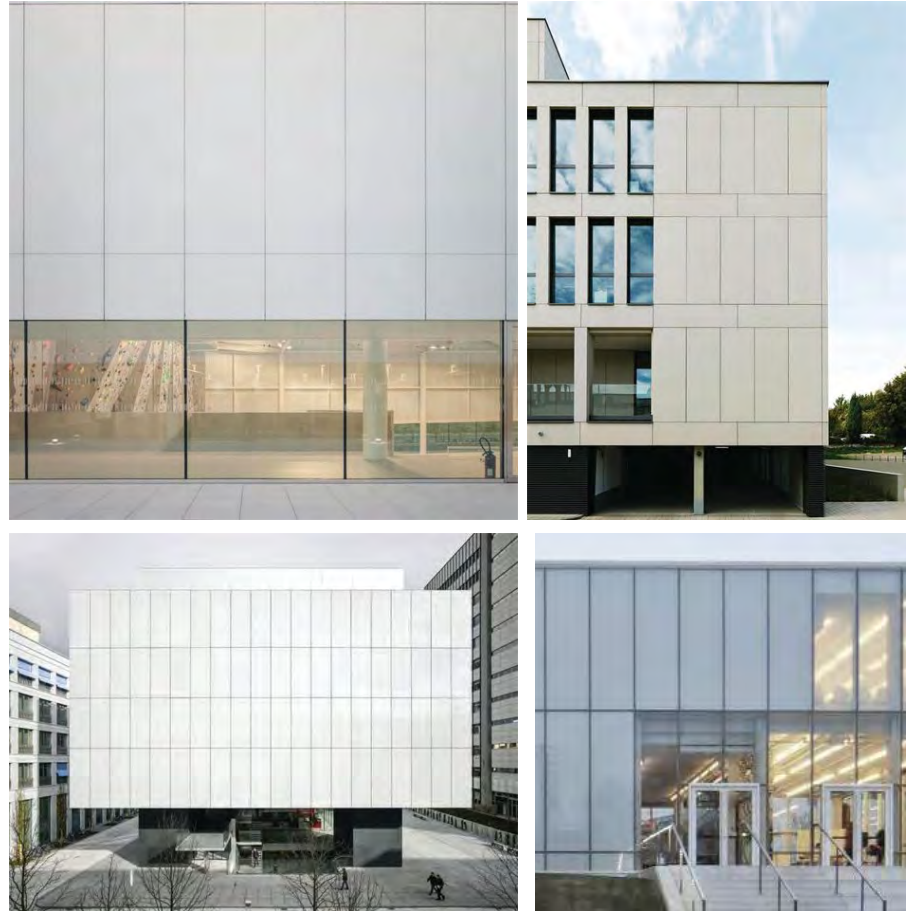
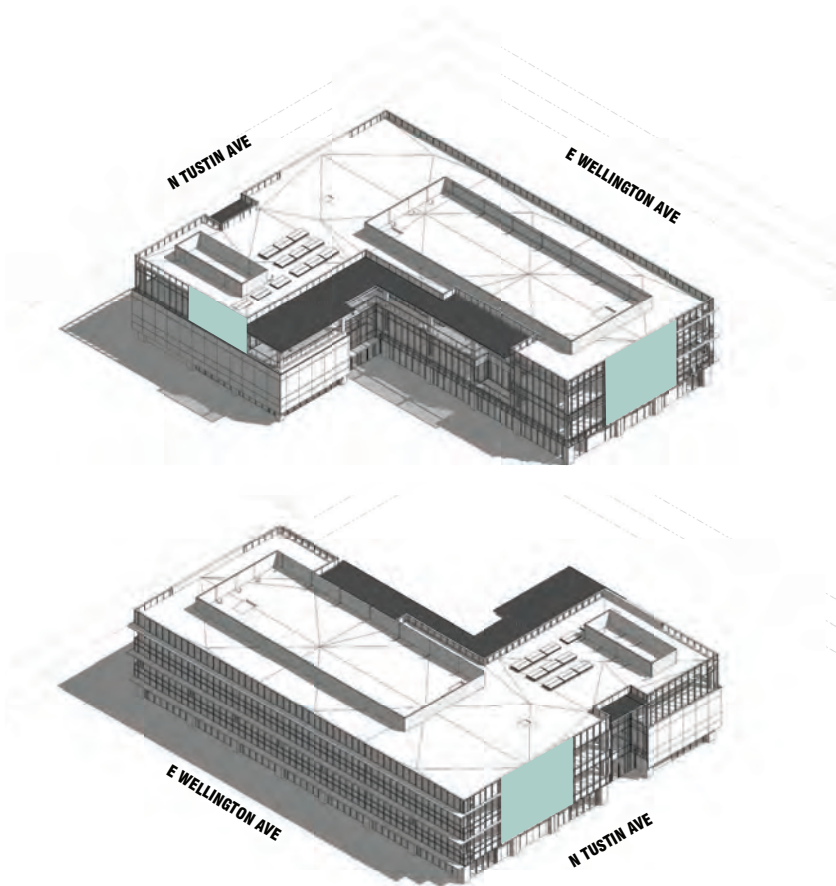
CURTAIN WALL (TYPE 2)

3. EXTERIOR BUILDING DESIGN



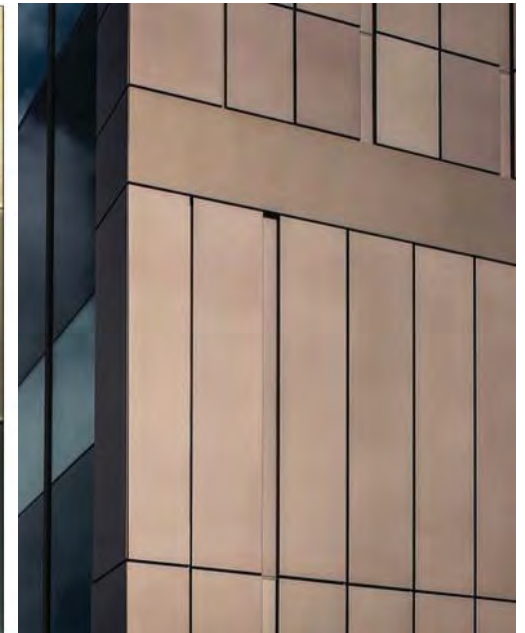
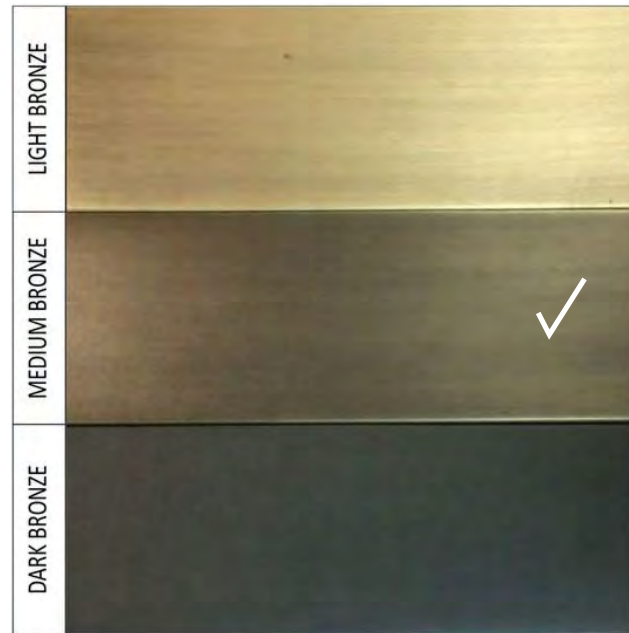
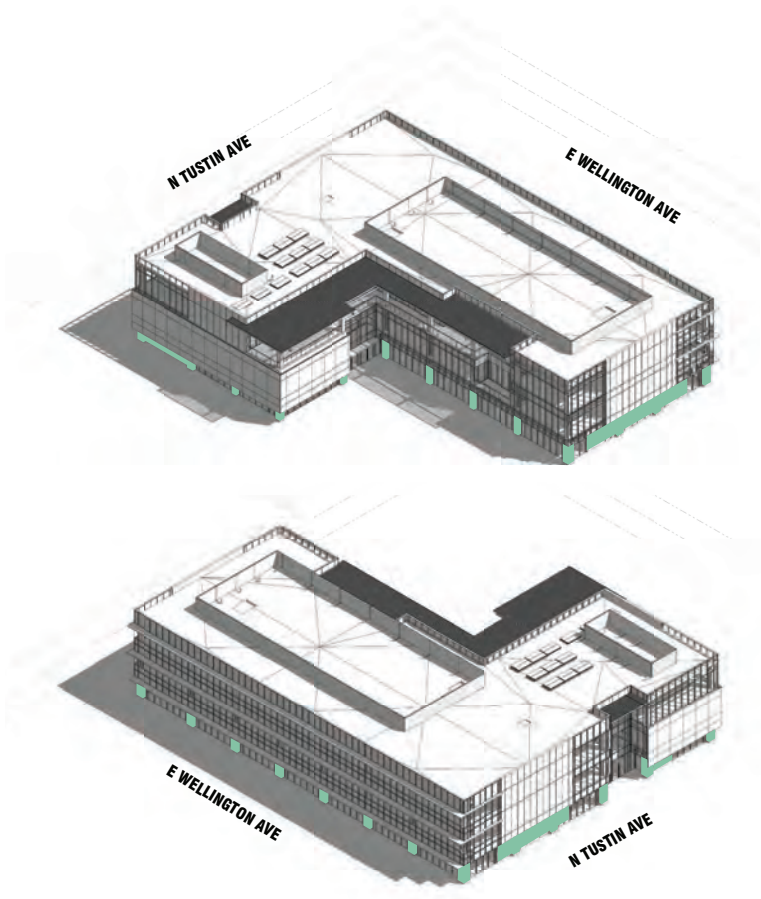
SOLID METAL PANEL (TYPE 1)

3. EXTERIOR BUILDING DESIGN



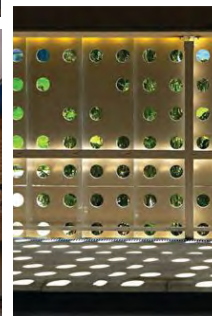
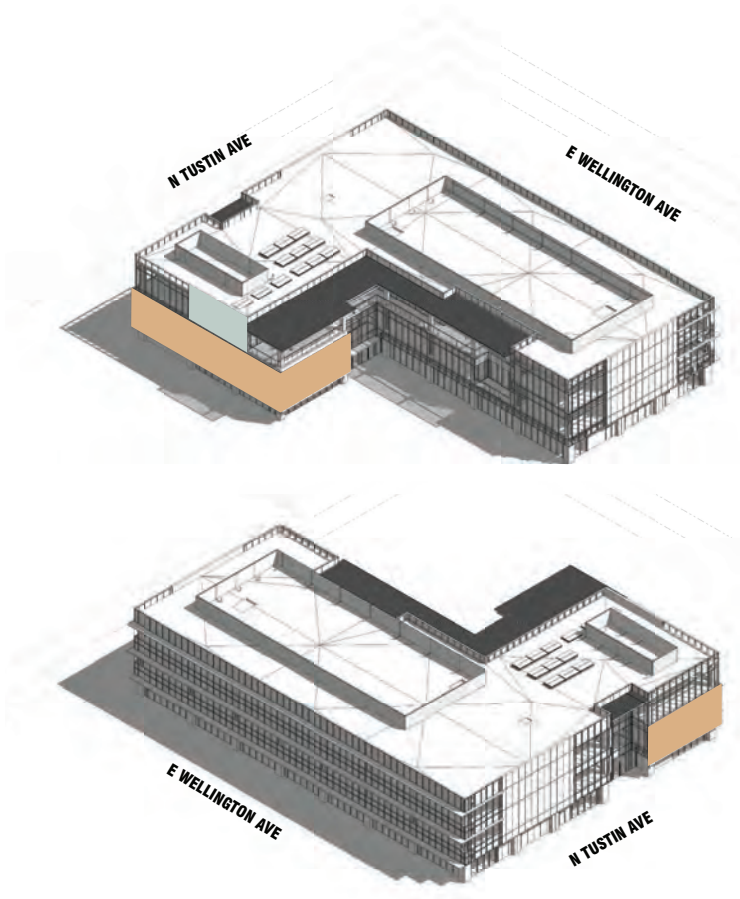
SOLID METAL PANEL (TYPE 2)

3. EXTERIOR BUILDING DESIGN



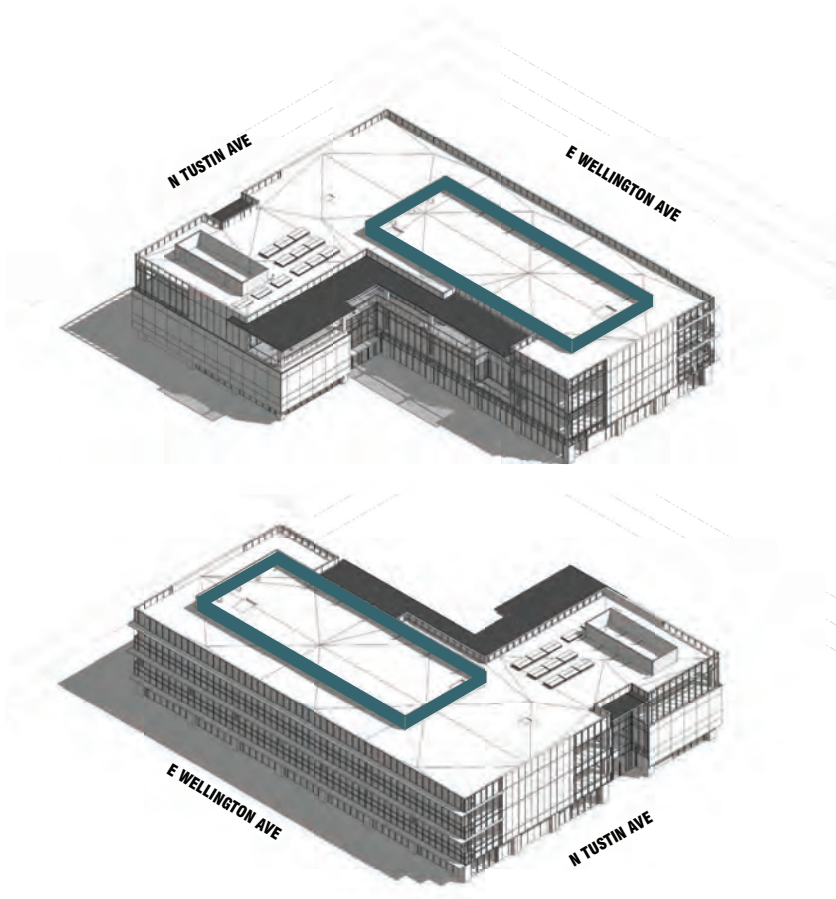
PERFORATED PANEL AT BOARD ROOM

3. EXTERIOR BUILDING DESIGN



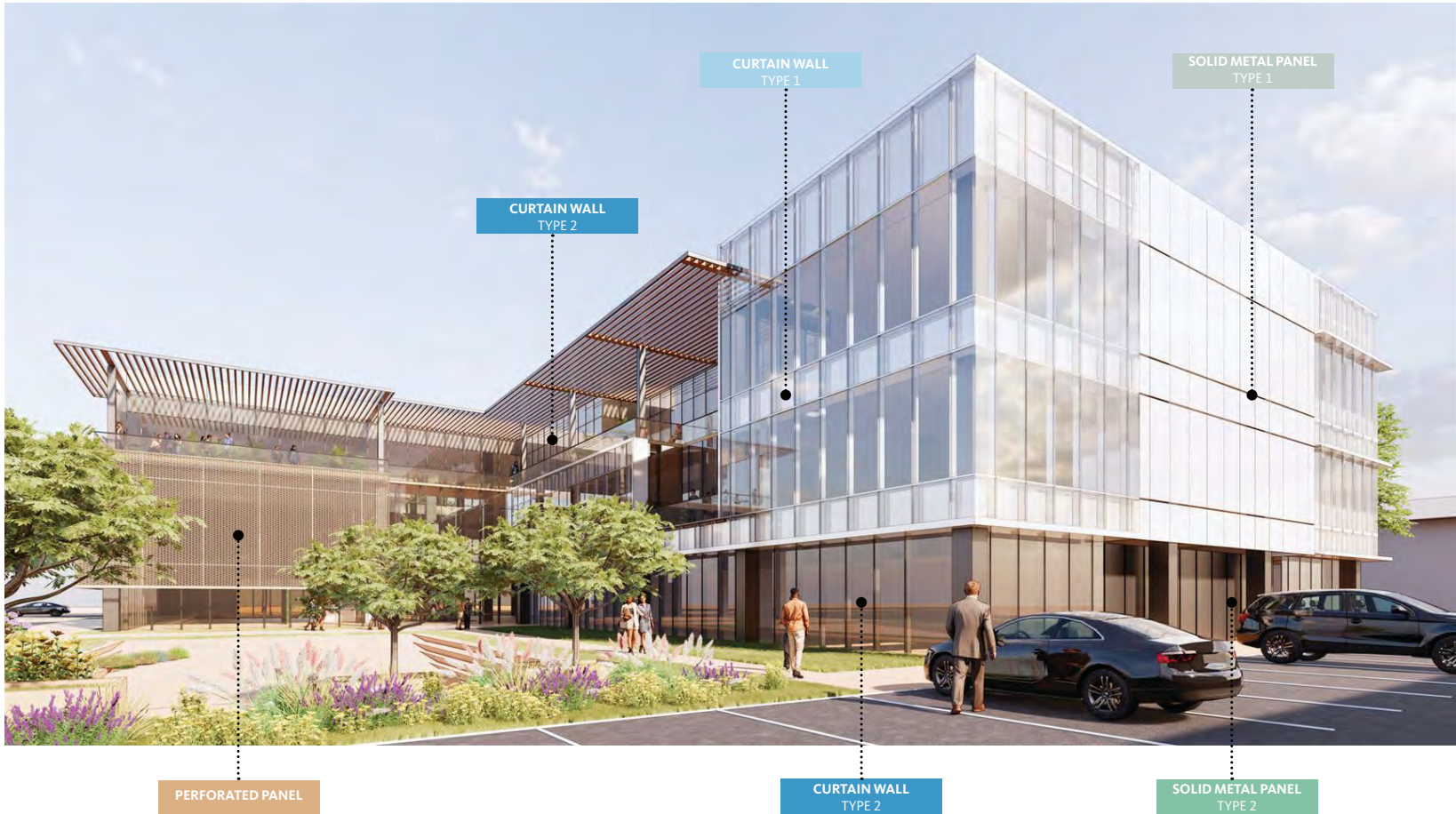
CORRUGATED ROOFTOP MECHANICAL SCREEN WALL

3. EXTERIOR BUILDING DESIGN



VIEW FROM WEST PARKING

3. EXTERIOR BUILDING DESIGN



VIEW ALONG TUSTIN LOOKING NORTH

3. EXTERIOR BUILDING DESIGN



VIEW FROM TUSTIN LOOKING WEST

3. EXTERIOR BUILDING DESIGN



THIRD LEVEL PLAN

4. INTERIOR PLANNING



NEXT STEPS, QUESTIONS AND DISCUSSION

- **DESIGN DEVELOPMENT SUBMITTAL FEB 7**
- **PROFESSIONAL RENDERINGS**
- **BUDGET AND COSTING EXERCISE**
- **CONSTRUCTION DOCUMENTS PHASE**





OCERS Headquarters Building

Quarterly Project Status Report

Oct - Dec 2024



Schedule

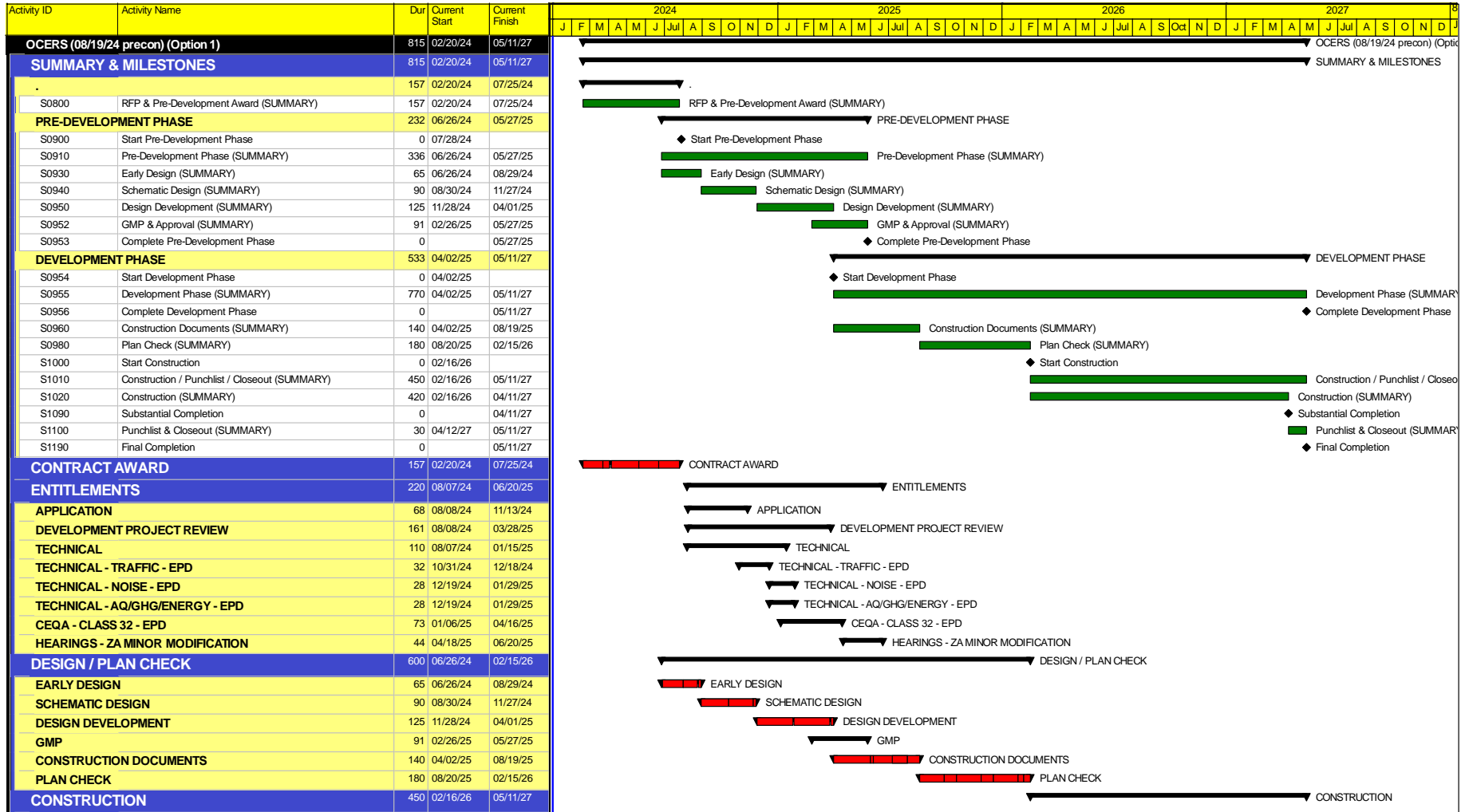
See attached overall project development summary schedule prepared by the Snyder Langston/Gensler team.

Summary of Activity

During the 4th Quarter of 2024, the project team completed the following on the OCERS new headquarters Project:

- Griffin and the DBE team attended and presented at the OCERS board meeting for approval of the L-shaped building approach.
- The project team held meetings to review and begin coordination on the types of HVAC systems that can be used in this building.
- The team has continued coordination with Verizon for the relocation of and power service to the cell tower.
- Submitted an application to the city of Santa Ana for the minor zoning modification that is required to build the proposed 3 story building. The EPD planning and zoning team met with city planning officials to discuss the submittal. City comments have been received, and the team is preparing a response.
- Completed and issued schematic design drawings for pricing and for city review.
- Held a virtual page-turn to review the schematic design.
- Commenced with the preparation of the Design Development drawings.

01-15-2025 BUILDING COMMITTEE MEETING - A-2 OCERS REPLACEMENT HEADQUARTERS PROJECT - QUARTERLY UPDATE



Project Start	02/20/24
Project Finish	05/11/27
Data Date	01/01/24
Run Date	08/21/24

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TASK filter: All Activities

OCERS - Replacement Headquarters Project
(Option 1 - Zoning Assessment Not Tied to Design)
Proposal Schedule - 08/19/2024
Snyder Langston / Gensler



01-15-2025 BUILDING COMMITTEE MEETING - A-2 OCERS REPLACEMENT HEADQUARTERS PROJECT - QUARTERLY UPDATE

Activity ID	Activity Name	Dur	Current Start	Current Finish	2024												2025												2026												2027											
					J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	Oct	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D
56	MOBILIZATION / DEMO / SITE PREP	02/16/26	02/16/26	04/12/26	MOBILIZATION / DEMO / SITE PREP																																															
322	OFFICE BUILDING	04/13/26	04/13/26	02/28/27	OFFICE BUILDING																																															
210	PARKING STRUCTURE	05/03/26	05/03/26	11/28/26	PARKING STRUCTURE																																															
322	SITEWORK	04/13/26	04/13/26	02/28/27	SITEWORK																																															
72	FINAL INSPECTIONS / PUNCHLIST	03/01/27	03/01/27	05/11/27	FINAL INSPECTIONS / PUNCHLIST																																															

Project Start	02/20/24
Project Finish	05/11/27
Data Date	01/01/24
Run Date	08/21/24

Page 2 of 2
TASK filter: All Activities

OCERS - Replacement Headquarters Project
(Option 1 - Zoning Assessment Not Tied to Design)
Proposal Schedule - 08/19/2024
Snyder Langston / Gensler





Memorandum

DATE: January 15, 2025
TO: Members of the Building Committee
FROM: Brenda Shott, Assistant CEO, Finance and Internal Operations
SUBJECT: **PROPOSED 2025 BUILDING COMMITTEE MEETING SCHEDULE**

Background/Discussion

This memo includes a list of potential dates for the OCERS Board of Retirement’s Building Committee meetings for 2025. Staff is proposing quarterly meetings for the year. Meetings would be planned for 9:30 A.M. on each date selected. Staff is requesting that the Committee select a date in April, July, and October. Should decisions or actions be needed by the Committee in between the quarterly scheduled meeting additional meetings could be scheduled.

Q2 AVAILABLE DATES:

Building Committee Meetings – 9:30 A.M.

Tuesday, April 1
Wednesday, April 2
Thursday, April 3
Tuesday, April 8
Wednesday, April 9
Thursday, April 10
Tuesday, April 15
Tuesday, April 22
Thursday, April 24
Tuesday, April 29
Wednesday, April 30

Q3 AVAILABLE DATES:

Building Committee Meetings – 9:30 A.M.

Tuesday, July 8
Wednesday, July 9
Thursday, July 10
Thursday, July 17
Wednesday, July 30
Thursday, July 31

Q4 AVAILABLE DATES:

Building Committee Meetings – 9:30 A.M.

Wednesday, October 1
Thursday, October 2
Tuesday, October 7
Wednesday, October 8
Thursday, October 9
Tuesday, October 14
Thursday, October 16
Tuesday, October 21
Wednesday, October 22
Thursday, October 23

Attachment:

1. Proposed 2025 Building Committee Meeting Dates - Calendar

Submitted by:



BMS - Approved

Brenda Shott
Assistant CEO, Finance and Internal Operations

2025 Calendar

January						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February						
Su	Mo	Tu	We	Th	Fr	Sa
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March						
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April						
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May						
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June						
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August						
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31						

September						
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28	29	30				

October						
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November						
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23	24	25	26	27	28	29
30						

December						
Su	Mo	Tu	We	Th	Fr	Sa
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Federal Holidays 2025

Jan 1	New Year's Day	May 26	Memorial Day	Sep 1	Labor Day	Nov 27	Thanksgiving Day
Jan 20	Martin Luther King Day			Sep 26	Native American Day	Dec 25	Christmas Day
Feb 17	Presidents' Day	Jul 4	Independence Day	Nov 11	Veterans Day		

Federal Holidays
Regular Board Meeting
Disability Committee Meeting
Strategic Planning Workshop
Investment Committee Meeting

Audit Committee Meeting
Building Committee Meeting
Governance Committee Meeting
Personnel Committee Meeting
Informational Update Meeting



Memorandum

DATE: January 15, 2025
TO: Members of the Building Committee
FROM: Brenda Shott, Assistant CEO, Finance and Internal Operations
SUBJECT: **BUILDING COMMITTEE REVIEW OF ACTIVITIES**

Written Report

Background/Discussion

This report is intended to recap the previous activity of the Building Committee to assist new Committee members with getting up to date on the OCERS Headquarters Project.

OCERS' existing headquarters building was constructed in 1979. With its many systems already exceeding their service life, it is increasingly troublesome and costly to operate and maintain the building at an acceptable service level. These physical plant issues and the need for additional office space to accommodate our growing operation spearheaded conversations in 2018 for options that ranged from a complete reconfiguration of the existing headquarters' interiors to purchasing and remodeling a larger existing office building within close proximity of our current location.

When the 1200 N. Tustin Avenue property (Tustin Property), adjacent to our current headquarters site, became available in August 2019 targeting residential developers, the Board directed staff to explore purchasing said property to build a new replacement OCERS Headquarters or to market both properties together to developers and relocate the OCERS Headquarters. The purchase of Tustin Property closed in February 2020.

In April 2022 the Board of Retirement approved the Building Committee's recommendation to pursue developing a new OCERS headquarters on the newly purchased Tustin Property. The Committee did due diligence during the rest of 2022 by touring multiple office locations in the area including the County's new Administration building and local city hall facilities. Given that our Operations Support Services Department is not staffed to handle this large and complex construction project, the Committee at its January 2023 meeting instructed staff to seek an Owner Representative/Program and Construction Manager (OR/PM) to serve as an extension of OCERS staff to assist and shepherd this Project. Through the open and public competitive RFQ and RFP processes, Griffin Structures (Griffin) was selected out of the five respondents and two Committee interviewed finalists. The OR/PM contract with Griffin was executed in August 2023 for a fixed fee amount not to exceed \$2,180,011 paid monthly (\$53,171) and a term of forty-one months, with an optional 6-month extension, if and as required.

With Griffin onboard, the Committee directed staff to competitively seek DBE teams interested in delivering this Project through the progressive design-build method. A Request For Qualifications for DBE Pre-Development services was issued in December 2023. Upon scoring the Statement of Qualifications submitted by the six respondents, the four highest-ranked teams were invited to propose.

On April 4, 2024, the Committee interviewed four qualified firms that submitted proposals for design-build services. The four firms were; Bernanrds-HOK, CW Driver-Ware Malcomb, Snyder Langston-Gensler, and

Swinterton-LPA. The goal was to select one to serve as the Designer/Builder Entity (DBE) for the OCERS Replacement Headquarters Project and recommend that the Board award a contract for the scope of services as outlined in the RFP. After discussion, the Committee directed the staff committee to conduct a final scoring of the four Design Build Entity firms according to the scoring criteria defined in the RFP and present the staff recommendation at the next Building Committee meeting.

On April 15th, staff shared with the Committee that while all teams can design and construct an office building that will meet today's daily needs, the Snyder Langston – Gensler team (SL-G) offers more modern environments that resonate with the next generation of workers that employers such as OCERS must compete to recruit and retain. Our ability to attract and keep quality employees in the future will affect our ability to continue to provide superior service in the years to come. The Committee approved staff's recommendation to negotiate with SL-G for a Design-Build agreement with acceptable contract terms and costs. The Committee set the negotiation period to thirty days. The Committee further directed staff to begin negotiation with the next highest-rated team if a satisfactory conclusion could not be reached with SL-G.

On May 31, 2024, staff reported the contract negotiation results to the Committee. The Committee unanimously approved staff's recommendation to recommend that the Board authorize staff to execute the Design-Build Contract by and between OCERS and Snyder Langston-Gensler for the OCERS Replacement Headquarters Project. SL-G has indicated they were available to begin work upon contract execution and issuance of a Notice to Proceed. The Committee discussed the possibility of seeking administrative action with the city for a height variance and avoiding timely CEQA processes that would extend the pre-development phase to obtain permits.

At the Regular Board meeting on June 17, 2024, the Board approved the execution of a contract with SL-G as the Design/Build Entity for the OCERS Replacement 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.

On July 19, 2024, Gensler escorted Committee members and staff on tours through Capital Group, Gensler Headquarters, and the Los Angeles Department of Mental Health.

On August 13, 2024, Gensler facilitated a 4-hour Vision Session with key stakeholders from OCERS to understand business objectives, aspirational work practices, and culture. This session informed the design direction for the future headquarters to guide it to completion.

At the next Building Committee meeting on August 30, 2024, the Committee directed staff to proceed with a three-story building design for the OCERS Replacement Headquarters Project. Griffin Structures provided a Quarterly Update and Gensler presented a summary of the OCERS Headquarters Visioning Session. In closed session, the Committee had a conference with the real property negotiator. Gensler then escorted the Committee members and staff on a tour through The Boardwalk office complex in Irvine and the Gensler Orange County office.

On September 10, 2024, the DBE team generated three building options and presented them to the Board at the OCERS Strategic Planning Workshop. Upon receiving the Board's comments on the building options, the Project Team further developed the schematic design options and performed preliminary cost estimate comparisons. The team reviewed the options and concluded that an L-shaped 3-story building would deliver desirable features that a comparably-cost rectangular building would not be able to offer.

On October 3, 2024, Gensler presented the Preliminary Schematic Building Design Plan for the OCERS Replacement Headquarters Project. The Committee approved and recommended that the Board approve the preliminary schematic building design plan. Gensler also presented the Leadership in Energy and Environmental Design (LEED) Certification categories and the OCERS Replacement Headquarters Building scorecard.

At the October 21, 2024, Regular Board meeting, the Board approved the preliminary schematic building design and site plan for the OCERS Replacement Headquarters Project, including a 3-story L-shaped building with surface parking, and directed staff to proceed with the City of Santa Ana’s Project Development Review and Minor Exception process to obtain the required entitlement related approvals.

Staff will continue to provide the Committee with quarterly status updates. The Committee will also meet regularly to provide direction to staff regarding scope, schedule, milestone completion, schematic design and budget issues that arise.

Submitted by:



BMS - Approved

Brenda Shott
Assistant CEO, Finance and Internal Operations