

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

**BUILDING COMMITTEE MEETING
Wednesday, January 15, 2025
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; Arthur Hidalgo, Board Member; Adele Lopez Tagaloo, 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; JT Theeuwes, Gensler; Roger Torriero, Griffin Structures (Zoom); Deryl Robinson, 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

October 3, 2024

Recommendation: Approve minutes.

A **Motion** by Mr. Hidalgo, **seconded** by Ms. Lopez Tagaloo, 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 – 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.

Mr. Theeuwes and Mr. Acevedo from Gensler presented an update on the OCERS Replacement Headquarters Project including the schedule and process, site, exterior building design, and interior planning.

The Gensler team discussed the requirements for incorporating fencing around the property. The City of Santa Ana stated that the fencing between the West side and the North side properties must be a solid masonry wall. Furthermore, the fencing on Tustin Avenue and Wellington Avenue is only allowed to be a 42-inch-high fence, which is less than Gensler's recommendation of a 60-inch-high fence. Ms. Shott stated that a masonry wall would increase maintenance. Mr. Lindholm commented that the current OCERS Headquarters does not have fencing and that the 24-hour security is sufficient. Ms. Lopez Tagalao stated that eliminating the fence would support the goal of creating a warm and inviting area.

After discussion, a **Motion** by Ms. Lopez Tagalao, **seconded** by Mr. Hidalgo, to direct staff to remove the perimeter fence option from the building design plan for the OCERS Replacement Headquarters Project.

The motion passed **unanimously**.

The Gensler team and the Committee discussed the exterior building design main plaza options. Mr. Lindholm commented that he wanted to see the entrance highlighted more. Mr. Hidalgo commented that the fountain option would require additional maintenance and increase the cost. Ms. Lopez Tagalao expressed a preference for the fountain to create a serene environment and a sense of peace and tranquility for the OCERS members and staff. After deliberation, the Committee and staff recommended that Gensler proceed with developing the entrance design to include a fountain along with the plaza and grove.

Regarding the exterior building design for the Boardroom, the Committee discussed options on what to include on the perforated panel. They stated their concern with putting the logo on the panel because logos are likely to change over time. They asked that the project team continue to look at options for either the full OCERS name, art or plain for the perforated panel.

Mr. Robinson from Griffin Structures presented the quarterly project status report and overall project development summary schedule. He discussed the continued efforts with the Verizon cell tower as well as initiating discussions with So Cal Edison for the movement of dry utilities. Design Development Plans have been commenced.

Mr. Lindholm asked Mr. Robinson to discuss some of the comments received back from the City of Santa Ana specifically those related to water run-off.

INFORMATION ITEMS

I-1 PROPOSED 2025 BUILDING COMMITTEE MEETING SCHEDULE

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

The Committee directed staff to proceed with scheduling the upcoming 2025 Building Committee meetings on April 2nd, July 30th, and October 8th.

The Committee adjourned to Closed Session at 10:51 A.M.

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.

The Committee returned from Closed Session at 10:59 A.M.

REPORT OF ACTIONS TAKEN IN CLOSED SESSION - Mr. Serpa noted there was no reportable action for item E-1.

WRITTEN REPORTS

R-1 BUILDING COMMITTEE REVIEW OF ACTIVITIES

Written Report

CEO COMMENTS

Mr. Delaney recommended communicating with the Griffin Structures team regarding the decision to proceed with an L-shape building design to address the recommended beautification efforts.

COMMITTEE MEMBER COMMENTS

Mr. Hidalgo welcomed Ms. Lopez Tagalao to the Building Committee.

Ms. Lopez Tagalao expressed that she is looking forward to contributing to great discussions and providing her input for the new OCERS headquarters.

COUNSEL COMMENTS

Mr. Serpa updated the Committee on the FPPC (Fair Political Practices Commission) annual gift limit increasing from \$590 to \$630 for 2025.

Ms. Shott informed the Committee that the CPI (Consumer Price Index) for Los Angeles, Long Beach, and Anaheim was released today. The CPI is a 3.4% increase for the 12 months ended December 31, 2024, which will be the input Segal uses to calculate the COLA (Cost of Living Adjustment).


Orange County Employees Retirement System
January 15, 2025
Building Committee Meeting – Minutes

STAFF COMMENTS

None.

The meeting **ADJOURNED** at 11:02 A.M.

Submitted 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:

DocuSigned by:

SDAD00A9E35B4F2...
Wayne Lindholm
Chair