

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

**BUILDING COMMITTEE MEETING
Thursday, December 21, 2023
9:00 A.M.**

MINUTES

Chair Lindholm called the meeting to order at 9:04 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 (Zoom), Assistant CEO of Internal Operations; Manuel Serpa, General Counsel; Fong Tse, Sr. Manager of Facilities and Operations Support Services; Peter Felix, Audio Visual Technician; Amanda Evenson, Recording Secretary; Marielle Horst, Executive Secretary

Guests: Roger Torriero (Zoom), Griffin Structures; John Hughes, Griffin Structures; Deryl Robinson, Griffin Structures; Dustin Alamo (Zoom), Griffin Structures; Tristen Nichols, Griffin Structures; Andrew Wright (Zoom), RIOS Architects

PUBLIC COMMENT

None.

CONSENT AGENDA

C-1 COMMITTEE MEETING MINUTES:

Building Committee Meeting Minutes

October 30, 2023

Recommendation: Approve minutes.

A **Motion** by Mr. Hidalgo, **seconded** by Mr. Prevatt, to approve staff's recommendation 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- SPACE STUDY/NEEDS PROGRAMMING
Presented by Steve Delaney, Chief Executive Officer, OCERS and Owner's Representative/Program Manager, Griffin Structures

Recommendation: Staff recommends the Committee to:

1. Direct Staff to proceed with the presented 65,309 SF programming or a different square footage desired by the Committee.
2. Authorize staff to fine tune and minimally adjust the Program as needed up to a maximum of additional 10% beyond the square footage target to achieve maximum operational efficiency and functions where occur.

Mr. Alamo from Griffin Structures presented OCERS' program space needs relative to future operations based on their data collection. Mr. Delaney addressed the OCERS staffing headcount by year and anticipated staffing growth. After discussion, the committee decided to move forward onto the informational items to gain further insight regarding the action items.

After discussion, a **Motion** by Mr. Prevatt, **seconded** by Mr. Hidalgo, to direct staff to proceed with a 71,000 SF programming and the 10% variance beyond the square footage target; staff directed to utilize both properties as needed with no parking structure and proceed under the specific replacement/reconstruction exception.

The motion passed **unanimously**.

A-3 DESIGNATING OCERS REAL ESTATE NEGOTIATOR UNDER GOVERNMENT CODE SECTION § 54956.8

Presented by Manuel Serpa, General Counsel, OCERS

Recommendation: The Committee identifies a designated negotiator to assist in negotiating leases with existing tenants of the property located at 1200 N. Tustin Ave., Santa Ana, CA 92705.

A **Motion** by Mr. Prevatt, **seconded** by Mr. Vallone, to identify Brenda Shott as the designated negotiator in negotiating leases with existing tenants.

The motion passed **unanimously**.

INFORMATION ITEMS

I-1 OCERS REPLACEMENT HEADQUARTERS PROJECT - SITE PLAN CONCEPTS

Presented by Fong Tse, Senior Manager of Facilities & Operations Support Services, OCERS and RIOS Architects

Mr. Wright from RIOS Architects presented the preliminary yield study for the OCERS replacement headquarters project in compliance with the current property zoning code. The committee discussed the presented site plan concepts.

Mr. Hidalgo directed staff and Griffin Structures to consider including two ingress and egress points in the building plan, one on Tustin and another on Wellington, to improve traffic.

The Committee recessed for break at 10:37 A.M.

The Committee reconvened from break at 10:50 A.M.

Recording Secretary administered the Roll Call attendance.

I-2 OCERS REPLACEMENT HEADQUARTERS PROJECT UPDATE

Presented by OCERS' Project Owner's Representative/Program Manager, Griffin Structures

Mr. Robinson from Griffin Structures presented the program level estimates of the OCERS headquarters project options and the preliminary development schedule.

The Committee adjourned to Closed Session at 11:33 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: Negotiator identified in Action Item **A-3**

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 11:42 A.M.

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

STAFF COMMENTS

Mr. Tse presented the tentative meeting dates for the Building Committee in 2024.

CEO COMMENTS

Mr. Delaney sought clarification from General Counsel regarding the Board of Retirement Charter requirements for Building Committee decisions that need final approval from the Board.

COUNSEL COMMENTS


Mr. Serpa clarified that the Building Committee has the authority to interview and recommend the finalist for the design builder entity and then the Board would approve that design builder entity and the related contracts. The Board of Retirement Charter states that it has the authority to approve the city review ready site plan for the project including building size, shape, number of stories, standalone versus integrated boardroom, amenities, location, placement on lot, parking, and property ingress/egress plan.

COMMITTEE MEMBER COMMENTS

None.

The meeting **ADJOURNED** at 11:48 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:

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Wayne Lindholm
Chair