

Transit Security and Operations Center Project Update





Project Background – Existing Annex Facility

- Constructed in 1986; remodeled in 1996
- Houses essential functions:
 - Operations Training
 - Central Communications
 - Field Operations
 - Transit Police Services
 - Emergency Operations Center
 - File Storage
- Seismic vulnerability - facility not designed to essential services building requirements under the Essential Services Buildings Seismic Safety Act.
- Not feasible to retrofit based on building standards.



Transit Security and Operations Center (TSOC) Project Location



**1460 West Lincoln Avenue
Anaheim, CA 92801**



TSOC Facility

- A new facility designed to California essential services building standards for current and future operational needs and requirements.
- Operational user groups in TSOC:
 - Emergency Operations Center
 - Central Communications
 - Field Operations
 - Security and Emergency Preparedness (during emergencies)
 - Transit Police Services



Project Rendering – TSOC Facility



Site Area: 2.86 acres

Two-story steel structure building

Building height:

35 feet (approx.)

Building footprint:

20,000 square feet (approx.)

Building gross area:

30,000 square feet (approx.)



Construction and Funding

- September 23, 2024 - OCTA Board award of construction contract
 - Bernards Bros., Inc.
 - \$44,452,000
- Construction Funding

Source	Total
Federal Transit Administration Coronavirus Response and Relief Supplemental Appropriations Act	\$3,660,000
State of California SB 1 (Chapter 5, Statutes of 2017) State of Good Repair Program	\$16,353,000
SB-1 Local Partnership Program	\$27,475,000
State Transportation Improvement Program	\$10,381,000
	\$57,869,000



Completed Milestone Activities

- ✓ Permits
- ✓ Impacted soil remediation
- ✓ Grading and building pad certification
- ✓ Underground utilities
- ✓ Building footing construction
- ✓ Building structural steel placement
- ✓ Second floor and roof metal decking
- ✓ Concrete slab on second floor



Milestone Activities Underway

- Building vapor barrier installation
- Building slab on grade
- Onsite underground utilities - electrical, telecom, sewer, water, storm drain
- Property line masonry walls
- Offsite underground utilities – telecom, sewer, water

Grading, Geogrid Installation

Building pad excavation



Geogrid installation



Backfilling



Building pad certification



Unforeseen Underground Conflicts

Underground storage tank (UST) 1



Underground storage tank 2

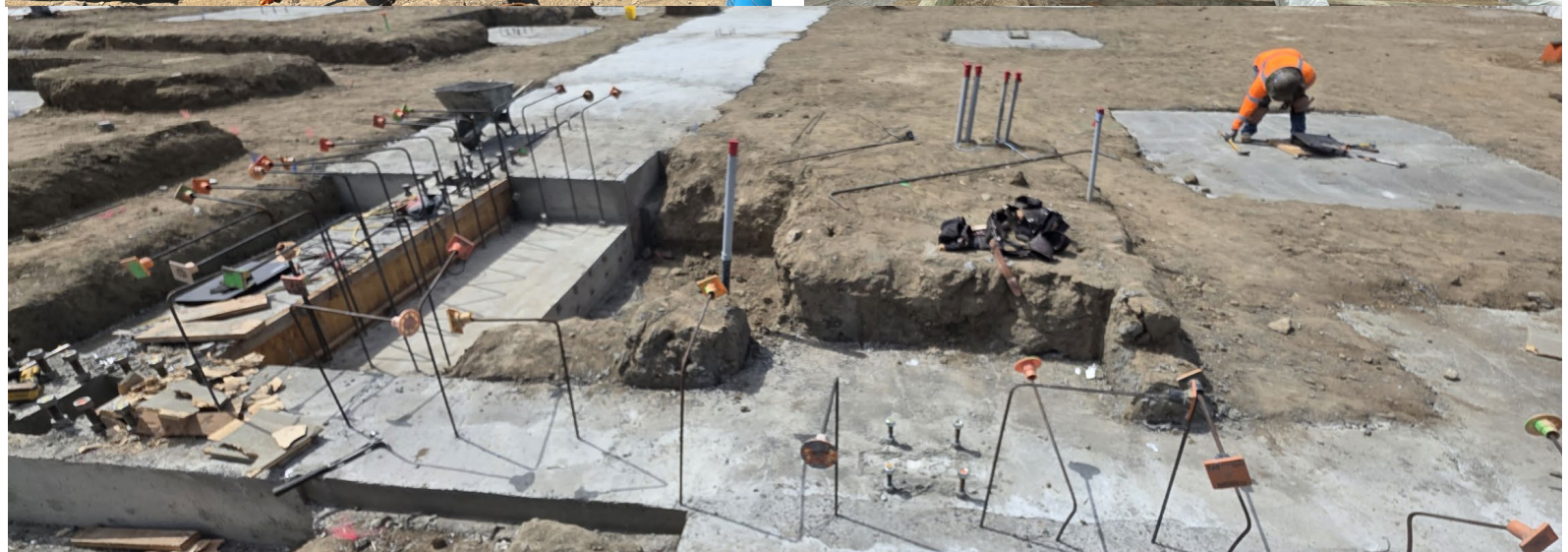


Unforeseen Underground Conflicts (cont.)





Building Footing Construction





Building Structural Steel Placement





Building Metal Decking





Light Weight Concrete Slab on Second Floor



Underground Utilities





Vapor Barrier Installation





Offsite Utilities Work on Lincoln Avenue





Challenges, Unforeseen Conditions

Challenge/Unforeseen	Solutions	Project Status
Impacted soil	Impacted soil remediation. Vapor barrier installation under building slab.	Impacted soil remediation is completed. Vapor barriers will be installed before construction of building slab.
UST found during excavation	Environmental specialist performed testing for any contamination, obtained Anaheim Fire Department permit before removal of UST.	UST was removed and disposed offsite.
Four buried cisterns found during excavation	Environmental specialist performed testing for any contamination before removal.	Cisterns were removed and disposed offsite.
Metal hoist shaft found during excavation	Environmental specialist performed testing for any contamination before removal.	Shaft was removed and disposed offsite.
Unknown impacted soil area found during excavation	Environmental specialist performed testing for any contamination before removal.	Soil was removed and disposed offsite.
Buried concrete slabs found during excavation	Removing concrete slabs.	Buried concrete slabs were removed and disposed offsite. A small portion of buried concrete slab will be removed later due to site restriction.



Challenges, Unforeseen Conditions (cont.)

Challenge/Unforeseen	Solutions	Project Status
Onsite soil did not meet geotechnical requirements for structural backfill	Imported granular material and blended with onsite material to meet sand equivalent requirement and other specification requirements. Geosynthetic layer added under building pad to enhance long-term foundation performance.	All structure backfill compliant with specification requirements. Geosynthetic layer has been installed and approved by the City of Anaheim (City) building division.
City building required electrical duct banks crossing isolated footings to match footing areas	Electrical duct bank concrete encasement widened to match isolated footing areas.	Construction of electrical duct banks and concrete encasement at building area completed.



Current Updated Schedule and Costs

	<-- 2024			2025												2026												2027												2028 -->						
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar				
Construction Notice to Proceed 10/24/2024	◆																																													
Impacted Soil Remediation																																														
Permit and Impacted Soil Remediation																																														
City Grading Permit Issued 8/8/2025																																														
Earthwork Building Pad Over-excavation/Site Grading																																														
Building Pad Certification, Obtaining City Building Permit																																														
Building Submittals																																														
Building Construction																																														
Onsite Improvements																																														
Offsite Improvements																																														
Construction Completion																																														

Item	Amount
Construction Contract	\$44,452,000
Construction Management	\$4,990,190
Executed Amendments	\$1,835,714
Total Committed Costs	\$51,277,904