



# TRANSIT SHELTER UPDATE

April 23, 2025 | Board of Directors Meeting



## Part 1: AC Transit Shelter Program Updates

- Background
- Overview of Contracts
- Updates: Advertising Revenue, Maintenance Costs, Capital Program

## Part 2: Adding New Shelters to the Maintenance Contract

- Background
- Staff Recommendation
- Examples

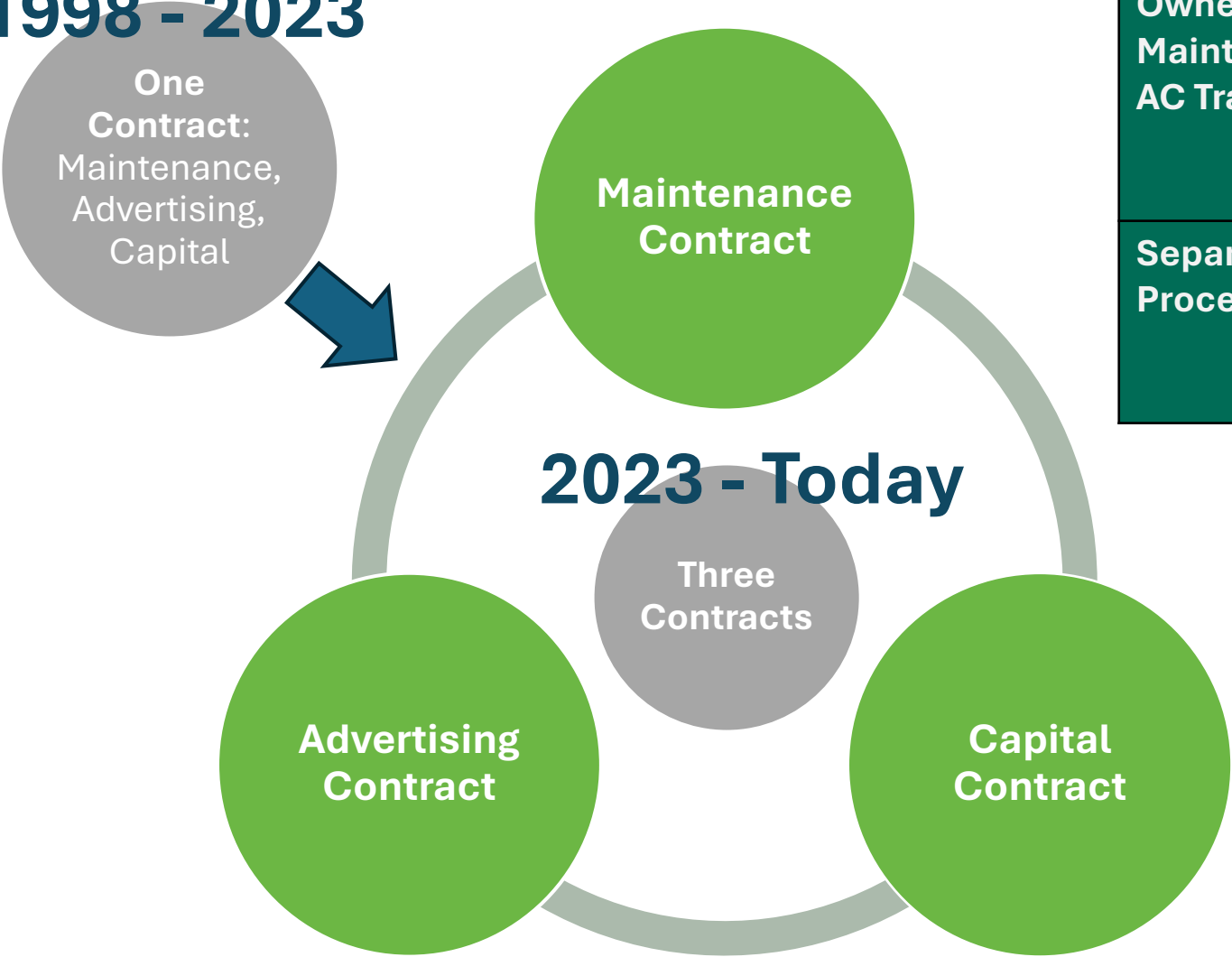
# Part 1: AC Transit Shelter Program Updates



# BACKGROUND



1998 - 2023



Owned & Maintained by AC Transit	Hayward, Alameda Unincorporated (i.e. Castro Valley, San Lorenzo), Albany, Berkeley, El Cerrito, Fremont, Newark, Richmond, San Leandro, and San Pablo
Separate Process	Alameda, Emeryville, Oakland, Piedmont, UC Berkeley, Union City, Contra Costa Unincorporated (i.e. North Richmond, El Sobrante)

AC Transit Shelters	
Total Under Contract	276 (5 kiosks)
Advertising	238
No Advertising	38
TOTAL Being Serviced	246

# OVERVIEW OF CONTRACTS



	Advertising	Maintenance	Capital
Third-Party	Lamar Transit, LLC	Graffiti Protective Coatings	TBD: Engineering & Construction 3 <sup>rd</sup> -Party needed
Term	<ul style="list-style-type: none"> <li>July 2024 – July 2026</li> <li>Options: Three – 1 Year</li> </ul>	<ul style="list-style-type: none"> <li>April 2023 – April 2025</li> <li>Options: Three – 1 Year</li> </ul>	Ongoing
Details	Sale, installation, removal, maintenance, and administration of advertising	1x Month: Pressure Washing 2x Weekly: Graffiti Abatement, Trash Pick Up, Cleaning Quarterly: Map Changes	Purchase, Design and Construction to replace all existing 276 Transit Shelters.
Cost	None	\$844,560.00/year	Unfunded: \$6.9M total (~25K/shelter)
Funding	Revenue Generating Contract  The greater of <ul style="list-style-type: none"> <li>Minimum Annual Guarantee</li> <li>Revenue Share</li> </ul>	Existing <ul style="list-style-type: none"> <li>Operations Budget</li> <li>Jurisdiction Contributions</li> </ul>	TBD Potential Sources <ul style="list-style-type: none"> <li>FY 2026-30 Capital Improvement Program (CIP)</li> <li>Jurisdiction and AC Transit grant projects</li> </ul>

# ADVERTISING REVENUE



**Lamar Advertising pays the District the greater of the Minimum Annual Guarantee (MAG) or Revenue Share.**

The MAG is paid at the beginning of the contract year. If the year-end advertising revenue is higher than the MAG, Lamar pays the District the overage.

<b>TOTAL MAG Year 1</b>	\$150,000
<b>TOTAL MAG Year 2</b>	\$210,000

<b>Contract Period</b>	<b>Net Sales/Total Revenue</b>	<b>55% Revenue Share</b>
July 8, 2024 - July 31, 2024	\$11,250.00	\$6,187.50
August-24	\$22,444.00	\$12,344.20
September-24	\$16,620.00	\$9,141.00
October-24	\$12,550.00	\$6,902.50
November-24	\$28,740.00	\$15,807.00
December-24	\$8,010.00	\$4,405.50
January-25	\$25,394.00	\$13,966.70
February-25	\$23,955.00	\$13,175.25
<b>TOTAL</b>	<b>\$148,963.00</b>	<b>\$81,929.65</b>

# MAINTENANCE - COSTS



## Annual Contract Cost

<b>TOTAL</b>	<b>\$844,560</b>
<b>Scheduled</b>	\$810,000
<b>Unscheduled</b>	\$34,560

\* Annual Contract Costs are based on 276 shelters. Actual contract costs vary because of shelter removals, construction costs, and other factors.

## Actual Contract Cost

<b>Year</b>	<b>Cost</b>
April 2023 – March 2024	\$798,825
April 2024 – March 2025	\$742,705

## Non-Contract Costs:

- Repairing broken glass in advertising panels and map cases are not covered in the Maintenance Contract (estimated ~\$180k in repairs / year not covered under the maintenance contract)
- Staff time spent navigating city councils, reviewing funding agreements, and maintaining shelters (i.e. broken glass).

# MAINTENANCE – CUSTOMER COMMENTS



Jurisdiction	2023	2024	2025	Total
Alameda	5	6	3	14
Albany	1	1		2
Berkeley	7	14	1	22
El Cerrito		1		1
Emeryville	1	1	1	3
Fremont	5	10	1	16
Hayward	6	16	2	24
Menlo Park		1		1
Milpitas		4		4
Oakland	36	51	10	97
Richmond	3	3		6
San Leandro	7	2	2	11
San Pablo			1	1
Union City		2	1	3
N/A		5		5
Alameda Unincorporated	2	4	1	7
<b>Grand Total</b>	<b>73</b>	<b>121</b>	<b>23</b>	<b>217</b>

<b>Total Transit Shelter Comments (2023 – 2025)</b>	315
<b>Transit Shelter Cleanings</b>	217
<b>Other Requests</b>	98

- The table shows the number of transit shelter cleaning requests per jurisdiction.
- Other Requests include requests for shelters and maintenance of non-AC Transit amenities

	No location identified by the customer
	Covered under AC Transit's maintenance contract
	Separate process from AC Transit's maintenance contract



# MAINTENANCE COSTS



- Staff are working with 10 jurisdictions to identify funds and develop funding agreements.
- Jurisdictions have contributed \$239,446 in total.
- Funding can be slow and time intensive as staff navigate city councils, staff turnover, and Memorandum of Understanding (MOU) review by multiple staff.

Committed
  Received

Jurisdiction	Total Contributions per year	Total Shelters under Contract
AC Transit	N/A	6
Alameda County (Unincorporated)	\$0	21
Albany	\$1,000	9
Berkeley	\$22,000	51
El Cerrito	\$27,751	6
Fremont	\$100,000	49
Hayward	\$39,361	63
Newark	\$0	15
Richmond	\$18,500	9
San Leandro	\$0	37
San Pablo	\$30,834	10
<b>TOTAL</b>	<b>\$239,446</b>	<b>276</b>

# CAPITAL PROGRAM

- Purchase, Design and Construction to replace all existing 276 Transit Shelters.
- Design includes advertising kiosk, map case, bench in shelter, perforated panels (minimal glass). Option for real-time signage, lighting, and solar panels.
- Still identifying funding through grants and the FY2026-30 Capital Improvement Program (CIP)

Asset Cost/Shelter*	\$14,113
Installation Cost/Shelter	\$9,430.6
TOTAL Cost/Shelter	\$23,543.6
<b>TOTAL Capital Improvement Program Cost**</b>	<b>\$6,498,033</b>

\* Includes delivery and utility fees

\*\* Estimates based on 276 shelters, could change depending on field conditions



Example of Tolar Sunset Series Shelter.  
Available to AC Transit through CalACT

# Part 2: Adding New Shelters to the Maintenance Contract



# BACKGROUND



- Several jurisdictions have asked if the District would be willing to maintain and own the jurisdiction's transit shelters.
- Also, the District implements its own transit priority corridor projects that could include transit shelters.
- The table lays out the total maintenance cost per year in each jurisdiction

Jurisdiction	Total Shelters	Total Maintenance Cost per Year	Who Owns	Payment
Oakland - CCO Shelters	101	\$348,450.00	Oakland	Willing to negotiate
Oakland - Kaleidoscope Shelters	19	\$65,550.00	Oakland	Willing to negotiate
City of Berkeley	7	\$23,828.00	Berkeley	Approved some funding, staff willing to go to City Council to ask for increase
UC Berkeley	5	\$17,020.00	Clear Channel	Not Interested
<b>TOTALS</b>	132	\$454,848.00		

\* Cost Estimates ONLY. Costs are based on the District's Maintenance Contract: Total Shelters x Maintenance Unit Cost/Shelter



# STAFF RECOMMENDATION

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## **Staff want to identify the District's approach to:**

- Adding in Jurisdiction shelters to its maintenance contract
- Adding in shelters for its own corridor projects to its maintenance contract

## **Staff is seeking Board approval on the following approach**

1. Keep the transit shelter contract at the existing 276 transit shelters. A Jurisdiction or the District can swap out existing shelters for a new location at no cost.
2. Maintain additional transit shelters under the District's maintenance contract if the local jurisdiction retains the ownership and enters into a formal agreement to reimburse the District the net maintenance cost (total cost of scheduled and unscheduled maintenance costs less advertising revenue).

# OAKLAND SHELTERS



- April 2024: Oakland's contract with Clear Channel Outdoor expires
- Oakland is entering into a one-year contract with District Works to maintain the existing 101 shelters
  - Shelters are expensive and difficult to maintain because of unique custom design, glass breakage, and graffiti.
- The City is piloting 8 new shelters along 14<sup>th</sup> Street with 11 more planned.
  - Lower maintenance design with no windshield or glass.
- City staff and District staff continue to be in conversation about the shelter's design features, ownership, and maintenance.

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# OAKLAND SHELTERS

Oakland Shelters (Previously CCO)



14<sup>th</sup> Street Shelters by Kaleidoscope



# UC BERKELEY SHELTERS



- March 31, 2024: UC Berkeley's contract with Clear Channel Outdoor expires
- April 2024: UC Berkeley and Clear Channel reach out to District about maintaining the shelters.
- No interest from UC Berkeley in owning and paying the District for maintenance
- Clear channel has already removed six shelters, some of which are high-ridership.

Jurisdiction	Total Shelters	Total Cost per Year	Who Owns	Payment
UC Berkeley	5	\$17,020.00	Clear Channel	Not Interested



# CITY OF BERKELEY SHELTERS

- Some jurisdictions have installed shelters as part of their own projects and want to pay us to maintain them, while retaining ownership.
- For example, City of Berkeley staff have expressed interest in retaining ownership while seeking funds to maintain 7 additional shelters.



City's grant funded bus stop improvements

Jurisdiction	Total Shelters	Total Cost per Year	Who Owns	Payment
City of Berkeley	7	\$23,828.00	Berkeley	Approved some funding, staff willing to go to City Council to ask for increase

# AC TRANSIT CORRIDOR PROJECTS



- The District continues to implement AC Transit Corridor Projects to improve the rider experience.
- Should these projects have transit shelters? If so, who owns and maintains them?



Durant Quick Build  
Transit Shelters





# STAFF RECOMMENDATION

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