



# ALAMEDA-CONTRA COSTA TRANSIT DISTRICT

## Master Minute Order

File Number: 18-211d

Report ID: 18-211d

Type: Regular - Planning

Status: Continued

Agenda  
Section:

Meeting Body: Board of Directors -  
Regular Meeting

Report Created: 05/06/2021

Final Action: 07/14/2021

**ded Action:** Consider receiving a report on the status of the District's contract with Clear Channel Outdoor (CCO), a peer review exploring different transit shelter contract models, a cost-benefit analysis of different scenarios for the District's bus shelter program, and provide feedback on the staff recommendation for next steps. [Requested by Directors Peeples - 4/28/21 and Walsh - 5/26/21]

Moved to 6/23 per Rama  
Moved to 7/14 per Robert. LN

Sponsors:

Enactment Date:

**Attachments:** STAFF REPORT, Att.1. Summary of Contract Terms, Att.2. Joint Exercise of Power Agreement, Att.3: Peer Review of Bus Stop and Bus Shelter Contract Structures, Att.4. Cost-Benefit Analysis Report, Att.5. Negotiation Points and Design Considerations, Att.6. Board Presentation

Enactment Number:

Hearing Date:

Effective Date:

### History of Legislative File

Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
Board of Directors - Regular Meeting	07/14/2021	Continued				Pass
<b>Action Text:</b> MOTION: YOUNG/ORTIZ to continued the discussion to a future meeting with direction to staff to provide additional information and cost analysis for each of the scenarios presented. The motion carried by the following vote:						
<b>Notes:</b> Transportation Planner Carissa Lee presented the staff report. Bruce Qwalls, Vice President of Real Estate & Public Affairs, with Clear Channel was also introduced and was present to address questions.						
<b>Public Comment:</b> <b>Katy Scott-Smith</b> , EBTRU, spoke in favor of bringing the service in-house since the contracted service had led to a lack of control in ensuring that bus shelters are						

properly maintained. Scott-Smith noted that similar problems could arise with new vendors if the service continues to be contracted out and that bringing it in-house would rectify control issues while creating good union jobs within the District.

**Shifra**, Executive Director of the Temescal Business Improvement District (TBID), commented on the extra bus shelter maintenance cleaning services the TBID has provided, saying that such maintenance should only be needed as a supplement to a contractor's service. Shifra advocated for the District's expedited contracting of a bus shelter maintenance service provider because an unclean bus shelter is a blight which merchants are disinterested in having in front of their businesses.

**Board Discussion:**

Director Shaw commented on the challenges associated with working with multiple cities to maintain the bus shelters/stops and wanted to know if there were any other transit agencies with a profile similar to AC Transit. Mr. Qwalls shared that the Valley Transportation Authority (VTA) was similar to AC Transit and had received a federal grant to help replace many of the existing bus shelters. Ms. Lee added that both VTA and Metro Transit overlapped with several different jurisdictions similar to AC Transit. Director of Planning and Service Development Robert del Rosario explained the nature of the JPA, saying that Clear Channel owns all the bus shelters and applies for permits with the local jurisdiction to get them installed and it was the responsibility of the local jurisdiction to follow-up with Clear Channel with respect to maintenance issues. He added that the AC Transit often facilitates contact between Clear Channel and the cities with respect to maintenance requests. It was also pointed out that cities, such as Oakland, that are not in the JPA must maintain their own stops and shelters.

Director Beckles expressed concern with outsourcing shelter maintenance and asked about the difference in cost between outsourcing and doing the work in-house. General Manager Michael Hursh advised that further analysis of the cost and advantages and disadvantages was necessary and would be brought back to the Board at a future meeting. Director Beckles also agreed that dedicated resources would be needed to help manage the effort. Mr. del Rosario clarified that the existing contract with Clear Channel was a revenue contract that resulted in zero cost to the District for shelter maintenance.

Director Walsh commented that while the bus shelters and stops are by and large the responsibility of the cities and Clear Channel, AC Transit is inextricably linked because we provide bus service. She added that she supported the use of additional resources to help manage maintenance efforts and felt AC Transit should own that responsibility. Director Walsh further advised that she supported staff's recommendation to separate out the maintenance and advertising functions of the contract (Scenario C) and moving towards owning and taking responsibility for the shelters.

Vice President Young inquired about the amount of staff time and financial investment required to manage the three contracts proposed under Scenario C. Ms.

Lee advised that staff had an estimate of how much the contract would cost, excluding the cost of staff time. Executive Director of Planning & Engineering Ramakrishna Pochiraju advised that the staff estimate for Scenario C was between 1 and 1.5 million. Mr. Hursh advised that from his experience, this estimate appeared to be low and requested that the item be continued in order to provide a better cost estimate for each of the scenarios. Vice President Young commented that taking on the bus shelters posed a significant cost to the District and the Board needed to decide if additional monies should be invested in bus shelters or in providing actual transit service. He added that the Board needed to have a better understanding of the financial implications associated with each scenario.

Director Williams agreed that the issue is complex but liked the idea of cities taking on more ownership. He added that the Board needed to have more information concerning the cost of the scenarios.

President Ortiz commented that the District should have been more vigilant in managing the contract with Clear Channel and shared the concerns raised about the cost and where the money was going to come from to pay for it. Director Peeples agreed.

Director Walsh felt that bus stops and service were interconnected as part of the overall rider experience. Director Young pointed out that what staff was saying in their report was that there would ultimately be fewer bus shelters, and rather than complain about the state of shelters, riders would complain about the lack of a shelter. Director Walsh supported an evaluation of what riders really need and whether having a shelter was more important than having a bench.

Director Peeples noted that it did not seem appropriate to bring the advertising contract in-house. He added that while shelters are a part of the rider experience, there would be difficulties associated with people sleeping or defecating on benches or in shelters and who would be required to intervene in these instances. Director Peeples urged staff to come back with a more realistic estimate, believing it would likely result in many millions in additional cost to the District.

Ayes: 7 President Ortiz, Vice President Young, Director Walsh, Director Beckles,  
Director Williams, Director Shaw, Director Peeples

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