



Our TAM Approach

2019 TAM Roundtable

September 4, 2019

St. Louis, MO



San Joaquin RTD: Who We Are

- San Joaquin Regional Transit District (RTD) is the regional transportation provider for San Joaquin County, located in California's Central Valley
- The public transportation provider:
 - Stockton Metropolitan Area (since 1965)
 - San Joaquin County (since 1994)
- Service area: San Joaquin County (over 1,400 sq. mi.)
 - Population: 726,106
 - 7 incorporated cities
 - Rural communities
 - Unincorporated areas
- Services:
 - Fixed-route, deviated fixed-route, commuter, mobility on demand, vanpools, and a variety of ADA options



RTD TAM Project Team

RTD recognized the plan needed to be comprehensive, hence a member of all related departments were part of the team.

Gloria Salazar, Deputy CEO

Michael Thompson, Chief Administration and Innovation Officer

Virginia Alcayde, Director of Finance

Syed Bukhari, Senior Finance Specialist

George Lorente, Grants Manager

Brad Menil, Operations Superintendent—Maintenance

Jocelyn Oamilda, Senior Accountant—Capital Assets

Ravi Sharma, Finance Manager

Darla Smith, Operations Superintendent—Facilities



RTD TAM Component 2 – 2018 Vehicle Condition Assessment

- Staff developed an assessment criteria and evaluated all RTD vehicles (revenue and service) between February and May of 2018
- The assessment consisted of a physical inspection, factoring of remaining useful life (age), and factoring of accrued miles (duty cycle)
- Each criteria was given a scored value and the overall condition of each vehicle given a weighted score

Vehicle Condition Scoring	
Condition	Combined Criteria Score
Excellent	11-13
Good	8-10
Fair	5-7
Poor	2-4
Failing	0-1

Results from Condition Assessment

- 38 of 138 Revenue vehicles scored excellent
- 39 of 138 Revenue vehicles scored good
- 36 of 138 Revenue vehicles scored fair
- 10 of 138 Revenue vehicles scored poor
- 17 of 138 Revenue vehicles scored failing

- 9 of 38 Service vehicles scored excellent
- 11 of 38 Service vehicles scored good
- 6 of 38 Service vehicles scored fair
- 8 of 38 Service vehicles scored poor
- 4 of 38 Service vehicles scored failing

RTD TAM Component 2 – 2018 Facility Condition Assessment

- Staff adopted the Transit Economic Replacement Model (TERM) to rate each facility component and subcomponents in evaluating the DTC
- The assessment consisted of a detailed physical inspection of each component and associated subcomponents
- Each component was given a rating score and the DTC given an overall score

Condition	Rating	Description
Excellent	5.0 to 4.8	New asset; no visible defects.
Good	4.7 to 4.0	Asset showing minimal signs of wear; some slightly defective or deteriorated component(s).
Adequate	3.9 to 3.0	Asset has reached its mid-life (condition 3.5); some moderately defective or deteriorated component(s).
Marginal	2.9 to 2.0	Asset reaching or just past the end of its use life; increasing number of defective or deteriorated component(s) and increasing maintenance needs.
Poor	1.9 to 1.0	Asset is past its useful life and is in need of immediate repair or replacement may have critically damaged component(s).

Results from Condition Assessment

- DTC has 17 identified facility components & 112 subcomponents
- No facility component received score lower than 4.0 (good)
- The weighted overall DTC facility score was 4.4

Facilities Conditional Assessment Worksheets



Prepared by Darla Smith Date Jul-19

Property Name	Address	County	RTD Owned/ Occupied	Date Built
Downtown Transit Center - DTC	421 E. Weber Street	San Joaquin	31,878	1870 only corner façades remain
Contact	Building Sq Ft	Land Sq Ft	Leased to 3rd Party	Date Remodel
Darla Smith	34,000	1.78 acres	2,122	2007 complete structural /interior
Loading Platform - No On Site Parking		Comments	Status	Rating
Pavement Condition		Concrete		4.5
Adequate Number of Spaces		No spaces assigned or needed	NA	0
Handicapped Spaces/Signage		No spaces assigned or needed	NA	0
Other Signage		Code of Conduct and Do Not Enter	Budgeted FY19	3.0
Grating & Curbs		RTD property line ends at the building	City Owned	0
Painted Isles		Crosswalks & Directional signage	Budgeted FY19	2.9
Adequate Lighting		LED under canopy and pole w/ 4 heads	Replaced 2017	5.0
Parking Lot		Parking area for RTD vehicles only	No stripping	4.5
Walkway		City Owned		0
Security Controls		Police presense		0
Controlled Access		No		0
Cameras		Partial replacement 2018		4.5
Bus platform signage		Adequate and accurate		4.8
Electrical Cabinets		Locked and graffitti free		4.5
Rating Average				4.2
Landscaping or Street Scape		Comments	Status	Rating
Sidewalks & Curbs		Concrete	City Owned	0
Benches/ Seating		Street and Loading Area		4.5
Outdoor Railings		Wroght iron where present		4.5
Irrigation		Planters only		4.5
Rain Drains/Grates		Direct to storm drain		0

DTC - EQUIPMENT - Conditional Assessment		Rating
Exhaust Fan		
GLEASON'S		3.5
EXHAUST FAN 1 - PUBLIC RESTROOM		4.5
EXHAUST FAN 2 - 1st FLOOR RR'S		3.5
EXHAUST FAN 3 - 2ND FLOOR RR EAST		3.5
EXHAUST FAN 4 - 2ND FLOOR RR WEST		3.5
EXHAUST FAN 5 -CEO OFFICE		3.5
Air Conditioners Heating & Cooling Season		
FREON AC UNIT A1		3.9
FREON AC UNIT A2		3.9
FREON AC UNIT A3		3.9
FREON AC UNIT A4		4.5
COMPU AIR 1 - SERVER ROOM		3.9
COMPU AIR 2- SERVER ROOM		3.9
BOILER		3.5
Elevator		
ELEVATOR		4.3
Proterra Chargers		
PROTERRA CHARGER 1		4.8
PROTERRA CHARGER 2		4.8
AERO Max Pro II		
AERO Max Pro II (men's restroom air purifier)		5
Water Heater		
WATER HEATER		4.3
Total Rating		69.2
Number of componets rated		18
Equipment Conditional Assesment		3.8

DTC - BUILDING - Conditional Assessment		Rating
Loading Platform		4.2
Landscape/Streetscape		4.5
Exterior Façade		4.2
Exterior Lighting		4.5
Lobby & Breezeway		4.4
Office Finishes		4.0
Windows		4.5
Doors & Hardware		4.6
Interior Lighting		4.5
HVAC		4.2
Fire Protection		4.4
Security Sustum		4.5
Restroom/Plumbing		4.2
Kitchen/Break Area		4.1
Equipment Rooms - IT , Mecnanical, Electrical		4.4
Wellness Room		4.5
Roof		4.6
Total Rating		74.4
Number of componets rated		17
Building Condition Assessment		4.4

TOTAL BASE FACILITY ASSESSMENT 4.1



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RTD TAM Plan - Lessons Learned

- Maintenance
 - Physical Inspections
 - We found that our PM Inspections had to be tweaked to accommodate the conditional assessment.
 - The Annual Assessment should be performed by a single Staff member for continuity.
 - Photos and very detailed narratives will help us track condition year to year.
 - We decided not to track major sub-components at this time, due to the documentation and the rarity of the replacement.
 - Facilities
 - Facilities Department data has to be tracked manually while processes and procedures evolve – growing area for RTD
- Document Control
 - We found that we did not have one source to keep all of the data required.
 - We had a lot of departmental knowledge of such data, but not necessarily in writing.
 - Data for the fleet and facilities is kept in several formats, systems, by multiple authors – need to consolidate and automate asset data

RTD TAM Plan - Lessons Learned

- Communication
 - Different departments have different priorities and we are not on the same page.
 - Executive leadership is a must.
 - Extensive and frequent communication between departments is very important.
- Culture
 - Asset management should be promoted and embraced by the entire organization as a business necessity and not just another task for compliance
 - There are opportunities to coordinate capital asset planning and management efforts across RTD departments – Use of TAM team structure into ongoing agency planning and budget efforts
 - Capital projects are ongoing and can now being identified as TAM projects with associated prioritization for replacement, maintenance, acquisition, etc. – opportunity to introduce asset management into RTD culture

Plan To Resolve:

- Solicitation documents are being developed for a robust Transit Asset Management System, which will consolidate the data into one system.

Question

What software tools do you use for automated transit management?
Would you recommend them?

