

2021-2024 Facility TAM Plan Summary

A. BCD-RTMA Admin and maintenance facility

1. The median score rating for both facilities remains unchanged at 4.
2. Our recommendations based on our inspections are:
 - a. Pave the parking lot in front of the administrative building
 - b. Install a French drain in the back gravel lot to ease the standing water issues around the building.
 - c. Repair the perimeter fencing for improved security.

B. City of Anderson maintenance bays.

1. The median score rating for the 7 bays remains unchanged at 4.
2. Our recommendations based on our inspections are:
 - a. Purchase and install a bus exhaust system in the new CNG bays that will allow the buses to be running without toxic fumes in the bay.
 - b. Install water lines in the CNG bay
 - c. Install security system in the CNG bay.
 - d. Repair and extend the maintenance bay access ramp, the concrete and asphalt are in need of immediate repairs. The last bay is unusable since the buses DO NOT have a clear path to enter that bay.

C. City of Seneca maintenance facility.

1. The median score rating for this facility remains unchanged at 4.
2. Our recommendations based on our inspections are:
 - a. Repair cracked/broken and missing concrete in the maintenance bay area.
 - b. Purchase a portable bus wash system.

D. Edgefield Senior Council Center administrative and maintenance facility.

1. The median score rating for this both facility remains unchanged at 4.
2. Our recommendations based on our inspections are:
 - a. Pave the parking lot and drive way around the maintenance facility.
 - b. Seal and resurface transit vehicle secure/fenced parking lot.

E. Fairfield County Transit Administrative – Maintenance – Storage facilities.

1. The median score rating for all 4 facility remains unchanged at 4.
2. Our recommendations based on our inspections are:
 - a. Repair flat roof that has many leaks.
 - b. Repair gutter system around admin building.
 - c. Repair damaged windows and window seals.
 - d. Install drip flashing around all exterior windows.
 - e. Repave and reseal front parking and asphalt in front of wash bay.

F. Low Country RTA Administrative – Maintenance – Operation Center

1. The median score rating for all 3 facility remains unchanged at 4.
2. Our recommendations based on our inspections are:
 - a. Update and repair restrooms in the Administrative building.
 - b. Replace maintenance bay doors that no longer roll up rendering those bays unusable.
 - c. Expand and pave employee parking lot.
 - d. Install security fencing in the front of the property
 - e. Replace the HVAC system in the Operations Bldg.

G. McCormick County - Maintenance Facility

1. The median score for this facility remains unchanged at 4.
2. Our recommendations based on our inspections are:
 - a. Pave small section behind maintenance bldg.
 - b. Repair/Replace heater in the maintenance bay.
 - c. Repair/Replace lighting.
 - d. Repair leaks around buildings foundation.
 - e. Repair/replace/move hydraulic lift in both bays.
 - f. Remove concrete bay divider than was originally used to separate maintenance bay from bus wash.

H. Orangeburg County Transit – Administrative Bldg.

1. The median score for this facility remains unchanged at 5.
2. No recommendations at this time.

I. Pee Dee RTA – Florence Admin – Maintenance – Conference Building.

1. The median score rating for all 4 facility remains unchanged at 4.
2. Our recommendations based on our inspections are:
 - a. Re-seal the parking lot to prevent further deterioration.

J. Pee Dee RTA – Marion County – Admin – Maintenance/Storage

1. The median score rating for these 2 facilities are rated at 4
2. Our recommendations based on our inspections are:
 - a. The Marion County Administrative facility needs a complete rehab, the structure and its supporting elements are in good condition but the shell, interior, plumbing, HVAC, and electrical systems all need extensive work before this facility can be re-opened.

K. Santee-Wateree RTA – Admin – Maintenance Facility

1. The median score rating for this both facilities remains unchanged at 4.
2. Our recommendations based on our inspections are:
 - a. The administrative building recently had a new roof installed however, all the windows and window casings have water damaged and should be replaced.

L. City of Spartanburg Transit – Admin – Maintenance – Passenger Center

1. The medium score for all three (3) facilities remain a 4.
2. No recommendations for the Administrative or Passenger Center facility.
3. Recommendations for the Maintenance facility:
 - a. Purchase a 134-A refrigerant system, currently this agency uses outside companies to recharge and replace Freon in their buses.
 - b. Replace/repair (6) 2003 maintenance bay doors, these doors require constant maintenance, and agency is finding it increasing difficult to find usable parts.
 - c. Replace a 2003 in-ground hydraulic lift. This 20 year old lift poses an environmental risk to ground contamination.

South Carolina Department of Transportation - Facility Condition Assessment Requirements TAMP

- Transit agencies reporting to the SCDOT are required to report the overall condition of each administrative, maintenance, passenger, and parking facility for which SCDOT has direct capital responsibility.
- Transit agencies must update facility conditions every four years at a minimum.
- The overall condition of a facility is specified using the following scale:

FTA TERM Condition Assessment Scale

Rating	Condition	Description
5	Excellent	No visible defects, new or near new condition, may still be under warranty if applicable
4	Good	Good condition, but no longer new, may be slightly defective or deteriorated, but is overall functional
3	Adequate	Moderately deteriorated or defective; but has not exceeded useful life
2	Marginal	Defective or deteriorated in need of replacement; exceeded useful life
1	Poor	Critically damaged or in need of immediate repair; well past useful life

An asset is deemed to be in good repair if it has a rating of 3, 4, or 5 on this scale. Likewise, a facility is deemed to not be in good repair if it has a rating of 1 or 2.

Facility Assessment Rating Levels

To determine the overall condition of a facility, an agency must inspect and assess the following *at a minimum*:

Administrative and Maintenance Facilities: Rating Level

ID#	Primary Level	Secondary Level
A.	Substructure	<ul style="list-style-type: none"> Foundations: Walls, columns, pilings, etc. Basement: Materials, insulation, slab, floor underpinnings
B.	Shell	<ul style="list-style-type: none"> Superstructure / structural frame: Columns, pillars, walls Roof: Roof surface, gutters, eaves, skylights, chimney surrounds Exterior: Windows, doors, and all finishes (paint, masonry) Shell appurtenances: Balconies, fire escapes, gutters, downspouts
C.	Interiors	<ul style="list-style-type: none"> Partitions: Walls, interior doors, fittings and signage Stairs: Interior stairs and landings Finishes: Materials used on walls, floors, and ceilings <p>Covers all interior spaces, regardless of use.</p>
D.	Conveyance	<ul style="list-style-type: none"> Elevators Escalators Lifts: Any other such fixed apparatuses for the movement of goods or people
E.	Plumbing	<ul style="list-style-type: none"> Fixtures Water distribution Sanitary waste Rain water drainage
F.	HVAC (Heating, ventilation, and air conditioning)	<ul style="list-style-type: none"> Energy supply Heat generation and distribution systems Cooling generation and distribution systems Testing, balancing, controls and instrumentation Chimneys and vents
G.	Fire Protection	<ul style="list-style-type: none"> Sprinklers Standpipes Hydrants and other fire protection specialties
ID#	Primary Level	Secondary Level
H.	Electrical	<ul style="list-style-type: none"> Electrical service & distribution Lighting & branch wiring (interior and exterior) Communications & security Other electrical system-related pieces such as lightning protection, generators, and emergency lighting

I.	Equipment*	<ul style="list-style-type: none"> Equipment related to the function of the facility, including maintenance or vehicle service equipment – does not include supplies
J.	Site	<ul style="list-style-type: none"> Roadways/driveways and associated signage, markings, and equipment Parking lots and associated signage, markings, and equipment Pedestrian areas and associated signage, markings, and equipment Site development such as fences, walls, and miscellaneous structures Landscaping and irrigation Site utilities

Calculating Facility Condition – Median Value

If an agency has limited data on replacement costs, an alternative approach for calculating the overall condition rating of a facility is to use the median value of all primary or secondary rating levels. The median value is the middle value in a series of sorted numbers. The specific steps in the calculation are as follows:

Determine the condition rating of each level, and then sort the TERM scores in ascending order. When there is an odd number of a value, the median is the value that falls in the middle of the list. When there is an even number of values, choose the lower of the two middle values since that is the condition rating that at least 50% are at or below. For instance, if 50% of the secondary level have a TERM rating of 2, 30% have a TERM rating of 3, and 20% have a TERM rating of 4, then the aggregated rating would be 2, as over half of the secondary level have a rating of 2 or less. Note that the median in this case is not an average, or mean value, meaning that you do not take the individual value of each number into account.

The following is an example calculation for an overall passenger facility rating using Median Value. Based on this method, the overall rating is 2, as 5 of the 10 have a rating of 2 or worse.

	Rating
Substructure	1
Shell	1
Interiors	2
Conveyance	2
Plumbing	2
HVAC	3
Fire Protection	3
Electrical	3
Fare Collection	3
Site	4

Overall Facility Rating = 2