

THE NORTHWEST SEAPORT ALLIANCE
MEMORANDUM

MANAGING MEMBERS
STAFF BRIEFING

Item No. 5C
Date of Meeting July 17, 2018

DATE: June 15, 2018

TO: Managing Members, The Northwest Seaport Alliance

CC: John Wolfe, Chief Executive Officer

FROM: Stanley Ryter, Engineering Project Manager II, Port of Tacoma, and
Anne Porter, Capital Program Leader, Port of Seattle

SUBJECT: NWSA Asset Management Program

A. BRIEFING REQUESTED

Staff will brief the Managing Members on the NWSA Asset Management program for the North and South Harbors. Status of existing activities and future asset management initiatives will be presented along with the goals and challenges of the efforts.

B. BACKGROUND

The purpose of asset management is to optimize service delivery and minimize the cost of any given asset over its service life. This is achieved by maintaining the individual components of the system (assets) at the lowest life cycle cost without negatively impacting the performance of the overall system.

The inventory of assets, condition of assets, rates of deterioration, desired level of service, and risk assessment comprises the data that forms the basis of an asset management program. These data points drive the discussion to identify and prioritize repairs. The benefit to the ports (Seattle and Tacoma) is that dollars can be proactively programmed into the capital expenditure plan.

C. CURRENT STATUS

The North and South Harbors have developed components of asset management practices within their respective ports. To evaluate terminal facilities, the North Harbor has been successful using condition assessment roundtables that have integrated all stakeholders, from customer to skilled trades. The integrated team assesses conditions, monitors deterioration over time, prioritizes and identifies repairs as well as responsibility for completing repairs based on lease terms, secures funding and performs upgrades. The North Harbor has developed a pier inspection program that informs the capital investment program. Inspection, prioritization and design are performed in-house.

The South Harbor has made significant progress in uploading assets into a GIS-based system. Electrical and fiber networks along with stormwater systems have been mapped. South Harbor has embarked on an Electrical Preventative Maintenance program for medium voltage systems that began in 2017. A pier inspection and assessment program has been developed and is ready for funding and implementation.

Many challenges exist in developing a fully functional asset management program over a wide variety of infrastructure and equipment. The key to success is a culture of asset management port-wide and a right-sized approach to fit the NWSA organizational needs.