COMMISSION
AGENDA MEMORANDUM Item No. 8c
ACTION ITEM Date of Meeting November 21, 2023

DATE : November 10, 2023
TO: Stephen P. Metruck, Executive Director
FROM: Wendy Reiter, Aviation Security Director
Krista Sadler, Technology Delivery Director
SUBJECT: Physical Access Control System Upgrade (CIP #C801345)
Amount of this project request: $2,000,000
Total estimated project cost: $2,000,000
Total estimated ten-year maintenance cost: $500,000
ACTION REQUESTED
Request Commission authorization for the Executive Director to 1) proceed with the Physical Access Control System (PACS) Upgrade project; 2) execute contract(s) for software, equipment and vendor implementation services; 3) use Port staff for implementation and 4) execute a contract for up to ten years for support and maintenance estimated at $500,000. The amount requested for project implementation under this authorization is $2,000,000.
EXECUTIVE SUMMARY
The purpose of this authorization is to upgrade the port wide Johnson Controls (JCI) P2000 Access Control System to JCI Software House C-Cure 9000 system. The current Port of Seattle PACS, JCI P2000, has been used port wide since 2004. It is comprised of administrative software that controls door and elevator access, alarms, and integrates with Port video surveillance systems and the Port badge system. It is critical for enabling badge-enabled access to airport and seaport offices and recreational locations. The software limits user access by defining permissions to designated areas associated with system-based roles.
The JCI P2000 system was last upgraded in 2019 and reaches end-of-life (EOL) in 2024. Upgrading to C-Cure 9000 will provide the port with a modern web-enabled PACS that provides improved functionality and system integration capabilities. C-Cure 9000 is currently installed in the International Arrivals Facility for U.S. Customs and Border Protection area access control. The software is also backwards compatible with the approximately 150 electronic control panels installed throughout Port properties that connect the software to individual badge readers. Only a small number of elevator control panels incompatible with the new software will need to be replaced along with this software upgrade.

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Aviation Maintenance (AVM), Marine Maintenance (MM) and Information & Communications Technology (ICT) will be involved in this project estimated at $2,000,000. Software support and maintenance costs are estimated at $50,000 annually.
JUSTIFICATION
This project provides important benefits for continued operations, security and safety. Specific benefits expected as a result of the PACS upgrade project include:
(1) The PACS will serve as part of a modern, larger security infrastructure the Port can expand moving forward.
(2) The software works with existing Port badge readers, thus avoiding an estimated $2,500,000 to $3,000,000 cost to replace the panels if another system was procured.
(3) Ability to provide security updates on a timely and scheduled basis.
(4) An ability to easily interface with multiple Port software systems.
(5) The system supports advanced monitoring and management of events, doors and Security Threat Levels.
Diversity in Contracting
Project staff will work with the Diversity in Contracting Department to determine if a direct women-and-minority-owned business enterprise (WMBE) aspirational goal should be assigned.
DETAILS
Scope of Work
(1) Upgrade the port wide PACS, JCI P2000, with JCI Software House C-Cure 9000.
(2) Utilize vendor services for system configuration and implementation.

(3) Data migration to be completed using an automated software tool that enables a smoother transition.
(4) Replace elevator control panels for airport elevators using P2000 floor control configuration.
Schedule
Activity
Commission authorization 2023 Quarter 4
Contract with vendor 2024 Quarter 1
In-use date 2025 Quarter 4
Cost Breakdown This Request Total Project
Hardware, software and vendor services $1,500,000 $1,500,000

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COMMISSION AGENDA – Action Item No. 8c Page 3 of 4
Meeting Date: November 21, 2023
Port labor $500,000 $500,000
Total $2,000,000 $2,000,000
ALTERNATIVES AND IMPLICATIONS CONSIDERED
Alternative 1 – Postpone the PACS upgrade.
Cost Implications: $0
Pros:
(1) Capital dollars would be available for other projects.
(2) Sufficient stock of compatible hardware is on hand to meet 2024 expected requirements.
Cons:
(1) Security patches would be unavailable increasing cyber security risks for system and the entire Port technical infrastructure.
(2) Use of older P2000-based PACS system with planned new ID badge and reader systems introduces a low-level security risk; it doesn't support the current industry access control communications standard Open Supervised Device Protocol (OSDP).
(3) Increases costs of project in future.
This is not the recommended alternative.
Alternative 2 – Implement JCI Software House C-Cure 9000 PACS upgrade.
Cost Implications: $2,000,000
Pros:
(1) Upgrade works with Port's existing badge reader hardware and biometric reader products from multiple vendors.
(2) Provides fully supported modern PACS with multiple feature upgrades over current P2000.
(3) System is fully supported and security patches are regularly provided to ensure cybersecurity defense.
(4) Updates can occur using bulk deployments and automated data migration tools to minimize operations and process disruptions.
Cons:
(1) Requires updates to multiple Port software systems including ID Badge, Video Management System and Marina Vessel Management System.
(2) Vendor has successfully migrated data from P2000 for other customers, but the upgrade is not without complexity and risk.
(3) Capital dollars are not available for other projects.
This is the recommended alternative.

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COMMISSION AGENDA – Action Item No. 8c Page 4 of 4
Meeting Date: November 21, 2023
FINANCIAL IMPLICATIONS
Cost Estimate/Authorization Summary Capital Expense Total
COST ESTIMATE
Original estimate $2,000,000 $500,000 $2,000,000
AUTHORIZATION
Previous authorizations $0 $0 $0
Current request for authorization $2,000,000 $500,000 $2,000,000

Total authorizations, including this request $2,000,000 $500,000 $2,000,000
Remaining amount to be authorized $0 $0 $0
Annual Budget Status and Source of Funds
This project was included in the 2023 – 2027 capital budget and plan of finance for $2,000,000.
The project will be funded 81.3% Airport Development Fund and 18.7% General Fund.
Financial Analysis and Summary
Project cost for analysis $2,000,000
Business Unit (BU) Technology
Effect on business performance NOI after depreciation will increase due to inclusion of capital (NOI after depreciation) (and operating) costs in airline rate base.
IRR/NPV (if relevant) N/A
CPE Impact $0.01 in 2026
Future Revenues and Expenses (Total cost of ownership)
Ten-year maintenance and support costs estimated at $50,000, annually, will be budgeted in the ICT and AVM operating budgets.
ATTACHMENTS TO THIS REQUEST
None
PREVIOUS COMMISSION ACTIONS OR BRIEFINGS
None

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