COMMISSION
AGENDA MEMORANDUM

ACTION ITEM

		Item No.	8e
		Date of Meeting	August 11, 2026

DATE : June 10, 2026

TO: Stephen P. Metruck, Executive Director

FROM: Jim Dawson, Director ICT Infrastructure Services

SUBJECT: OpsLAN Network Infrastructure Refresh (CIP #C802154)

Amount of this request:	$7,000,000
Total estimated project cost:	$7,000,000

ACTION REQUESTED

Request Commission authorization for the Executive Director to 1) proceed with the OpsLAN Network Infrastructure Refresh project; 2) execute contract(s) for the software, hardware and vendor implementation services and 3) use Port staff for implementation. The amount requested for project implementation under this authorization is $7,000,000.

EXECUTIVE SUMMARY

The purpose of this authorization is to upgrade and modernize end of life (EOL) network infrastructure used throughout the SEA Operations Local Area Network (OpsLAN) with modern infrastructure to enhance performance, reliability and security. The OpsLAN network is critical to SEA operations, providing data connectivity to common use systems such as flight information, ticket counters, kiosks, WiFi services and the direct interface to several airlines. It is also used in support of the Baggage Handling System, security cameras and access control. The OpsLAN network plays a vital role in the day-to-day airport and airline operations and customer services.

The current iteration of the OpsLAN network was last refreshed 10 years ago, designed using technology and bandwidth needs from that time, and has reached the end of its useful life. Most network infrastructure has reached EOL status by the vendor, with no support options available in the event of an outage. Security patches are no longer delivered to the EOL infrastructure, further exposing the airport to considerable cybersecurity and loss of operations risks.

Refreshed core, distribution, and access layer network infrastructure will resolve the current challenges and introduce added layers of redundancy on top of enhanced security and performance specifications, which will ensure SEA Airport's operations remain highly available, secure, and robust.

Information & Communication Technology (ICT) and Central Procurement Office (CPO) will be involved in this project estimated at $7,000,000. Recurring maintenance costs of $150,000 are funded by ICT and not expected to increase because of this project.

JUSTIFICATION

This project provides important benefits for SEA operations. Specifically:

(1) Refreshes EOL network core, distribution and access layers with more reliable, highly available, vendor-supported hardware.
(2) Reduces operational disruption risks due to failing or failed hardware.
(3) Improves cybersecurity with regularly updated software.

Diversity in Contracting

Project staff will work with the Diversity in Contracting Department to determine if a women-and-minority-owned business enterprise (WMBE) aspirational goal should be assigned.

DETAILS

Scope of Work

(1) Refresh the SEA Airport OpsLAN network in its entirety, using a phased approach to replace the Core, Distribution, and Access networking infrastructure.
(2) Deploy a network monitoring and management solution.

Schedule

Commission authorization	2026 Quarter 3
Project planning	2026 Quarter 4
Procurement	2027 Quarter 1
In-use date	2028 Quarter 4

Cost Breakdown

Cost Breakdown	This Request	Total Project
Hardware, software, and vendor services	$6,750,000	$6,750,000
Port labor	$250,000	$250,000
Total	$7,000,000	$7,000,000

ALTERNATIVES AND IMPLICATIONS CONSIDERED

Alternative 1 – Refresh Core and Distribution layers or Access layer only.

Cost Implications: ~$3,000,000

Pros:
(1) Reduces overall cost, making funds available to other projects.
(2) Some EOL components of the OpsLAN network are replaced with modern, supported hardware.

Cons:
(1) EOL components not refreshed still expose the airport to elevated risk of network failure, extended downtime of critical systems, and unpatched cybersecurity vulnerabilities.
(2) Components not refreshed may be incompatible with newer infrastructure, resulting in additional expense and resources to mitigate, or operate at extremely degraded performance, negatively impacting airport operations.

This is not the recommended alternative.

Alternative 2 – Replace individual components as they fail.

Cost Implications: $0

Pros:
(1) Financial resources and ICT staff are available for other projects.

Cons:
(1) The airport will remain vulnerable to operational impacts from EOL/EOS hardware, and the elevated risk of failure due to age.
(2) Cybersecurity risk elevated due to hardware running outdated and unsupported firmware and software. Airport operations will be severely impacted, should unpatched vulnerabilities be exploited by threat actors looking to cause harm to the airport.

This is not the recommended alternative.

Alternative 3 – Refresh Core, Distribution, and Access layer network infrastructure making up the OpsLAN network at SEA and deploy a network monitoring/management platform.

Cost Implications: $7,000,000

Pros:
(1) Refreshes EOL network infrastructure with more reliable, highly available, secure, vendor-supported hardware.
(2) Reduces operational disruption risks due to failing or failed hardware.

Cons:
(1) Funds and ICT staff committed to this project are not available for other projects.

This is the recommended alternative.

FINANCIAL IMPLICATIONS

Cost Estimate/Authorization Summary	Capital	Expense	Total
COST ESTIMATE			
Original estimate	$7,000,000	$0	$7,000,000
AUTHORIZATION			
Previous authorizations	$0	$0	$0
Current request for authorization	$7,000,000	$0	$7,000,000
Total authorizations, including this request	$7,000,000	$0	$7,000,000
Remaining amount to be authorized	$0	$0	$0

Annual Budget Status and Source of Funds

The OpsLAN Network Infrastructure Refresh (C802154) is not included in the 2026-2030 Capital Budget and Plan of Finance with an allocated budget of $7,000,000. The budget of $7,000,000 was transferred from the Aeronautical Allowance CIP C800753 resulting in no net change to the Airport capital budget. The funding source is the Airport Development fund. The annual maintenance costs estimated at $150,000 will be budgeted in the ICT operating budget.

Financial Analysis and Summary

Project cost for analysis	$7,000,000
Business Unit (BU)	Aviation wide
Effect on business performance (NOI after depreciation)	NOI after depreciation will increase due to inclusion of capital (and operating) costs in airline rate base.
IRR/NPV (if relevant)	N/A
CPE Impact	$0.02 in 2029

Future Revenues and Expenses (Total cost of ownership)

Annual maintenance costs estimated at $150,000 are budgeted in the ICT operating budget.

ATTACHMENTS TO THIS REQUEST

None

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

None