Asset Management 101

Seattle Parks and Recreation’s 2013-2018 Asset Management (AMP) is a six-year plan compiling all known major maintenance needs necessary to keep Parks and Recreation’s assets in safe and operable condition. Projects are ranked by priority, and top priorities are proposed for funding in Parks’ Capital Improvements Program (CIP).

A Major Maintenance Project is defined as a capital investment that preserves a facility’s ability to provide the services for which it was originally intended. Examples of major maintenance projects include the following:

a) Structural repairs, such as major roof repairs.
b) Replacement of facility subsystems (HVAC, electrical systems, irrigation systems) when the subsystem has failed, is obsolete beyond repair, or when subsystem replacement is a more cost-effective long-run option than continued maintenance.
c) Replacement of the facility when replacement is a more cost-effective long-run option than continued maintenance.
d) Facility modifications required to maintain employee or user safety in an existing building, i.e. removing asbestos, installing security lighting, or installing fire alarms.
e) Facility modifications required by federal, state, county, or City law.

Every two years, the AMP is reviewed and updated before new projects are prioritized and added to the list. Projects are scored on each of six criteria:

- **Priority 1: Code Requirements**: The project brings a facility or element up to federal, state, and Seattle code requirements (such as ADA, water quality, and fire suppression), or meets other legal requirements.
- **Priority 2: Life Safety**: The project will eliminate a condition that poses an imminent threat of injury.
- **Priority 3: Facility Integrity**: The project will help keep the facility operational and extend its life cycle by repairing, replacing, and renovating systems and elements of the facility.
- **Priority 4: Improve Operating Efficiency**: The project will result in reduction of operating and maintenance costs, including energy and water costs.
- **Priority 5: Other**: Projects that have a unique element (e.g., leverage other funds), and/or are known needs that do not fit other priorities.
- **Priority 6: Project Necessary in the Next Biennium**: Projects identified in plans and other documents that require being done in the upcoming biennium.

The goal of the ranking system is to be impartial, objective, and fair by giving highest priority to projects with the greatest demonstrated need.
Examples of Major Maintenance Projects

The following examples show the range of high-priority projects in the Asset Management Plan:¹

1. Aquarium Major Maintenance Commitment (contractual obligation) $849,000
4. Parks Fountains Sewer Connections (infrastructure) $500,000
6. Americans with Disabilities Act Compliance projects (code requirements) $708,000
9. Ballfield Minor Capital Improvement (on-going programs)—smaller capital improvements grouped together in order to qualify for more regular funding) $600,000
10. Boiler and Mechanical Replacement program (heating, ventilation, and air conditioning) $1,050,000
28. Volunteer Park Conservatory East Wing Renovation (building renovation) $3,500,000

¹ Costs are estimates only.