



COMMISSION

AGENDA MEMORANDUM

Item No.

10c

BRIEFING ITEM

Date of Meeting

August 10, 2021

DATE: August 3, 2021

TO: Stephen P. Metruck, Executive Director

FROM: Arlyn Purcell, Director Aviation Environment and Sustainability
Stan Shepherd, Senior Manager Airport Noise Programs

SUBJECT: Sound Insulation Program Briefing

EXECUTIVE SUMMARY

As part of the Port of Seattle's (Port) long-term commitment to communities surrounding the airport, the Port offers sound insulation for eligible properties within the current Federal Aviation Administration (FAA) approved noise remedy boundary. On February 25, 2020, the Commission adopted Motion 2020-04 to implement the acceleration of the airport's noise mitigation (sound insulation and acquisition) programs with direction to complete prior to 2027.

The objectives of this briefing are to: (1) inform the Commission about progress made since the 2020 Motion to accelerate the program, (2) discuss the program funding strategy, (3) inform the Commission about ongoing work, and (4) discuss risks to the program.

Program Status Update

Port staff are actively structuring the Sound Insulation Program to help ensure that completion is achieved by the end of 2026. Activities include:

- Hiring one new Sound Insulation Program Manager and one new Aviation Project Manager to oversee the implementation has been completed
- Identifying internal staffing resources (current and anticipated need) within other supporting departments
- Preparing updated project estimates
- Retaining a specialist consulting firm to help obtain the agreements needed from homeowners has been completed
- Aligning with the Office of Equity, Diversity and Inclusion (OEDI) to enhance equitable project implementation strategies is on-going
- Finalizing the contract with an architectural and engineering (A&E) consulting firm that specializes in airport sound insulation implementation (Sound Insulation Program Design Authorization 8/10/21)
- 2021 program has been delayed due to difficulty procuring subordination agreements/COVID. The team is preparing recovery schedules for all programs in an effort to maintain the 2026 commitment.

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The briefing will cover these topics, as well as progress on project completion for single-family homes, condominiums, and apartments.

Project Funding

The FAA Airport Improvement Program (AIP) grants for noise mitigation projects at SEA compete nationwide with sound mitigation projects at other airports. The FAA determines annually the availability of funds depending upon the number of applications from all airports nationwide. Noise grants typically fund approximately 80% of eligible costs with the remaining amount being funded through revenue bonds. The airport would be required to fund the remaining 20% plus any ineligible costs. To manage the uncertainty of grant availability and ultimately fund the balance of costs not grant-funded, the Port would use commercial paper as an interim funding source and follow federal procurement guidelines, so the projects remain eligible for reimbursement at later dates if AIP funding becomes available.

In the current funding plan, the Port anticipates receiving approximately total grants of \$89 million from 2022-2029. The FAA may award approximately \$10 million in Airport Improvement Program (AIP) grant funding per year. The Port would continue to apply for grants to fund retroactive spending. However, there is no guarantee of FAA future grant funding and Port sound insulation expenditures would be made at risk.

The Port has received the following grants for work in progress:

- Single-Family Home Sound Insulation - \$1,876,800 (funds are nearly depleted)
- Highline Schools Sound Insulation – Des Moines Elementary School \$3.8 million
- Highline Schools Sound Insulation – Highline High School \$14.5 million
- Condominium Sound Insulation - \$7.4 million
- Apartment Sound Insulation - \$13.3 million (committed but not yet received)

Remaining potentially eligible projects

The following provides a summary of progress by main program elements. The briefing will provide additional detail:

- Single-Family Home Sound Insulation – approximately 140 homes within the program boundary are potentially eligible. Based on historic data, staff estimates 80 may participate. As of July 22nd, 51 homes have applied:
 - A minimum of 10 homes to be completed in 2021
 - 6 additional homes with subordination agreements ready for construction in 2022
 - 35 homes are either in design or pending acoustic testing status
- Condominium Sound Insulation – 2 complexes / 88 units
 - Villa Enzian condominiums (Des Moines) - seven units have subordination agreements in-place and are moving into construction; work progressing on obtaining

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- subordination agreements for the remaining 19 units that are participating in the program
 - Whispering Brook Condominiums (Des Moines) - participation to be confirmed by homeowner’s association
- Apartment Sound Insulation – 18 complexes / 903 units – program design and construction oversight request for Commission approval at this meeting
- Places of Worship Sound Insulation – 7 structures
- Voluntary acquisition of residential units in the 3rd Runway South Approach Transition Zone – estimated 2 homes and 1 apartment complex with 6 units

Program Risks

As discussed in prior Commissioner briefings, there are several uncertainties and challenges related to program implementation:

- The extent of program participation is unknown. Staff is committed to continual outreach
- Obtaining subordination or consent agreements continues to delay the program. The use of the specialty consulting firm has helped achieve progress; however, the program schedule continues to be at risk. Staff will continue to monitor the consultant’s work and adjust the schedule accordingly.
- COVID 19 future risks, including limits on staff and contractor on-site work, are unknown
- For the Apartment Program and Places of Worship program which are over \$10 million, an airline Majority in Interest (MII) vote is required, and a negative vote could result in construction delays
- Specialty sound-rated products are not widely available and often have long lead order times. Staff will work to incorporate lead times into project schedules.

ATTACHMENTS TO THIS BRIEFING

- (1) Presentation slides

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

December 15, 2020 – Commission briefing on sound insulation programs, acceleration, and staff recommendations

December 15, 2020 – The Commission authorized consultant services IDIQ contract to provide sound insulation program development support for single-family homes, apartments, and places of worship

February 25, 2020 – Commission briefing on sound insulation programs, acceleration, and staff recommendations. Motion 2020-04 of the Port of Seattle Commission directing the acceleration of the sound insulation program at SEA

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July 10, 2018 – The Commission authorized contracting for Sound Insulation Architect and Project Oversight Consulting for Condominiums

October 11, 2016 – The Commission authorized contracting for Sound Insulation Architect and Project Oversight Consulting Services and Job Order Contracting (JOC) for Single-Family Homes

October 22, 2013 – Second Reading and Final Passage of Resolution No. 3683 concluding the Federal Aviation Regulation (FAR) Part 150 Noise and Land Use Compatibility Study Update for Seattle-Tacoma International Airport.

October 8, 2013 – First Reading of Resolution No. 3683 concluding the Federal Aviation Regulation (FAR) Part 150 Noise and Land Use Compatibility Study Update for Seattle-Tacoma International Airport.

April 23, 2013 – The Commission authorized contracting for Sound Insulation Consulting Services and Job Order Contracting (JOC) for Single-Family Homes.