



**COMMISSION
AGENDA MEMORANDUM**

Item No. 8c

ACTION ITEM

Date of Meeting December 14, 2021

DATE: December 3, 2021

TO: Stephen P. Metruck, Executive Director

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

SUBJECT: Places of Worship Sound Insulation Program - Planning and Design Authorization (CIP #C200098)

Amount of this request: \$7,387,000

Total estimated project cost: \$25,872,000

ACTION REQUESTED

Request Commission authorization for the Executive Director to plan, design, and prepare construction documents for the Places of Worship Sound Insulation Program (CIP #C200098) located within the current noise remedy boundary near the Seattle-Tacoma International Airport (Airport) in an amount not to exceed \$7,387,000 of a total Places of Worship program cost of \$25,872,000.

EXECUTIVE SUMMARY

The Sound Insulation Program helps reduce community noise impacts caused by aircraft utilizing the Airport. As part of its long-term commitment to communities surrounding the Airport, the Port offers sound insulation for eligible properties within the current Federal Aviation Administration (FAA) Airport Noise Compatibility (Part 150) noise remedy boundary. This work typically includes installation of new Sound Transmission Class (STC) rated windows, doors, and storm doors, as well as supplemental ventilation to meet the FAA standard of a 45 decibel (dB) Day-Night Average Sound Level (DNL) interior noise that can be achievable with at least a 5 dB reduction.

This request will allow the Port to commence with acoustic testing, regulated materials testing, title search, avigation easement and subordination document support, language translation services, other necessary program planning, and preparation of design and construction documents for all 7 places of worship within the noise remedy boundary. Staff will return to the Commission for construction authorization(s) for these projects.

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This request does not include the Port’s sound insulation work associated with condominium buildings, apartment complexes, single-family homes, or the south Approach Transition Zone voluntary residential acquisition. Staff will return to Commission to request authorization(s) associated with these items as needed.

JUSTIFICATION

Resolution No. 3683 was adopted by the Commission on October 22, 2013, and included all recommendations from the Part 150 Study, including sound insulation for eligible structures within the Noise Remedy Boundary. This authorization will help to meet the requirements of Resolution No. 3683 to conduct an ongoing Sound Insulation Program.

In February 2020, the Commission passed Motion 2020-04 to accelerate this work with the goal of completing work on these programs by the end of 2026. Moving forward with the places of worship sound insulation is critical to compliance with the Motion.

Diversity in Contracting

Since the project will be partially funded with FAA Airport Improvement Program (AIP) grants, the Port will follow the United States Department of Transportation’s Disadvantaged Business Enterprise (DBE) program requirements. A DBE goal of 2.87% has been established for this project and the DBE Plan will be administered in accordance with 49 CFR Part 26 by the Diversity in Contracting Department. The DBE goal was calculated from the number of available federally certified DBE firms available for specialized work on the places of worship that can perform the scopes of work as identified for the project. Dependent upon the Prime consultant’s DBE scope allocation during design, the ultimate DBE goal may exceed the current established goal.

DETAILS

Staff estimates 7 places of worship are potentially eligible to participate in the program. The Port has retained a consultant to evaluate, confirm, and document eligibility of each place of worship based on Port and FAA criteria, as well as owner willingness to participate. The pre-construction design and testing will define the scope of this program and will be used to develop cost estimates prior to construction.

The work associated with Places of Worship is highly specialized and detailed oriented. Places of Worship provide unique challenges when designing and constructing sound insulation improvements for architecturally significant buildings. Design requirements are developed and refined to meet the needs for each unique structure. Scheduling the construction work also provides unique challenges; the work needs to be performed while limiting the impact to the places of worship day-to-day operations (worship schedule, schooling, special events, etc.).

Under state law, (R.C.W. 53.54.030), any owner who participates in the Program is required to provide the Port with an Avigation Easement in return for the Port paying the cost of the

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improvements. A Subordination Agreement or Consent is required to convey the Avigation Easement if there is a mortgage, deed of trust, or other lien on the property.

Scope of Work

The consultant will provide good faith regulated materials surveys, planning, language translation services, project documentation, acoustic testing, FAA AIP grant funding documentation, design and construction documents, and any ancillary scope elements necessary to complete the design(s). Typical design to include:

- (1) STC rated solid core doors
- (2) STC rated windows
- (3) Storm doors
- (4) Positive exterior air ventilation
- (5) Other associated work as determined to be necessary by the architect to reduce noise or to meet code
- (6) Regulated materials abatement as necessary to facilitate these installations

Schedule

This is a multi-phased design and construction program. Prior to initiating design, there is extensive pre-design planning work that is required to be completed before proceeding with final design documents. Once the pre-design work is completed, the design and construction will proceed concurrently throughout the duration of the program. The first design package will commence Q4 – 2022 and will be followed by subsequent design packages until completion. Staff is planning to return to Commission in Q1-2023 for construction authorization associated with the first design package and will continue requesting construction authorization for design packages throughout the duration of the program. The schedule below shows design beginning in 2022 and sound insulation of all participating eligible places of worship completed by the end of 2026, per the Port Commission Motion.

Activity

Design start, first package	2022 Quarter 4
Commission construction authorization, first package	2023 Quarter 1
Construction start	2023 Quarter 2
In-use date (complete program)	2026 Quarter 4

Cost Breakdown

	This Request	Total Project
Design	\$7,387,000	\$7,437,000
Construction	\$0	\$18,435,000
Total	\$7,387,000	\$25,872,000

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ALTERNATIVES AND IMPLICATIONS CONSIDERED

The other alternative being considered would require longer schedules and/or be costlier. Based on the direction provided by the Commission on February 25, 2020 to accelerate all active and planned Sound Insulation Programs, there are at present no other feasible options other than to proceed with the recommended alternative for this scope of work as described.

Alternative 1 – Defer the program 2-years to allow for COVID economic recovery with accelerated project duration

Cost Implications: \$28,500,000

Pros:

- (1) No Port expenditures until 2023

Cons:

- (1) Costs would be more expensive in the long term
- (2) Delaying the noise remediation program could reduce the Port’s credibility in the community by not honoring the Port commitments in a timely manner
- (3) Would not meet the intent of Commission Motion 2020-04 to accelerate the airport’s noise mitigation program

This is not the recommended alternative.

Alternative 2 – Authorize Sound Insulation Program to plan, design and prepare construction documents for the Places of Worship Program (CIP #C200098)

Cost Implications: \$25,872,000

Pros:

- (1) Meets commitment to noise remediation in the community per Commission Resolution 3683
- (2) Maintains the program schedule to meet the intent of Commission Motion 2020-04 to accelerate the airport’s noise mitigation programs prior to 2027
- (3) Acoustic testing will identify which places of worship within the noise remedy boundary are eligible for sound insulation
- (4) Allows staff to begin design of all the places of worship projects
- (5) Provides a direct community benefit to reduce aircraft noise impacts in places of worship

Cons:

- (1) The Port assumes the financial risk for this work if FAA AIP grant funding cannot be secured

This is the recommended alternative

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FINANCIAL IMPLICATIONS

<i>Cost Estimate/Authorization Summary</i>	Capital	Expense	Total
COST ESTIMATE			
Original estimate	\$25,872,000	\$0	\$25,872,000
AUTHORIZATION			
Previous authorizations	\$50,000	0	\$50,000
Current request for authorization	\$7,387,000	0	\$7,387,000
Total authorizations, including this request	\$7,437,000	0	\$7,437,000
Remaining amount to be authorized	\$18,435,000	\$0	\$18,435,000

Annual Budget Status and Source of Funds

This project, CIP C200098, was included in the 2022-2026 capital budget and plan of finance with a budget of \$25,872,000. The funding sources would be commercial paper, AIP reinvested funds and revenue bonds. Future grants are currently unknown. We would seek Majority-In-Interest airlines approval when scope and cost estimates are developed prior to construction.

Financial Analysis and Summary

Project cost for analysis	\$25,872,000
Business Unit (BU)	Airfield Movement Area
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	\$.09 in 2027

ATTACHMENTS TO THIS REQUEST

None

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

August 10, 2021 – Commission briefing on sound insulation programs, acceleration and staff recommendations

August 10, 2021 – The Commission authorized design for the Apartment Sound Insulation Program

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

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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 the Airport

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.