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COMMISSION

AGENDA MEMORANDUM Item No. 10b

BRIEFING ITEM Date of Meeting August 9, 2022

DATE: July 29, 2022

TO: Stephen P. Metruck, Executive Director

FROM: Sarah Cox, 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 2026.

To date, the Port has provided sound insulation to over 9,400 single family homes and five condominium complexes. Our current focus is apartments, places of worship, completion of the Villa Enzian condominium complex and participating single family homes. Staff will share with you the success from multiple outreach campaigns that have led to over 70% of the Places of Worship and 78% of Apartments applying for the program. Acoustic testing has been completed for all that have applied. With over 60% of the subordination documents finalized for apartments; design work has been accelerated.

Staff will also discuss plans to evaluate potentially failed products that were installed in the early stages of the program in the 1990's. The Port will hire a consultant in 2023 to conduct this evaluation and pending the evaluation's outcome may provide recommendations for the Port to establish a future program to remedy any failure.

Commission Construction Authorization for Phase 1 of the apartment program is being requested today as a separate action item. The objectives of this briefing are to: (1) inform the Commission about progress made since the Q3 2021 briefing, (2) inform the Commission about ongoing work, and (3) discuss risks to the program.

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Program Status Update

Sound Insulation Program is currently:

- Program is on target for completion no later than the end of 2026
- Progressing with community outreach, project estimates, design, and acoustic testing of eligible properties within the noise remedy boundary
- Conducting active construction in the Single-Family Homes and Condo(s) programs
- Preparing bid documents for the first apartment major works construction contract
- Aligning with the Office of Equity, Diversity and Inclusion (OEDI) to enhance equitable project implementation strategies

The briefing will cover these topics, as well as progress on project completion for single-family homes, condominiums, places of worship and apartments. Staff will be returning to Commission in October to discuss plans for an update to the Part 150 Noise and Land Use Compatibility Study in 2023 which will identify any future programs for grant eligibility beyond the ones discussed in today's briefing.

Project Funding

The FAA Airport Improvement Program (AIP) grants for noise mitigation projects at SEA compete nationwide with sound mitigation projects at other airports and the FAA determines annually the availability of funds depending upon the number of applications received. Although not guaranteed, noise grants typically fund approximately 80% of eligible costs (eligible costs are limited to installation of windows, doors and ventilation) with the remaining amount being funded through revenue bonds. The airport would be required to fund the remaining 20% plus any ineligible costs. Ineligible costs typically consist of staff time and any building code related issues. 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.

The FAA is anticipated to award approximately \$10 million in Airport Improvement Program (AIP) grant funding per year, the remaining amounts would be paid from airport funds and reimbursed with AIP grants at later dates. 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- \$1.8 million
- Highline Schools Sound Insulation- Des Moines Elementary School \$3.1 million
- Highline Schools Sound Insulation- Highline High School \$11.7 million
- Condominium Sound Insulation- \$7.4 million
- Apartment Sound Insulation- \$21.3 million

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#### Diversity in Contracting

With FAA Airport Improvement Program (AIP) grants, the Port will follow the United States Department of Transportation's Disadvantage Business Enterprise (DBE) program requirements in accordance with Code of Federal Requirements - 49 CFR Part 26.

#### Potentially eligible projects

The following provides a summary of progress on the Capital Improvement Programs (CIPs) associated with the Sound Insulation Program (SIP). Project eligibility criteria has to be met including being within the current noise remedy boundary, passing a noise audit of an interior noise level of 45 dB Day-Night Average Sound Level (DNL) or greater, and built after applicable building codes were enacted that met noise reduction standards for the area (1986 in Des Moines and 1987 in all other jurisdictions):

- Single-Family Home SIP
- Approximately 140 homes within the noise remedy boundary are potentially eligible to participate
- As of August 1st, 63 potentially eligible homes have applied to participate
- 10 homes were completed in 2021
- A minimum of 13 homes to be completed in 2022
- 2 homes are pending design from Q2 2022 acoustic testing
- 3 homes are in the subordination process
- No homes are pending acoustic testing
- 25 homes have been placed on hold by the owners
- Condominium SIP
- 3 condominium complexes within the noise remedy boundary and are potentially eligible to participate
- Villa Enzian Condominiums (28 units) is the only property that has expressed interest in the program
- Scheduled construction completion of Villa Enzian Condominiums including 17 units in 2022 and 4 remaining units in Q1 2023
- Apartment SIP
- 18 complexes (903 units) are within the noise remedy boundary and are potentially eligible to participate
- Through extensive outreach, 14 of 18 complexes expressed interest in the program and were briefed on the details; 2 declined acoustic testing
- 11 of the 12 complexes (622 units) acoustically tested eligible for the program (based on FAA criteria)
- Implementation will occur by phases, with phase 1 being five properties

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- Construction for phase 1 is anticipated to commence Q4 2022
- Commission Construction Authorization for phase 1 is being requested today as

an action item

- Places of Worship SIP
- 7 properties within the noise remedy boundary are potentially eligible to participate
- Through extensive outreach, 5 of 7 properties have currently expressed interest in the program
- Acoustic testing was completed in June 2022 with 4 confirmed as eligible for the program

- Approach Transition Zone (ATZ)
- Voluntary acquisition of residential units in the 3rd Runway South ATZ – estimated 2 homes and 1 apartment complex with 6 units  
Highline School District
- Memorandum of Agreement
- \$100 million shared equally with the FAA to contribute to the noise mitigation work at 15 schools
- 10 of 15 are complete; the 11th will be on the election ballot for a bond vote in November

#### 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 ongoing outreach
- Obtaining subordination or consent agreements is often challenging and can delay the program. The use of a specialty consulting firm has achieved progress and 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
- Supply chain material issues continue to impact procurement of long lead sound insulation products (doors & windows)

Staff will work to incorporate lead times into project schedules.

#### ATTACHMENTS TO THIS BRIEFING

- (1) Presentation slides

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#### PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

December 3, 2021 – Commission authorized design for the Places of Worship Sound Insulation Program

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

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

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

December 15, 2020 – 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

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

October 11, 2016 – 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.

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