

**PORT OF SEATTLE**  
**MEMORANDUM**

**COMMISSION AGENDA**

**Item No.** 8c  
**Date of Meeting** September 23, 2003

**DATE:** August 26, 2003

**TO:** M. R. Dinsmore, Chief Executive Officer

**FROM:** Diane Summerhays, Manager, Community Development, Aviation Division  
Jazzi Richardson, Manager, Noise Remedy Program

**SUBJECT:** Request for authorization for the Chief Executive Officer; Director, Aviation Division; Manager, Community Development; and Manager, Noise Remedy, to execute all documents necessary to implement the insulation of 98 single family residences located in the 2010 65 Day Night level (DNL) noise contour which were built before December 3, 1986 for the City of Des Moines and September 6, 1987 for King County at an estimated cost of \$3,692,914.

**BUSINESS STRATEGIES FOR 2003-2007**

This request supports the Port's business strategies to "Enhance Public Understanding and Support of the Port's Role in the Region" and "Exhibit Environmental Stewardship through our Actions".

**BACKGROUND**

The Port's sound insulation program for single-family residences has been under way since 1985 and is nearing completion. The 1997 Supplemental Environmental Impact Statement (EIS) on Sea-Tac Airport's Master Plan Update and the Federal Aviation Administration's Record of Decision identified 107 residences that would be affected by a 1.5 DNL or greater increase in noise from operations of the 3<sup>rd</sup> runway. This program was approved by Port Commission in Resolution No. 3125. Further assessment of the 107 single-family residences identified 98 as eligible for sound attenuation.

**PREVIOUS COMMISSION REVIEW/ACTION**

December 31, 1997 – Resolution No. 3125 The Port commits to a number of actions, including the completion of all single-family residential insulation required as a result of actions taken based on the site-specific EIS.

**PROJECT DESCRIPTION/SCOPE OF WORK**

The Port will provide funding, staff oversight, and administration of a program to sound insulate single family residences based on the following set of criteria:

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- Residences must be built before the enactment of applicable local jurisdiction noise codes: December 3, 1986, for the city of Des Moines and September 6, 1987, for King County.
- Residences must be within the identified expansion of the Noise Remedy Program based on the 2010 DNL contour.
- Per state law, the Port must receive an avigation easement over the property in exchange for the sound insulation.

### **Project Statement:**

Sound insulate 98 single family residences located in the expanded Noise Remedy program based on the year 2010 65 DNL contour. The work will occur in 2003 and 2004.

### **Project Objectives:**

The goal of this program is to meet the requirements of Commission resolution directives and the FAA Record of Decision for the Sea-Tac Master Plan Update by reducing interior noise levels in single-family homes by a minimum of 5 decibels, meeting specific project criteria.

## **PROJECT JUSTIFICATION**

### **Strategic Rationale:**

In support of the airport strategy to develop and maintain a supportive community, the Community Development Department works closely with local and regional leaders and residents to develop and implement mutually beneficial land use compatibility agreements, sound insulation programs, property acquisition for noise and construction-impacted areas, and noise reduction programs. This project was an outcome of the 1997 supplemental environmental impact statement and reflects citizen and Port priorities identified through the study. Implementation of this program will reduce noise impacts on airport neighbors while increasing land use compatibility around the airport.

## **FINANCIAL IMPLICATIONS**

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The cost estimates provided in this request are based upon the best information available to date, but may change subject to negotiations with homeowners due to specific structural conditions of a building, and/or other variables related to property and construction issues. The following assumptions were used in developing cost estimates in this request.

Potentially eligible single family residences included in this request	98
Estimated construction cost per home	\$37,091
Cost escalation	2.5%
Project schedule	2003-2004

### Budget/Authorization Summary

Original Budget	\$3,563,000
Budget increase	<u>129,914</u>
<b>Revised Budget</b>	<b>\$3,692,914</b>

**Current request for authorization** **\$3,692,914**

### Project Cost Breakdown

	<u>Current Request</u>
Construction costs	\$3,037,174
Overhead/Admin	\$334,683
2.5 % escalation year 2004	\$53,782
Sales Tax	\$267,275
<b>Total</b>	<b>\$3,692,914</b>

### Source of Funds

This project is included in the Airport's Capital Budget and Plan of Finance under CIP number 200041. It is eligible for 80% funding by federal Airport Improvement Program (AIP) grants. The funding plan for 3<sup>rd</sup> runway insulation includes a total of \$2,686,654 in committed AIP funds, and \$672,663 from the Airport Development Fund (ADF).

### Financial Analysis

This project is categorized as Essential Services – Environmental in the matrix for project and portfolio review. As such, there is no financial return target. The portion of the costs funded with the Airport Development Fund will be amortized over fifty years and recovered through landing fees.

## PROJECT SCHEDULE

Completion of the 98 single-family residences identified in this request is planned for 2004.

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**REQUESTED ACTION**

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