

Welcome!

Airport Sound Insulation Programs Informational Meeting

February 23, 2021 – Virtual



- **Disadvantaged Business Enterprise Program (DBE)**
Tamaka Thornton
- **Airport Noise Programs Overview**
Alex O'Brien
- **Sound Insulation Projects**
Alan Olson & Glenda Gutierrez
- **Procurement/Contracting**
Tiffany Ngo

Tamaka Thornton, DBE Program Manager

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The DBE Program's governing rules/regulations can be found within the Code of Federal Regulations (49 CFR Part 26).

The Department's Disadvantaged Business Enterprise (DBE) program is designed to remedy ongoing discrimination and the continuing effects of past discrimination in federally-assisted highway, transit, airport, and highway safety financial assistance transportation contracting markets nationwide.

The primary remedial goal and objective of the DBE program is to level the playing field by providing small businesses owned and controlled by socially and economically disadvantaged individuals a fair opportunity to compete for federally funded transportation contracts.

USDOT (United States Department of Transportation)



Federal Aviation Administration (FAA)
(FTA)



Port of Seattle



Consultants, Subcontractors, Vendors/Suppliers, Truckers, etc.

Federal Highway Administration (FHWA)



WSDOT

Federal Transit Authority



Sound Transit

This project is AIP funded which includes DBE requirement (i.e. DBE firm participation).

Contract Value: 8-year contract (5-year base with three possible 1-year extensions), up to \$40 million

DBE Goal – 2.87% (Required)

Potential Scopes

Construction Management (Multi & Single Family Homes)
Project Management (emphasis on Construction)
Mechanical Engineering
Electrical Engineering
Architectural Engineering & Design
Structural Engineering
Environmental Testing & Inspection
Translating & Interpreter Services
Real estate (Title Research- Lien verification)
Acoustical Testing
Windows/Doors Insulation

The Diversity in Contracting (DC) department drives equitable economic development by supporting both the Disadvantaged Business Enterprises (DBE) and Women & Minority Business Enterprises (WMBE) programs.

- Federal Disadvantage Business Enterprise (DBE) Program
 - U.S. DOT – 49 CFR Part 26
 - Compliance
 - Onsite Visits
 - Prompt Payment
 - Business Development/Technical Assistance
 - Participation/Utilization Reporting/Tracking
- External & Internal Trainings
- Partnerships
 - Airport Dining and Retail
 - Community Organizations
- Online resources
 - Vendor Connect (Solicitation Posting and Public Vendor Database)

United States Department of Transportation (USDOT) –US Office of Civil Rights DBE Program

<https://www.transportation.gov/civil-rights/disadvantaged-business-enterprise>

Office of Minority Women’s Business Enterprise (OMWBE) Washington

<https://omwbe.wa.gov/>

Port of Seattle – Diversity in Contracting

<https://www.portseattle.org/business/bid-opportunities>

49 CFR Part 26

https://www.ecfr.gov/cgi-bin/text-idx?tpl=/ecfrbrowse/Title49/49cfr26_main_02.tpl

Department of Labor

www.dol.gov

Federal Aviation Administration

www.faa.gov

Mian Rice – Diversity in Contracting Director

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Tamaka Thornton – DBE Manager

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Lawrence Coleman – WMBE Manager

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Tina Boyd – WMBE and Disadvantaged Business Coordinator

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Michael Roberson – Sr. Administrative Assistant

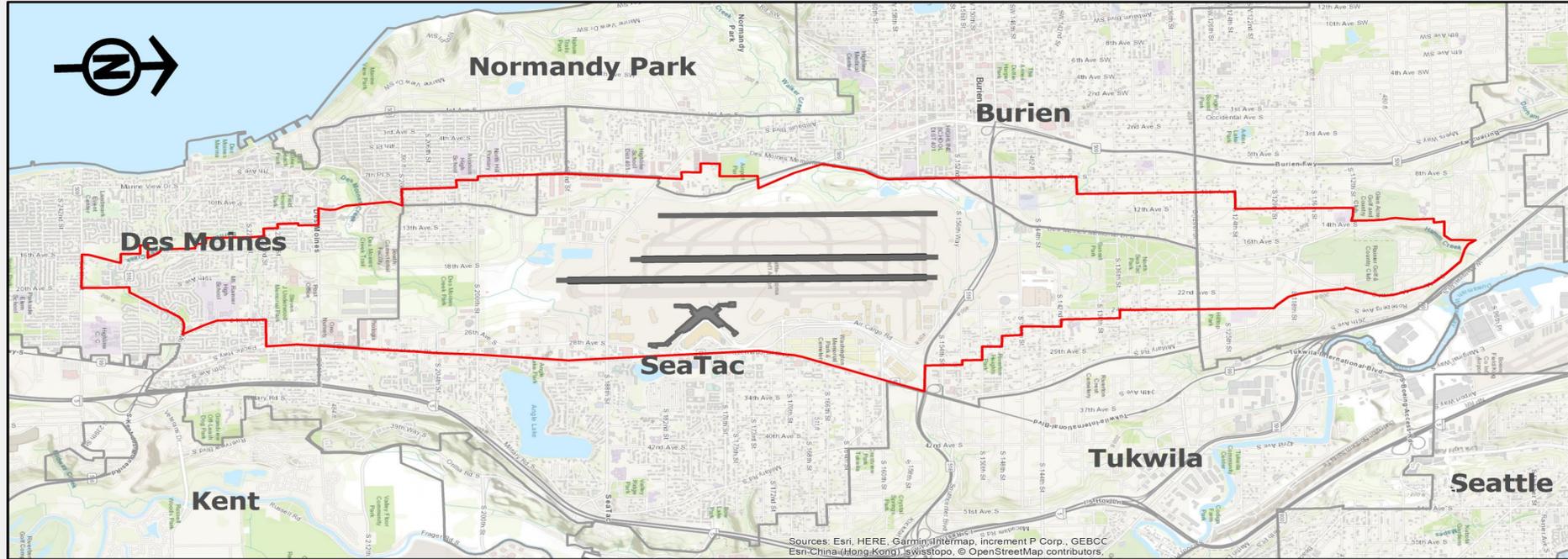
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Alex O'Brien, Airport Noise Programs Coordinator

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Legend

-  runways
-  Noise Remedy Boundary
-  City Boundaries

Sound Insulation Projects

	Completed Since 1985	Potentially Eligible
Apartment Units	0	903 (18 complexes)
Places of Worship	0	7
Single-Family Homes	9,400	140
Total	9,400	1,050 (18 complexes)

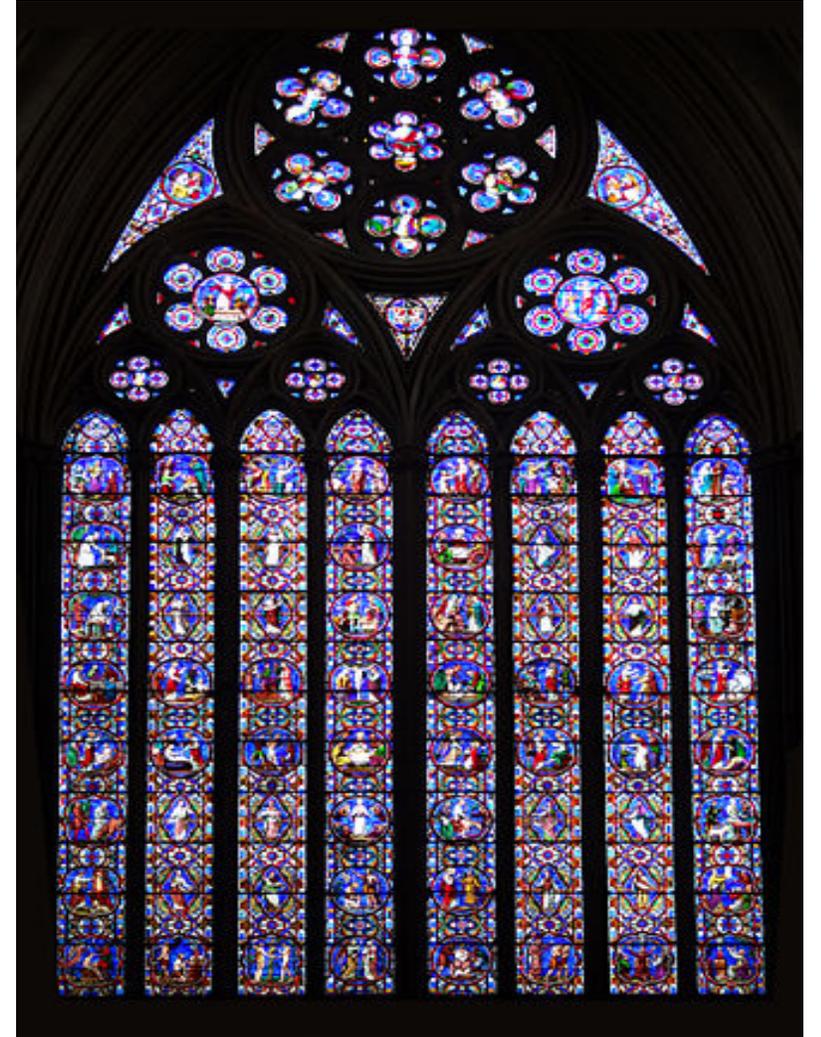
- 80 of 140 eligible homes anticipated to participate in program
- Anticipate construction on 10 - 15 homes per year through 2026
- Homeowner outreach for potentially eligible homes
- Construction delivery utilizing Job Order Contracting (JOC)



- 18 complexes comprising 903 apartment units
- Project delivery method will likely be Design Bid Build
- Construction Q1 2022 – Q4 2026



- 7 potentially eligible structures
- Project delivery method will likely be Design Bid Build
- Plan to begin design for first project Q3 2023
- Atypical architectural features and property ownership arrangements create unique challenges for sound insulation



Alan Olson & Glenda Gutierrez, Project Managers

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The primary goal of the Sound Insulation Program (SIP) is to achieve the FAA standard 45 decibel (dB) or less interior noise level.

The construction scope of work includes:

- Installing new Sound Transmission Class (STC) rated windows, doors and storm doors
- Providing supplemental exterior ventilation as required
- Fitting upgraded smoke and fire detectors as required
- Furnishing other items/upgrades as required by code for each location

It is anticipated that up to 80% of eligible costs will be funded by FAA Airport Improvement Program (AIP) grants, assuming the availability

The selected Consultant and their sub-consultants will provide support for:

- Overall SIP Development and Planning
- SIP Participant Outreach and Pre-qualification
 - includes acoustic pre-testing for eligibility and obtaining required homeowner documents
- Construction Project Design
- Construction Contract Development
- Pre-Construction services
- On-site Construction Management and General Contractor oversight
- On-site property owner/tenant coordination during construction
- Construction Project Closeout
- Construction Project Warranty Phase and post-construction acoustic testing

The selected Consultant and their sub-consultants will also provide:

- FAA compliance and coordination support services
- Program/project schedule and budget development services
- Regulated materials testing, abatement and compliance support services
- Program/project Quality Assurance/Quality Control plan development services
- Language translation services
- Administrative support services
- Document preparation and control services
- Property title search and legal documentation services
- Construction safety plan development and on-site safety oversight
- Special testing and compliance services (as required)

- The project delivery method for the Single-Family Sound Insulation Program is via a Job Order Contract (JOC)
 - The JOC is a small works Task Order project delivery method
 - Packages of 2 or more home designs are issued to the JOC in individual Work Orders
 - Each Work Order may not exceed \$500,000
 - The JOC may not exceed \$4 million worth of work in a calendar year
- The project delivery method for the Apartment and Places of Worship Sound Insulation Programs will likely be Design Bid Build.

- The Prime Consultant is responsible for providing a Good Faith Regulated Materials survey for each property participating in the Sound Insulation Program
- The Prime Consultant is responsible for coordinating Regulated Materials abatement and abatement oversight for each property requiring it
- The Port of Seattle will also provide independent Regulated Materials abatement oversight for each property requiring it
- Other environmental issues/concerns identified will be treated on a case-by-case basis

Heather Munden, Construction Manager

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- Port of Seattle Construction Management will provide administrative functions and oversight for projects that will not be administered under the single-family JOC.



Tiffany Ngo, Contract Administrator

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- Contract Duration: 8 years
 - 5 Year base contract with 3 possible 1-year extensions
- Indefinite Delivery, Indefinite Quantity (IDIQ)
- Estimated Contract Value: Not to Exceed \$40 Million
- Estimated DBE Goal: 2.87%



- By offering a proposal, the firm represents that it has carefully read the Terms and Conditions and agrees to be bound by them
- Review Insurance Requirements in Exhibit 2 – Service Agreement Terms and Conditions



Anticipated Solicitation Schedule



Solicitation Schedule may be subject to change.



Schedule an individual Question and Answer (Q&A) session with the Port by emailing ngo.t@portseattle.org before 12:00PM PST on Friday, February 26th.

Sessions will be scheduled for March 2nd and 3rd.



Questions/Networking