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
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.
Chain of Command

USDOT (United States Department of Transportation)

Federal Aviation Administration (FAA) (FTA)
Federal Highway Administration (FHWA)
Federal Transit Authority

Port of Seattle

WSDOT

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

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

<table>
<thead>
<tr>
<th>Category</th>
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<tbody>
<tr>
<td>Construction Management (Multi &amp; Single Family Homes)</td>
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<tr>
<td>Project Management (emphasis on Construction)</td>
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<tr>
<td>Mechanical Engineering</td>
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<tr>
<td>Electrical Engineering</td>
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<tr>
<td>Architectural Engineering &amp; Design</td>
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<td>Structural Engineering</td>
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<tr>
<td>Environmental Testing &amp; Inspection</td>
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<tr>
<td>Translating &amp; Interpreter Services</td>
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<tr>
<td>Real estate (Title Research- Lien verification)</td>
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<tr>
<td>Acoustical Testing</td>
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<tr>
<td>Windows/Doors Insulation</td>
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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
Rice.M@portseattle.org

Tamaka Thornton – DBE Manager
Thornton.T@portseattle.org

Lawrence Coleman – WMBE Manager
Coleman.L@portseattle.org

Tina Boyd – WMBE and Disadvantaged Business Coordinator
Boyd.T@portseattle.org

Michael Roberson – Sr. Administrative Assistant
Roberson.M@portseattle.org
Airport Sound Insulation Program

Alex O’Brien, Airport Noise Programs Coordinator

obrien.a@portseattle.org
Program Overview
## Program Overview

### Sound Insulation Projects

<table>
<thead>
<tr>
<th></th>
<th>Completed Since 1985</th>
<th>Potentially Eligible</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment Units</td>
<td>0</td>
<td>903 (18 complexes)</td>
</tr>
<tr>
<td>Places of Worship</td>
<td>0</td>
<td>7</td>
</tr>
<tr>
<td>Single-Family Homes</td>
<td>9,400</td>
<td>140</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>9,400</td>
<td><strong>1,050 (18 complexes)</strong></td>
</tr>
</tbody>
</table>
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
Airport Sound Insulation Project

Alan Olson & Glenda Gutierrez, Project Managers
olson.a@portseattle.org | gutierrez.g@portseattle.org
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...
Program/Project Scope Overview

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
munden.h@portseattle.org
• Port of Seattle Construction Management will provide administrative functions and oversight for projects that will not be administered under the single-family JOC.
Central Procurement Office

Tiffany Ngo, Contract Administrator

Ngo.T@portseattle.org
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

Commission Authorization
December 15, 2020

Pre-Proposal Conference
March 23, 2021

Proposals Due
April 8, 2021

Interviews
Week of May 3, 2021

Solicitation Advertisement
March 9, 2021

Last Day to Ask Questions
March 25, 2021

Shortlist Notifications
Week of April 19, 2021

Execute Contract
Week of September 27, 2021

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