



**COMMISSION  
AGENDA MEMORANDUM**

**Item No.** 8f

**ACTION ITEM**

**Date of Meeting** April 14, 2026

**DATE :** April 6, 2026

**TO:** Stephen P. Metruck, Executive Director

**FROM:** Sarah Cox, Director Aviation Environment and Sustainability  
Eileen Francisco, Director Aviation Project Management Group

**SUBJECT:** **Sound Insulation for Places of Worship Construction Authorization (CIP #C200098)**

**Amount of this request:** \$2,960,000  
**Total estimated project cost:** \$13,897,000

**ACTION REQUESTED**

Request Commission authorization for the Executive Director to 1) increase the project authorization for the Places of Worship Sound Insulation project; and 2) advertise and execute a construction contract for one Place of Worship property.

The amount of this authorization request is \$2,960,000 for a total program authorization of \$13,897,000.

**EXECUTIVE SUMMARY**

The Sound Insulation Program exists to help 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 voluntary program includes Single-Family Homes, Condominiums, Apartments and Places of Worship. This authorization request is specific to Places of Worship.

The Sound Insulation Program, previously authorized, remains on track to complete all work in compliance with Commission Motion 2020-04, which requires completion by the end of 2026. This consists of 327 apartment units in 10-properties, 27 condominium units in 1-complex and 37 single-family homes. This represents all properties that have agreed to proceed with the Sound Insulation Program. We will provide a briefing later in the year on the work completed.

Meeting Date: April 14, 2026

The Commission previously authorized construction for three participating places of worship properties, that are actively in construction. There is now one additional property, that declined to participate in 2023, requesting to participate in the program. This request will allow the Port to commence construction for one additional place of worship property for a total of four participating properties. Due to the timing of this additional place of worship property, the Port will be unable to finish construction of this property within that timeframe. We anticipate completing the work in 2027.

The Port has received \$6.25M in FAA Airport Improvement Program (AIP) grant funding to partially fund places of worship design and construction. The scope of construction work 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 45 decibel (dB) Day-Night Average Sound Level (DNL) interior noise that can be achievable with at least a 5 dB reduction.

### **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.

### ***Diversity in Contracting***

Federal DBE goal for this project is 7%.

### **DETAILS**

This request is for construction authorization that includes one place of worship property that is eligible to participate in the program.

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 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***

Construction to include:

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

Meeting Date: April 14, 2026

**Schedule**

*Activity CIP #C200098 Places of Worship Program*

Commission design authorization	2021 Quarter 4
Design start	2026 Quarter 2
Construction start	2027 Quarter 1

**Cost Breakdown CIP #C200098**

	This Request	Total Project
Design	\$0	\$7,437,000
Construction	\$2,960,000	\$12,563,000
Total	\$2,960,000	\$20,000,000

**ALTERNATIVES AND IMPLICATIONS CONSIDERED**

**Alternative 1** – Authorize Places of Worship Sound Insulation Program to commence construction on one additional property (CIP #C200098).

Cost Implications: \$2,960,000

Pros:

- (1) Meets commitment to noise remediation in the community per Commission Resolution 3683.
- (2) Accelerates work to uphold the intent of Commission Motion 2020-04, reaffirming our commitment to complete the project as quickly as feasible.
- (3) Allows staff to begin construction on one additional place of worship property.
- (4) Provides a direct community benefit to reduce aircraft noise impacts.

Cons:

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

***This is the recommended alternative.***

**FINANCIAL IMPLICATIONS**

**Cost Estimate/Authorization Summary**

	Capital	Expense	Total
<b>COST ESTIMATE</b>			
Original estimate	\$25,872,000	\$0	\$25,872,000
Previous changes – Savings taken 11/29/23	(\$5,872,000)	0	(\$5,872,000)
Revised estimate	\$20,000,000	0	\$20,000,000
<b>AUTHORIZATION</b>			
Previous authorizations	\$10,937,000	0	\$10,937,000

Meeting Date: April 14, 2026

Current request for authorization	\$2,960,000	0	\$2,960,000
Total authorizations, including this request	\$13,897,000	0	\$13,897,000
Remaining amount to be authorized	\$6,103,000	\$0	\$6,103,000

***Annual Budget Status and Source of Funds***

This project, CIP C200098, was included in the 2026-2030 capital budget and plan of finance with a budget of \$20,000,000. The funding sources would be AIP grants, ADF (Airport Development Fund), and revenue bonds.

The capital cost of the entire places of worship program is estimated at \$20,000,000. The AIP grants is estimated at \$6 million. Therefore, the airline’s Rate Base Cost is estimated at \$13.7 million with cost recovered through landing fee when each place of worship property construction is substantially completed and grants are received.

***Financial Analysis and Summary***

Project cost for analysis	\$20,000,000
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	\$0.04 in 2028

***Future Revenues and Expenses (Total cost of ownership)***

Once the project is complete and the Avigation Easement is permanently recorded on the parcel(s), there will be no further expenses incurred.

**ATTACHMENTS TO THIS REQUEST**

- (1) Presentation slides

**PREVIOUS COMMISSION ACTIONS OR BRIEFINGS**

**October 10, 2023** – Commission authorized construction for three places of worship properties.

**July 25, 2023** – Commission briefing on sound insulation programs and construction authorization for Phase 2 Apartment Program.

**August 9, 2022** – Commission briefing on sound insulation programs and construction authorization for Phase 1 Apartment Program.

Meeting Date: April 14, 2026

**December 14, 2021** – Commission authorized design services for Places of Worship Sound Insulation Program.

**August 10, 2021** – Commission briefing on sound insulation programs and design authorization for the Apartment Program.

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

**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.