

**COUNTY OF MILWAUKEE
INTEROFFICE COMMUNICATION**

DATE: June 15, 2011

TO: Supv. Michael Mayo, Sr., Chairman, Transportation, Public Works & Transportation Committee

FROM: Jack Takerian, Director of Transportation & Public Works

SUBJECT: **INFORMATIONAL REPORT ON NOISE MANAGEMENT PROGRAM AT
GENERAL MITCHELL INTERNATIONAL AIRPORT**

POLICY

Informational Report

BACKGROUND

Milwaukee County retained Corlett, Skaer & Devoto Architects, Inc. (CSDA) to manage the implementation of the various noise mitigation and abatement projects that were recommended in the Federal Aviation Regulations (FAR) Part 150 Study, adopted by the County Board and approved by the Federal Aviation Administration (FAA). These recommendations included residential sound insulation, purchase of aviation easements, sales assistance, and acquisition of non-compatible land. Attached is a report from CSDA describing their work to date.

RECOMMENDATION

This report is informational only.

Prepared by: Kim M. Berry, Airport Noise Program Manager

Approved by:



Jack Takerian, Director
Transportation & Public Works



C. Barry Bateman
Airport Director

cc: Lee Holloway, County Board Chairman



Date: June 6, 2011

To: Supervisor Michael Mayo, Chairperson
Transportation, Public Works & Transit Committee

From: Carol Kay Gustavson, Program Manager
Noise Management Program (NMP)

Subject: Report on the Status of the Milwaukee County General Mitchell International Airport's
Noise Management Program

Background

On September 24, 2009, the Milwaukee County Board of Supervisors authorized the Airport Director to enter into an agreement (File No. 08-44 (a) (b)) with CSDA to provide program management services related to the implementation of the Land Use Management Recommendations made in the FAA approved FAR Part 150 Noise Compatibility Study Update. These recommendations include:

- Voluntary sound insulation of noise sensitive land uses (such as single family and multi-family homes) at or above the 65 DNL contour, using the FAA approved Noise Exposure Map.
- Voluntary acquisition of avigation easements over non-compatible land uses at or above the 65 DNL contour, using the FAA approved Noise Exposure Map.
- Voluntary sales assistance for property owners at or above the 65 DNL contour, using the FAA approved Noise Exposure Map. This recommendation provides property owners with proportional compensation and assistance to sell their homes.
- Acquisition of non-compatible land or undeveloped land zoned for residential use at or above the 65 DNL contour, using the FAA approved Noise Exposure Map.

An FAA Grant Offer for the sound insulation of approximately 93 homes within the FAA approved Noise Boundary was extended to the Wisconsin Bureau of Aeronautics in March of 2010 and a "Notice to Proceed" was issued to the consultant (CSDA) on March 31, 2010.

In order to successfully implement the program elements, the CSDA consultant team consists of:

KPH Construction Corporation, a firm with 6 years of experience on the previous Milwaukee program (HOPP).

Hill International, a construction management firm, with extensive expertise in program document management and construction management.

PSOMAS, an engineering consultant firm with expertise in database mapping and Geographic Information Systems.

Geiger Engineering, a Milwaukee based electrical engineering firm.

Charles M. Salter Associates, Inc., specializing in architectural acoustics with experience at over 26 FAA funded noise insulation programs.

Engineering Concepts, a Waukesha based full service engineering firm that will address mechanical engineering design services.

Toki & Associates, Inc., a Wisconsin based MBE/DBE/SBE firm specializing in architectural and engineering services.

Weiss & Company, LLC, a Milwaukee based DBE marketing and public relations agency, with previous marketing support experience at GMIA.

First Weber Group Realtors, a Wisconsin based real estate firm that provides sales and relocation assistance to homeowners

Friebert, Finerty & St. John, S. C., a Milwaukee law firm that provides legal services

Acquisition Sciences II, LLLP, a firm specializing in acquisition of right-of-ways and easements, relocation and property management

Chicago Title – utilizing a local office in Waukesha, Chicago title provides limited title search and assistance to clear titles of deficiencies.

Start-up Phase

The Noise Management Program (NMP) start-up phase has been completed. Activities in the start-up phase included:

- Staffing and furnishing of program the NMP Office, including a public program display of sound-rated materials
- Conducted a “Land Use Study” to verify parcels within the FAA approved Noise Boundary and prioritize homes for NMP participation
- Completed development and implementation of a parcel based database for tracking and reporting purposes
- Completed development and implementation of a Document Management System (DMS) to provide auditable recordkeeping/file structure for all program documents
- Conducted pre-construction acoustical testing at a group of “Pilot” homes

- Obtained approval of all recommended product selections, including sound-rated door and window products
- Development and completion of Construction Specifications Manual
- Met with representatives of Building Departments in the program area (St. Francis, Cudahy, Oak Creek and City of Milwaukee) to determine permitting and code requirements
- Developed NMP Policies and Procedures Manual
- Completed development of NMP collateral materials (Program brochure, Homeowner Orientation presentation, Program Application, letters, AANMP website, window and door selection sheets, Contractor Notebooks, etc.)
- Completed development of NMP legal documents (Participation Agreement, Avigation Easement, etc.)
- Conducted outreach and training for local contractors, including prime contractors and subcontractors
- Provided State of Wisconsin Required Lead Safe Renovation classes for certification of NMP contractors
- Held an Open House for County Officials
- Participated in Milwaukee County's DBE Expo
- Created and implemented a "Bid Cycle" schedule for the residential sound insulation of the first 200 homes

Current Activities

Each homeowner that agrees to participate in the Residential Sound Insulation option of the NMP is placed into "group" and begins a process of approximately 10 months duration ("Bid Cycle"), from initial program outreach through the construction process. As of May 13, 2011, the NMP is currently conducting activities for six (6) such groups, with a new group starting each month. It is the goal of the NMP to complete construction of 25-30 homes each month, utilizing the previously successful Single Parcel Method (SPM).

Each group of homes or "Bid Cycle" has three major components: Outreach, Design and Construction.

Outreach Definition

The Outreach portion of the NMP describes the activities related to identifying groups of eligible parcels within the noise boundary and "offering" NMP participation to each group. NMP staff, or Homeowner Agents, prepares NMP initial offer packets and follow-up with non-responsive homeowners. Homeowners attend an "orientation" session where they are presented with NMP options.

Homeowners complete the Program Application and select a program option. The Homeowner Agents conduct an initial visit of the home to determine if there are any mitigating conditions which would preclude acoustical treatment such as extensive deferred maintenance, structural damage, title or significant lien issues. Once these activities are completed, the "Design" process begins.

Current Outreach Status:	
Total Initial Offer	208
Sound Insulation Option	136
Avigation Easement Option	11
Option Undecided*	10
Deferred, Declined or No Response	51

Design Definition

The Design portion of the NMP begins when an approved list of Homeowners assigned to a Bid Group is received by the Design Manager, following the Outreach process. Design ends when the final design documents are completed, the dwelling is bid and Milwaukee County has awarded the bid to the recommended Contractor chosen through the bid selection process.

Current Design Status:	
Scheduled Design Visits	111
Completed Design Visits	82
Completed Homeowner Selection	40
Bid Process	20

Construction Definition:

The Construction portion of the NMP begins after the Milwaukee County Noise Program Manager awards the construction contract to the Contractor chosen through the bid and award process (during the Design phase), and ends when construction is complete for the dwelling, the final inspection has been conducted, all work has been accepted by the Homeowner and the County and the satisfaction survey and warranty documents have been given to the Homeowner.

Current Construction Status:	
Contracts Awarded	11
Materials Ordered	11
Construction Starts*	0
Construction Completed	0

*Anticipate Construction Start for Pilot Group on 6/20

Contractor Participation

To date, nine (9) Prime Contractors have been qualified to bid on the Residential Sound Insulation work. Six (6) of the nine (9) Prime Contractors are DBE certified. Fifty-four (54) subcontractors representing various trades, such as Mechanical, Plumbing, Electrical, Carpentry, Insulation and Painting, participated in the Contractor Training Program. Of the fifty-four (54) participating subcontractors, twenty-one (21) represent DBE certified companies.

DBE participation in construction contracts has been established at 25%. Bids for the "Pilot Group" of homes were received on February 22, 2011. For the Pilot Group overall, 62% of the awarded contracts is committed to participating Prime Contractor and/or subcontractor DBE firms.

Parcel Status Reports

Additionally, attached for your use is two "Parcel Status Reports", one for Residential Sound Insulation participants and the other is for participants in the Avigation Easement option. Both reports list participants by parcel. Included in the status report for Residential Sound Insulation is a listing of those that have deferred, withdrawn or declined to participate in the NMP.

If additional information or clarification is required, let me know. I can be reached at 414 214-2552.