

**COUNTY OF MILWAUKEE  
INTEROFFICE COMMUNICATION**

**DATE:** February 3, 2012

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

**FROM:** Frank Busalacchi, Director, Department of Transportation

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

**POLICY**

Informational.

**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.

Please note that the summer 2011 debate in Congress regarding reauthorization funding for the FAA did impact ongoing progress of this program since grants from that funding are the primary funding source for the Airport's Noise Mitigation Program (NMP). In a normal federal funding cycle, the Airport would have received the NMP grant in March. The NMP program, for all of 2011, operated on funding carried over from 2010; the 2011 grant was not received until October.

Due to the delay in FAA funding, CSDA staff in July had to stop initiating new work on the NMP until such time as the new federal grant was received. The NMP office was kept open with minimal staff, to finish sound-insulating the homes on which construction had started, and to hold off on beginning the sound-insulation process on any additional homes until the anticipated grant monies were in hand. The program management team contacted the NMP contractors and their subcontractors, and the homeowners who were currently in some phase of the program, to let them know of this delay.

In October 2011, an extension of the FAA reauthorization bill was passed, which triggered the release of NMP grant funding to our airport (along with funding to many other airports throughout the U.S. that had projects on hold). The program management team then contacted the NMP contractors and their subcontractors, and the homeowners who were currently in some phase of the program, to let them know of the FAA funding delay.

In late October formal approval of the FAA grant funding was received by the Airport. The program team and contractors spent the months of November and December ramping back up to continue the treatment of homes.

CSDA sponsored and NMP staff participated in the Milwaukee County DBE Expo with the goal to recruit additional minority and women contractors to work on the NMP. In January 2012, the NMP conducted a second contractor training session to build contractor capacity for the program.

Contractor participation to date includes ten local prime contractors. Seven of the ten prime contractors are DBE certified. Fifty-four subcontractors representing various trades such as Plumbing, Electrical, Insulation, Mechanical and Painting participated in the first training program. Twenty-one of the fifty-four participating subcontractors are DBE certified firms. To date, construction contracts that have been issued have an overall DBE participation rate of 61%.

Attached please find an NMP summary report from CSDA.

**RECOMMENDATION**

This report is informational only.

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

Approved by:

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Frank Busalacchi, Director  
Department of Transportation



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C. Barry Bateman  
Airport Director

cc: Lee Holloway, Chairman, County Board of Supervisors



January 27, 2012

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

**Re:** **General Mitchell International Airport - Airport Area Noise Management Program Project No. 1004.01**

**Subject:** **Status Report**

Dear Mr. Chairman,

Background

CSDA was retained 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 aviation 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.

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 sound insulation program (HOPP).

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

Airport Area Noise Management Program (NMP)  
5007 S. Howell Ave., #330, Milwaukee, WI 53207 (414) 769-1768





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

Geiger Engineering, a Milwaukee-based electrical engineering firm.

Engineering Concepts, a Waukesha-based full service engineering firm that provides 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 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- and post construction acoustical testing of 20% of homes to be treated.
- 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 and Airport Noise Advisory Committee
- Participated in Milwaukee County's DBE Expo
- Created and implemented a "Bid Cycle" schedule for the residential sound insulation of the first 300 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 February 2012, the NMP is conducting, or has completed, activities for nine (9) such groups, with plans to start a new group every six weeks. It is the goal of the NMP to complete the treatment of 18-20 homes each month, utilizing the previously successful Single Parcel Method (SPM).

Bid Cycle	Parcels
Pilot	11
A1	15
A2	14
A3	16
A4	17
B1	17
B2	18
B3	20
B4	20
<b>Total</b>	<b>148</b>

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	Parcels
Sound Insulation Option	148
Avigation Easement Option	13
Deferred, Declined or No Response	53
<b>Total Initial Offers</b>	<b>214</b>



### 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	Bid Cycle	Parcels
Scheduled Design Visits	Pilot-B4	148
Completed Design Visits	Pilot-A3	56
Completed Homeowner Selection	Pilot-B2	108
Bid Process	Pilot-B1	90

### 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. The contractor's work is reviewed by Milwaukee County Facilities Management Skilled Trades Staff during the course of construction for quality control.

Current Construction Status	Bid Cycle	Parcels
Contracts Awarded	Pilot-A4	73
Materials Ordered	Pilot-A4	73
Construction Starts	Pilot-A2	40
Construction Completed	Pilot-A1	26

### Contractor Participation

To date, ten (10) Prime Contractors have been qualified to bid on the Residential Sound Insulation work. Seven (7) of the ten (10) 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. Twenty (20) additional contractors and subcontractors have recently completed training in the program and will be included in future bid cycles.



A DBE participation goal in construction contracts has been established at 25%. The following chart outlines the percentage of the awarded contracts to date committed to participating Prime Contractor and/or subcontractor DBE firms.

<b>Bid Cycle</b>	<b>DBE Participation</b>
Pilot	62%
A1	63%
A2	68%
A3	56%
A4	56%
<b>Average</b>	<b>61%</b>

Sincerely,

Airport Area Noise Management Program

Tim Anderson, AIA, NCARB, LEED AP  
NMP Program Manager

cc: File  
Kim Berry, GMIA