

Program Overview

The goal of the Monterey Peninsula Airport District Residential Soundproofing Program is to reduce noise in both single and multi-family properties near the Airport to meet Federal and State noise standards.

Acoustical treatments are improvements which reduce interior noise levels within habitable spaces. These treatments may include door and window replacements, weatherstripping, vent baffles, attic insulation, and possible wall and ceiling modifications.

The program will provide architects, contractors and acoustical consultants as well as the materials and labor to complete the soundproofing improvements.

Program improvements are limited to those which reduce aircraft noise levels in the residence. Structural repairs, maintenance items, renovation work or weatherization needs which are not directly related to noise reduction are not part of this program.

Main Benefits

The main benefit of the program is a noticeable reduction in interior noise levels in habitable spaces. Although no property can be totally "soundproofed" from external noise, acoustical noise measurements taken before and after construction to show reductions in noise level.

How Noise Enters Your Residence

Sound generally enters a residence through openings such as windows, doors, vents, and window/wall air conditioners.

Since noise follows the path of least resistance, the most critical elements of sound insulating a residence are penetrations in the building's exterior surfaces.

Program Office

The Program Office is a resource that is available to you for the duration of the program. The Program Office houses the Product Display Center and is located at 2560 Garden Road, Suite 105. At the Center, you can see a variety of products as well as color options. Product pamphlets and other materials are also available. The Program Office will also serve as a meeting place for the Informational Sessions.

Soundproofing Program Process

Your residence will be evaluated for acoustical treatments using a carefully planned and organized process. A description of the major activities involved in this process follows:

Property Owner Informational Session

The Program Team will meet with property owners to provide program information. This meeting will familiarize participants with the Soundproofing Program; introduce team members; review the overall treatment protocol, master schedule and program process; and allow participants to ask questions and voice concerns about the program and its process.

Assessment Visit / Existing Conditions Survey

The Program Team will document the existing conditions of your residence. They will be drawing floor plans, taking pictures, measuring your windows and doors, identifying wall and ceiling types, and noting general conditions. It is important that the team have access to all rooms as well as mechanical and electrical systems. Preliminary treatment recommendations will be made at this visit. Following a presentation of door styles, window material and color options you will be invited to make a selection. All treatment recommendations are subject to review by the architects, Airport staff and acoustical consultants and are subject to change. This visit generally lasts 1 1/2 hours.

Structural Investigation

If the Program Team determines that a structural inspection is required for the proposed acoustical treatments a structural consultant will be scheduled to perform a preliminary evaluation. Based on the structural consultants findings it may be required pre-work that the property owner hire a certified structural engineer to review the proposed treatments and certify that the structure can support the new acoustical treatments.

Environmental Inspection

If the Program Team determines that the new acoustical treatments may disturb materials containing suspect materials an environmental consultant will perform a site inspection. During the inspection sample materials will be collected and analyzed off-site. The results of the analysis will be submitted to the Program Team in the form of a report.

Pre Construction Acoustical Testing

Properties are selected either at random or to test a specific design element within the residence. If your residence is selected, an acoustical engineer will use sound level meters to test the interior noise level of your residence prior to the soundproofing work. This visit usually takes around 45 minutes and provides the program with important information about how well your windows, doors, and roof assembly are keeping noise out. This information supplements the observations of the Program Team and together they form the basis for decisions about treatments.

Treatment Proposal / Sound Insulation Agreement

A Program Team member will meet with you at the Program Office to review the Sound Insulation Agreement and discuss specific treatment recommendations for your residence. The Sound Insulation Agreement will contain a written scope of work with accompanying graphics to illustrate the treatments proposed for your residence. At the end of this visit, you will have an understanding of the scope of work for your residence and any obligations you have including: providing access to the contractor during construction, being present (or having an authorized representative present) during construction, moving furnishings and window dressings to allow for the work to proceed, or correcting deficiencies that may prevent the treatments from being installed. In exchange for the soundproofing improvements in your home, the Airport will require a signed and notarized Avigation Easement. This appointment normally lasts one hour.

Construction Documents and the Contractor

Once you have approved the proposed treatments, the Program Team will prepare the final construction documents. Your residence will be part of a bid package that will include other properties in the treatment area. Bidders have the right to view any work before bidding, so a Contractor may come to your property by appointment for an inspection. After the Airport receives and evaluates all bids (from a publicly-advertised bid process), the Contractor submitting the lowest responsible bid will be selected for all improvements for the bid package.

Pre Construction Walk-Through

Once the Contractor has been selected by the Airport, the Contractor will schedule an appointment to visit your property. The Contractor will be accompanied by a Program Team member. At this visit, the Contractor will take final measurements of the items to be installed or modified. This is done prior to construction so that the items can be ordered and fabricated. Your door styles, colors choices, and finish selections will be verified at this time.

Construction

The Contractor will work directly with you and the Program Team to schedule work. Construction will take place on weekdays during normal business hours. The Contractor will replace all windows and doors that were removed on a particular day with the new products that same day to ensure the security of each residence. Each night, the Contractor will remove all debris and products that were removed that day. Once construction starts, the Contractor has ten (10) consecutive working days (not including weekends and holidays) to substantially complete the work.

During construction, a Program Representative will provide periodic inspections of the Contractor's work to ensure that it meets program standards. After construction is substantially complete, a "Punch list" will be compiled, which includes inspection of work, operation of products, and any repairs, adjustments or replacements that need to be done. The Contractor will schedule a time with you to return and finish the "Punch list" work. The Contractor has five (5) business days to complete "Punch list" items. After the "Punch list" items have been completed, a final walk-through will be scheduled with the Contractor, Program Representative, and you to ensure that all work is complete.

The Airport realizes the importance of your time and will make every effort to minimize the inconvenience to you. When a residence is occupied, construction has its inherent inconveniences. Experience has shown that the end result of a quieter residence more than compensates for these temporary disruptions.

Owner Satisfaction Survey

After construction is completed, you will be given an Owner Satisfaction Survey which should be filled out and returned to the Program Office. This survey allows us to receive your feedback, which will then provide us with the opportunity to review your experiences, and if necessary, make improvements for upcoming phases.

Post Construction Acoustical Testing

If your property was acoustically tested prior to the soundproofing construction, then it will also be tested after construction to measure the noise improvements in your residence.

Certificate of Program Completion

When construction (and post construction testing) have been completed, you will be asked to sign a Certificate of Program Completion, acknowledging that the soundproofing work is complete.

Warranty Period

Once the Certificate of Program Completion has been signed, a Warranty Package will be provided.

Commonly Asked Questions

How long does the program take?

Approximately 18 to 24 months from initial selection through construction completion.

Who pays for the program?

The Federal Aviation Administration and the Monterey Peninsula Airport cover the costs associated with the soundproofing work, including materials and labor. Any costs related to changes in window dressings or mountings due to adjustments in window sizes will be your responsibility since the FAA does not cover these costs.

Will the program cost me anything?

All acoustical improvements are covered by the program. However, if you have pre-existing conditions which interfere with the program scope, these conditions must be rectified prior to construction and are your responsibility to repair (Ex: code landings, removal of through window AC's, termite damage at window openings, etc.).

Can I choose my own Contractor?

No. Contractors are pre-qualified by the Airport and the contract is awarded to the lowest responsible bidder.

Do I have to be present during field and construction visits?

Yes. The Program Team and Contractors may need to ask you questions and may need your help. If you cannot be present, you must arrange to have someone representing you. No work will be done unless you or a representative are present.

Can work be done during evenings and weekends?

No. All visits and construction will be done on weekdays, during normal business hours.

May I choose some of the improvements to my residence and not others?

No. In order to attain optimal noise reduction, all improvements proposed by the Program Team must be completed.

Can I choose different window and door styles?

The program will be offering you certain products which have been approved. Within each approved product, there are some selection options.

Can I choose the window color that I want?

The program offers white, bronze or almond.

I recently replaced my windows. Will the program reimburse me?

No. Improvements by the property owner prior to participating in the Soundproofing Program are not reimbursable.

Who will move my furniture and remove my window coverings?

You are responsible for moving furniture away from the windows and doors. The Contractor is required to remove and reinstall standard blinds and shades as required to install the replacement windows. This may involve trimming shades or replacing shade or blind hardware. Typically, blinds cannot be trimmed. Owners are advised of potential problems or limitations with reinstallation of existing blinds/shades by the Architect at the construction pre-walk. Should you purchase new blinds or shades prior to the final inspection, the Contractor is required to install these in lieu of the original blinds/shades. Other window treatments, such as draperies, curtains, or custom coverings are to be removed by the owner prior to construction.

Who will remove my security grilles?

The Contractor will remove and reinstall the security grilles. Only grilles that comply with all current codes for emergency exiting will be reinstalled.

Who will disconnect and reconnect my alarm system?

You will be responsible for disconnecting your security alarm system prior to construction and reinstalling it after construction is complete.

Where do my pets go during construction?

It is your responsibility to remove pets from your property during construction. If this is not possible, the pets will have to be confined to an area that is not under construction.

Do the new products that are installed have warranties?

Yes. The various products have different warranties. The Contractor also provides a one-year workmanship warranty. You will receive all warranty documents when construction is complete.

I currently have a mail slot in my front door. Will the Contractor make a mail slot in my new door?

No. A mail slot cannot be made in the new door since the slot is a noise path. The program will relocate a surface mounted exterior mailbox.

Can I have a peephole in my front door?

Yes.

Once I make my Product selections, can I change my mind?

Changes in color for window and door products can be made up to the construction pre-walk. Window material and door style selections can be changed up until the project has gone to bid.

Will the construction in my residence be disruptive?

Construction in any residence is disruptive, and can, at times, be messy. As part of the program, we try to take whatever measures are necessary to minimize the disruption and mess. The Contractors who will work in your residence are required to keep all areas free and clear of debris, to use drop cloths, and to clean the work area at the end of each day. Products and trash will not be stored on-site.

What is the Sound Insulation Agreement?

The Sound Insulation Agreement is a contract between you and the Airport. It identifies each parties responsibilities and describes acoustical treatments that are to be performed on your property.

What is the Avigation Easement?

The Avigation Easement is a document you sign in exchange for acoustical treatments. The easement acknowledges that the airport generates noise above and around your home. If you have questions or concerns about the easement, you should contact your legal counsel.

If I have specific questions during construction, do I talk to the Contractor directly?

No. There will be a Program Representative on-site, who is trained in acoustical construction and quality control. The Program Representative will perform a daily inspection on each property while it is under construction. The Representative will be at your residence to document progress and ensure conformity with the construction documents. If you have any concerns about construction, please speak with the on-site Program Representative or contact the Program Office.

If I have other work I would like the contractor to perform can I pay them myself to complete the other work?

Work outside the scope of the Program is highly discouraged due to the pace of the Contractors schedule and the commitment the Contractor has to close each property in a timely fashion.

For your convenience, we have included a checklist of the major steps of the process with space to write in dates for their occurrence. We urge you to use this sheet to keep track of where you are in the process.

Assessment Visit / Existing Conditions Survey

Date:

Structural Investigation (if applicable)

Date:

Environmental Inspection (if applicable)

Date:

Pre Construction Acoustical Testing (selected homes only)

Date:

Treatment Proposal / Sound Insulation Agreement

Date:

Pre Construction Walk-Through

Date:

Construction

Start Date:

Punch List Date:

Final Inspection Date:

Post Construction Acoustical Testing (selected homes only)

Date:

Certificate of Program Completion

Date: