



**MATANUSKA-SUSITNA BOROUGH SCHOOL BOARD  
RESOLUTION 20-001**

**A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH SCHOOL BOARD IN SUPPORT  
OF HOUSTON MIDDLE SCHOOL EARTHQUAKE RETROFIT**

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**WHEREAS**, on November 30, 2018, Houston Middle School received substantial damage during a 7.1 magnitude earthquake leaving the school unsafe to occupy; and

**WHEREAS**, Following the November 30, 2018 earthquake, 383 middle school students were displaced to Houston High School where approximately 800 students and staff now share a 88,240 square foot facility as well as fifteen portable classrooms, which provide an additional 14,400 square feet of temporary classroom space; and

**WHEREAS**, the Matanuska-Susitna Borough directed a condition assessment of the school to be completed by architectural and engineering (A&E) firms. The condition assessment was provided on March 29, 2019 with updates published in a final report on June 28, 2019; and

**WHEREAS**, the Borough's A&E found that the damage was attributed to both obsolete design methods and some construction errors. The report also cited evidence of inadequate reinforcing, inadequate grouting techniques, and weak connection details between concrete masonry unit (CMU) walls and the roof assembly throughout the building; and

**WHEREAS**, the academic wing of the building, where students spend most of their day, received the most significant damage. Assessments concluded that the academic wing experienced widespread, substantial damage to non-structural CMU partitions (alcoves); the wood diaphragm separated from CMU shear walls; and there was significant out-of-plane movement of CMU corridor walls. The A&E recommends a total code upgrade or replacement of this wing; and

**WHEREAS**, there remains uncertainty of additional damage, particularly to the academic wing; and

**WHEREAS**, the District projects over \$11,000,000 in deferred maintenance needs over the next 5 years for the existing building.

**WHEREAS**, the District maintained adequate property insurance policies to cover earthquake repair costs of "like kind and quality;" and

**WHEREAS**, the Mat-Su Borough Assembly adopted Emergency Ordinance No. 18-112 on December 4, 2018. This Ordinance re-appropriated \$5,817,599 from School Bond Interest Income Fund (representing interest earned from bond proceeds for closed bond projects) and \$2,302,157 from School Site Acquisition Reserve. Total emergency funds available to schools equal \$8,119,756; and

**WHEREAS**, the District has begun the application process for Federal Emergency Management Agency (FEMA) funds; and

**WHEREAS**, on June 5, 2019, the Matanuska-Susitna Borough School Board voted to include the Houston Middle School Earthquake Retrofit as its highest priority project on the Alaska Department of Education and Early Development's Six Year Capital Improvement Plan application for State funding assistance; and

**WHEREAS**, Houston Middle School can be viewed as three distinct structures seismically: academic wing, administration wing, and athletic wing/gymnasium; and

**WHEREAS**, costs estimates for retrofit options include: 1) repair entire building to like kind and quality prior to the earthquake: \$15,701,439; 2) repair gymnasium and administration wings and replace the academic wing: **\$34,500,000** \$28,884,817; and 3) replace entire building: \$48,765,761; and

**WHEREAS**, Option #1 includes repair of all 3 wings, design and construction management services, and some additional building system upgrades which includes: boiler upgrades, limited HVAC control upgrades, new fire pump, main controller, and compressor, new emergency power generator and transfer switch, limited lighting upgrades, and new fan motors and controls for main fans; and

**WHEREAS**, Option #2 includes repairing the administration and gymnasium wings and replacing the academic wing entirely. This option includes the following building system renewal and replacement: plumbing, fire protection and sprinkler, HVAC and controls, structural exterior walls, roofing, interior and exterior doors, interior ceilings, security and access control, electrical lighting and distribution, emergency power generation, and furnishings, fixtures and equipment; and

**WHEREAS**, Option #3 contemplates a complete demolition and rebuild of the school; and

**NOW THEREFORE BE IT RESOLVED** that the Matanuska-Susitna Borough School Board supports Option #2, which calls for repairing the gymnasium and administration wings and a complete demolition and rebuild of the academic wing; and

**THEREFORE BE IT FURTHER RESOLVED that the Matanuska-Susitna Borough School Board supports rebuilding of the administration and gymnasium wings if cost estimates determine that repairing these wings exceeds the cost of new construction; and**

**THEREFORE BE IT FURTHER RESOLVED** that the Matanuska-Susitna Borough School Board requests the Borough consider building systems upgrades as part of the retrofit to renew older building systems that have exceeded their useful life; and

**THEREFORE BE IT FURTHER RESOLVED** that the Matanuska-Susitna Borough School Board supports the use of insurance payments, Borough emergency funds, FEMA funds, a capital appropriation from the State of Alaska, and/or school bond funds to complete the project; and



**AMENDED** by the Matanuska-Susitna Borough School Board this xx day of xx, 2020.

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Thomas Bergey, Board President

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Dr. Randy Trani, Superintendent

ATTEST:

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Stacy Escobedo, Board Secretary

