



## MATANUSKA-SUSITNA BOROUGH

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### MEMORANDUM

DATE: April 28, 2021  
TO: Mayor and Assembly  
FROM: Michael Brown, Borough Manager  
RE: Manager's Weekly Post

**FY22 Proposed Budget on Borough Website:** During the April 27, 2021 Assembly meeting, comments were made on the difficulty to download the FY22 proposed budget on the Borough website. We have posted a compressed version of the file. The smaller file is 66MB in size, approximately 30% smaller than the previous version. Also, budget materials have been available on the website since Tuesday, April 20, when the budget ordinance was introduced for public hearing.

**Roof Replacement Projects:** During the April 20, 2021 Assembly meeting, questions were raised regarding the use of recreational bond funding to complete roof replacements for the Wasilla Pool and Brett Memorial Ice Arena. The original contract award for the Wasilla Pool totaled \$5,494,000, as authorized by AM 18-026. As part of the Wasilla Pool bid, three additive alternates were included for the following items as priced by the low bidder: roof replacement (\$313,000), enhanced automated controls (\$11,800), and pre-cast concrete joint replacements (\$45,000). As Wasilla was the first pool to be completed, and without a design and estimate for the Palmer Pool, these additive alternates were not awarded. Following change orders awarded during construction, largely due to unknown conditions that occurred as well as adding in scope previously designed but not included in the bid, the final contract amount was \$5,891,612 (7.8% increase).

Regarding the need for replacements, the following are comments by architects and engineers who have previously inspected both roofs.

USKH assessment of Wasilla Pool. During the 2013 Palmer and Wasilla Pool Condition Assessment, it was noted that the roof over the pool room and lower roof over the administration areas was an IRMA (Inverted Roofing Membrane Assembly) system and it visually appeared to be in good condition, but the observation was limited to the ballasted insulation cover over the roofing membrane. There were leaks occurring with water intrusion at the beam supporting the upper east pool room wall at the opening to the viewing area. The study did not involve destructive testing to determine the source of the leaks, but from a visual observation it appears the base flashing at the transition between the low roof and east pool wall was failing as well as the parapet flashing on top of the east wall. Evidence of other problems

occurred during construction of the Wasilla Pool Improvements in 2018. Leaks were occurring along the west pool room wall and water was damaging the new painted finishes of the west wall as well as dripping onto the pool deck. Finding leaks in an IRMA roof is a difficult task as it requires removing the rigid insulation boards to expose the membrane to track down the source of the leak. Other concerns are ongoing maintenance from vegetation as IRMA roofs are prone to collecting blown in soil that ultimately supports plant growth including algae to small trees and shrubs. This was evident at the Palmer Pool that received a single-ply membrane roof.

The 2013 study noted the roofing over the fan room above the administration area was a built-up asphalt roof and was in aged condition. It may be the original roof membrane and it has been top coated with a slurry at some point. The study in 2013 recommended replacing that roof with a new single-ply membrane roof.

Below are comments and photos about the Brett Memorial Ice Arena Site Inspection by Burkhart Croft Architects –

*The need for roof replacement at the Brett Memorial Ice Arena largely comes down to age, service life and existing deficiencies. The existing building was constructed in 1983. That puts the age of the roof at 38-years. From service life standpoint for metal roofing is exceeding the designed service life for this type of roof. In our discussions with the user, they have been chasing leaks for years. This is further evidence that the roof warrants replacement.*

*While performing site inspections there is numerous evidence of field repairs over the years:*



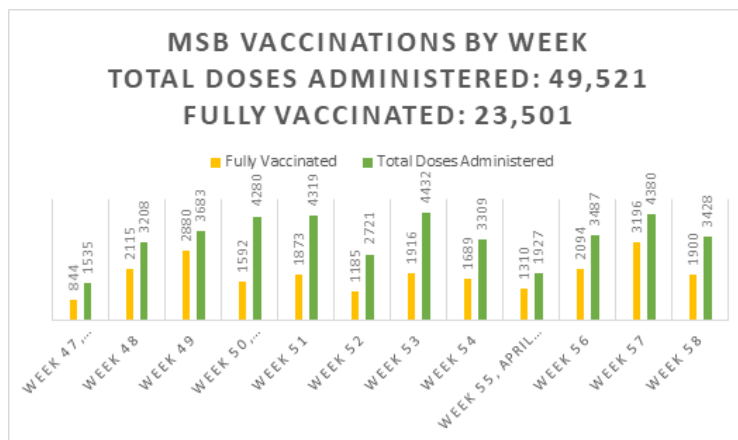


*These field repairs were completed with mastics and sealants, so even these repairs would be considered temporary in nature. This is an exposed fastener roof, and sealant has been placed at almost every fastener. This is a point of failure for this type of roof system since with expansion and contraction of the roof itself, it will slowly expand the fastener hole, allowing water to migrate into the facility.*

*I also completed an additional inspection to look at active leaking during the rink replacement project. An addition was added to the facility in approximately 2004, and at this junction they are getting water migration into the backside of the wall panel, that travels into the facility. While onsite it could not be determined exacting the travel path, but it was evident that it was coming from the main roof area. Unless this condition is addressed, this deficiency is no doubt still occurring to the present day.*

*Roof replacement as designed was to utilize a secondary roofing support member. In effect we would be adding metal roofing over the top of the existing. This path was chosen primarily since it is unclear if the existing panels could be removed without damage to the thermal insulation below. The insulation at the roof is foam-in-place, with roof panels used as the foam stop. The side-wall transition would also need to be addressed. The new addition was “cut in” to the existing building. There is currently very little weather protection at this joint. The existing EPDM only laps a few inches. If roof replacement moves forward, it would be prudent to revisit re-roof options, and perform additional site inspection.*

**Vaccination Weekly Update:**



## **Public Affairs Media Flyover:**

### **State**

[Army Corps of Engineers discusses potential flood control plans for Talkeetna](#)

### **Assembly**

[Assembly terminates NPI Port Mackenzie leases In mutual agreement](#)

[Borough budget discussions continue](#)

### **Fisheries**

[Cook Inlet fishermen face poor forecast and Federal uncertainty](#)

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### **COVID-19**

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### **Agriculture**

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### **Roads**

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### **Trails**

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### **Emergency Response**

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