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## **Bettisworth Welsh Whiteley** LLC **Architects & Planners**

### MEETING NOTES

PROJ: Ketchikan Public Library

BY: Deanne Teeter

RE: Meeting with Building Committee / Public Presentation – November 18, 2010

ATTENDEES: Judith McQuerry, Heidi Ekstrand, Kathy Flora, Leigh Gerber, Karl Amylon, David Martin, Cliff Allen, Bob Armstrong, Laura Medford, Tim Whiteley, Deanne Teeter, Kent Crandall, Brad Hinthorne (Seattle), Erik Mott (Seattle), Holly Herzer (Seattle), Tracy Vanairsdale (Fairbanks)

Review of design: BH & EM summarized changes to plan:

- More parking spaces have been added to the site plan for a total of 41 spaces.
- The dumpster is located at the northeast portion of the entry terrace and is camouflaged by a screening device.
- The entry vestibule has been shrunk in size and it is accessed by a single set of doors.
- The restrooms are located together on the east side of the lobby, rather than flanking the entry on either side.
- The janitor's closet is located next to the staff restroom.
- Landscape Architects are working on a preliminary scheme, but it is not reflected in this plan.
- Created a covered outdoor area at southwest corner of building (adjacent to children's area).

The architects next described the building elevations to the committee.

- The elevations put the glazing in context in conjunction with the building's cladding materials.
  - Copper Ridge Road (west) elevation: modest, framed views at glazing
  - Deer Mountain (east) elevation: 3 generous windows in the stacks area to capture the mountain view. Another generous window in the large, multipurpose room. All other windows on this elevation are modest in size.
  - Front (south) elevation: The glazing is very generous to collect natural light. The sun will be tempered and modulated from the interior side.
- The architects pointed out that they have been very careful and deliberate about locating the building's glazing; they are careful to build an energy efficient building.
- They have located a generous porch at the building's entry and reconfigured the vestibule to shelter patrons from rain upon entering and leaving the building.
- A covered porch has been provided over the back (terrace) entrance to the large multipurpose room.
- The roof overhangs are generous for maintenance and durability.

Materials:

Building's cladding: The majority of the building will be a stone shingle system, with wood siding below the windows.

Roof: Metal

Windows: Wood interior / Aluminum Exterior

Windows are high performance and durable; each work station (in staff offices) as an operable casement window.

Comments:

- BH commented that they needed to spend more time with Lisa going over the collection and space requirements.
- BH asked what would be in the multipurpose storage. JM said that she would send him a list.
- KC asked what would be located at the children's outdoor play space. The design team commented that it could be successful any number of ways, free or structured.
- KC commented that the access from lower parking could be located where the design team is showing the covered outdoor space (10 on plan). It is step over there and remote from any door.
- KA asked about recycling and the dumpster. The design team located the dumpster on plan and said that there is not a location for the recycling. They will find a designated place for it after speaking with TW regarding city standards.
- A member of the community asked what the fuel for the fire place was. After discussion of different fuel sources such as wood pellets & alcohol, TW suggested that we have a propane tank for the fireplace. It is the usual method of "gas" fuel for Ketchikan.
- HE brought up a discussion on snow maintenance on the Copper Ridge Road elevation and at the entry. Hinthorne Mott will revisit the rooflines to verify that they are properly dealing with the snow. A later conversation proposed that relocating the accessible parking spaces to the east would allow pedestrians to walk around any snow fall at the building's entry.
- Door at Children's exit may need a cricket or generous covering because of snow sliding.
- JM would like the bookcases dividing the children's area from the adult stacks to be high enough so that the children would not get the glass above dirty with their handprints.
- KF asked if the children's area could have a door between it and the adult area. She is concerned about children wondering around the library unsupervised. The door could be one that is open much of the time, but could be closed for story time, etc. In addition, the committee would like to see a glazed wall between the children's and adult areas in order to control noise.
- KC asked if there was a desire on the committee's part for any lower ceilings within the space...perhaps a cloud to make some of the spaces more "cozy". The committee responded that they value the views and high ceilings over coziness.
- LG asked if the design team had reports from the engineers on site conditions. They responded that the Geotechnical engineers have been selected but need a notice to proceed from the City.
- JM commented that she does not like the gray color of the stone. Others on the committee felt differently and reacted positively to the stone and its color.
- JM also asked if there could be natural light in the restrooms. The current library's are completely dark if the power fails. The committee and design team commented that emergency lighting is required by code, but that there could be natural light within the restrooms.

- The book drop location was addressed again. JM is worried that drivers will not see her staff as they retrieve books from the book drop. TW pointed out that the location does not need to be fixed at this time and they can revisit the location at a later date.
- JM is also concerned about library storage capacity and wants to make enough is provided for in the plan.

Kent Crandall explained to the committee the different ways of selecting a contractor:

- Design Bid Build: The typical selection process where the architects and engineers design the building completely and send it to bid. The lowest bidder generally gets the contract (Kent pointed out that this usually means the contractor who made the most mistakes at bidding wins the contract). Generally this option does not produce the most cost effective building or the best construction quality.
- Design Build: Contractor is selected to help design the project from the outset. We are too far along in the process for this type of contractor process.
- GC/CM (General Contractor / Construction Manager): The contractor is selected during the design of the project. The firm is selected not only because of budget, but because of past performance and qualifications. They are there to assist in adding value to the project through their intricate knowledge of the construction process.

The drawings will be going to the estimator in early December, and comments will come back from them mid December. The next meeting will be scheduled in early January before the city council meeting. The drawings will be presented to the council January 6.

The committee also wants to put the latest plans up at the library, city hall, and the mall. TW said that he could get them large plots for this purpose.

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