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MEETING NOTES

PROJ: Ketchikan Public Library
BY: Deanne Teeter
RE: Library Meetings– April 20, 2011

Meeting with Staff: 09:00 AM

ATTENDEES: Judith McQuerry, Lisa Pearson, Charlotte Glover, George Pasley, Kelly Johnson, Tammy Dinsmoore, Tim Whiteley, Erik Mott, Deanne Teeter, Kent Crandall, Roy Rountree, Jake Schell

The design team presented the latest exterior and interior 3D models to the staff, as well as more refined interior material selections and renderings.

Project Updates:

Kent Crandall updated the staff on the progress of the project:

- The city council also has approved the construction documents design phase
- The council also has approved the contractor selection process. Kent explained what it means to select a GCCM Contractor at Risk.
- There was also a discussion on the make-up and size of the contractor selection committee
- Site contamination: there has been some contamination found on the construction site, but it is a modest (20' x 20') area that is not thought to be very deep. The city would like it to be removed much earlier than the projected construction start date, so it does not affect the contractor's schedule.
- The building committee has asked the design team to look into alternative heating sources such as ground source heat pump and wood pellets.

Design:

Roy Rountree began his presentation by explaining where we were in the design phase and what it meant: the design development phase has just ended and now the construction documents phase begins. That means that the drawings produced from here on will be for the contractor to understand the construction of the building. He then presented 3D sketches of the building's exterior showing the staff the current design and what had changed since their last meeting.

- A loading zone has been added along Copperridge Road for deliveries, library van, etc.
- By moving some of the parking spaces away from the building's apron, the sidewalk is now out of the way of snowfall.
- The building's utility areas (trash dumpster, propane & fuel tanks) are screened in locally-sourced yellow cedar.

- There is a guardrail (east) and a fence (north) to protect or screen from neighboring property.
- The entry incorporates bike racks
- Grade will be approx. 8'-0" below finished floor on the east (valley) elevation of the building.
- Outdoor terrace (outside of large multipurpose room) will be built up with a retaining wall. It can be accessed from the parking and building apron without going inside. The railing will be yellow cedar (like the utilities screen). The area is covered to protect people in the rain and it also provides a place for smokers away from the building's entrance. The paving is stone tile.
- Sign along Schoenbar: concrete sign with backlit letters
- The design of the children's discovery area has been more refined. There is an open space flanked by benches to allow outdoor story time, etc.
- The team proposes incorporating art pieces into the landscape with which the children can interact physically and visually: a wind driven kinetic piece, and a water feature.
- Staff would prefer to see outdoor benches with individual seats like the ones in front of the current library. This will discourage people from laying down on them.
- Landscape mulch will be local crushed rock—as low maintenance as possible.

Interior

- Motorized shades at high windows
- Focused on making ceiling organized
- In order to keep the ceiling uncluttered, the heating pipe will be run through floor to side registers.
- Introducing a wood trellis ceiling system over the main corridor; its functions are to hide the main HVAC duct supplying air to the building and sound attenuation
- 3 large ceiling fans will be placed within the main stacks area to circulate air. Staff would like to add a fourth to the children's area. The team will verify that it can add a fan with the current lighting plan.
- Timber decking at the ceiling have a bleach stain which will create a warm and luminous space.
- A system of both art glass and wood slats was presented as a way to divide the children's area from the adult stacks.
- Another art glass was presented to separate the teen area from the general library. The staff liked the bright green option.
- The children's areas incorporates lots of color to convey a playful space. The staff responded very favorably to the rendering.
- In the rendering the adult stacks are shown at 5 feet. The staff wants to increase the height to at least 5.5 feet.

Erik Mott presented the latest interior finishes to the staff and after discussion and lots of sample options, they came to conclusions on carpet and wall finishes. They agreed to a mostly neutral background palette for the main area of the library. The children's and teen areas would receive the most color.

- The staff liked the proposed "torched" wood for the circulation desk's vertical face. They also approved the stone sample for the circulation desk countertop.

- The restroom finishes were approved as long as a marker could be cleaned from the surface. The staff prefers stainless for the fixtures. Phenolic resin partitions will be acceptable in the restrooms rather than stainless steel partitions that they had requested.
- A discussion of whether to use porcelain tile or carpet in the main path of travel occurred, with no resolution. For durability reasons, some of the staff and the designers favor the tile; the remainder of the staff favors carpet because it absorbs more of the cart and library noise.
- Staff Area: They staff prefers a honey-colored wood stain for the furniture in its area, over the bleached stain in the general library. They also prefer a different sample for the countertop, perhaps a brighter color.

Meeting with Building Committee: 04:30 PM

ATTENDEES: Heidi Ekstrand, Leigh Gerber, Kathy Flora, Laura Medford, Judith McQuerry, Bob Sivertsen, Dick Coose, Terri Chenhall, Tim Whiteley, Erik Mott, Deanne Teeter, Kent Crandall, Roy Rountree, Jake Schell, Judi A

The meeting covered a general overview of the project including status of funding & grants, alternative fuel findings, design team update, contractor / construction process. The main exterior and interior materials were displayed for the committee to review and make comments.

Grants.

- State library grant is in the legislator's budget, so far.
- USDA. Almost finished moving through the process of the grant.
- Rasmussen Foundation Grant: representatives are coming to town for a site visit; the foundation should make its decision by June or July.
- Wells Fargo plans to donate money to the project

Alternative Fuel Findings

- For a complete study for both ground source heat pump and wood pellet alternative fuel sources, the engineers will charge \$50,000 to put a report together.
- Instead of a full report, we have gotten (for free) a round figure from the engineers on how much each of these systems would most likely cost.
 - o Ground source heat pump: an additional \$1.5 million in project cost. It will take 30 years to see a payback from this system. Since we are building on rock, it is very costly to drill the wells.
 - o Wood Pellet Boiler: an additional \$750,000 in project cost. It will take (best case scenario) 20 years to see a cost payback on this system.
- Wood Pellets: Other factors may take importance over sheer cost, including providing local jobs to incorporate this system. Oil prices will certainly go higher (not lower), and more hydropower electric energy is not guaranteed since the recent "no roads" ruling by the federal courts. The city is in a position to fill empty city trucks with pellets after it has delivered trash by barge down south.
- Other members brought up the fact that wood pellets have not been used much locally and are untested. Also, if the price of fuel goes up then the price of pellets will most likely rise with it.
- The expert in Juneau cannot complete a study in less than two months because of his current project load. The question was raised: should the committee look for an alternate firm to

study the fuel source or ask the expert to come to Ketchikan for a personal visit where the council and committee could ask questions?

- The committee would like to see more study done. This decision will have to be approved by the city council.

Design Update*

- Team has just completed the 65% Design Development drawings
- The team met with the library staff to discuss exterior and interior design updates and material choices.
- The key considerations with interior materials selection are affordability, durability, and appropriateness.

* See notes for Staff Presentation for specific design updates

Construction.

- The city council approved the Construction Documents phase of the project.
- The council also approved the contractor selection process.
- Site contamination: there has been some contamination found on the construction site, but it is modest (a 20' x 20') area that is not thought to be very deep. The city would like it to be removed much earlier than the projected construction start date, so it does not affect the contractor's schedule.
- A RFP review committee needs to be formed.

Public Meeting: 05:30 PM

Roy and Erik presented the current design to the public. Please refer the "Design" notes from the staff meeting for the presentation outline. The main exterior and interior materials were displayed for the public to view.

Public Questions:

- Why was the children's section and outdoor area located so close to Schoenbar Road? Judith McQuerry answered that because of the narrow site and the entrance to the north, this seemed the most appropriate location. The area wants to be spatially separate from the remainder of the library.
- Will the landscape crushed gravel be colored? It will be the color of the local rock.
- How close is the building to the adjacent road (Copperridge)? 20 feet
- Is the outdoor terrace at the same level as the entry and large meeting room? Yes
- How large is the multipurpose room? 900SF
- How does the new library's stack capacity compare with the current library? We are currently gaining 15% from the current library, but are adding some height to the stacks and will have more room at the ends for new books.
- Are there operable windows in the design? The operable windows in the public space are up high and will open automatically. This window location was chosen to protect the book collection. The staff area has operable windows.
- Is the design team expecting a lot of heat gain from the windows? The location and the amount of windows are appropriate for Ketchikan's climate.

- Is there a circulation desk in the children's section? No, all books will be checked out at the main circulation desk.
- Will there be security cameras in the library? Not inside of the library; the librarians feel that it is a civil liberties issue.
- What is the timeline for the remainder of the design process and construction completion? 4-5 months of more design time and then a year from the beginning of construction to completion.
- Is the fire place gas? It will be fueled by propane.
- If the bid comes back too high, what are the options for getting the building in budget? Since we are hiring a contractor before the drawings are finished, we expect the building to come in on budget through the advice of our contractor.
- What is the interior lighting system in the main library area (looking at rendering)? There is task lighting over the tables, which is clearly seen in the rendering, but the general lighting comes from the column-mounted sconces. They provide both up and down lighting; the up-lighting illuminates the ceiling.
- Why are there no windows in line with the library tables (that hold the computers) in the adult stack section? There are smaller windows that line up with those tables. The larger windows have lounge seating adjacent to them.
- Why is the fire place on the "view wall"? The rendering is a bit deceiving in that the fire place appears to take up a lot of room, but if you look on the plan, the majority of the wall is windows and view.
- Bob Sivertsen asked if the public was interested in pursuing a wood pellet heating system. The public was positive about the idea.
 - o Larry Jackson commented that the downfall of pellets is logistics and storage; to tackle maintenance and ensure a quality product, the city could require that the supplier also service the pellet storage. There is a lot of variety in the quality of pellets.

Public Comments:

- There was a lot of concern about children's safety. The main concern was that there was no circulation desk in the children's library and that 1. Children would be at the circulation desk with people that should not be around children, and 2. Children would be leaving the library alone through the same door as the adults. Currently they have their own entry and exit.
- The library has a great staff who knows the members of the community who should not be interacting with children.
- There is lots of landscaping at the Schoenbar side of the building; children won't just wander over to the busy road without going through a lot of vegetation.
- Public likes the water wheel (Archimedes' Screen) water feature
- Make sure that the large window in the children's section is warranted.
- A full length mirror in the restrooms is desired.
- ADA / Child height counter at the circulation desk
- Consider a rollout cabinet in the craft room

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