

Memorandum

Date: 29 July 2010

To: Ketchikan City Council, thru Karl Amylon, Ketchikan City Manager

From: Martha Schoenthal, Project Manager for the Pre-Development Program, the Foraker Group

CC: Judith McQuerry, Ketchikan Public Library Director
Heidi Ekstrand, President, Friends of the Library and Spokesperson for Feasibility Committee
Chris Kowalczewski, Program Manager, Pre-Development Program, Foraker Group

Subject: Status of Ketchikan Library Pre-Development Program Work

We appreciate the opportunity to present a concept study based upon community and library staff input for the new Library. CB Bettisworth of Bettisworth North along will be presenting these concepts at the regular council meeting of August 5. The purpose of this presentation is to keep you informed of the progress of the Foraker Group's Pre-Development work.

This concept study envisions how the 16,250 square foot facility can be situated on the Copper Ridge site to take advantage of access, visibility, views and light and allow for future expansion. The positioning of the front desk in this single floor layout is staff efficient. Views are maximized with the multipurpose room and adult reading areas situated on the east side.

A professional construction cost estimator, HMS, Inc., is currently developing an estimate for this concept. We expect to be able to update the total project cost estimate within the month. Work on the Project Development Plan is underway and we expect that to be completed by mid-September.

This concept study exercise:

- tests the space program to insure that it meets the identified needs,
- validates that the site supports the goals of the project and
- will provide a higher degree of confidence in the estimated project cost.

I am happy to relate that the work is on schedule. With the formalizing of the RISE project management contract and the Bettisworth Welsh Whitely design contract, the project is poised for a seamless transition from the Foraker Group's Pre-Development Program to the City of Ketchikan's guidance and control.

While we, and CB Bettisworth, welcome your comments on the concept study, for the purposes of this exercise, we do not intend to make any design changes. This is simply one solution that is being tested at this stage of the process. The Foraker Group fully expects that you will examine and explore other solutions in the on-going design process.

Please feel free to contact me if you have any questions.

