

## Memorandum

Date: 7 May 2010

To: Ketchikan Library Feasibility Committee

CC: Karl Amylon, City Manager

From: Martha Schoenthal, Project Manager for the Foraker Group

Subject: Nominated Site for New Library

Karl Amylon, the Ketchikan City Manager, received a site nomination from Michael Bayless representing the owners of the White Cliff property. In the historical research for properties previously considered, this site was dropped because the old school building is leased to the Borough for their offices. However, Mr. Bayless has forwarded a sketch indicating how a library might be accommodated on the site. I believe this e-mail has been forwarded to each of the committee members for your review. I have reviewed the materials and offer the following for your consideration.

It is unclear what sort of arrangements would need to be affected with the property owners and the Borough who currently leases the old school. While the City might perhaps own the library land, we must assume some sort of agreement or contingency would have to be generated to accommodate Borough parking.

Library Operations: Current best practice is to keep staff on the floor, or visible and accessible to the public. With that said, there is very little in the space program that should be remotely located in the 2,000 square feet located in the White Cliff school building. Again, it is unclear at this time if the space in the old school is offered for purchase, lease or if the Borough already leases the space. In any event, some type of facility governance agreement would need to be negotiated with the collocation of a City Library and the Borough offices in the same building.

Added construction cost: The site is too small for a single story structure and surface parking. The sketch provided by Mr. Bayless indicates a new 14,000 sf building and the first row of the uphill parking would be built above the existing parking. The added elevated structure would have a significant cost relative to a simple slab on grade building. It is impossible to accurately estimate this increase, but a reasoned guess for the 17,000 sf (14,000 sf building and 3000 sf for the 14 space parking deck) would suggest this adds well in excess of a million dollars construction cost.

Added square footage and cost: One and possibly two emergency exit stair towers would be required. (The back, at-grade entrance may eliminate the need for an elevator and second exit stair.) A sky bridge connecting to the White Cliff building is required to access the 2,000 square feet in that building. The exit stair and bridge adds approximately 4-500 square feet at an estimated cost of \$200,000 - 250,000.

Parking: It appears from the sketch that the 14 spaces designated as "new" are above parking spaces below. There would probably be several spaces eliminated at the lower parking due to structural columns and required seismic bracing. Thus there is probably only a few additional parking spaces provided, maybe only five. We are unable to evaluate if the additional estimated five parking spaces would be adequate to support both the Borough offices and a new library. We also do not know the nature of the agreement between the Borough and property owners. Note that bus access and deliveries would be awkward.

Ambiance and view: There would most likely be a pleasant view to the south and west, looking over the roofs of the buildings across the street, towards the water. The north view would be looking at the parking lot and retaining wall. The parking and access arrangement would most likely put the public entrance to the Library at the back side near the White Cliff building. Due to the existing retaining wall, the back entrance would not have much access to natural light. Also, it would not be readily visible to drivers or the community at large. More detailed design work might be able to alleviate this difficulty.

Library Expansion capabilities: The most logical expansion would be towards the north and eliminate some parking or capturing additional space in the White Cliff Building. Again, it is unclear what the nature of the current lease arrangement is.

50% Grant Funding: It is unclear if the State Statute will consider a lease arrangement to be eligible for grant funding. Further research is being conducted at this time.

Based upon all of the above considerations, I do not recommend this as an optimum site for the new library.