

Agency: Commerce, Community and Economic Development**Grants to Municipalities (AS 37.05.315)****Grant Recipient: Ketchikan****Federal Tax ID: 92-600082****Project Title:****Project Type: New Construction and Land Acquisition**

Ketchikan - New Public Library

State Funding Requested: \$6,000,000**House District: 1 / A**

One-Time Need

Brief Project Description:

Project will fund construction of a new library for Ketchikan as part of the Alaska Public Library Construction and Major Expansion Matching Grant Program.

Funding Plan:

Total Project Cost:	\$12,000,000
Funding Already Secured:	(\$5,000,000)
FY2012 State Funding Request:	<u>(\$6,000,000)</u>
Project Deficit:	\$1,000,000

Detailed Project Description and Justification:

The new Ketchikan Public Library is a significant community investment that will continue to foster the value Ketchikan residence place on lifelong learning for the next 30 years. The new library facility is planned as a single-story 16,250 SF facility estimated to cost \$12M, with construction scheduled to be complete in the fall of 2013.

The current Ketchikan Public Library is housed in the Centennial Building, 629 Dock Street, in downtown Ketchikan. It is a two-story structure built in 1967 to commemorate the 100-year anniversary of Alaska's purchase by the United States. The building was originally constructed as an exhibit space. After the 100-year commemoration was over, the space was divided for use as a museum and for the public library. In 1976, open-air totem pole storage space was enclosed to create the Children's Library in the 'library half' of the building's lower floor. Because the Centennial Building was not constructed as a library, many compromises have been made over the years to fit library programs, services and collections into the space available. This has created compromises and conflicts in library services over the years, the collection must be continuously 'weeded' to fit into the space available, and seating has been removed from the library to make room for the collection materials. In addition, the facility does not meet ADA accessibility requirements in a number of ways; disabled patrons must go outside the building, around the parking lot, and down a steep driveway to access the lower floor where most programming occurs.

In 2004, the City of Ketchikan completed a facility development plan for the construction of a new public library comprised of 26,874 gross square feet, which was intended to serve a population expected to grow to 20,000. Due to a lack of funding, the project did not move forward. In the fall of 2009, the Foraker Group announced its willingness to assist the City of Ketchikan in pre-development activities associated with construction of a new municipal library. Foraker worked with community representatives and City staff to review what had been previously accomplished on the project, current population data, extant library usage statistics, industry best practices and a comparison of similar facilities and service areas. Based on a population projection of approximately 13,000 residents, it was determined that a space plan of

approximately 16,250 sq. ft. for the new library would be sufficient for Ketchikan's needs.

Based on a review of available sites by Foraker and community residents, the City has secured an option to purchase a 68,000 sq. ft. property adjacent to the Third Avenue By-Pass near Deer Mountain. An August 31, 2010 closing date is anticipated. The Foraker Group is currently taking the project to thirty-five percent (35%) design development on the City's behalf. Contracts are in place between the City and Bettisworth Welsh Whiteley, LLC and RISE Alaska, LLC to take the project to sixty-five percent (65%) design by November 2010.

In 2008 the legislature passed Senate Bill 119. Section 2 the bill established a Public Library Construction and Major Expansion Matching Grant Program (PLCGP). The City is seeking a \$6,000,000 appropriation under this program. Should funding be forthcoming, the City will finance an additional \$5,000,000 through general obligation bonds. The remaining \$1,000,000 will be provided through various foundation grants and community fundraising efforts.

The project has been thoroughly studied, vetted by stakeholders, and is a top community priority

Project Timeline:

Completion of final design is projected by the end of 2011 or early in 2012. Site work may begin as early as 2011. Bidding and construction are scheduled early in the spring of 2012 with substantial completion no later than the fall of 2013.

Site Survey and Soil Investigation	Fall 2010
Thirty-five Percent Design	Fall 2010
Final Design	Fall 2011
Bidding and Construction	2011 - 2013

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

City of Ketchikan

Grant Recipient Contact Information:

Name: Karl R. Amylon
 Title: City Manager
 Address: 334 Front Street
 Ketchikan, Alaska 99901
 Phone Number: (907)228-5603
 Email: karla@city.ketchikan.ak.us

Has this project been through a public review process at the local level and is it a community priority? Yes No

City of Ketchikan, Alaska

Construction of a New Ketchikan Public Library

Owner: City of Ketchikan
334 Front Street
Ketchikan, Alaska 99901

Contact: Karl R. Amylon, City Manager
(907) 228-5603
karla@city.ketchikan.ak.us

Start of Construction: Spring 2011

Completion Date: Fall 2013

Estimated Cost: \$12,000,000

**August 2010
Funding Request:** \$ 6,000,000

Priority Ranking: 2



Conceptual Library Site
Plan - Copper Ridge Site

Project Description

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In 2004, the City of Ketchikan completed a facility development plan for the construction of a new public library comprised of 26,874 gross square feet, which was intended to serve a population expected to grow to 20,000. Due to a lack of funding, the project did not move forward. In the fall of 2009, the Foraker Group announced its willingness to assist the City of Ketchikan in pre-development activities associated with construction of a new municipal library. Foraker worked with community representatives and City staff to review what had been previously accomplished on the project, current population data, extant library usage statistics, industry best practices and a comparison of similar facilities and service areas. Based on a population projection of approximately 13,000 residents, it was determined that a space plan of approximately 16,250 sq. ft. for the new library would be sufficient for Ketchikan's needs.

Based on a review of available sites by Foraker and community residents, the City has secured an option to purchase a 68,000 sq. ft. property adjacent to the Third Avenue By-Pass near Deer Mountain. An August 31, 2010 closing date is anticipated. The Foraker Group is currently taking the project to thirty-five percent (35%) design development on the City's behalf. Contracts are in place between the City and Bettisworth Welsh Whiteley, LLC and RISE Alaska, LLC to take the project to thirty-five percent (35%) design by November 2010.

Project Benefits

Based on the revised space plan developed in conjunction with the Foraker Group and utilizing "best practices," the following comparison indicates just how urgent the need is for new library facilities in Ketchikan:

Current Library:

60,000 books
53 reader seats (there are 37 actual seats)
6 computer workstations

6,700 gross square feet (existing) - 0.5 s.f.
per resident

Proposed Library:

80,000 books
80 - 100 reader seats
8 computer workstations with unlimited
wifi for laptops or tablets
16,250 gross square feet – 1.25 s.f.
per resident

Schedule and Cost Estimate

Thirty-five percent (35%) design is complete. Design development is currently in progress. Completion of final design is projected by the end of 2011 or early in 2012. Site work may begin as early as 2011. Bidding and construction are scheduled early in the spring of 2012 with substantial completion no later than the fall of 2013.

Site Survey and Soil Investigation	Fall 2010
Thirty-five Percent Design	Fall 2010
Final Design	Fall 2011
Bidding and Construction	2011 - 2013

The estimated cost of the project, excluding property acquisition, is \$12,000,000.

Funding Request

Senate Bill 119 (Chapter 55 SLA 08) was signed into law on June 4, 2008. Section 2 of the bill (AS 14.56.355) established a Public Library Construction and Major Expansion Matching Grant Program (PLCGP). The City of Ketchikan is seeking a \$6,000,000 appropriation under this program for the construction of a new Ketchikan Public Library. Construction of a new Ketchikan Public Library has been tentatively ranked by the Alaska Library Association as the second qualifying project if funding is made available under this program in SFY 2012. Should funding be forthcoming, the City will finance an additional \$5,000,000 through general obligation bonds. Voter approval of the bonds will be sought at the City's regular municipal election scheduled for October 5, 2010. The remaining \$1,000,000 will be provided through various foundation grants and community fundraising efforts.