

Special Ketchikan City Council meeting was called to order by Mayor Williams at 7:00 p.m., January 12, 2012, with the following members present: Sam Bergeron, Dick Coose, Kj Harris, DeAnn Karlson, Matthew Olsen, and Marty West. Councilmember Robert Sivertsen was absent.

The Pledge of Allegiance was given by all persons in the Chambers.

Staff present were Manager Amylon, Assistant Manager Martin, Police Chief Bengaard, Public Works Director Allen and City Clerk Suiter.

**COMMUNICATIONS** - None

**PERSONS TO BE HEARD** – None

**NEW BUSINESS**

**Schematic Design and Construction Budget for the  
Ketchikan Medical Center Addition & Alterations Project**

Dan Jardine, representing NAC Architecture, outlined the process to date, stating they met with people to identify the current state of affairs at the hospital and to assess the needs for the next 20 years. He pointed out some of the issues included: aging infrastructure, inadequate surgical facilities, insufficient clinical office space, and insufficient onsite parking. He spoke to the goals that the planning precepts are based on in order to provide local, accessible and quality healthcare to the community. He explained these precepts included ensuring the best and highest level of health care for the community now and in the future; recruiting and retaining knowledgeable and caring physicians and staff; enhancing operations and maximizing opportunities for delivery of care and services; improving the infrastructure and energy efficiency while maintaining sustainable design, and continuing economic benefits for the community in terms of jobs, revenue and services.

Mr. Jardine continued by outlining several of the critical needs and priorities, explaining the outdated existing surgery, inadequate clinical office space, inadequate parking for all persons who use the hospital, and the aging infrastructure and HVAC control systems. He went on to describe reasons for choosing the placement of the hospital addition, noting two main options were examined. He listed the advantages and pointed out the main disadvantage is the required location of the KAR House prior to construction.

Mr. Jardine then moved on to the estimated costs, noting that PeaceHealth is contributing \$8,000,000 for soft costs. He explained the programming that was developed based upon many variables that led to the spatial requirements for the new structure. He said these requirements were then used to develop a preliminary floor plan that was reviewed with departmental representatives. He showed schematics of the final proposed design,

pointing out that the marine environment, heavy precipitation, natural setting, limited sunlight and the Ketchikan culture were all taken into consideration.

The schematic design cost estimates were compared to the master plan budget, and Mr. Jardine noted no increase in the project cost was realized. He discussed funding scenarios, stating that available funds will pay for approximately 50% of the design development process plus other critical studies required to advance the design.

He recommended the Council 1) accept the schematic design concept for the additional and remodeling scope, 2) accept increased construction cost budget within the same \$76 million overall project budget, and 3) approve using the remaining HRSA grant funds to proceed into design development. Mr. Jardine as well as Pat Branco, CEO of Ketchikan Medical Center, answered questions from the Council.

In response to Councilmember Karlson, Manager Amylon said the new location for the KAR House has not yet been identified. He continued at the end of three years staff will be bringing back to Council the disposition of the Gateway facilities, and he suspected if Akeela is continuing to operate they will have the City look for an alternative location to either build or lease.

Moved by Olsen, seconded by West the City Council approve the program schematic design and construction budget for the Ketchikan Medical Center Addition & Alterations Project and direct the city manager to take such actions as may be necessary to allocate the remaining \$426,239 of Health Resources Services Administration (HRSA) grant funding to advance design development.

Motion passed with West, Olsen, Karlson, Bergeron, Harris and Coose voting yea; Sivertsen absent.

### **MAYOR AND COUNCIL COMMENTS**

Councilmember Kj Harris said this is a lot of hospital stuff for everyone to think about, and \$75 million is a lot of money. He said where it is coming from is our job to figure out or our senator's job to help us figure out. He continued nothing is written in stone yet.

Councilmember West said she has had a chance to sit in on a lot of meetings, and the architects and everyone involved have been really careful to avoid the "fru-fru" stuff. She felt what they have come up with is elegant but very practical, and is an outstanding and much needed project.

Councilmember Coose commented we do need it and encouraged everyone to keep moving.

Councilmember Bergeron expressed public buildings should represent the values of the community, but he didn't want to see the hospital come out like a warehouse either. He felt the front view from Tongass was stark, and he generally didn't like the building. He

encouraged the architects to make the building more appealing. He commented as far as programming he doesn't second guess, but the cost is certainly a concern. He said after this legislative session we will have a really good idea of what we will be able to do and we may have to come up with a Plan B. He reported there are inebriates taking over Creek Street and scaring our citizens, and he would like the Police Department to do something about it. He related a conversation with a citizen about the homeless shelter charging its users, and he felt his policy would be that people who were homeless and unable to pay should be able to stay there.

Councilmember Karlson said this facility is very much needed, and our healthcare facilities here in Ketchikan are very stretched with the limited amount of space we have. She worried about the cost because nothing has changed here economically, and we need to know where the money is coming from and who will be paying for it. She felt the design was great and will hopefully help attract more long-term providers for a better level of care for locals.

Councilmember Olsen said he had the pleasure of emceeding a retirement party for former Library Director Judith McQuerry. He reported it reminded him of how much the community gives in addition to everything else that is paid in terms of taxes. He noted there are several projects coming up, and he hoped as we reach out we are telling how much our residents are giving in addition to the normal amount that is given through paying property and sales tax.

Mayor Williams said Mr. Olsen did a great job, and he thanked Mr. Jardine for coming. He also thanked the hospital board and staff for being here and we need to work together to make this happen. He felt we'd need the medical community to lead the charge because people would be more receptive to see a medical doctor talking about it than him, and it is something we should all be focusing on.

**ADJOURNMENT**

As there was no further business, the Council adjourned at 8:07 p.m.

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Lew Williams III, Mayor

ATTEST:

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Katherine M. Suiter  
City Clerk