

The Design Begins

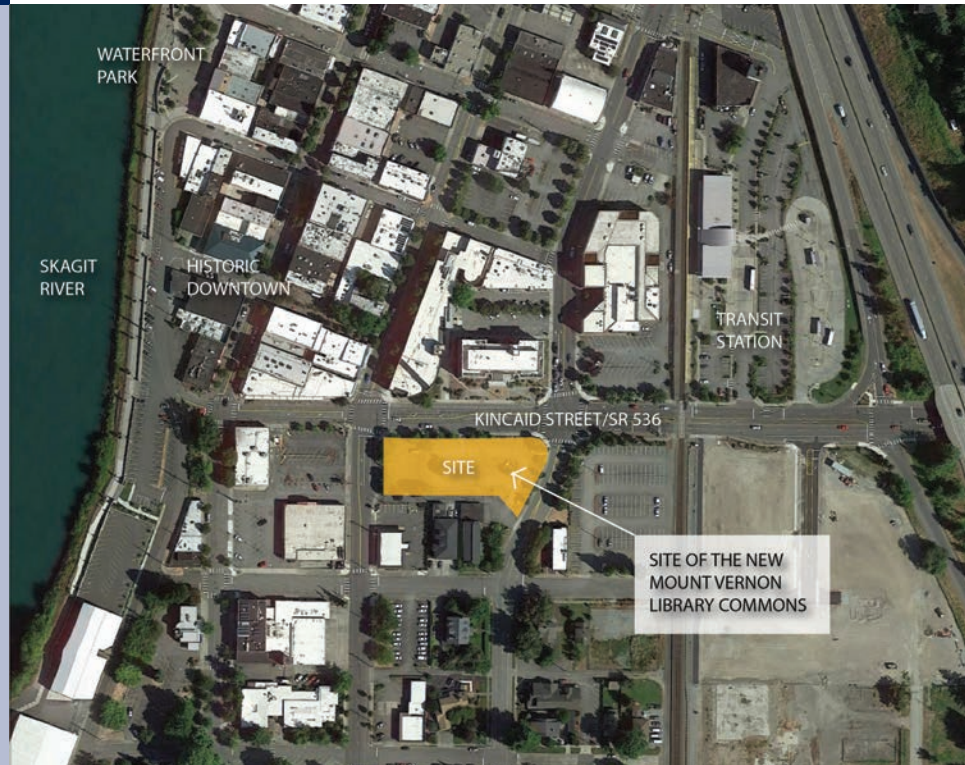
On May 26, the Mount Vernon City Council approved the Architectural and Engineering (A&E) Services contract for HKP Architects and its team to begin design of the new Mount Vernon Library Commons. It's been an exciting and productive month of June as the process started with Programming and Schematic Design.



Contract signing

We will be updating the community throughout the process, while keeping a “full steam ahead” focus on completing the design, garnering the final funding, and preparing Bid Documents so the facility can be built and open to the public as soon as possible.

HKP is honored and thrilled to be working on this important and historic community project. We can't wait to share the design process with you.



What is Schematic Design?

The first phase of design, which will take approximately three months, June to August, and is called Schematic Design. The phase consists of confirming the scope of the project and conceptualizing the building design. The focus is on developing the program (uses and needs), setting the goals, reviewing options for approaches to things such as form, circulation, materials, and sustainability, and beginning to coordinate all of the various systems for the building.

The ultimate goal of this phase is to develop the design direction, confirm preliminary costing, and set the stage for Design Development. Our goal is to make as many major decisions about the building layout and function at this phase, when revisions have less impact on budget and schedule.



Month in focus

The team has been focused on listening to programming needs, evaluating the existing conditions, and formulating conceptual ideas to meet the various functions that this building will serve. We are also working to develop the sustainability goals and targets, and to be mindful of both first-costs (cost to build) and life-cycle costs (cost to operate and maintain).

This project aims to be one of the most sustainable buildings in Skagit Valley, utilizing a Passive House high-performance building envelope to reduce energy loads significantly over the baseline Energy Code. The result will be long-term savings in operating costs, enhanced comfort, and a reduction in our carbon footprint.



June 2021 Activities.

- Kick-off Meeting
- Library Programming Meeting
- Community Center Programming Meeting
- Soft Cost Workshop
- Geotechnical Investigation
- Site Utility Survey Updates
- Traffic Study / Consultant Coordination
- Parking Garage Functionality and Structural Systems Review
- Parking Garage Tours
- Preliminary Daylighting Modeling
- Preliminary EUI (Energy Use Intensity) Target Setting
- Preliminary Carbon Reduction Target Setting
- Preliminary Plan Development
- Preliminary Massing / Physical and Digital Modeling
- Preliminary Elevation Studies
- Mechanical Systems Overview
- Weekly Progress Meetings

