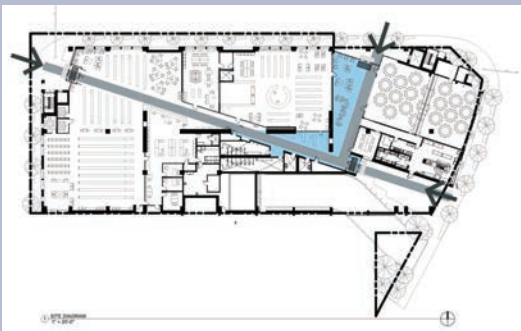


Schematic Design Cost Estimate

The 100% Schematic Design deliverable included the first formal Cost Estimate for the project. The following is a breakdown of the preliminary costs for each part of the building:

Library	\$19.7 M (42%)
Community Center	\$4 M (8%)
Parking Garage	\$22.8 M (50%)
TOTAL	\$46.3 M

These costs include both the construction **“hard” costs** and the project **“soft” costs**, which includes things like design and engineering, impact fees, sales tax, furnishings, etc. The team is busy reviewing cost savings strategies, life-cycle cost analysis, and optimization of the design to balance the cost of the project with the community benefit and long-term maintenance and operations.



100% Schematic Design plan diagram



Preliminary Massing Models without lighting and with placeholder materials to be developed

Design Development Phase

We have entered the second phase of the design process, called Design Development. The goal of “DD”, as it is called, is refining the plan based on the Owner’s review comments, reviewing the cost estimate for budget and schedule control, analyzing options, and defining the materials and systems to be included. It is the phase where we want to make the last of the big revisions before changes start to have more of an impact on the project schedule and budget.

This phase will last three months, with 100% Design Development deliverable to the Owner on December 6th. This will include our second formal Cost Estimate.

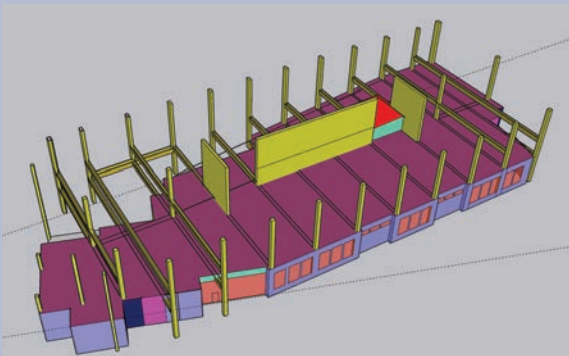


BrandQuery, a member of the design team responsible for wayfinding, graphics, and fundraising support, recently completed a Fundraising Video showcasing the beauty of Mount Vernon, its rich history, and its future-forward vision to build a better community. Check it out at: <https://youtu.be/HLJg9Sfq11U>

Month in focus

The design team is in the process of running **energy models** to review the building's total energy savings. These models help us analyze the amount of insulation we are using in the floor, walls, and ceilings to prevent heat loss and gain, **lower the amount of energy** needed to heat and cool, and maintain constant temperatures in the building. We rely on **air sealing** to prevent heat leakage, cold air drafts, and poor air quality. **Fresh air** is constantly circulated in the building, with the heat recovered from this air before it is exhausted.

All of these strategies are part of our **Passive House** design, which helps provide **thermal comfort, high-quality indoor air, and energy savings** not found in traditional construction.



Current Activities

- Weekly Owner Meetings
- Owner's Review of Schematic Design Drawings
- Plan Revisions
- Cost Estimate Review and Recommendations
- Skagit Transit Coordination
- Utilities Coordinate
- Energy Modeling
- Photovoltaic panel optimization studies
- Design Development coordination meetings with team
- Review of Opportunities for Art Incorporation into design
- Review of Materials and Equipment options
- Library Stack counts
- Furnishings, Fixtures, and Fittings (FF&E) coordination
- Preparation of 50% Design Development Drawings



Aerial view of the project site from fundraising video

HKP Architects

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