



Monthly Update
 July 2022

A River Runs Through It

Water Quality is one of the priorities for this project, as the City and team have worked to design systems for cleaning stormwater in soils cells and below-grade treatment vaults before it leaves the site.

In addition, an effort has been made to incorporate pervious sidewalks, landscaping, and a green roof so that there is no more impervious surface than currently exists on the site. This helps control runoff and adds another layer of filtration to the water before it enters the treatment vaults.

With the improvements to stormwater management and low-impact design, the water quality leaving the site will be substantially better than it is currently, which is incredibly important for the nearby Skagit River.



Low-Impact Development (LID) strategies are being used such as pervious pavers and a green roof shown above. Photos courtesy of Mutual Materials (above) and Swift Company (below).



Social Media post image courtesy of the Mount Vernon City Library

Calling all Bidders!

The Mount Vernon Library Commons is officially out for bid. On July 22, the project was advertised for Bid, with invitations to accept bids on August 18th. Interest in the project is anticipated to be high, as it not only offers an opportunity for local trades to work closer to home, but to work on one of the most progressive, sustainable facilities in our region.

The team will be busy answering bidder questions and performing on site Pre-Bid Walk Through. Information can be found at <https://secure.procure-now.com/portal/mountvernonwa>.



Current Activities

- Weekly Owner Meetings
- NEPA/SEPA Permits
- Fill & Grade Permit
- Master Plan/Site Plan Permit
- Design Review Board Meeting
- Traffic Concurrency
- Building Permit
- L&I Permit
- PSE Review and Engineering
- PUD Review
- Preparation of Bid Documents
- Commissioning Agent Coordination
- Property Closing/Easements and Vacations
- Quality Assurance/Quality Control Reviews



Month in Focus

This month, the City and County executed the **Purchase and Sale Agreement** for the eastern lots of the site. This allowed the team to finalize legal descriptions of the property, along with easements and vacations needed to build the facility.



With the new survey information, the team worked diligently to finalize the various permits required for Bidding and for construction to begin this fall.

If all goes as planned, we should start to see construction fencing installed around the property in mid- to late September, with earthwork starting shortly thereafter.



Social Media postings to help support the project funding. Sign up now to follow the Instagram and Twitter Campaign to help raise awareness and funds for the project @mountvernonlibrary-commons. Top: HKP Architects Bottom: Local IBEW 191. Show your support!

HKP Architects

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