

# City of Mount Vernon

New Library

Community Center

Parking Garage

## Concept Development Report

April 17, 2019



## Introduction

The City of Mount Vernon began with a bold vision to build a new library, community center, and parking garage in the heart of the downtown area. In partnership with Skagit County, this new civic building would also provide a new home for the senior services that Skagit County currently provides. Years of research, outreach, and planning went into the development of the new building, and in November of 2018, the city hired OAC Services to perform the following tasks to move the project closer to implementation:

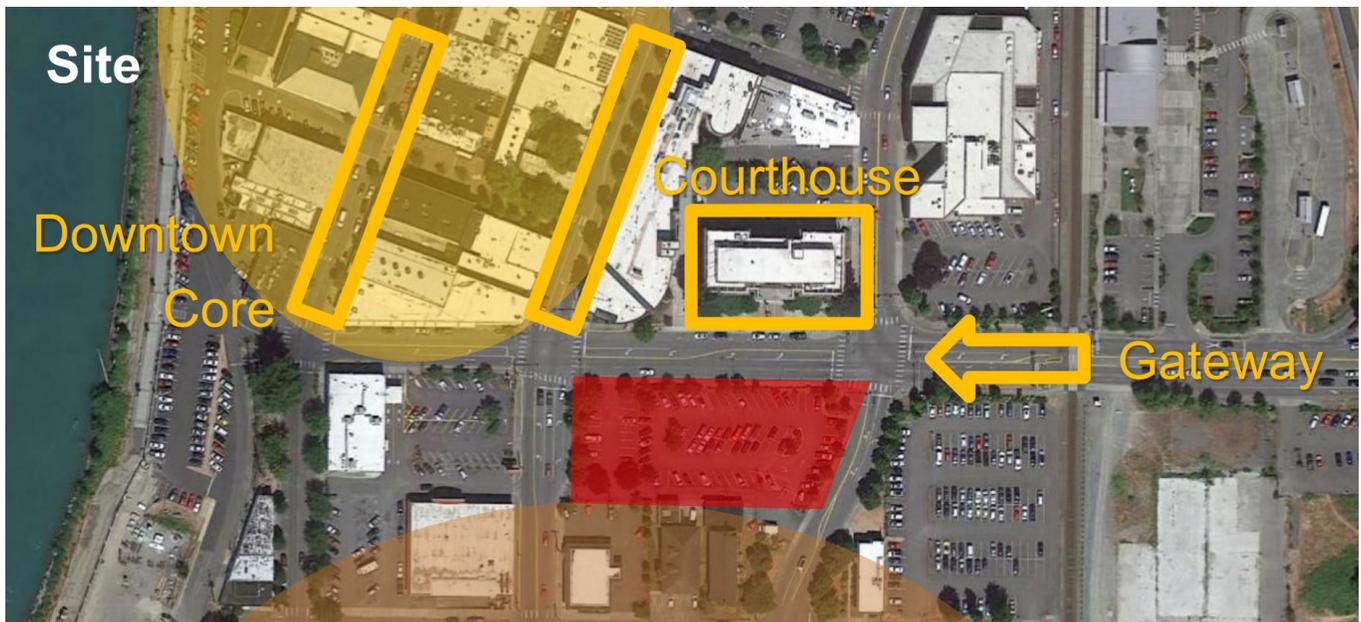
Task 1: Document project objectives, review project development history, and identify project risks.

Task 2: Conceptual design including considerations for phasing options.

Task 3: Conceptual estimate including considerations for phasing options.

Task 4: Delivery method/procurement evaluation.

After completion of these four tasks OAC continued to work with city stakeholders to evaluate different approaches to project elements, achieving a design concept and budget which can allow the project to move forward.



# View along W. Kincaid St. looking east

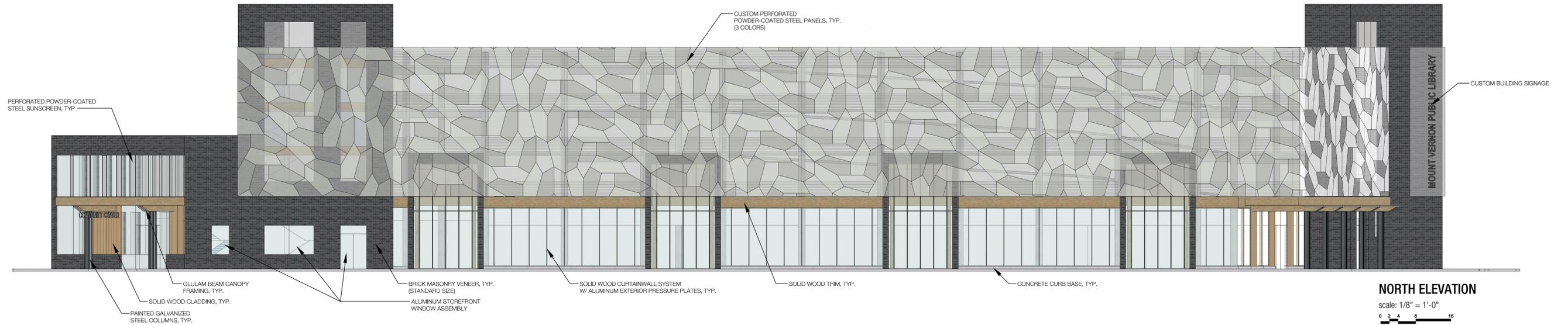


# View to library main entrance

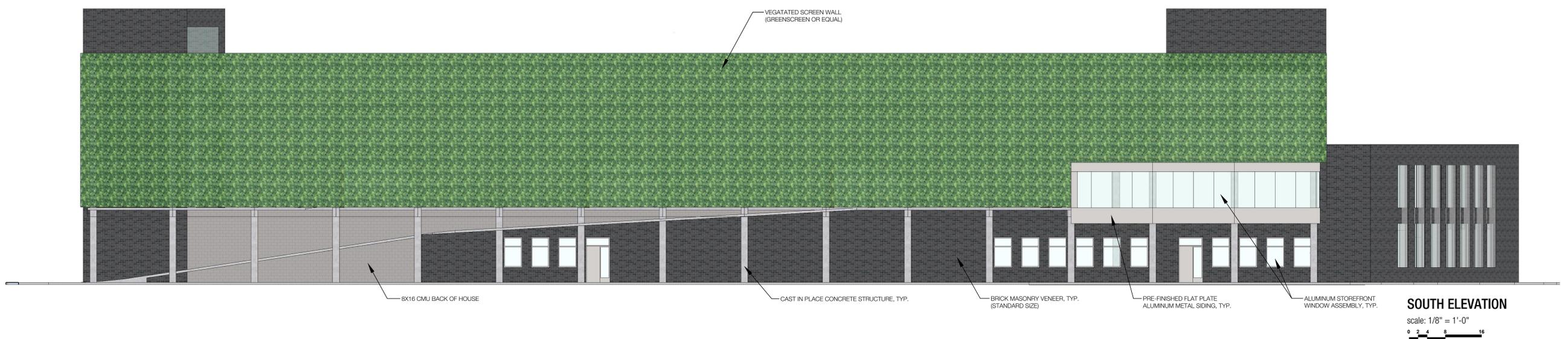


# View along W. Kincaid St. looking west

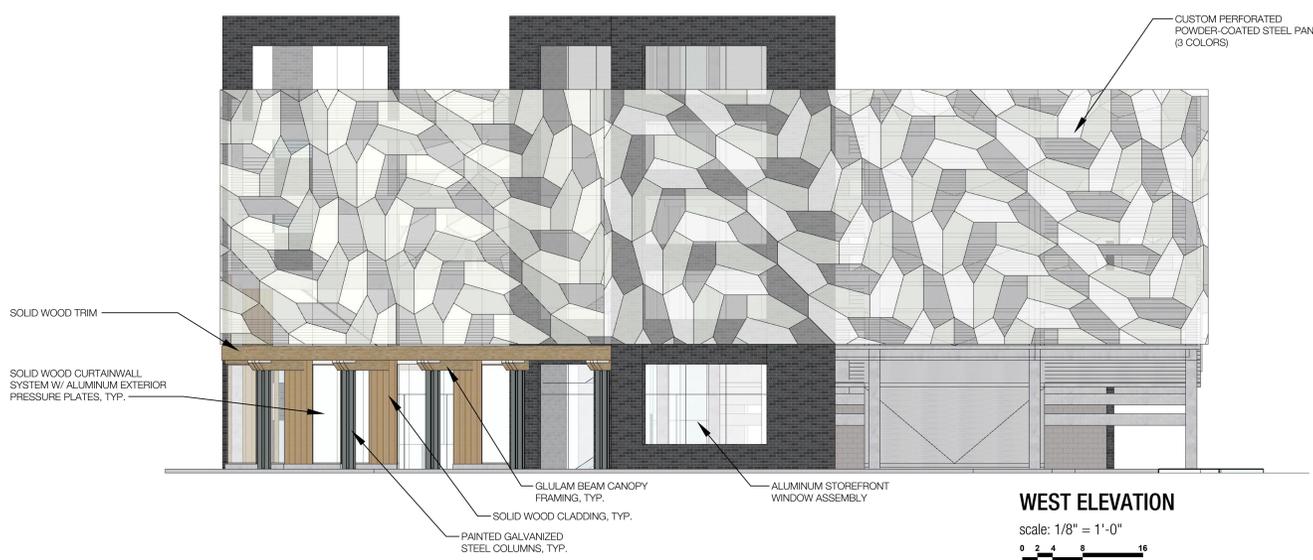




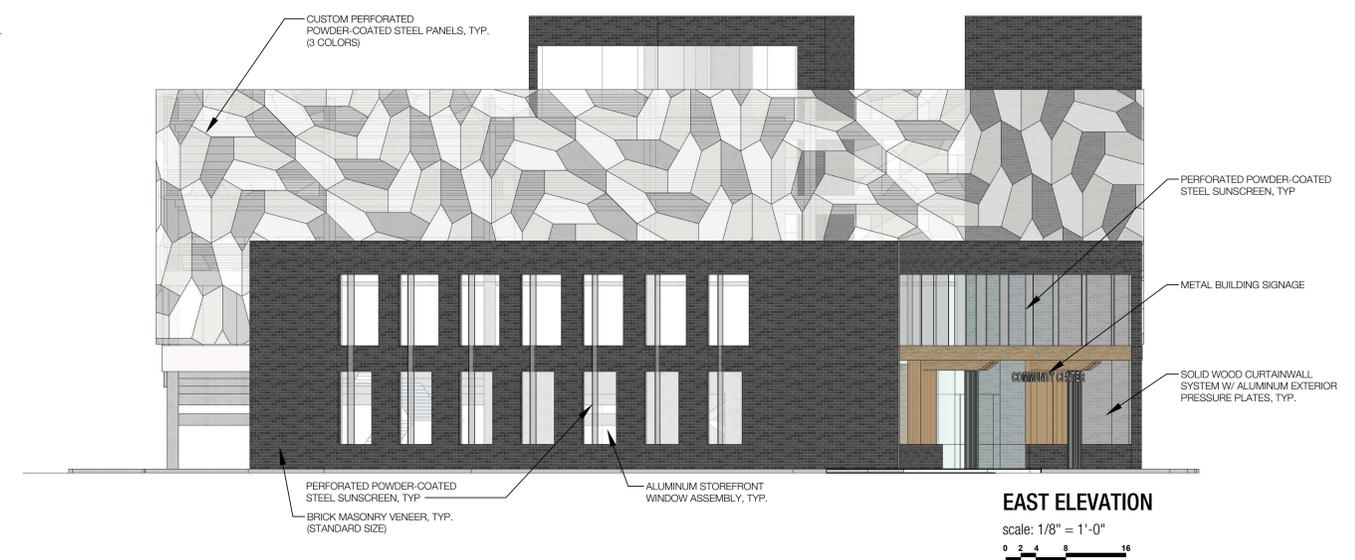
**NORTH ELEVATION**  
 scale: 1/8" = 1'-0"  
 0 2 4 8 16



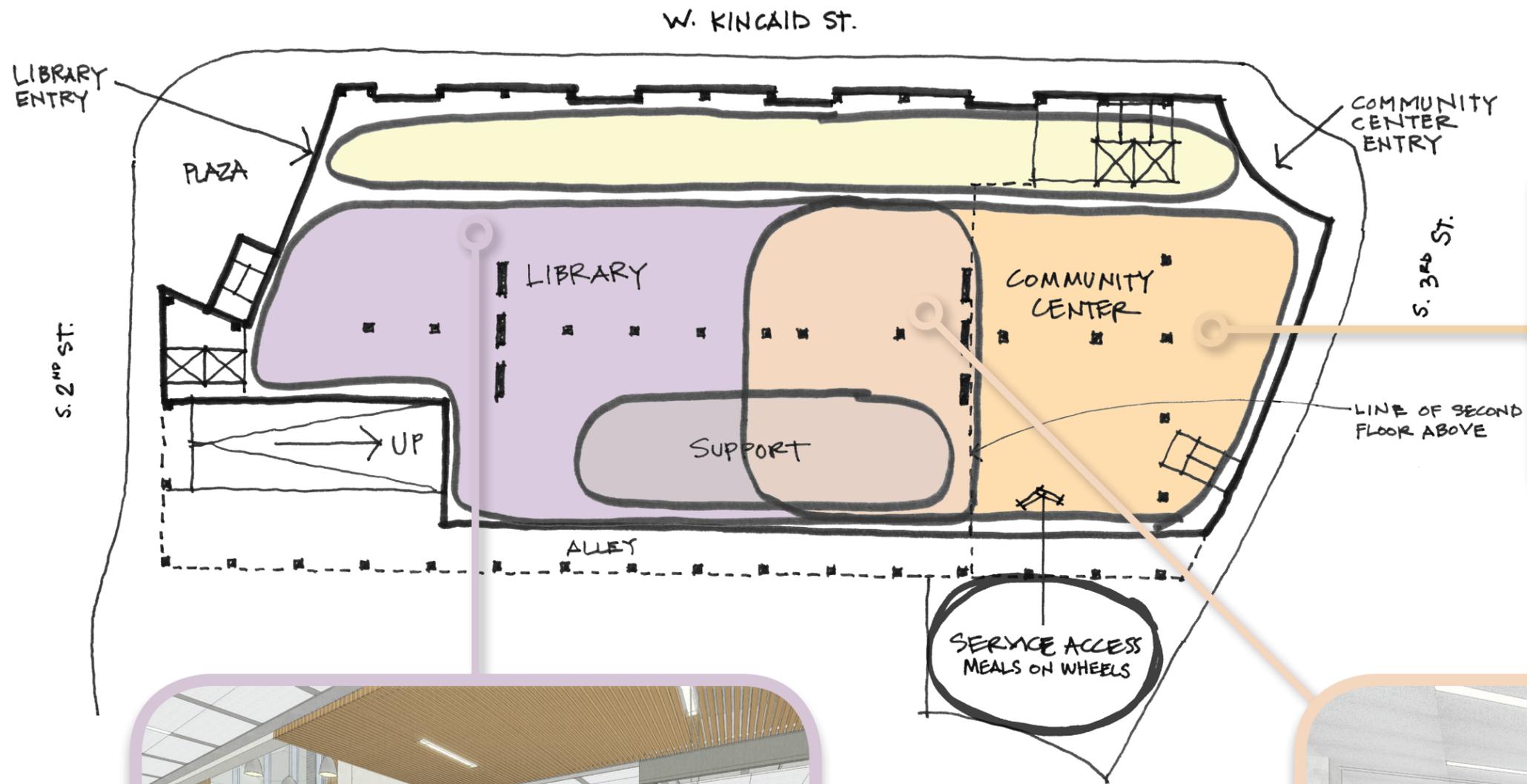
**SOUTH ELEVATION**  
 scale: 1/8" = 1'-0"  
 0 2 4 8 16



**WEST ELEVATION**  
 scale: 1/8" = 1'-0"  
 0 2 4 8 16



**EAST ELEVATION**  
 scale: 1/8" = 1'-0"  
 0 2 4 8 16



# Library reading room and collection view

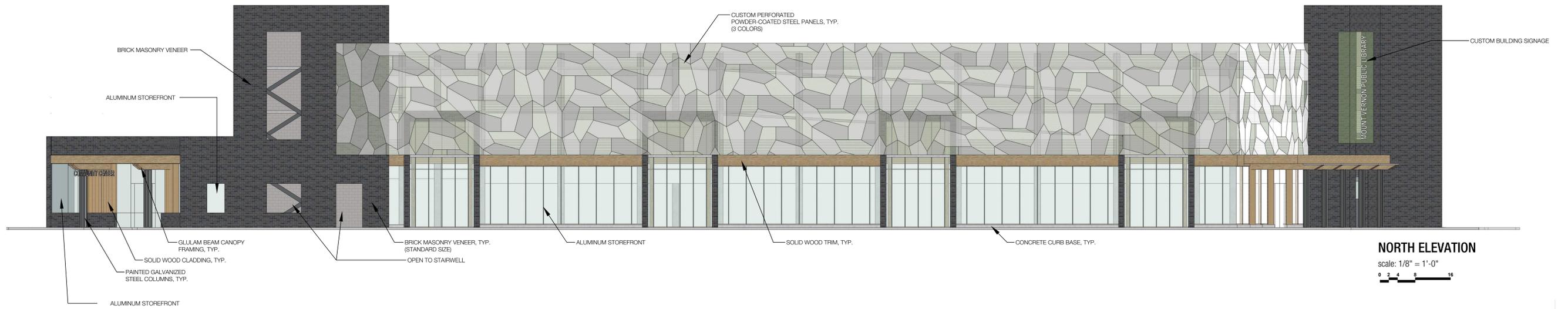


# Multi-purpose meeting room view

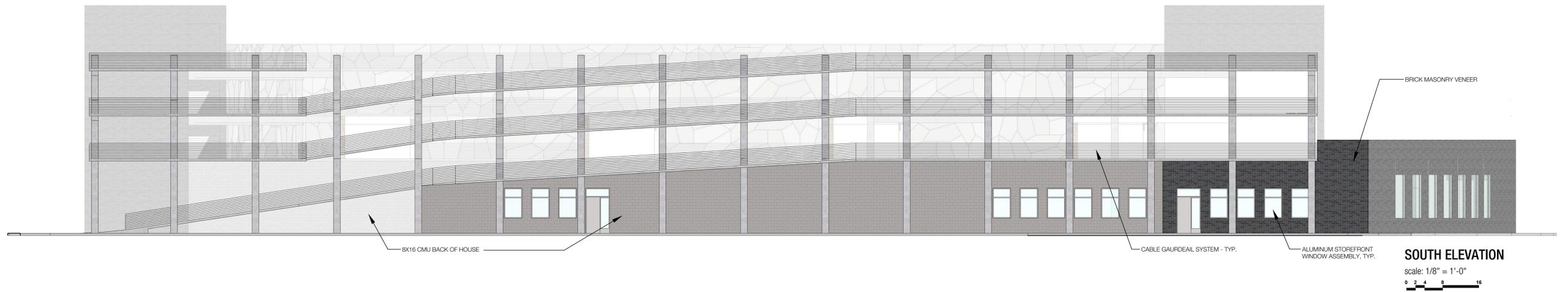


# Conference rooms view

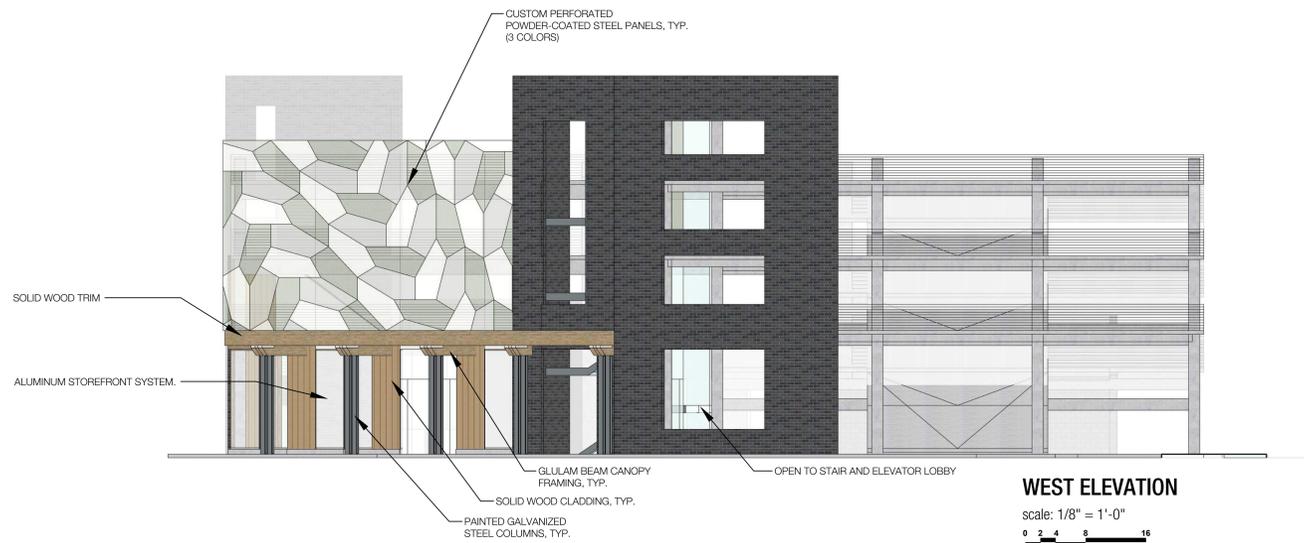




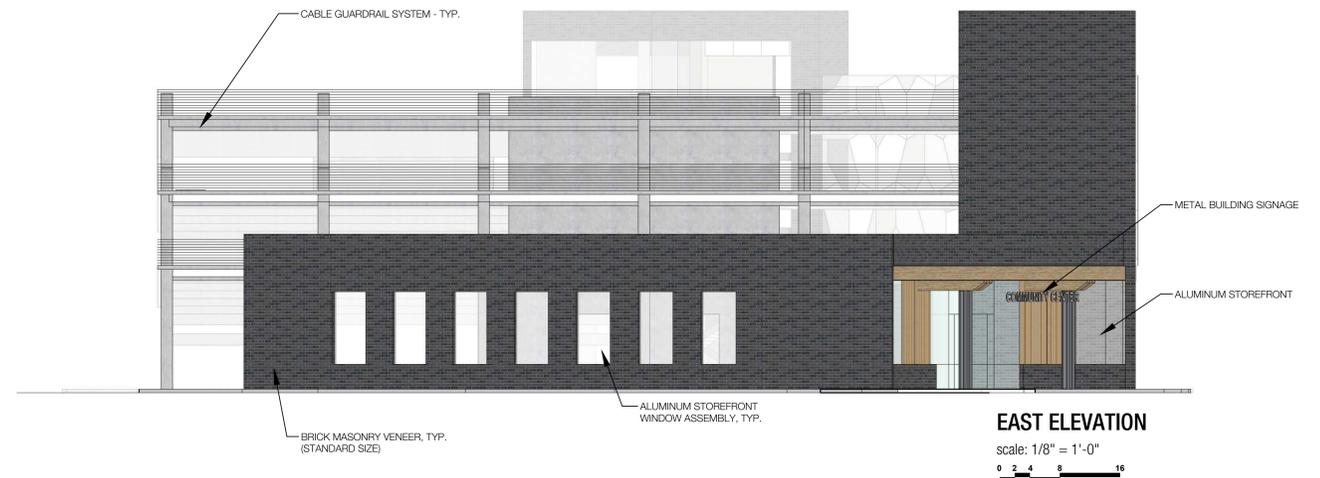
**NORTH ELEVATION**  
 scale: 1/8" = 1'-0"  
 0 2 4 8 16



**SOUTH ELEVATION**  
 scale: 1/8" = 1'-0"  
 0 2 4 8 16



**WEST ELEVATION**  
 scale: 1/8" = 1'-0"  
 0 2 4 8 16



**EAST ELEVATION**  
 scale: 1/8" = 1'-0"  
 0 2 4 8 16



FOREST CLADDING SCHEME - NE VIEW  
one level reduction



FOREST CLADDING SCHEME - NW VIEW  
one level reduction

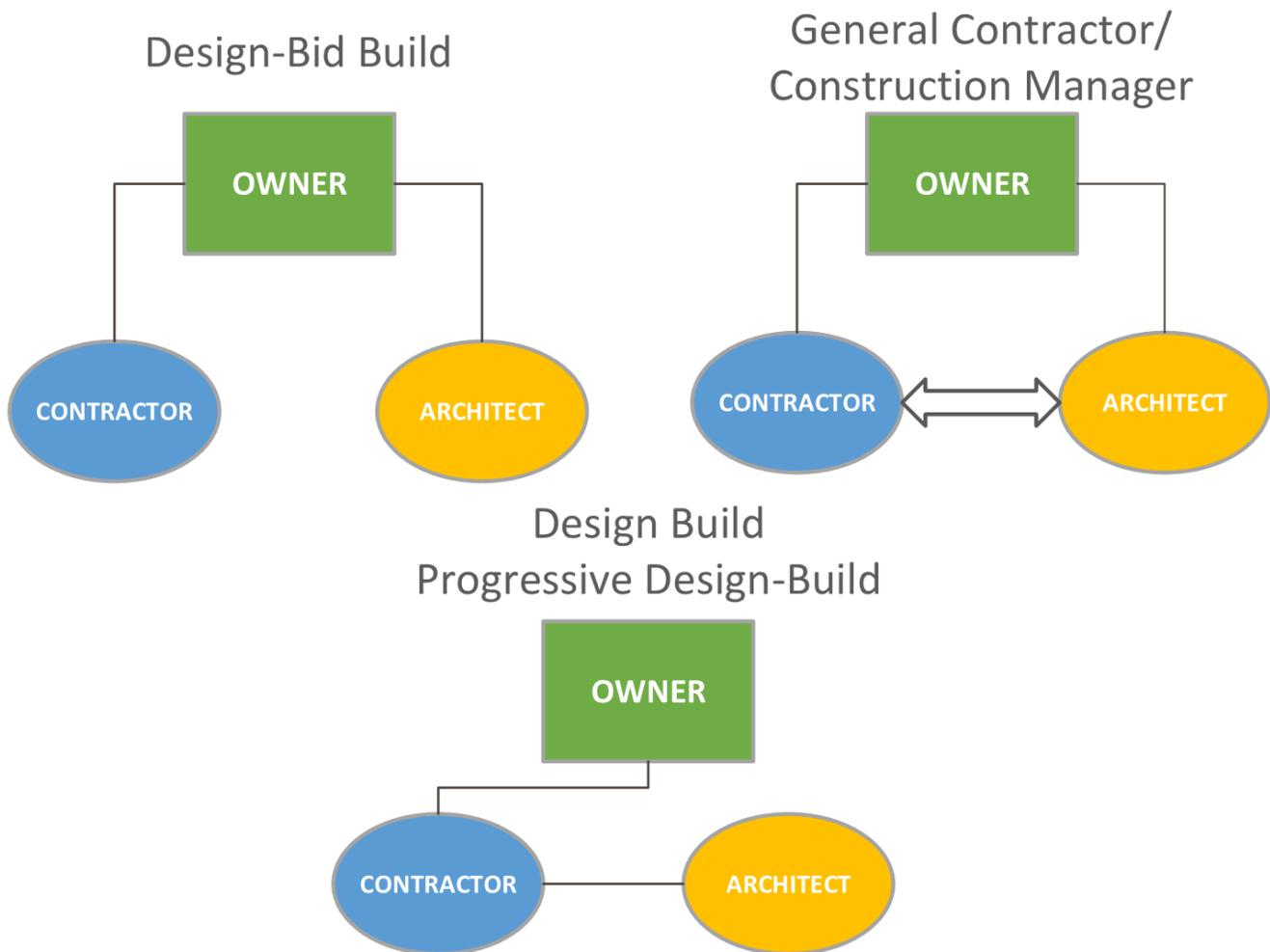
## Task 4: Delivery Method/Procurement Evaluation

In addition to providing conceptual design and pricing options, the city tasked OAC Services with determining the ideal project delivery method. In-depth discussions with the city and key stakeholders resulted in the consensus that the progressive design-build method would best serve this project.

OAC Services presented alternative project delivery options to city staff on January 30th, 2019. The presentation (see Appendix 2) was an overview of alternative project delivery which included:

- The benefits and risks of each delivery method.
- How each option can respond to varying market conditions, owner requirements, design and performance criteria, and funding constraints.
- The legislation (RCW 39.10) governing alternative project delivery methods for public agencies.

OAC Services presented to the Mount Vernon City Council and members of the public in attendance and engaged in interactive discussion with the councilmembers. Mayor Boudreau emphasized that the project committee and city staff would make a recommendation on project delivery method to the City Council at the appropriate time.



# View along W. Kincaid St. looking east

