

# Kelowna Library and Parkade Project

1380 Ellis Street, Kelowna, British Columbia, CANADA



*Kelowna Library*

## THE PROJECT

A 40,000 square foot central library located in the fast emerging new downtown core of this central Okanagan city. The project included a 500 car parkade to service the needs of the existing court house, new library and to provide ample parking for the planned future facilities. Site planning was intended to encourage other commercial development opportunities in order that the City may subdivide and lease or sell excess property to the private sector.



*Kelowna Parkade*

## THE TASK

The Library and Parkade Committee defined a fixed budget and date for opening. MKT was responsible to bring on board, in a competitive manner, all consultants and contractors to maximize value for money, manage risk for the City, provide full accounting and budgeting, as well as seek other commercial opportunities.

## THE RESULT

Commencing with proposal calls and competitions, MKT and its construction manager brought all consultants on board and confirmed the vision of the Library Board, the City of Kelowna, Friends of the Library, Chamber of Commerce and other concerned parties. MKT explored planning options and budget impacts of same; fast tracked ground preparations and preloading; sequentially tendered documents as they were prepared in accordance with the design schedule; and explored savings and redesign options.

The Library and Parkade were opened sequentially in accordance with the initial schedule. The Library stands prominent as a gateway to the new city centre and yet with its landscaped plaza and private driveway, creates an interesting and quiet destination. The Parkade facade was chosen to provide an acceptable street presence reminiscent of the warehouse district immediately adjacent. Both the library and parkade were finished on time and on budget achieving all functional and architectural goals, as well as creating two prime commercial development sites for future sale.

# MKT

Project Managers  
Development Managers  
Development Consultants

Project Manager: Mitchell Kime Thompson Inc.  
Architect: Architectura  
Contractor: Greyback Construction Ltd.

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