



ELK RAPIDS
DISTRICT LIBRARY

CASE FOR SUPPORT



Angie needed to update her technology skills.

At 50-years-old, Angie needed to find a new job, but those jobs all required computer skills she never learned in college. Her first stop for continuing education was the library. When she couldn't find what she needed in Elk Rapids, she went to Traverse City.

Maggie used to visit the Elk Rapids library frequently.

The last time Maggie visited the library, she needed a walker to move safely. It was difficult to open the doors and hard to navigate some areas of the library, but she made it work. Now that she's in a wheelchair, however, she can't go back. Even if she can find a parking spot with enough room to use the ramp on her van, opening the doors alone are too difficult. She can no longer visit the library.

Alex can't find room in the library for his family.

Alex's kids all attend Elk Rapids schools, who rely heavily on technology for students to research their assignments. Cherryland Middle School doesn't currently have a library, and there are no longer professional librarians at the elementary or high school libraries. With five kids, Alex can't afford computers for each child. He depends on the public library. With only two computers available at the Elk Rapids library, he often drives his kids to the Traverse City library.

Community organizations need space.

The Elk Rapids regions supports dozens of organizations, most of which need space to meet. At times, it's impossible to find a free, neutral, public location open after hours for events and meetings. Many of these organizations have looked to the library for help but need more privacy, technology, or space than it can provide. Such groups include:

- Nonprofit organizations (100 Women Who Care, Do a Little Good)
- Youth organizations (4H, Elk Rapids youth sports leagues)
- Associations (Elk-Skegemog Lakes, Harbor Days)
- Community boards (Elk Rapids Chamber, Green ER)
- Social groups

How can you help?

Meeting Library & Community Needs

The Elk Rapids library has served the region since 1894. In 1971, it became a district library, officially serving Milton and Elk Rapids townships, the Village of Elk Rapids, and portions of Torch Lake township.

Unfortunately, after 75 years at the Island House, the current location doesn't allow the library to meet the community's needs. It isn't accessible or inclusive for many people, and despite differing opinions on many issues, when surveyed in 2023, the community spoke clearly and agreed on one thing: **the library needs to move forward to continue to provide necessary services for the entire community.**

Libraries are invaluable resources, and it is essential that our library becomes accessible to all individuals. Today, libraries are more than simply a place to get books. They're now community centers, where individuals and groups gather for a variety of reasons.

On Cairn Highway, the Elk Rapids library can become our community's physical, educational, and recreational hub by giving residents what they've been asking for, including:

- Space for teenagers to gather and work
- A commercial kitchen
- Space for simultaneous youth and adult programs
- Continuing education for all ages
- Technology classes for all ages
- Private rooms for virtual workshops and meetings
- The space and technology to become a remote location for extension courses, regional events, and more.

Pages of other specific requests are available in the Strategic Plan, but the issue is clear: **the library cannot meet the community's wants or needs at the current location.**

With your support, we can change that.

A New Site

In 2023, a building on Cairn Highway became available to buy. Immediate benefits of the property include:

- Sidewalks proposed as part of the Ames Street Project, creating a walkable connection to Elk Rapids Schools
- Ample parking and space for school buses, including a bus drop-off
- 12,000 square feet (double the current space)
- Centrally located within our district (Village of Elk Rapids; Elk Rapids, Milton, and Torch Lake townships)

Master Plan Development

Quinn-Evans, an award-winning architectural design and engineering firm based in Ann Arbor, assessed the site and developed a master plan to guide future decisions.

Highlights of the Master Plan include:

- Universal accessibility (ADA compliant)
- Specific space for library programs and community services
- Sustainable design to maximize efficiency
- Optional phases to accommodate budget considerations

Estimated at \$9 million, the Master Plan received hopeful support from the community, prompting the Board of Trustees to buy the building (finalized February 2024). The Plan will continue to be refined as we proceed.

Library leadership aims to pursue an initial phase based on previous community input. It will include:

- Improving accessibility and parking facilities
- Additional space for programs
- School bus pick-up/drop-off for students

Probable Cost

The total probable cost for this initial investment is based on the highest future cost estimates. The breakdown is as follows:

Building Acquisition	\$1,200,000
Site Development and Landscaping	\$945,000
Demolition of Annex	\$65,000
Reconstruction/Renovation	\$2,275,000
Furniture, Fixtures, and Equipment	\$676,000
Mechanical, Engineering & Plumbing	\$2,221,000
Technology	\$100,000
Professional Fees (Architecture and Engineering)	\$765,000
Project and Construction Contingency	\$1,095,000
Owners Contingency	\$694,610
Campaign Costs	\$100,000
Total	\$10,136,610
Paid: Building Acquisition	(\$1,200,000)
Projected Funding Goal	\$8,936,610

Funding Plan: How You Can Help

The \$1.2 million used to purchase the building was made possible by gifts from the previous building campaign.

Moving forward, the plan entails a balanced approach. We will raise an initial \$3.5 million through a community-wide capital campaign. Individuals, families, businesses, foundations, and community organizations will be asked to give gifts and make pledges. Following the campaign, a millage vote will support a public bond effort, likely in the fall of 2025. Upon successful funding, construction will begin in spring 2026 with the dedication in 2027.

Before launching a fundraising campaign, library leadership is seeking input from the community to gauge support for the new building. The central question is:

Will the greater Elk Rapids District Library community support this important effort?

DRAFT -- Campaign Gift Chart
Seeking three-year pledges

Number of Gifts Needed	Gift Amount	Total	Cumulative Total	Payment Options	
				Annually (3)	Monthly (36)
Tier I					
1	\$500,000	\$500,000	\$500,000	\$166,667	\$13,889
1	\$250,000	\$250,000	\$750,000	\$83,333	\$6,944
2	\$150,000	\$300,000	\$1,050,000	\$50,000	\$4,167
3	\$100,000	\$300,000	\$1,350,000	\$33,333	\$2,778
Tier II					
4	\$75,000	\$300,000	\$1,650,000	\$25,000	\$2,083
6	\$50,000	\$300,000	\$1,950,000	\$16,667	\$1,389
8	\$35,000	\$280,000	\$2,230,000	\$11,667	\$972
10	\$25,000	\$250,000	\$2,480,000	\$8,333	\$694
12	\$15,000	\$180,000	\$2,660,000	\$5,000	\$417
15	\$10,000	\$150,000	\$2,810,000	\$3,333	\$278
Tier III					
15	\$7,500	\$112,500	\$2,922,500	\$2,500	\$208
20	\$5,000	\$100,000	\$3,022,500	\$1,667	\$139
25	\$3,000	\$75,000	\$3,097,500	\$1,000	\$83
35	\$2,500	\$87,500	\$3,185,000	\$833	\$69
50	\$1,500	\$75,000	\$3,260,000	\$500	\$42
75	\$1,000	\$75,000	\$3,335,000	\$333	\$28
100	\$750	\$75,000	\$3,410,000	\$250	\$21
many	\$500		\$3,500,000		

382



PARKING CALCULATIONS

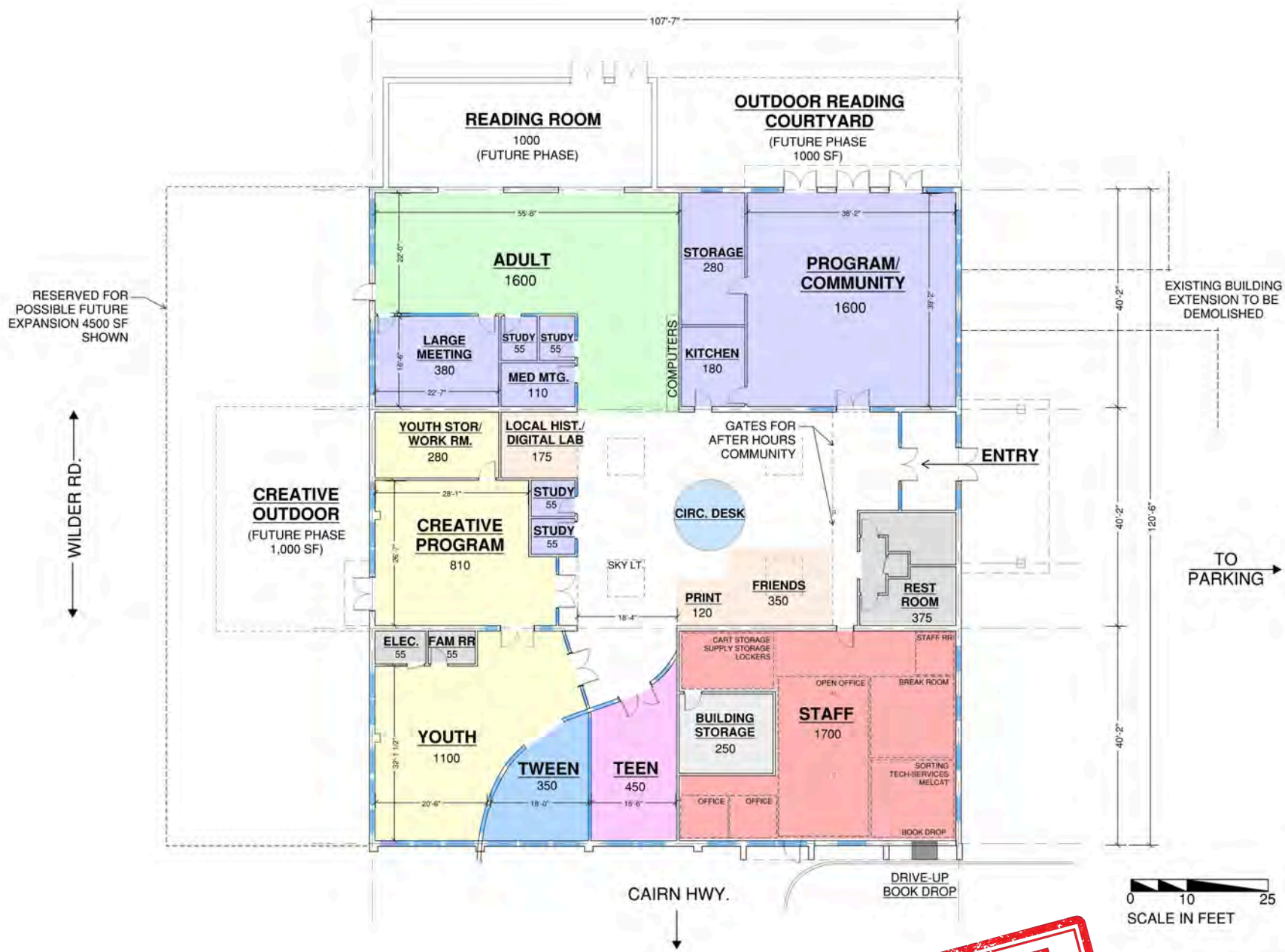
Area / Element	Square Ft.	Min. Spaces Required ¹	Max. Spaces Allowed ²
Main Building	12,960	17	20
Future Reading Porch	1,000	1	2
Future Expansion	3,000	4	5
Staff (max # anticipated)	10	10	12
TOTAL		32	38

¹ One space per 800 square feet of floor area plus one per on-duty employee
² The maximum number of spaces can't exceed 120% of the minimum.

LEGEND

PROPOSED	EXISTING
CONIFEROUS TREE	CONIFEROUS TREE
DECIDUOUS TREE	DECIDUOUS TREE
FORESTED AREA	FORESTED AREA
STORMWATER WETLAND / BIOSWALE	STORMWATER WETLAND / BIOSWALE
LAWN	LAWN
WALKWAY / GATHERING SPACE	WALKWAY / GATHERING SPACE
ELEVATED WALKWAY / BOARDWALK	ELEVATED WALKWAY / BOARDWALK
SCULPTURE	SCULPTURE
BENCH	BENCH
EXISTING FIRE HYDRANT	EXISTING FIRE HYDRANT
PROPERTY BOUNDARY	PROPERTY BOUNDARY





TO PARKING →

0 10 25
SCALE IN FEET



CONCEPTUAL FLOOR PLAN

Images are intended to convey possibilities on the site and do not represent a finalized design

