

**QUINN
EVANS**

January 15, 2024

Elk Rapids District Library

Conceptual Design and Estimate Update

Project Team



Ann Dilcher
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Quinn Evans Architects
Principal in Charge



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Senior Designer
Quinn Evans Architects
Project Manager



Chris Mueller
ASLA, PLA
Quinn Evans Architects
Landscape Architect



Mechanical, Electrical, and Plumbing Engineers



APEX
ENGINEERING
& MANAGEMENT, INC.

Structural Engineers and Estimators



AIA Architecture Firm Award

2024 Winner



Quinn Evans

By the Numbers



The American Institute of Architects
2024 AIA Firm Award Recipient



39

Years in Business



6

Office Locations



111

Registered Architects



9

Interior Designers



52%

Women Owned



210

Total Staff



64

LEED Certified Projects



24.5%

Minority Representation



500+

Design Awards



#4

Architecture Firm for Public Libraries Building Design & Construction Giants, 2021



George N. Fletcher Public Library *Alpena, Michigan*



Glen Lake Community Library *Empire, Michigan*



South Branch, Clinton-Macomb Public Library *Macomb County, Michigan*

The Big Idea

The vision of the Elk Rapids District Library is to provide a **place for everyone** with open and bright seating and dedicated spaces for children, teens, adults, reading, exploration, and community programs.

The new site has opportunities to create indoor and outdoor spaces that **expand the library's impact, value and visibility** in the community

What we heard:

A space that can provide for greater **community needs**

A space that can **grow** with the community

A place **for everyone**

A site for **community activity**

GOALS				
MISSION	FUNCTION	FORM	ECONOMY	TIME
A PLACE FOR EVERYONE	TO ACCOMMODATE SENIOR USERS.	REFLECT THE PRIDE AND ABOUT OUR WORK + COMMITMENT AND DESIGN AND COMMITTED TO OUR FUTURE.	TO EXPLORE ALTERNATIVE ENERGY SOURCES TO CORRECT EFFICIENCY AND REDUCE EMISSIONS.	TO PROVIDE A FACILITY THAT CAN ACCOMMODATE CHANGING NEEDS.
	TO HAVE CIRCULATION AND SPACE FOR CUSTOMER SERVICE.	TO BE A WELCOMING ENVIRONMENT - FRIENDLY, UNCLUTTERED FREE SPACE.	TO EXPLORE LEAD CERTIFICATION AS ONE OF THE PROJECT GOALS.	TO COMPLETE CONCEPTUAL DESIGN BY MID DEC.
	TO PROVIDE LEARNING AND RECREATION PROGRAMMING FOR THE CHILDREN.	REDUCE BARRIERS TO SERVICE AND NOT FEEL LIKE USERS THEY ARE.		TO COMPLETE A PRELIMINARY COST ESTIMATE BY MID-DECEMBER 2023.
	BOLSTER AND GROW RELATIONSHIPS WITH BUSINESS PARTNERS.	ENHANCE AND OPPORTUNITIES FOR COMMUNITY CONNECTION AND GROWTH.		
	CULTIVATE NEW PARTNERSHIPS THROUGHOUT THE COMMUNITY.	REDEFINE THE IDEA OF WHAT THE LIBRARY CAN PROVIDE FOR THE COMMUNITY.		
	CREATE OPPORTUNITIES TO EXPLORE THE LIBRARY'S INTERACT UNLIKE AND UNUSUALITY FOR THE COMMUNITY.			
	TO BE A TRUSTED, RELIANT AND UPLIFTING PRESENCE IN THE COMMUNITIES WE SERVE.			
	TO PROVIDE QUALITY SERVICES AND SERVICES THAT ENHANCE AND UPLIFT THE WELL BEING OF OUR COMMUNITY.			

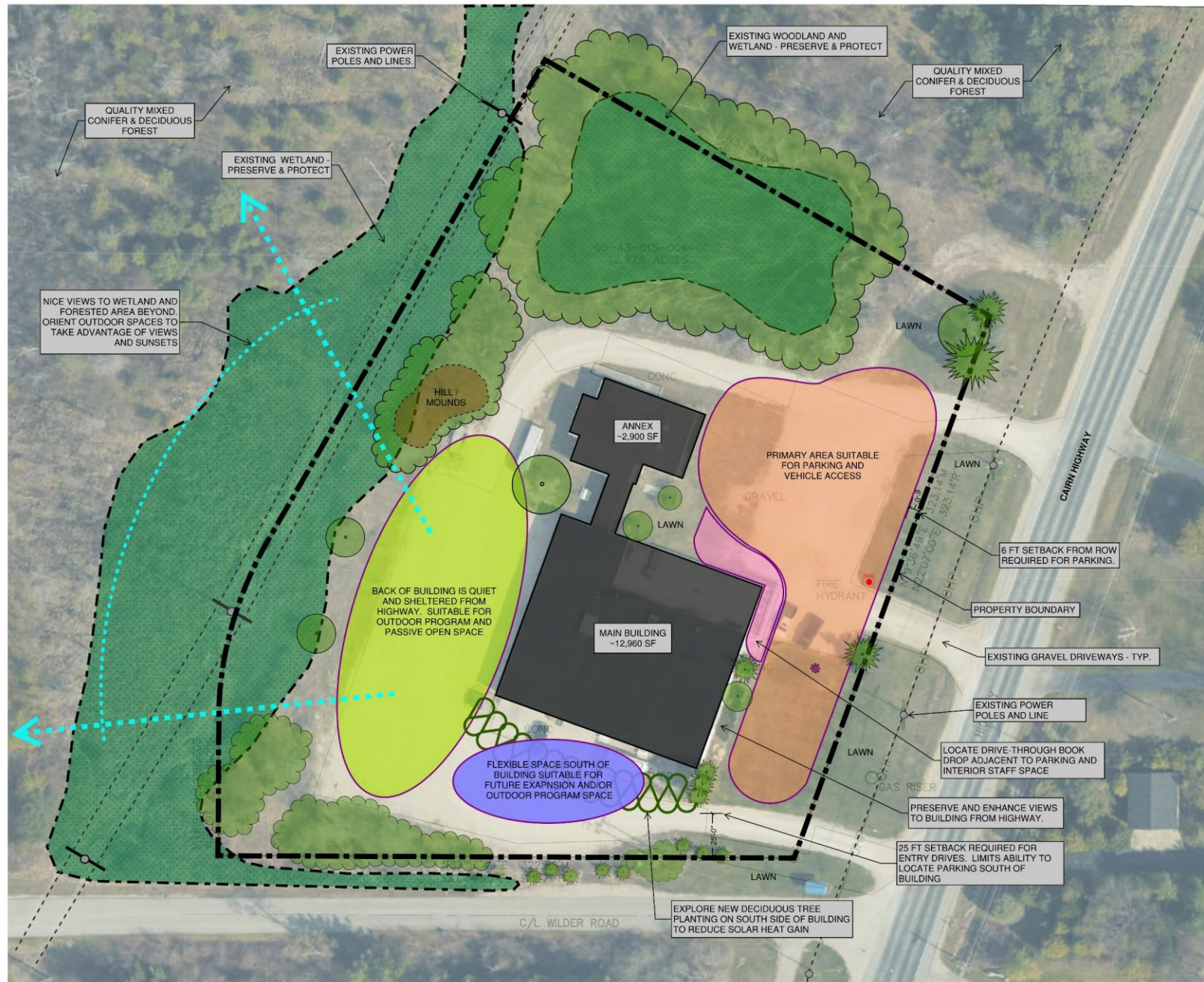
FUNCTION	FORM	ECONOMY	TIME
THE LIBRARY HAS TO MEET THE EVOLVING NEEDS OF THE COMMUNITY AND IT WILL CHANGE OVER TIME. THEREFORE	SINCE BRDL INTENDS TO MAKE NEW CONNECTIONS IT NEEDS TO BE A WELCOME PLACE FOR EVERYONE	SINCE THIS IS A MID-AGE CLASS 2 SOLUTION, SHARED SPACE FOR ECONOMY *EFFECTIVE USE OF SPACE IS KEY.	BECAUSE THE FACILITY WILL BE USED BY MULTIPLE GROUPS AT DIFFERENT TIMES THE SOLUTION SHOULD ACCOMMODATE DIFFERENT USERS AT DIFFERENT TIMES, INCLUDING AFTER HOURS WITH MINIMAL IMPACT TO OPERATIONS + SECURITY.
THE LIBRARY MUST BE DESIGNED SO IT CAN BE ADAPTED AND EXPANDED, ECONOMICALLY AND EFFICIENTLY.	SINCE THE ISLAND ROOMS IS BEHIND, THE DESIGN MUST RESPOND AS A NEW CHAPTER, A PLACE THAT NEEDS AND EMBRACES IN FUTURE PROGRESS.		
SUMMER IS THE BUSY SEASON, THE SITE DESIGN MUST ACCOMMODATE OUTDOOR GATHERING AND FUNCTIONS.	WINTER CAN BE LONG, THE INTERIOR MUST REMAIN WARM AND WELCOMING PLACE YEAR ROUND, AND WHEN THERE ARE PRUISE DELAYS.		
SINCE EXTERIORS WOULD NOT BE BUFFERED WITHIN THE LIBRARY THE DESIGN MUST INCORPORATE DESIGN SOLUTIONS ABOUT THE AND LARGE MEETINGS.			
WITH SUMMER DAYS BRIGHT AND LONG, AND WINTER DAYS DARK AND SHORT, THE LIGHT QUALITY MUST BE FUNCTIONAL AND			
BALANCE THE WELL BEING OF PATRONS IN ALL SEASONS.			

Community Engagement



Elk Rapids District Library





LEGEND

	CONIFEROUS TREE
	DECIDUOUS TREE
	FORESTED AREA
	WETLAND
	PROPERTY BOUNDARY
	PRIMARY VIEWSHED
	FLAG POLE
	EXISTING FIRE HYDRANT



Site Inventory & Analysis

Site Concept

Develop inviting multipurpose spaces for library programs and community gatherings that are integrated into an engaging native landscape.

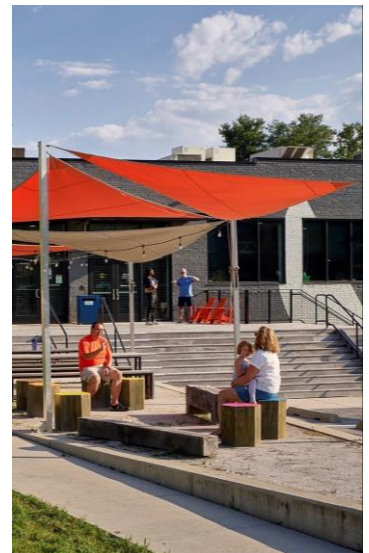


Multipurpose Outdoor Spaces

Terrace & Lawn for Programs,
Reading, and Community Events

Entry Plaza & Pathways

Children's Area

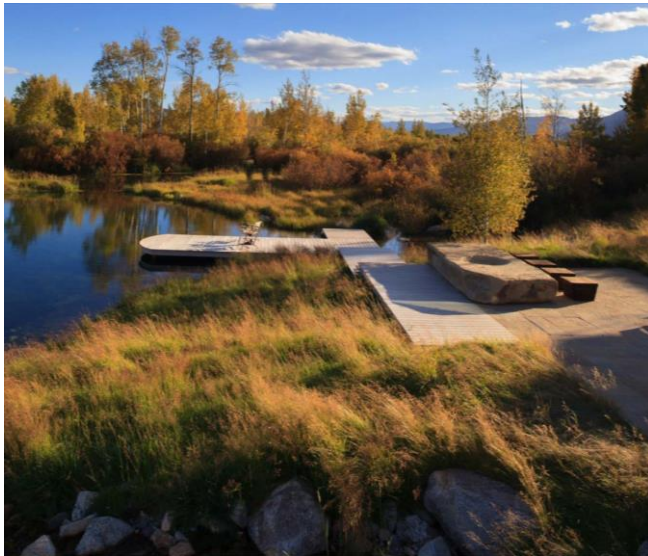


Landscape Features

Natural Areas for Walking & Relaxation

Stormwater Ponds and Rolling Terrain

Story Trail



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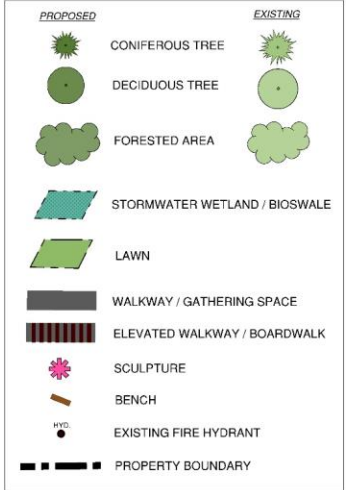


PARKING CALCULATIONS

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

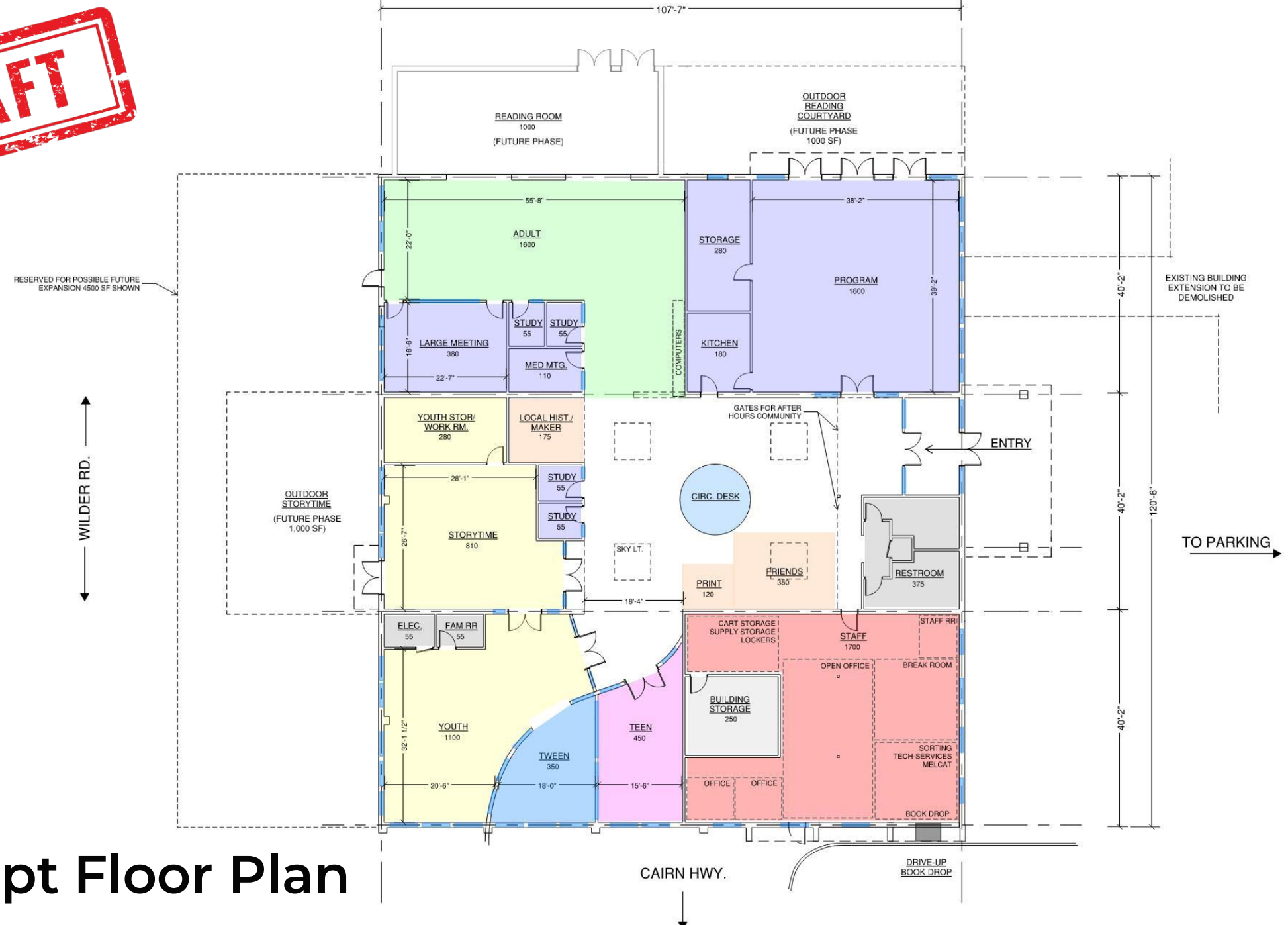
¹ One space per 800 square feet of floor area plus one per on-duty employee
² The maximum number of spaces can't exceed 120% of the minimum.

LEGEND



Conceptual Site Plan

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Concept Floor Plan



Reading Areas – indoor and outdoor

Table Seating

Lounge Seating

Outdoor Patio Seating



Glen Lake Community Library *Empire, Michigan*



Allegan District Library *Allegan, Michigan*

Study Rooms

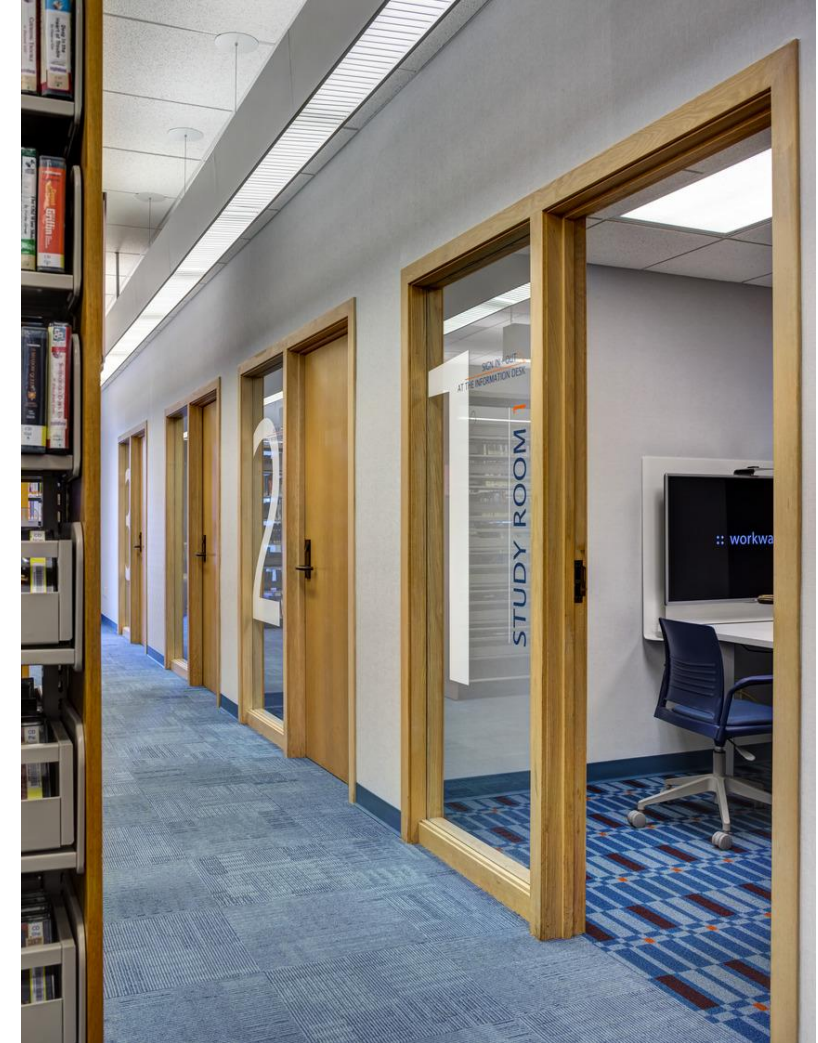
4 small study rooms
(for 1-2 people)

1 medium study room
(for 3-5 people)

1 large study room
(for 10-12 people)



Atlee Branch Library Mechanicsville, Virginia



Howell Carnegie Library Howell, Michigan

Program/ Community Room

Table layout in community room – maybe Fairfield Library or Northeast

Open and Flexible Multi-purpose Space

- After hours accessibility
- 1,600 SF (up to 75 person)
- Furniture Storage for classroom setup
- Adjacent commercial test kitchen



North Branch – Clinton Macomb Public Library *Clinton Township, Michigan*



Atlee Branch Library *Mechanicsville, Virginia*

Youth Storytime/ Youth Program Room

Youth Story and Craft Space

- 810 SF (up to 50 person)
- Resilient Flooring
- Open and bright
- Adjacent to outdoor story/ programming



Atlee Branch Library *Mechanicsville, Virginia*



North Branch – Clinton Macomb Public Library *Clinton Township, Michigan*

Youth Spaces

Variety of seating for parents and children
Vibrant activity space



Glen Lake Community Library *Empire, Michigan*



North East Library *North East, Maryland*

Teen Space

Dedicated space for teen hang-outs
Study space for afterschool



George N Fletcher Public Library *Alpena, Michigan*



Allegan District Library *Allegan, Michigan*

Local History/ Maker Space

Flexible/ multi-use space



Allegan District Library *Allegan, Michigan*



Grosse Pointe Public Library – Woods Branch *Grosse Pointe Woods, Michigan*

Drive-up Book Drop and Staff Areas

Area for staff workspace, offices, and meeting room
Space for cart storage and tech services
Area for staff breaks and wellness



Varina Area Library Henrico County, Virginia

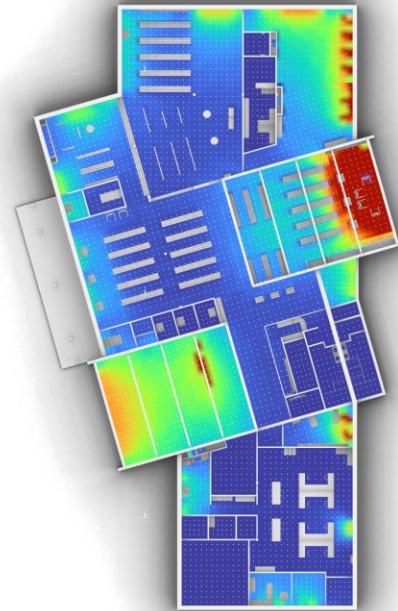


Allegan District Library Allegan, Michigan

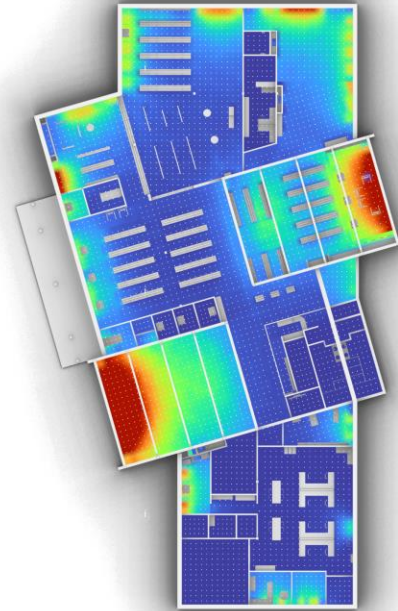
Integrated Sustainability

Currently under consideration:

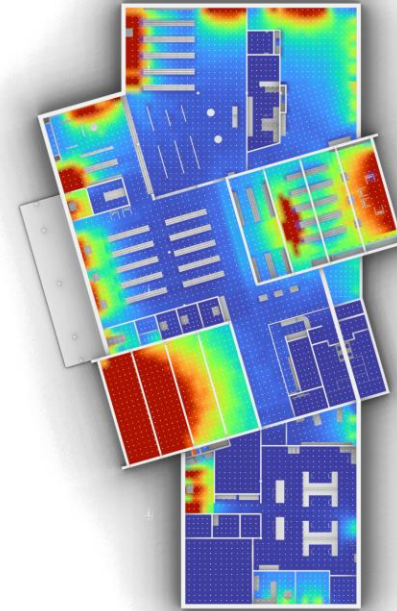
- Geothermal
- Solar Panels
- Infrastructure for future integration
- Carbon Reduction
- Accessibility
 - Accommodating different abilities
 - Pedestrian Access
 - Bike Paths and Bike Racks
- Daylighting and Sightlines (example study shown)
- Energy Modeling and Life Cycle Cost Analysis



9:00 AM



12:00 PM



3:00 PM

SUMMER SOLSTICE

Daylighting Study: Lyon Township Public Library Lyon Township, Michigan

Conceptual Cost Opinion

Phased Project - \$7.2 Million

- Site limited to parking, drive-up drop loop, and landscaping at entry
- Reading room as later addition
- Community room, kitchen and storage, as later fit out

Phased Project plus Community Room - - \$8.0 Million

- Site limited to parking, drive-up drop loop, and landscaping at entry
- Reading room as later addition

Full project – \$9.2 Million

- Site fully developed with reading and story time patios, landscape, paths
- Noted space for future addition of 4,500 square feet.

All budget numbers are for **Total Project Cost** (construction cost plus design fees, furniture/shelving, technology, contingencies, etc.

All budget numbers assume **Spring 2026** construction start.

Look Ahead: Project Timeline



Questions.

Provide Input.



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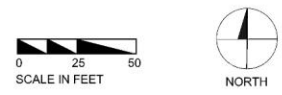
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LEGEND

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

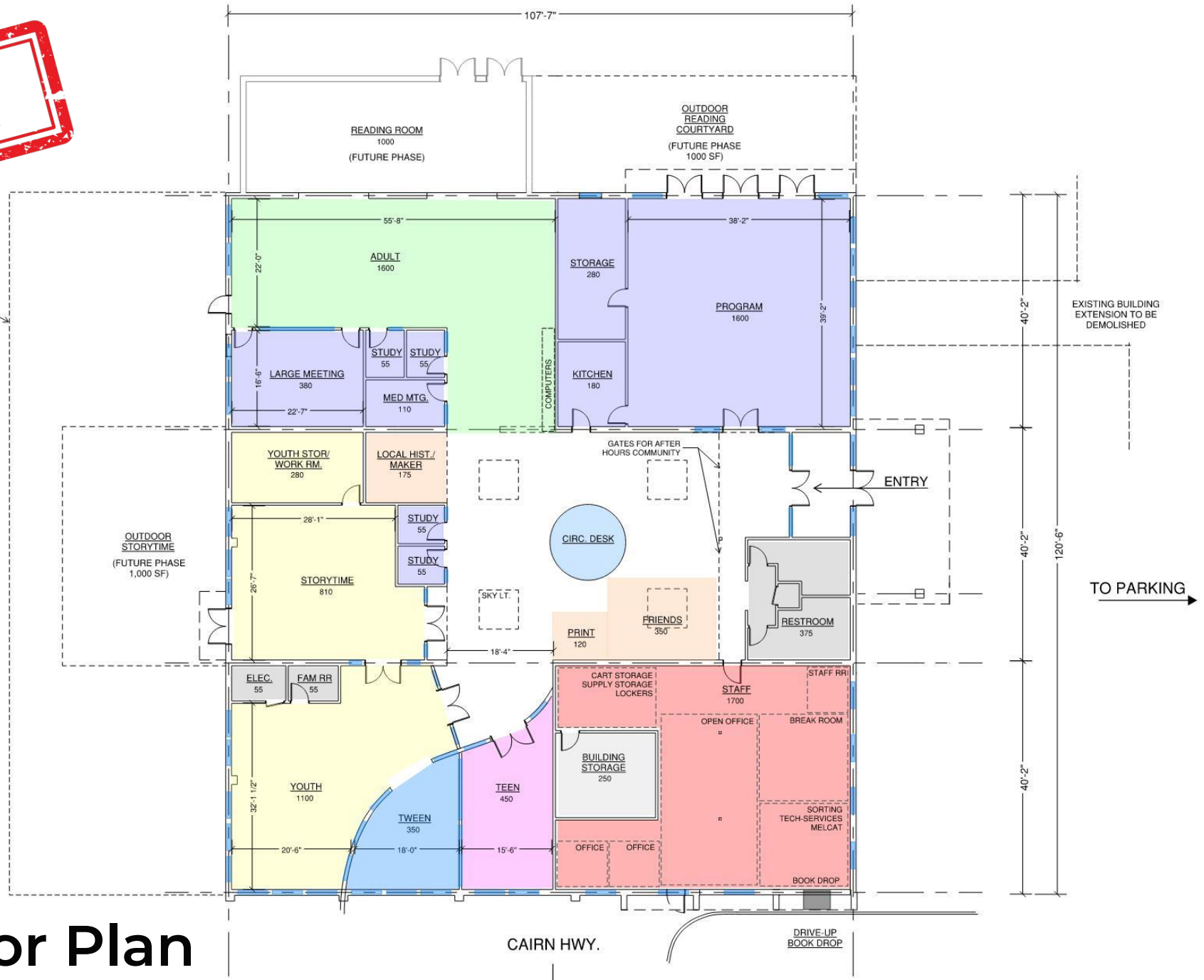


Conceptual Site Plan

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RESERVED FOR POSSIBLE FUTURE EXPANSION 4500 SF SHOWN

WILDER RD.



Concept Floor Plan

CAIRN HWY.

