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December 15, 2025

Ms. Victoria Fortuna
Rappahannock Library Board
4 Library Road
Washington, Virginia 22747

Ms. Fortuna:

This letter summarizes potential budget requirements for the renovation and expansion of the Rappahannock Public Library, as requested during our recent phone conversation. The Library Board has asked how much renovation and expansion of the existing library could be accomplished with an anticipated project budget of approximately \$3,500,000.

Enteros Design completed a needs assessment and building program in 2021, followed by a concept design in 2024. Construction costs have risen significantly in recent years, and the anticipated cost of constructing the previous design exceeds the available funding. The Library Board believes that approximately \$3,500,000 can be raised for the project. The following discussion, together with the attached budget estimate, outlines potential costs for a hypothetical project within this budget.

The existing library building contains approximately 5,500 square feet. Renovation of the building would include replacement of mechanical, electrical, and plumbing systems, along with a new interior layout and finishes. We anticipate renovation costs in the range of \$300 to \$375 per square foot. New construction costs are estimated to range from \$500 to \$575 per square foot. Based on these average costs, we believe any expansion of the existing building would be limited to approximately 1,300 square feet.

Other project costs such as furniture and equipment, audiovisual and technology systems, design fees, permits, utilities, testing, and similar items are included within the total project budget shown on the attached estimate. Based on these assumptions, the estimate indicates that a renovation with limited expansion could be accomplished for an overall project budget of approximately \$3,500,000. The final budget will depend on the ultimate building design, the extent of site work, and market conditions at the time of bidding.

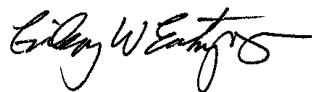
The original project goals prioritized meeting space, a children's area, teen space, and study rooms. With the expansion limited to approximately 1,300 square feet, it would not be possible to fully achieve all of these goals. Under this scenario, priorities would likely need to focus on expanded meeting space, a renovated children's area, and improvements to the adult area. Reductions in the overall building program, collections, seating, and amenities would be required to meet the square-footage limitations. The resulting total building area would be approximately 6,800 square feet, compared to approximately 9,300 square feet in the previous concept design.

The overall success of a renovation with limited expansion cannot be fully evaluated until a design is completed; however, the benefits of such a project may not justify the cost and inconvenience of construction. Extensive renovation and expansion would cause significant disruption to library operations, and closure of the library would be required for some period. If a more substantial expansion such as that envisioned in the previous design were achievable, the extent of construction, disruption, and cost could be better justified by the increased functionality of the facility.

If other building options are available on alternative sites, those sites may offer advantages over renovating and expanding the existing building. If costs are comparable to, or less than, those associated with renovating the existing facility, constructing a new library on an alternative site would allow the current library to remain fully operational throughout construction. In contrast, renovation and expansion of the existing library would require significant service disruption and temporary closure. If a viable alternative site is available, it should be carefully considered in lieu of expensive renovation with limited expansion at the existing building.

I hope this information assists the Library Board in its evaluation of potential costs and options for improving the Rappahannock Public Library. Please let me know if you have any questions or if I can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Gil Entzminger". The signature is fluid and cursive, with a long horizontal stroke at the end.

Gil Entzminger, AIA, LEED AP
Enteros Design, PC

Rappahannock County Library Conceptual Budget Estimate	Unit Area	Unit \$		Budget \$		Average
		Low	High	Low	High	
Estimated Available Funds \$3,500,000						
Renovation and Expansion						
Sitework	1	\$200,000	\$250,000	\$200,000	\$250,000	\$225,000
Renovation	5,500	\$300	\$375	\$1,650,000	\$2,062,500	\$1,856,250
New Construction	1,300	\$500	\$575	\$650,000	\$747,500	\$698,750
Total Estimated Construction Cost				\$2,500,000	\$3,060,000	\$2,780,000
Other Typical Costs						
Furniture and Equipment	6000	\$25	\$28	\$150,000	\$168,000	\$159,000
AV and Technology	6000	\$8	\$12	\$48,000	\$72,000	\$60,000
A&E Fees				\$269,800	\$396,000	\$332,900
Permits				\$50,000	\$61,200	\$55,600
Utilities				\$65,000	\$85,000	\$75,000
Testing and Inspections				\$15,000	\$25,000	\$20,000
Miscellaneous				\$10,000	\$20,000	\$15,000
Total Other Costs				\$607,800	\$827,200	\$717,500
Anticipated Budget Range						\$3,497,500
Final project costs will vary depending on site considerations, market conditions, materials, finishes, and complexity of the final design. Estimates should be updated as the project develops further.						