

A photograph of the Rappahannock County Library building. The building is a two-story structure with a prominent portico supported by four white columns. The pediment above the columns is light-colored and features a semi-circular window. The words "RAPPAHANNOCK COUNTY LIBRARY" are inscribed on the pediment. The main body of the building is constructed of red brick. There are bare trees in the foreground and background, suggesting a winter or early spring setting. The sky is clear and blue.

WHAT CAN WE BUILD FOR \$3.5M?



ENTEROS
DESIGN

RAPPAHANNOCK COUNTY LIBRARY
LIBRARY BUDGET AND FUTURE 10-1-2026



RENOVATION VS. NEW CONSTRUCTION



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DESIGN

RAPPAHANNOCK COUNTY LIBRARY
LIBRARY BUDGET AND FUTURE 10-1-2026

RENOVATION AND EXPANSION OPTION- +/- \$3.5M

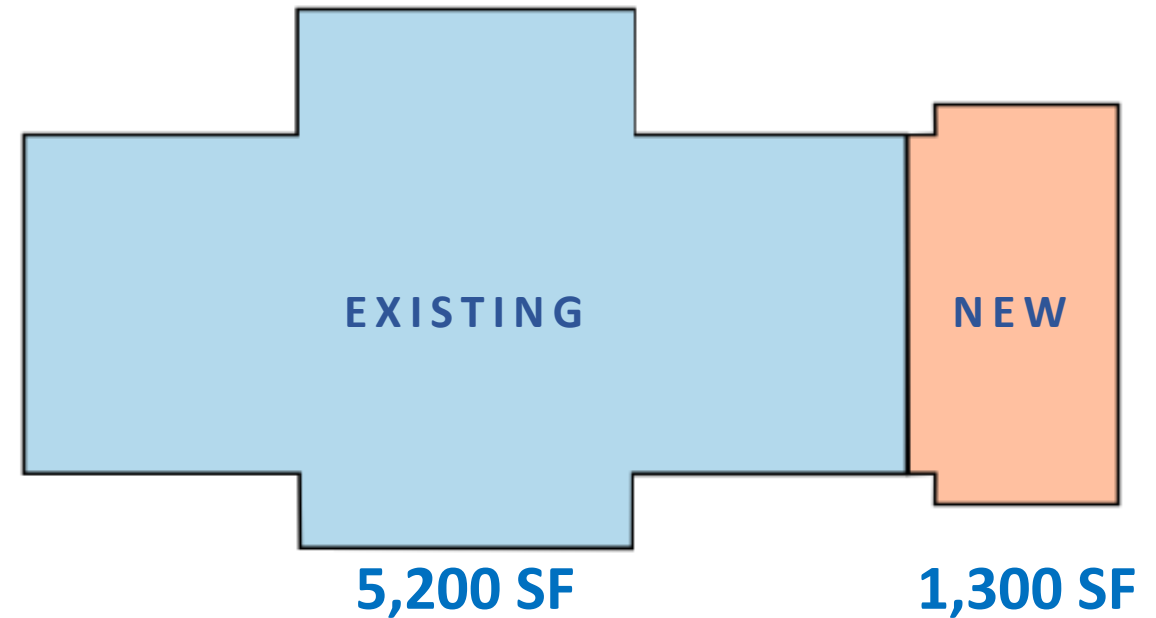
EXISTING BUILDING – 5,200 SF Useable Area

- New mechanical, electrical, and plumbing
- ADA Compliance
- New restrooms
- Upgraded interior finishes and furniture
- New lighting

NEW AREA – 1,300 SF

- Expanded meeting room
- Expanded children's area and teen space

TOTAL AREA – 6,500 SF



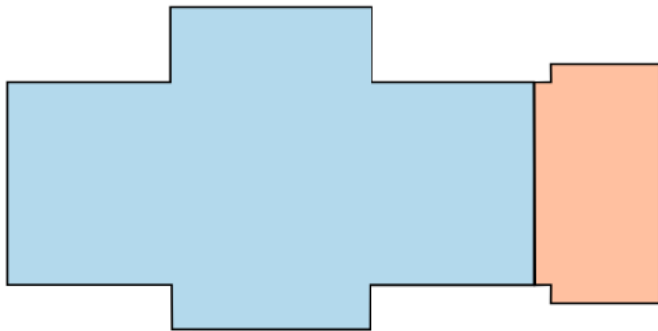
POTENTIAL BUDGET

	UNIT AREA	UNIT		BUDGET		AVERAGE
		Low	High	Low	High	
RENOVATION & EXPANSION						
Sitework	1	\$200,000	\$250,000	\$200,000	\$250,000	\$225,000
Renovation	5,200	\$310	\$385	\$1,612,000	\$2,002,000	\$1,807,000
New Construction	1,300	\$575	\$650	\$747,500	\$845,000	\$796,250
TOTAL ESTIMATED CONSTRUCTION COST				\$2,559,500	\$3,097,000	\$2,828,250
OTHER TYPICAL COSTS						
Furniture & Equipment	6,000	\$27	\$30	\$162,000	\$180,000	\$171,000
AV & Technology	6,000	\$10	\$14	\$60,000	\$84,000	\$72,000
A&E Fees				\$278,150	\$403,320	\$340,735
Permits				\$51,190	\$61,940	\$56,565
Utilities				\$65,000	\$85,000	\$75,000
Testing & Inspections				\$15,000	\$25,000	\$20,000
Miscellaneous				\$10,000	\$20,000	\$15,000
TOTAL OTHER COSTS				\$641,340	\$859,260	\$750,300
ANTICIPATED BUDGET						\$3,578,550

PROS AND CONS

PROS

- Familiar location
- Building ownership
- History of building and library



CONS

- Limited space and expansion
- Limited parking – no new parking
- Complicated renovation and addition
- Library closes during construction
- Less collections growth
- Taller shelving
- No study rooms
- Limited meeting space
- No flexible activity space
- Limited seating areas
- Small staff space

NEW CONSTRUCTION – RUSH RIVER

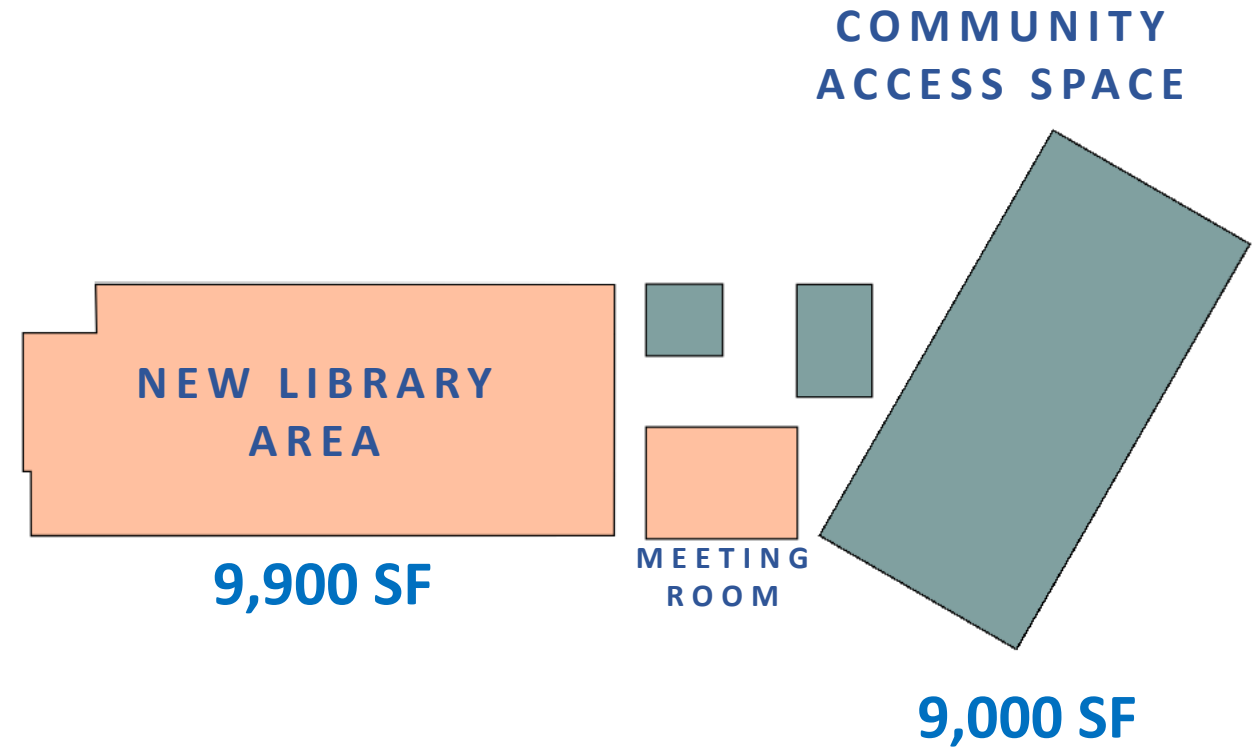
LIBRARY SPACE – 9,900 SF Useable Area

- New library and large meeting room
- Large children and adult spaces
- Dedicated teen area
- Flexible Activity Space
- Larger staff space
- Large outdoor event spaces

COMMUNITY ACCESS SPACE – 9,000 SF

- Large community hall with kitchen
- Additional Flexible activity space
- Reception lobby and gallery

TOTAL AREA – 18,900 SF



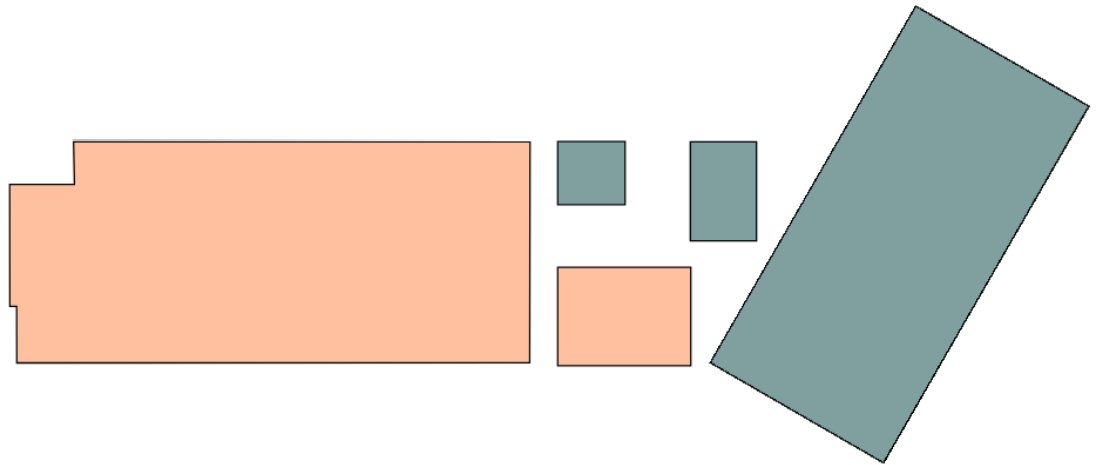
PROS AND CONS

PROS

- Library stays open during construction
- Developer takes care of construction
- Larger children and adult spaces
- Dedicated teen area
- Expanded collections
- More seating
- Larger staff area
- Larger meeting rooms
- Flexible activity spaces
- Large outdoor event space
- Ample parking
- Community hub

CONS

- Lease rather than own (80-year lease)
- Different location (closer to town)
- Shared entry lobby and restrooms



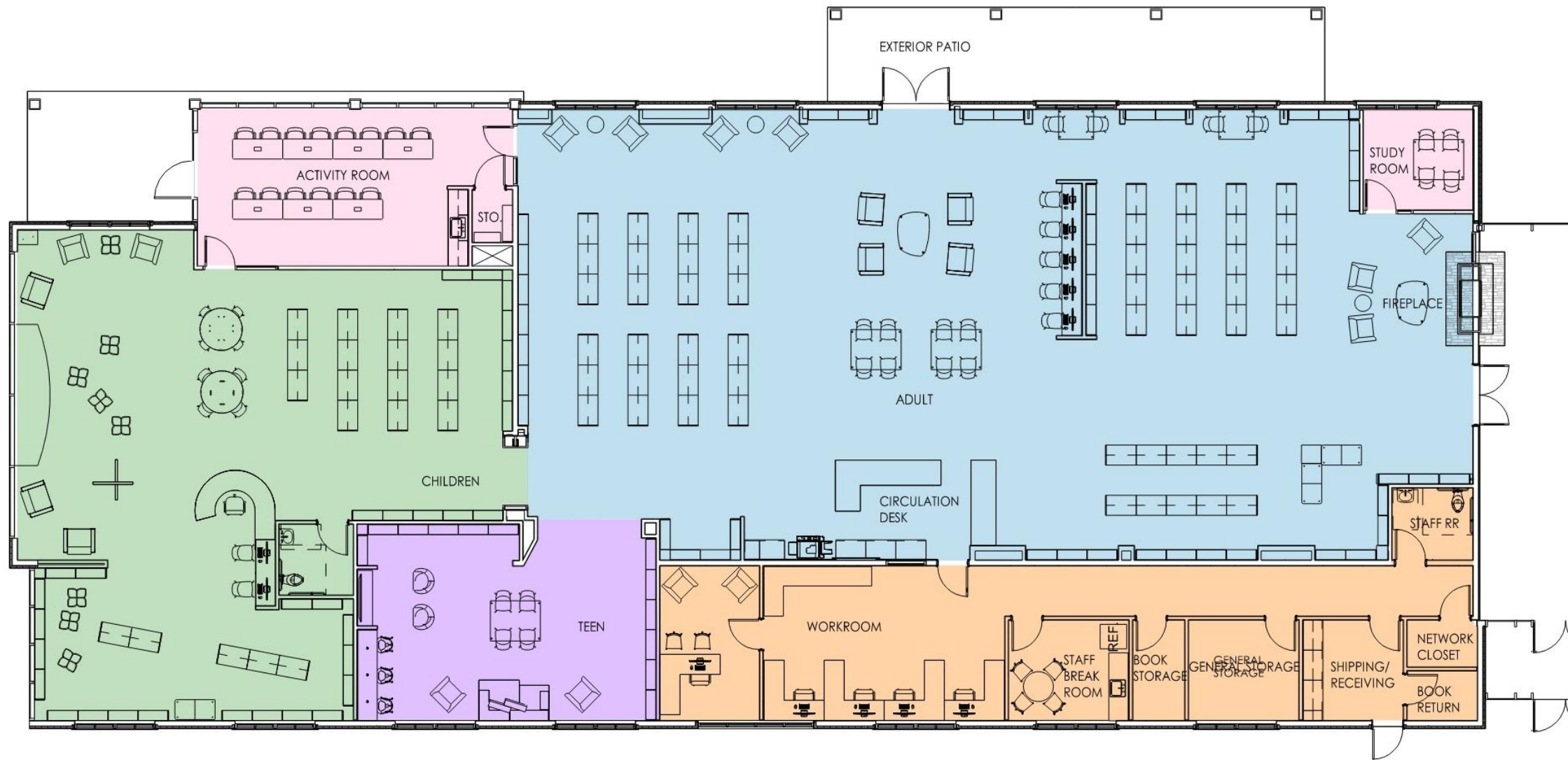
PROGRAM AREA COMPARISON

	EXISTING	RENOVATION & EXPANSION	NEW RUSH RIVER
ESTIMATED COLLECTIONS			
Adult Area	2,408	2,408	4,000
Children's Area	586	936	1,954
Teen Area	0	250	587
Flexible Activity Room	0	0	494
Study Room	0	0	110
Meeting Room & Storage	679	989	1,000
Staff Area	505	505	1,325
COMMUNITY ACCESS SPACE			
Lobby & Gallery	266	640	2,500
Additional Flexible Activity Room	0	0	400
Community Hall with Kitchen & Storage	0	0	4,500

NEW CONSTRUCTION RUSH RIVER CONCEPTS



RUSH RIVER CONCEPTS



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**WHAT IS THE BEST CHOICE FOR YOUR
COMMUNITY?**