THE MAURY LOONTJENS MEMORIAL LIBRARY
OF
NARRAGANSETT, RHODE ISLAND
PHYSICAL PLANT NEEDS:
A NEEDS ASSESSMENT

DRAFT
MARCH, 2012

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THE MAURY LOONTJENS MEMORIAL LIBRARY

OF

NARRAGANSETT, RHODE ISLAND

PLANNING FOR THE FUTURE:

A LIBRARY BUILDING PROGRAM

DRAFT
NOVEMBER 1, 2012

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NEEDS ASSESSMENT
SECTION II

SUMMARY CHART

(BASED ON A TWENTY-YEAR PLANNING HORIZON)
SECTION III

WHAT ARE THE POSSIBILITIES FOR MODIFICATIONS TO THE EXISTING BUILDING?
INTRODUCTION

Narragansett, Rhode Island, is a residential and resort community located along the western shore of Narragansett Bay. A long narrow town, perhaps fifteen miles north to south, it consists of communities and hamlets located mainly along the water and includes

(North to South, along the Town's western border)

the Salt Pond area of Wakefield Mettatuxet Great Island Galilee

(North to south, along Narragansett Bay)

a part of Saunderstown South Ferry Bonnet Shores Narragansett Pier Point Judith and part of Jerusalem

First settled in the Seventeenth Century, the population of the town had raised to 16,361 by the 2000 U.S. Census, while the 2010 U.S. Census officially recorded a small decrease (3%), to 15,868 residents ten years later. Of interest in examining the recently-published 2010 data are the following comparisons:

- **Age of population in Narragansett**

<table>
<thead>
<tr>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Birth to age 10</td>
<td>1,063</td>
<td>6.8%</td>
<td>- 398, or - 26%</td>
<td>1,481</td>
<td>9.1%</td>
</tr>
<tr>
<td>10 - 19 years</td>
<td>1,743</td>
<td>10.7%</td>
<td>- 70, or - 0.04%</td>
<td>1,813</td>
<td>11.1%</td>
</tr>
<tr>
<td>Over 55</td>
<td>5,002</td>
<td>31.63%</td>
<td>+ 1,130, or + 29%</td>
<td>3,872</td>
<td>23.7%</td>
</tr>
</tbody>
</table>

One element to be noted here is that, since 2000, there has been a net decrease of 26% in the number of children, from birth to age 10. Moreover, this change was paralleled by a dramatic increase of 29% in that portion of the population over the age of 55.
Educational Attainment in Narragansett

A second demographic measure of note for Narragansett in the 2010 Census is the measure of educational attainment for people over 25 years of age. It is one of the highest in Rhode Island and has risen 21.7% in only ten years.

<table>
<thead>
<tr>
<th></th>
<th>Bachelor's Degree or Higher - 2010 Census (n = 15,868)</th>
<th>% of Adults over Age 25 w/bachelor's Degree or Higher - 2010 Census</th>
<th>Bachelor's Degree or Higher 2000 Census (n=16,631)</th>
<th>% of Adults over Age 25 (2000 Census)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Narragansett, RI</td>
<td>n = 5,268</td>
<td>52.26%</td>
<td>n = 4,329</td>
<td>41.8%</td>
</tr>
<tr>
<td>State of Rhode Island</td>
<td></td>
<td>30.2%</td>
<td></td>
<td>25.6%</td>
</tr>
<tr>
<td>Overall U.S.</td>
<td></td>
<td>28.1%</td>
<td></td>
<td>24.4%</td>
</tr>
</tbody>
</table>

Housing Units in Narragansett

A third topic of interest outlined in the 2010 Census is found in the data on housing.

<table>
<thead>
<tr>
<th></th>
<th>Total Housing units 2010</th>
<th>Owner-Occupied Housing Units 2010</th>
<th>Rental-occupied Housing Units 2010</th>
<th>Seasonal Housing Units 2010</th>
<th>% Seasonal Housing Units in 2010</th>
<th>Total Housing Units 2000</th>
<th>Seasonal Housing Units 2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Narragansett, RI</td>
<td>9,470 units</td>
<td>4,208 units</td>
<td>2,496 units</td>
<td>2,314</td>
<td>24.4%</td>
<td>9,159</td>
<td>2,035</td>
</tr>
<tr>
<td>State of Rhode Island</td>
<td>463,388</td>
<td>162,658 units</td>
<td>17,077</td>
<td>3.6%</td>
<td>439,837</td>
<td>12,988</td>
<td></td>
</tr>
<tr>
<td>Overall U.S.</td>
<td>4,649,298</td>
<td>3,5%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Other factors

Quite aside from all of these statistics, there are two main elements that characterize life in Narragansett. One of these is a large annual influx of seasonal residents, particularly from May to September. Many of these people are from families that have been coming to Narragansett for decades, and stay in housing that they own. Others rent a property for a week or a month during the season.

A second factor in the population is that a sizeable portion of the undergraduate and graduate students, and faculty from the nearby University of Rhode Island, who tend to rent in the fall and winter. In some instances, they are accompanied by families. Since rental properties comprise 26.3% of total property, and since seasonal units comprise 24.4% of the total housing stock, there is doubtless some overlap in use. Both elements must come into play when planning town services.

The seasonal residents, some of whom own property and others of whom rent, would not have been counted as Narragansett residents on April 1, 2010.

The students, according to quite specific instructions on the Census 2010 website, would have been counted as residents and thus are included in the total count of 15,868.

It can be concluded that a substantial minority of the 6,134 renting residents, or 38.6% of the total residential population reported on April 1, 2010, were students.¹

Over and above this, many of the properties rented to students during the academic year are being rented in summer to seasonal clients. Finally, the seasonal residents who occupy the 2,314 seasonal housing units not included as "occupied" in the Census count are another significant factor in projecting town services. At a modest multiplier of 3 people per seasonal housing unit, the total population during the summer months rises to approximately 22,810 people.

Beyond the normal Town services – Town Hall, police, fire, rescue and public library - the student population poses its own special issues for Narragansett

residents and for the Town itself. In fact, a Narragansett-URI Coalition has been formed to deal with social, legal and safety problems.²

Population Projections for Narragansett

A population projection for Narragansett was derived from the 2000 Census, now twelve years past, by the Rhode Island Department of Planning.³ Based on the 2000 Census, it projected population growth as shown in the following chart:

|-------------------------------------|-------------|------|-------------------------|------|------|------|------|

One conclusion is that the 2004 projection of nearly 24% growth in thirty years was overly optimistic and is failing to come to fruition.

THE MAURY LOONTJENS MEMORIAL LIBRARY

The focus of this report is a Needs Assessment for the requirements for public library services for the residents and seasonal residents of Narragansett, from 2012 up to the year 2032. Founded in 1896 as a private library in the village of Narragansett Pier, the library is now serving all of the villages that comprise the Town of Narragansett. Formerly known as the Narragansett Public Library, it was re-named “The Maury Loontjens Memorial Library” in 2007, in memory of a late Town Manager.

² http://www.uri.edu/student_life/coalition/

The Maury Loontjens Memorial Library is a very busy place. It is open 7 days a week, 56 hours per week, including Sundays. 49% of the resident population, or 8,211 individuals, have a library card. Many of these cards are being used to borrow books for young children or other family members in the cardholder’s family, as well. In addition, many people seek out the public library for Internet access, for programming or meetings, for quiet study space, or simply as a pleasant respite with heat or air conditioning.

Overall, the library’s circulation has been increasing rapidly, with 186,703 items circulated in Fiscal Year 2011, an increase of 51% in just six years over the 123,707 items circulated in FY2005. This high circulation was achieved at a time that the population was declining slightly. 31.4% of the 2011 circulation activity was children’s items. Moreover, the library counted 23,682 uses of its twelve Internet computers in FY2011, or an average of about 455 uses per week. This represents a 218% increase over FY2009.

The library offers Interlibrary Loan services with other Rhode Island libraries, through OLIS, the State Library’s Office of Library and Information Services and a daily delivery service. It has recently begun offering e-books through Ocean State Libraries, the statewide automated network, either downloaded to a patron’s own device or for loan on a library-owned reader.

In the spring of 2011, a Citizen Attitude Survey of all Town services was conducted by ETC Institute of Kansas. This was a random sample of 603 permanent residents or taxpayers from which student renters were specifically excluded by the structure of the sample.4

In the portion of the survey dealing with satisfaction with town services, the Maury Loontjens Memorial Library ranked first of all town services, with 73% of citizens declaring themselves “Very Satisfied” and only 1% “Dissatisfied.”

Understandably, only 8% of respondents placed the library among their top four of the fourteen choices of municipal services. This is not a surprise, since three of the “top four” choices dealt with safety and survival, while the fourth was the maintenance of sidewalks and streets.

PROGRAMMING AT THE LIBRARY

The library has only a small conference room and a small, dark and narrow meeting room, which can be enlarged by opening an accordion wall into the larger quiet study space. Despite these less than ideal facilities, the library sponsors a

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full spectrum of children’s programming, including a “Get Ready for Kindergarten”
camp and children’s book groups for grades 1 and 2. There were 133 children’s
and Young Adult programs, or an average of 11 children’s programs per month,
held in Fiscal Year 2011.

There is also ample programming offered for adults, ranging from guest speakers
and computer classes to book clubs, a blood drive, and Belly Dancing. There
were 234 adult and family programs held in 2011, an average of 19.5 adult
programs per month.

Total Fiscal Year 2011 programming encompassed 367 separate occasions, or
an average of 30.5 programs per month, 7 per week, or slightly more than one a
day. While some of the smaller programs – such as adult book group discussions
- can be held in the conference room, each time the library meeting room is used,
sound inevitably leaks through the accordion wall into the adjacent Quiet Study
space.

Each time a larger crowd comes to a program, the accordion wall is drawn open,
and the Quiet Study space is no longer useful for quiet study. Not only that, the
lack of a multipurpose meeting room with four permanent walls compels the
constant set-up and knock-down of seating configurations, which is not the best
use of staff time.

THE NEED FOR QUIET STUDY

The Maury Loontiens Memorial Library is functioning as a robust information
center and community crossroads for the residents of Narragansett. However, it
has another role: that of a “quiet place.” In our society, there are many people in
need of a “quiet place,” yet their households are not configured to meet this need.
Non-student adults and retirees use the space to read a magazine or newspaper,
or to work on a personal project. Business people from out of town need a place
to plug in their laptops. Beyond these elements, there are also high school
students, who are frequently assigned a group project, while both middle school
and high school students may also need a public place to meet with a tutor.

In Narragansett, there is one additional need for a “quiet place.” A large portion
of the total residential population consists of undergraduate and graduate
students, full- or part-time, enrolled at the University of Rhode Island, many of
whom seek out the library as a venue for quiet study or to work on a project,
particularly in the evenings, on weekends, or at exam time.
All of these needs for a "quiet place" must be pushed to the side by meetings and programs almost every day, either by sound from a program or by actual removal of the wall of the library's only quiet space.

THE LIBRARY AS A BUILDING

The Maury Loontjens Memorial Library is housed in a neat clapboard building with a multiplicity of sloping roofs, next to the Public Safety Building and just a long block west from the waterfront in Narragansett Pier. Parking is quite limited even in winter, at 17 spaces. Part of the parking lot has been taken up by a set of public toilets for general town and visitor use, located in a small building to the rear of the parking lot. There is a ramp to the front door of the library.

The library building itself started with an initial 31' x 48' structure back in 1961. At 1,488 square feet, it was the size of a small ranch house. This original one-story building now serves as the Children's Room.

To the rear of the original building, architect Edward P. Banning of East Providence constructed a slab-on-grade, 62' x 71.5' (4,433 square feet) one-and-one-half-story addition in 1976. This addition has a dramatic open staircase to a low-ceilinged (7' 6") mezzanine that can now only be used only for storage.

In the mid-'90's, a third, one-story addition was constructed to the left and front of the 1976 addition. Designed by Edward Rouse Architects, Inc. of Pawtucket, the addition measures 80' x 33.25' (2,660 square feet) including a 24' octagonal space. It was opened in 1996, sixteen years ago.

The total building comprises about 8,481 net usable square feet, plus a small partial basement, several crawl spaces and the mezzanine. This works out to be 0.53 net square feet per capita for the 15,868 residents, 17.5 % of whom are under age 19, 52.26% (over the age of 25) of whom hold bachelor's degrees or higher and 31.63% of whom are over the age of 55. When the seasonal resident population is included, per capita library space drops to 0.37 net square feet per capita.
Maury Loontjens Memorial Library

This is a hybrid building, as shown in the sketch above. It was constructed at three different times, in each case under different building and earthquake codes and prior to the rise of Green Building codes, LEED certification, or the Station Night Club fire. There are three separate foundation systems, and four separate rooflines and roof systems.

There are multiple areas of concern in this building, from a library consultant’s point of view.

- The Children’s Room, at 1,488 square feet, represents only about 17.5% of the total building. Yet 31.4% of the total circulation of this library was to children, from toddlers to about 6th grade. (There are about 1,083 of them growing up in town.) The total area of the Children’s Room is comparable to only about one and one half school classrooms (or that ranch house), yet it is housing not only the children’s book stacks and media, but also study space, play space and two public service desks for staff. There is no storytelling and craft space. There is no office or workroom for the children’s staff, and only a tiny storage closet.
There is no children’s / family rest room within the Children’s Room, in this day of threats and hazards for young children.

The public restrooms are remote, and staff oversight of their entrances is impossible.

There is no dedicated space for young adults at all – just a few shelves of books, with no separate seating or computers.

The Circulation staff, who have primary responsibility for the building when it is open to the public, can see very little from the Circulation Desk. They cannot see the book stacks. They cannot see the Quiet Study room. They cannot see the Children’s Room. Their only off-desk workroom area is as far as possible from the Circulation Desk, in the general work room on the northwest side of the building.

There is no staff break room. Staff must use the windowless meeting room kitchen for a break, even when one of the frequent programs or meetings is in progress.

The Director’s office is located at the far end of that staff work area, as remote as possible from patrons and the front door.

There is no direct after-hours entrance to or egress from the meeting room after the library has closed.

There is no gallery space for exhibiting local art.

There is no local history/genealogy room – just storage on the mezzanine, which is closed to the public as well as inaccessible.

There are physical concerns, as well:

The meeting room/ Quiet Study room area has no direct second means of egress in case of a fire. Yet it can host up to 200 people for a large program. There is an old fire exit hidden behind the rear book stack of the 1996 addition, but no clear path of travel to this exit from the meeting room/Quiet Study room in an emergency.

The aisles in the book stack are universally in violation of the Americans With Disabilities Act of 1990, which requires a 36-inch clear width for each aisle and a 42- to 48-inch turnaround at each end of a row. At this library, the aisles measure from 33 to 34 inches, with a column in one aisle bringing the clear aisle space down to 24 inches.

The mezzanine is unusable except for storage, since it does not have a second means of egress. It is also not handicapped-accessible, since there is no elevator. Headroom on the mezzanine is only about 7’6”.

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The one staircase to the mezzanine is also in violation of the Americans With Disabilities Act of 1990, since it has open risers that are hazardous even for staff.

The 1976 addition, which is the main library space as one enters, is high-ceilinged because of the presence of the mezzanine. However, the main space is also very dark, with only minimal daylight from a few windows to the right side and rear of the space. These windows are mostly obscured by the book stack.

It's as if, at the initial design stage, the high-ceilinged space had been intended to have a skylight or clerestory, but that planned source of daylight was eliminated. As a result, the space looks truncated, or “stubbed-off." The mezzanine is dark, and the main floor appears gloomy, as a result.

The original 1961 building has a basement, but access to that basement (and the furnace) is limited to a hatch located at the main entrance to the Children’s Room. In order to access this basement, the Children’s Room must be closed.

The front portion of the 1976 addition complex has a 4' crawl space, accessed from outside the building. The crawl space has a dirt floor and contains wiring, ductwork and the electrical box out in the open. (An electrical box belongs in a dry, locked electrical room, preferably above grade and not on a dirt floor.) Neither basement nor crawl space is useful for storage. The 1976 addition and the rear portion of 1996 addition appear to be slab-on-grade.

The building has a smoke detector and fire alarm system. There are motion detectors to protect against unauthorized entry and vandalism. However, there is no sprinkler system. A fire could cause the total loss of this building and its contents.

In contrast to an office building or a school, which is commonly constructed at 60 – 80 pounds per square foot “live load”, a library is expected to have a special load capacity of 150 pounds per square foot “live load”, in order to bear the weight of book stacks loaded 7 shelves high and arranged in 3-foot aisles.

Yet, at the Maury Loontjens Memorial Library, all adult book stacks have apparently been positioned in the slab-on-grade portions of the building, to the rear of the 1976 and 1996 additions, which have neither basement nor crawl space and thus can be expected to support the load. It is clear from the book stack placement that the architects recognized that the 1961 structure and probably the front portion of the 1996 addition are problematic.
There is no evidence that the mezzanine of the 1976 addition has any special reinforcement for book stacks, and the low, slanted ceiling up there appears to have been designed to prohibit the installation of stacks or other heavy loads.

In much of the building, the lighting system is a cause for concern. Some of the lighting consists of one-of-a-kind downspots, which are recessed above the ceiling tiles. Light then must come down into the library space through a square hole in the ceiling tile. This unusual lighting approach means that much of the advantage of reflected light off a white ceiling is lost.

THE PRESENT STORY

There are multiple factors to consider, here at the Maury Loontjens Memorial Library:

- The year-round population in 2012 (at least 15,868).
- The year-round plus seasonal population (all of those seasonally occupied housing units (2,314 of them) are occupied in summer). At an average of a conservative 3 individuals per seasonal unit, this means that the seasonal population numbers an additional 6,942 people, many of whom expect to use the library and all its services, especially on a rainy day. Thus, the “service population” of the library expands to about 22,810 for 1/3 of the year.
- The lack of parking for both staff and patrons, even in the “off-season.”
- The growth of the collections, and the addition of new formats and Internet access points since 2009.
- Increasing circulation – up 50% since 2005.
- The lack of staff work space and the inconvenient and remote placement of staff work spaces.
- The increased expectation for both children’s and adult programming, without dedicated space for either.
- Multiple violations of the Americans With Disabilities Act and its 2010 revised regulations.
- The overall size of the library, which allows for only 0.53 net square feet per capita in a world where something like 1 – 2 square feet per capita might be expected. (It drops to 0.37 net square feet per capita in the warm months.)
HOW DOES THE MAURY LOONTJENS MEMORIAL LIBRARY COMPARE RIGHT NOW TO NATIONAL STANDARDS?

There are no published national standards for library square footage that are up-to-date. The American Library Association has not published such a standard since 1960, when it put out a standard of 0.7 square feet per capita. This was before a public library became a de facto community crossroads and before most libraries needed a meeting room. Most small public libraries did not even offer a separate Children’s Room back in 1960, though that is now standard. The 1960 standards were also put out before public computers, videotapes and discs, toys, Young Adult departments, large print books, etc. Too, building codes and public expectations now require accessible public rest rooms, while the Americans With Disabilities Act of 1990 requires a 3-foot wheelchair passage all around any public building, as well as an elevator for multiple levels. Fire codes now require two means of egress from any space or any level. And earthquake codes are now much more stringent.

In public library planning, the Wisconsin Standards for Public Libraries has for many years been the most useful available national guideline for determining what a library serving a particular size of population ought to be offering in the way of collections, public access computers and patron seating. The most recent edition of the Wisconsin Standards is the Fifth Edition, 2010.

The chart below applies the Wisconsin Standards for collections, computers and patron seating to the Maury Loontjens Memorial Library, but only in the "Basic" and "Moderate" ranges. (There are two additional scales, "Enhanced" and "Excellent.".) The first line shows standards for a year-round population of 15,868 (today) and the third line shows standards for a population of 22,810 (permanent year-round, plus seasonal residents). The middle line depicts the actuality of what the Maury Loontjens Memorial Library can offer in its present building.

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5 As stated above: in comparison, the Maury Loontjens Memorial Library is offering either 0.53 square feet per capita for the 15,868 residents in the 2010 Census, or 0.37 square feet per capita for the residents and the summer people. Whichever number one chooses, this is well below even the 1960 ALA standard.
HOW DOES THE MAURY LOONTJENS MEMORIAL LIBRARY STACK UP?

<table>
<thead>
<tr>
<th>For a Population Size of:</th>
<th>Range of Total Collection Size</th>
<th>Range of Public Access Computers</th>
<th>Patron Seating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expected for a (Year-round) population of 15,868</td>
<td>87,274 – 101,555</td>
<td>13 - 16</td>
<td>95</td>
</tr>
<tr>
<td>Maury Loontjens Library in 2012</td>
<td>60,701</td>
<td>12</td>
<td>74</td>
</tr>
<tr>
<td>Expected for a (Year-round plus seasonal or “service”) population of 22,810</td>
<td>75,273-91,240</td>
<td>14 – 31 at “excellent” level</td>
<td>114</td>
</tr>
</tbody>
</table>

THE MAURY LOONTJENS MEMORIAL LIBRARY IN PERSPECTIVE: WHAT DOES IS NEED?

<table>
<thead>
<tr>
<th>Collection Size</th>
<th>Public Access computers</th>
<th>Patron Seating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Should have 24% - 50%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

For 15,868 people

- Should have 2 more Internet computers
- Should have plus 21 seats

For 22,810 people

- Should have plus 24% - 50%
- Should have 2 - 19 additional Internet computers
- Should have plus 40 seats

In Narragansett’s case, the pinch happens most profoundly:

**first, in collection size:**

- the library should have from 15,000 – 41,000 more books, audio and video items.

**next in patron seating:**

- the library should have at least 21 more seats, even just to serve just the year-round population, and about 40 more seats to accommodate the “Service Population”
and finally in public access computers:

→ the library needs from 2 to 19 more public access computers, to serve the year-round plus seasonal population.
POSSIBILITIES FOR MODIFICATIONS TO THE EXISTING MAURY LOONTJENS MEMORIAL LIBRARY

Option A. **Construct a one-story addition to the west of the 1996 addition?**

- **Advantages**
  - More space

- **Disadvantages**
  - Destroys or obscures the nice octagonal quiet study space from the exterior.
  - Retains and even increases all of the inefficiencies of the present space, in terms of layout and usability.
  - Eliminates all green space and “garden.”
  - Would mean yet more space that staff cannot supervise and patrons cannot locate.

Option B. **Construct a second floor over the 1976 addition and part of the 1996 addition?**

- **Advantages**
  - More space – potential gain of perhaps 4,000 net usable square feet
  - Possibility of installation of clerestory or skylight to bring some daylight into the interior space on the main floor.
  - Careful placement of new support columns could enhance positioning of book stacks and aisles to comply with ADA.

- **Disadvantages**
  - Roof(s) must be completely removed and raised by up to ten feet.
  - Roof lines must be re-designed and an entire new roof structure installed.
  - Support columns must be installed on the main floor and into the slabs (and below the slabs) to provide structural support.
  - New support columns will further congest the main floor.
  - Existing staircase to mezzanine must be completely replaced, possibly re-positioned.
  - In all probability, mezzanine floor must be replaced for structural reasons.
  - Second fire staircase must be installed. Possibly a third fire staircase will be required.
Elevator will be required. Consider two elevators if a high use function, such as the Children's Room or a multipurpose meeting room is placed on the second floor.

New support columns will further congest the main floor.

None of the new second floor space would be visible from the Circulation Desk. Depending on the configuration, the new second floor space might not be any more inviting, convenient or useful than the present low-ceilinged mezzanine.

Resulting building will still be fragmented and difficult to supervise.

Construction project is tantamount to demolition of entire 1976 addition and a major part of the 1996 addition. Only the slabs could be re-used, and these would be perforated to install footings for new support columns.

What does "partial demolition" actually mean?

The only structure left intact in this scenario would be the original 1961 library building (1,488 square feet). Half of the 1996 addition might remain.
What would actually happen in the 2008 proposal to construct a partial second story?

KEY:

Demolition of columns, roof, mezzanine and probably walls in 1976 addition and part of 1996 addition

OPTION B:

Demolish, then →
construct two stories

One story retained →

2008 Proposal, side view:

Two stories demolished, then new construction

One story retained →

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Narragansett, Rhode Island
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Option C. **Demolish existing three-entity building and construct a new two-story building on the site?**

- **Advantages**
  - Both levels of a new building could be planned as a coherent two-story layout. More efficient to staff. More secure. Easier for patrons to navigate.
  - Resulting building could be designed to meet the current building, accessibility and earthquake codes.
  - Resulting building could be a LEED-certified “green” building, thereby reducing energy costs.
  - Resulting building could have increased daylighting.
  - New building design would re-configure the existing sprawling layout of the three elements, thereby possibly increasing space for parking. A “savings” of 2,500 square feet on this constricted site could yield up to 6 additional parking spaces.

- **Disadvantages**
  - Cost of replacing original 1961 one-story space (approximately up to 3,000 square feet) would be in addition to the costs of Option “B” already outlined above.
  - Possible perception on the part of the public that “their” library is being demolished.
  - Appearance of non-frugality in New England.

**Possible alternative to 2008 proposal:**

![Diagram of Land and Building](image)

**HOW LARGE SHOULD A NEW LIBRARY BE?**

A preliminary study of a library based on the parameters above indicates that a new library for Narragansett would be a two-story building, in the ballpark of 20,661 to 21,488 gross square feet. (See pages S-1 and S-2 for details) This estimate is made pending the development of a full and fleshed-out building program in the coming months.
However, it is possible to conclude that a building of approximately this size would require a footprint of 10,331 – 10,744 gross square feet, plus parking for, say 52 cars at 1 car per 400 square feet of building. Such parking would require an additional 18,200 square feet of land. So the total of the land required would be 28,944 square feet, plus 20% for green space and landscaping. Total land needed would be, say, 34,733 square feet, which is 0.8 acre.

THE SITE

It is clear that the Maury Loontjens Memorial Library should remain centrally-located, probably within the village of Narragansett Pier, in order to serve all of the residents of Narragansett. There does not appear to be any possibility of increasing the size of the present site.

☐ An ideal library site for a new public library building would be not only somewhat larger than the existing site, to allow for additional parking and some green space and outdoor library space. It might be located somewhat farther away from the summer traffic congestion, but in a convenient commercial zone, where patrons could get to it easily.

☐ Fiscal prudence requires that a study of alternative sites be conducted, with a view to either maintaining the existing building either as a municipal building for another purpose, or even selling the existing building for a commercial purpose.

☐ The realistic costs of demolition and restructuring of the present building and bringing it up to current codes must also be examined, in the light of the possibility of achieving an effective, efficient and secure two-story building.

All of the above concepts deserve further development and investigation, after a full Library Building Program has been drafted by the consultant working with library staff and trustees and the Town.
## Program Summary Chart

**Maury Loontjens Memorial Library, Narragansett, RI**

**Draft March, 2012**

### Space Needs by Department

<table>
<thead>
<tr>
<th>Area</th>
<th>EST. NET SQ.Ft.</th>
<th>Volumes</th>
<th>A/V Items</th>
<th>Total Collections</th>
<th>Periodicals</th>
<th>Public Computers, &amp; Self-checkout*</th>
<th>Total Seating</th>
<th>Tables for 4</th>
<th>Carrels/individual tables</th>
<th>Lounge Seating</th>
<th>Group Seating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entrance &amp; Lobby</td>
<td>by design</td>
<td></td>
<td></td>
<td></td>
<td>0</td>
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<td>Media</td>
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<td>Adult Fiction, Lrg Print</td>
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<td>56,300</td>
<td>75</td>
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<td>Young Adults</td>
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<td>3</td>
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<td>Staff Desk &amp; Common Area</td>
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<td>Children's storage &amp; seasonal books</td>
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<td>Parenting &amp; Teachers</td>
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<td>1,000</td>
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<td>4</td>
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<td>Youth Services</td>
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<td>4</td>
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</tbody>
</table>

---

Patience K. Jackson  
Library Building Consultant  
Maynard, Massachusetts

Maury Loontjens Memorial Library  
Narragansett, RI

Draft  
March, 2012  
Page S-1
# Maury Loontjens Memorial Library, Narragansett, RI

## PROGRAM SUMMARY CHART  DRAFT March, 2012

### SPACE NEEDS BY DEPARTMENT

<table>
<thead>
<tr>
<th>AREA</th>
<th>EST. NET SQ.Ft.</th>
<th>Volumes</th>
<th>A/V Items</th>
<th>Total Collections</th>
<th>Periodicals</th>
<th>Public Computers, &amp; self-checkout*</th>
<th>Total Seating</th>
<th>Tables for 4</th>
<th>Carrels/individual tables</th>
<th>Lounge Seating</th>
<th>Group Seating</th>
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</thead>
<tbody>
<tr>
<td>Children’s Media</td>
<td>250</td>
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<td>4,000</td>
<td>4,000</td>
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<tr>
<td>Story Hour/Crafts</td>
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<tr>
<td>Children’s Total</td>
<td>3,900</td>
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<td>Multipurpose Rm</td>
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<td>Conference Room</td>
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<tr>
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<tr>
<td>Systems Closet/Server Room</td>
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<tr>
<td>Staff lunchroom &amp; rest room</td>
<td>200</td>
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<td></td>
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<td></td>
<td></td>
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<tr>
<td>Per./General Storage</td>
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<tr>
<td><strong>GRAND TOTALS</strong></td>
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<td><strong>74,300</strong></td>
<td><strong>13,000</strong></td>
<td><strong>87,300</strong></td>
<td><strong>95</strong></td>
<td><strong>36</strong></td>
<td><strong>105</strong></td>
<td><strong>16</strong></td>
<td><strong>8</strong></td>
<td><strong>34</strong></td>
<td><strong>116</strong></td>
</tr>
</tbody>
</table>

### TOTAL NET SQUARE FEET

| 16,529                        |

### 25% NET FACTOR

| 4,132                         |

### 30% NET FACTOR

| 4,959                         |

### RANGE:

| ESTIMATED GRAND TOTAL         |

| **20,661 TO 21,488** GROSS SQUARE FEET |

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Narragansett, RI

Draft
March, 2012
Page S-2
NET SQUARE FEET AND GROSS SQUARE FEET - WHAT? AND WHY?

A standard Library Building Program applies standard net-square-foot formulas for each library area. However, these formulas can only produce an estimate of the total net square footage required for library service. They are not designed to predict an actual building configuration. Until an actual design has been presented by an architect, the precise capacities and ultimate gross square footage of the library building cannot be calculated.

At the programming stage, in order to obtain a preliminary estimate of the total gross square footage required in the actual future building, a factor of 25% - 30% must be added. This factor recognizes that, until the building is actually designed, it is impossible to forecast whether the building will be one-story or multiple stories, requiring one or more elevators and multiple fire staircases. Ceiling heights, the height of shelving, the length of a range of shelving and the actual configuration have yet to be determined. Pre-design, it is unknown whether there will be a basement or an attic in which to house heating and air conditioning equipment and some storage. The added factor also makes allowance for lobbies, vestibule and entrance space, public staircases, emergency exits, corridors, rest rooms, closets, storage, furnace, airconditioning unit, electrical rooms, "circulation" (moving around) space, and the thicknesses of both exterior and interior walls. To put it another way, it can be said that the gross area of any building can be determined by the exterior measurements, (like a tape measure around the outside), multiplied by the number of stories.

The "efficiency" of a particular building design is ultimately the ratio of net square feet to gross square feet. Thus, a design that provides 8,000 net square feet for library services may actually require the construction of, say, 10,500 gross square feet (8,000 ÷ 10,500 = 76% efficiency), or 11,000 gross square feet (72.7% efficiency), or 11,500 gross square feet (69.56% efficiency) or even 12,000 gross square foot (66.6% efficiency). This depends on the design and whether the building is to be single-story or multi-story.

Only when an actual design is available to be analyzed can the actual square
footage of the building be determined, by the real dimensions of the building. The capacity of the shelving shown on the drawings can also be estimated, once the heights of shelving and the configuration of shelving are known. The Building Program comes into play once more at this stage, to be used as a yardstick or checklist to be certain that all of the desired elements are actually present in the desired amounts, in the design.

In past decades, some writers have discussed a building efficiency of up to 80%. This would be a warehouse-style one-story structure, with no interior walls, few columns, and minimal details such as vestibules or hallways or rest rooms. Most architects assert that it is no longer possible to design a library building that is 80% efficient. Some factors that prevent such a design include:

- new requirements (since 1991) of the Americans with Disabilities Act for minimum space between ranges of shelving and around furniture, just as the do in rest rooms, etc.
- earthquake requirements that add extra columns and structure and increase the dimensions of columns
- walls that are now thicker because of insulation, wiring, heating and air ductwork, and fireproofing
- additional rest rooms and egress corridors required by new building codes
- electrical and computer needs, including computer closets
- site limitations
- an addition to an existing building.

At the programming stage, it is prudent to think at the very outset in terms of a realistic estimate of the library's size by using the standard formulas, then adding 25% - 30%. It will then be a pleasant surprise if the eventual design can be smaller because it is also very efficient. Likewise, a particular design may be larger because it includes a special feature that the building itself requires, such as a grand central staircase or a two-story clerestory or an outsize lobby, an elevator, multiple egress stairs - or simply because the layout is inefficient. A particular design can often be modified to increase efficiency. At the programming stage, particularly in the case of an addition/renovation of an existing or historic building or a difficult site, it may be wiser to propose a range of ratios, and thus a range of gross square feet.