



# West Islip Elementary Schools

*Mr. Richard Simon*

*January 4, 2012*

*7:30pm*

*West Islip High School Auditorium*

# Agenda



1. Criteria to Consider in Closing a School
2. “Closing a School Best Practices Guide”-[Chapter 2](#):  
*Deciding which school(s) to close* from California Department of Education
3. Analysis of West Islip Elementary Schools and Projected classrooms needed for 2012-13
4. Options with classrooms available
5. Elementary school floor plans
6. Data comparisons of the six elementary schools
7. Realtors Consulted and their recommendations
8. Questions

# ***Criteria to Consider in Closing a School***

1. # of classrooms available
2. # of rooms convertible to classrooms
3. Size of cafeteria and stage
4. Size of library
5. Size of gym
6. Size of indoor playground
7. #, size and condition of fields
8. Size and condition of playground
9. Total size of property
10. # of parking spaces
11. Operating costs-heat, power, etc.
12. Ventilation
13. Condition and age of roof
14. Traffic flow-pickup and drop-off
15. Location of property
16. Marketability of property
17. Overall condition of building
18. Political considerations
19. Potential for community use
20. # of bathrooms-adult and child
21. Special features
22. Internet/bandwidth connectivity
23. Walker routes/sidewalks
24. Transportation/busing considerations
25. Special Education population
26. "Ask Us" program needs



# **“Closing a School Best Practices Guide”**

## **Chapter 2: Deciding which school(s) to close**

### **California Department of Education**

- ***Decide schools to be considered for closure.*** Of course, there are many factors to weigh when selecting schools for possible closure. The most obvious criterion, a school with declining enrollment, is not necessarily the best. Consider other factors, too:
- ***The condition of a school facility*** - a modernized school, one in good repair, and/or one that has technological capacity or other educationally innovative features may be the best school facility in the district, in spite of its declining enrollment. It may be better to close an at-capacity but physically mediocre school;
- ***The operating cost of a school*** - operating costs may vary from school to school. Some schools use energy more efficiently, some schools need less maintenance, and some schools have minimal transportation costs. Factor these operating costs into decisions about which school to close;
- ***The capacity of a school to accommodate excess students*** - displaced students must be housed elsewhere in the district, so choosing a school site that has unused classrooms or the capacity to add portables, without encroaching on playground/playfield space, is critical. Another important consideration is the ability of the school's essential, core facilities --- library, multipurpose room, cafeteria, gymnasium, toilets --- to accommodate additional students. While there may be room on a school site to add portable classrooms, there may be no room for all those students to use, say, the lunchroom at the same time. The administration building, also, must be considered since it may have to accommodate expanded services and personnel;
- ***Special program facilities*** - special programs, such as providing services for special education students, require special facilities. Closing a school that may have a large capital investment in these special facilities may not be cost effective if those specialized facilities need to be rebuilt elsewhere;
- ***Environmental factors*** - a school's surroundings may have changed since it was first opened. Zoning may have been relaxed to allow nearby, undesirable businesses to move in (i.e., liquor stores, adult bookstores, air-polluting manufacturers, industries that produce or store toxic chemicals), or there might be new environmental hazards (i. e., pipelines, high voltage power lines, fuel storage tanks, airport runway extensions, etc.) that now compromise the safety of the students at a school. the schools chosen to remain open must be safe schools.



# **“Closing a School Best Practices Guide”**

## **Chapter 2: Deciding which school(s) to close**

### **California Department of Education (cont.’d)**

- **Ethnic balance** - closing a school and redistributing its students should change as little as possible the ethnic balance in schools throughout the district. Closing some schools will more adversely affect ethnic distribution than others;
- **Transportation** - part of the decision to close a school should be based upon what transportation costs will be saved, and what new transportation costs will be incurred, once a school is closed and its students redistributed. Insuring that there can be safe walking routes for the displaced students to the new school reduces transportation costs and provides a healthy addition to the school day. It is also important to consider the adequacy of existing drop-off/pick-up and bus loading areas at the schools designated to receive additional students;
- **Neighborhoods** - having a neighborhood school is a part of every parent's sense of well being (not to mention the savings associated with transportation costs). The availability of nearby schools to the ones chosen for closure can lessen the impact of displacement and loss of connection to the new school;
- **Education program** - educational programs are generally mobile; programs and staff can move from site to site. But there can be site-related high achievement schools based upon innovative facility design, a particularly fortuitous dynamic among staff, and just the right mixture of students. Often these high achievement schools are unique and perhaps may be hard to reconstruct elsewhere. On the other hand, there can be historically low-performing schools. Such sites may be good candidates for closure providing an opportunity for re-distributing the students and staff;
- **Aesthetics** - often the presence of an attractive, well-designed, well-kept school can be a source of student and neighborhood pride, an asset to the community, as well as an educational asset. Of course, decisions about school closure are much more complex than just considerations of "appearance," but the physical aspect is important and should not be overlooked in the process of consideration;
- **Value** - if maximizing revenue from the sale or lease of surplus schools is integral to decisions regarding which school to close, then, of course, a property appraisal and assessment of the interests in and proposed uses for the property are vital. The appraisal and assessment must state that it complies with Uniform Standards of Professional Appraisal Practices as promulgated by the Appraisal Standards Board of the Appraisal Foundation. The expected value realized from a closed school should be measured not just in revenue but also in community enhancement (see Chapter 5 for limitations of how revenue from the sale or lease of property can be used).

# ***Analysis of West Islip Elementary Schools***

	<b>Kirdahy</b>	<b>Bayview</b>	<b>Bellew</b>	<b>Westbrook</b>	<b>Manetuck</b>	<b>Oquenock</b>
<b>Regular Classrooms</b>	22	24	26	25	26	22
<b>Office Area to Classroom</b>			1	1	1	1
<b>Small Classrooms/Offices</b>	3	2	1			
<b>Cafeteria</b>	2200	2200	2425	2400	3200	2250
<b>Stage</b>	800	800	2944*	900	772	880
<b>Library</b>	3600	3600	2500	3400	3000	3000
<b>Gym</b>	4000	4000	3500	3800	3850	3900

**\*Auditorium of 2944**

***All buildings have a computer lab, MST lab, art room, music room(s), indoor playground room, faculty room, main office, and various small office and storage spaces.***

# ***Analysis of West Islip Elementary Schools: Projected classrooms needed for 2012-13***

<b>Grade</b>	<b># of Sections</b>	
	<b>RAS*</b>	<b>MP**</b>
<b>K</b>	14	13
<b>1</b>	14-15	15
<b>2</b>	15-16	17
<b>3</b>	17-18	17
<b>4</b>	14-16	15
<b>5</b>	16-19	18
<b>Self Contained</b>	7	7
<b>BOCES</b>	2	2
<b>TOTAL</b>	<b>99-107</b>	<b>104</b>

**\*RAS: Estimate of projected sections by Richard Simon, Supt. of Schools**

**\*\*MP: Estimate of projected sections by Dr. Magda Parvey, Asst. Supt. for Curriculum and Instruction - Elementary**

# ***Analysis of West Islip Elementary Schools : Current Room Utilization***

	<b>Kirdahy</b>	<b>Bayview</b>	<b>Bellew</b>	<b>Westbrook</b>	<b>Manetuck</b>	<b>Oquenock</b>
<b>Rooms Used 2011-2012</b>	<b>16*</b>	<b>19**</b>	<b>20***</b>	<b>22</b>	<b>23</b>	<b>17</b>
<b>Available Rooms</b>	<b>6</b>	<b>5</b>	<b>6</b>	<b>3</b>	<b>3</b>	<b>5</b>
<b>Current Enrollment</b>	<b>307</b>	<b>328</b>	<b>356</b>	<b>387</b>	<b>441</b>	<b>338</b>

***\* Includes two Special Education Self Contained Sections***

***\*\* Includes five Special Education Self Contained Sections***

***\*\*\*Includes two BOCES Special Education Sections***

# ***Analysis of West Islip Elementary Schools : Summary***



- **2011-12:** Total K-5 Sections = 117  
Includes Special Education sections
- **2012-13:** Projected K-5 Sections in a four elementary school configuration = 103 +/- (99-107)
- Classrooms available in largest four schools = 101 + 3  
Additional room spots available with minimal reconfiguration = 104 total classroom spaces
- **Total K-5 Enrollment 2011-12 = 2155** for an average school enrollment of **360**
- **Total K-5 Projected Enrollment 2012-13 = 2100** for an average school enrollment with four schools of **525**

# Options with classrooms available without major renovation and/or program adjustments

## Option 1

Schools	# Regular Classrooms	# Convert Classrooms	Total Classrooms
Bayview	24	0	24
Bellew	26	1	27
Westbrook	25	1	26
Manetuck	26	1	27
<b>TOTAL</b>	<b>101</b>		<b>104</b>

# Options with classrooms available without major renovation and/or program adjustments

## Option 2

Schools	# Regular Classrooms	# Convert Classrooms	Total Classrooms
Bayview	24	0	24
Bellew	26	1	27
Oquenock	22	1	23
Manetuck	26	1	27
<b>TOTAL</b>	<b>98</b>		<b>101</b>

# Options with classrooms available without major renovation and/or program adjustments

## Option 3

Schools	# Regular Classrooms	# Convert Classrooms	Total Classrooms
Bayview	24	0	24
Kirdahy	22	0	22
Manetuck	26	1	27
Westbrook	25	1	26
<b>TOTAL</b>	<b>97</b>		<b>99</b>

# Options with classrooms available without major renovation and/or program adjustments

## Option 4

Schools	# Regular Classrooms	# Convert Classrooms	Total Classrooms
Bayview	24	0	24
Kirdahy	22	0	22
Manetuck	26	1	27
Oquenock	22	1	23
<b>TOTAL</b>	<b>94</b>		<b>96</b>

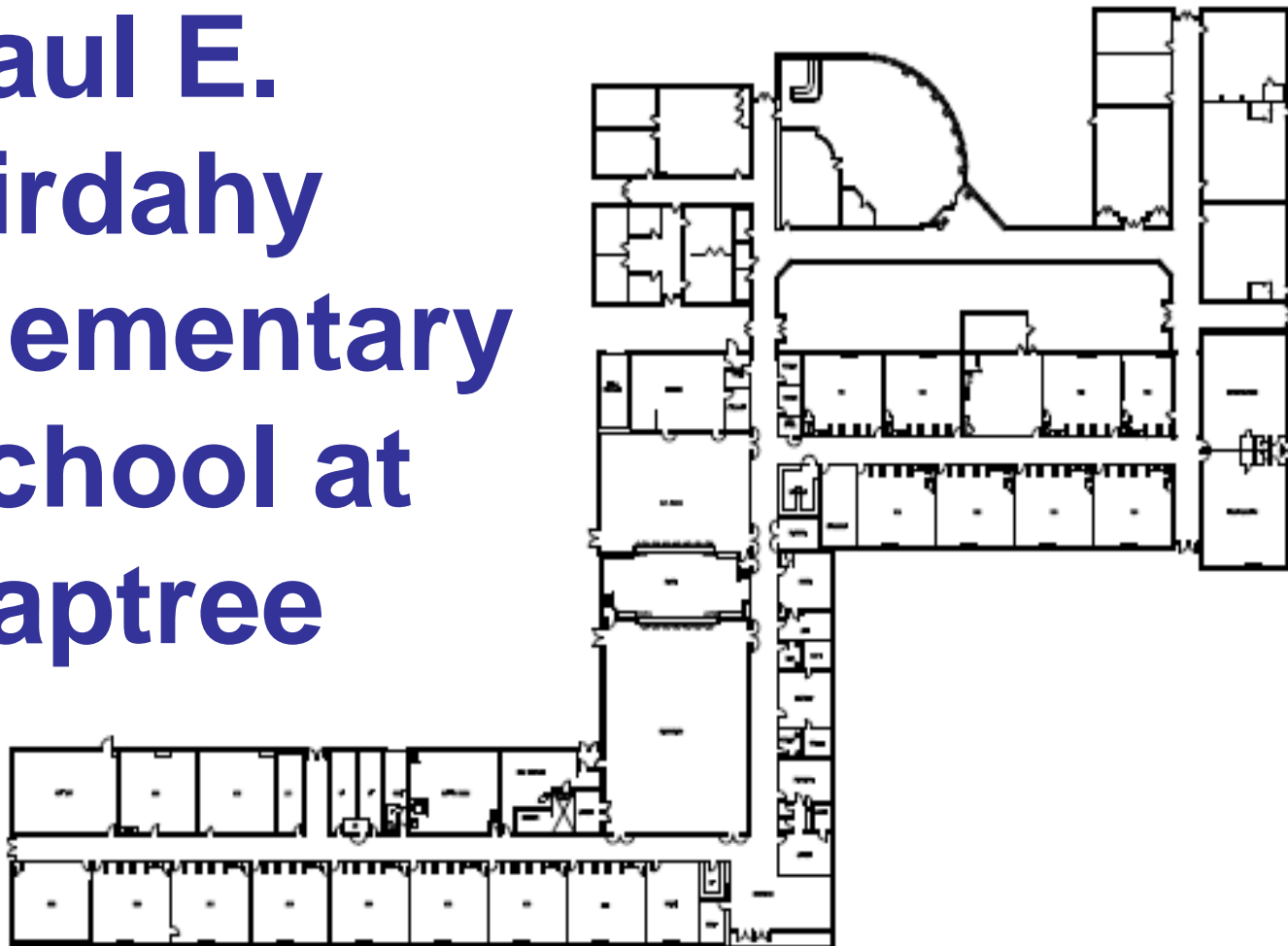
# Options with classrooms available without major renovation and/or program adjustments

## Option 5

Schools	# Regular Classrooms	# Convert Classrooms	Total Classrooms
Bellew	26	1	27
Oquenock	22	1	23
Manetuck	26	1	27
Westbrook	25	1	26
<b>TOTAL</b>	<b>99</b>		<b>103</b>



# Paul E. Kirdahy Elementary School at Captree

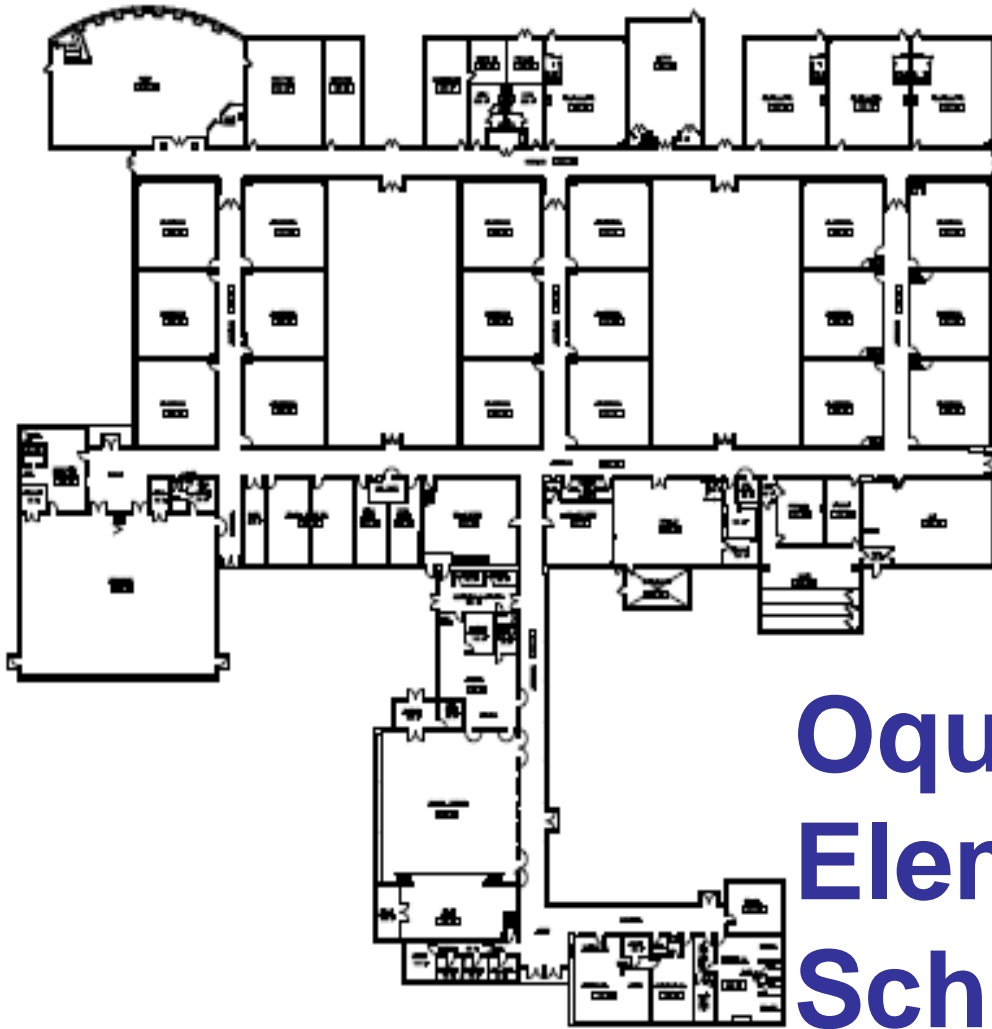


CAPTREE ELEMENTARY SCHOOL

# Westbrook Elementary School



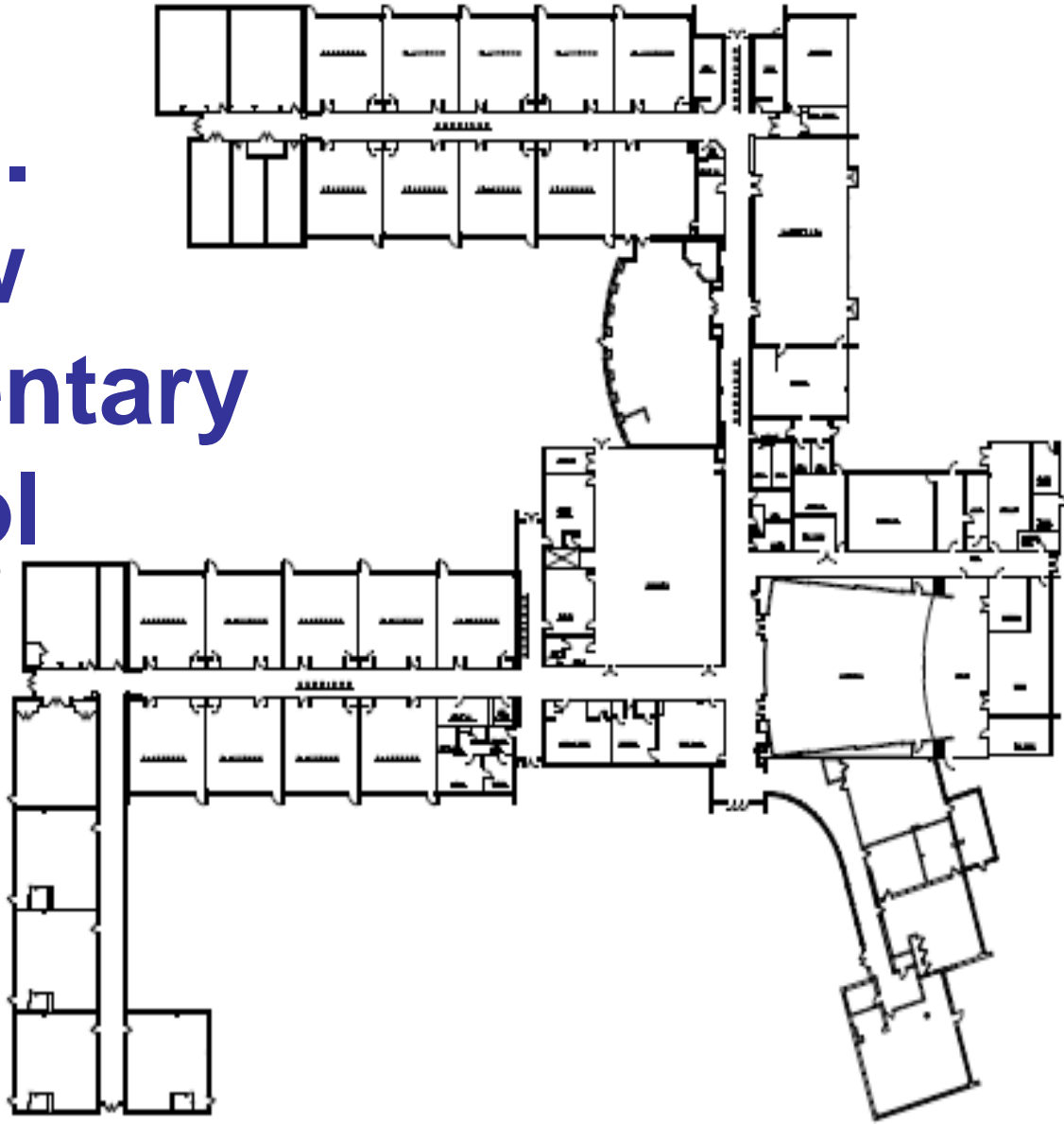
WESTBROOK ELEMENTARY SCHOOL



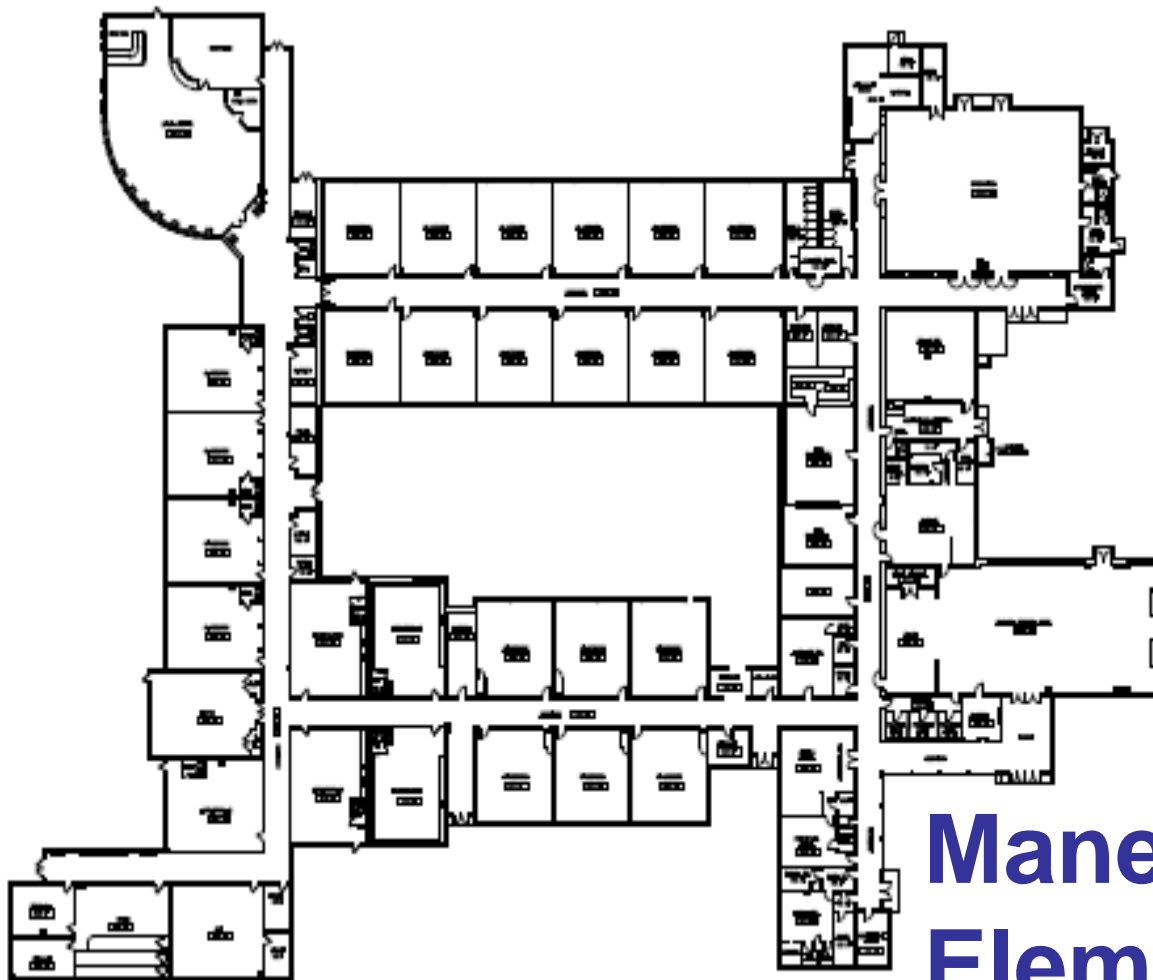
# Oquenock Elementary School

OQUENOCK ELEMENTARY SCHOOL

# Paul J. Bellew Elementary School



PAUL J. BELLEW SCHOOL



# Manetuck Elementary School

MANETUCK SCHOOL





# ***Criteria to Consider in Closing an Elementary School: Building and Grounds***

<b>Size/Space Info</b>	<b>Bayview</b>	<b>Kirdahy</b>	<b>Westbrook</b>	<b>Oquenock</b>	<b>PJ Bellew</b>	<b>Manetuck</b>
<b>2011 current sq ft (approx.)</b>	64,000	64,000	69,750	63,631	74,483	68,916
<b>Original sq ft (approx.)</b>	47,600	46,755	51,465	49,441	57,693	48,146
<b>2001 bldg addition (approx.)</b>	16,400	17,245	18,285	14,190	16,790	20,770
<b># of Classrooms Avail. Now</b>	24	22	25	22	26	26
<b># of Classrooms Convertible</b>	0	0	1	1	1	1
<b>Maximum # of Classrooms</b>	24	22	26	23	27	27
<b>Size of Cafeteria</b>	2200	2200	2400	2250	2425	3200
<b>Size of Library Media Center</b>	3600	3600	3400	3000	2500	3000
<b>Size of Gym</b>	4000	4000	3800	3900	3500	3850
<b>Size of Indoor Playground</b>	1000	1000	1000	1000	1000	1000
<b>Parking Spaces</b>	79	100	66	55	80	Approx. 80

# ***Criteria to Consider in Closing an Elementary School: Building and Grounds***

<b>Property Info</b>	<b>Bayview</b>	<b>Kirdahy</b>	<b>Westbrook</b>	<b>Oquenock</b>	<b>PJ Bellew</b>	<b>Manetuck</b>
<b>Playgrounds - Type and Cond.</b>	K(renov) 1-5 (new)	K (fair) 1-5 (good)	K-5 (new)	K-5 (new)	K (good) 1-5 (fair)	K-5 (good)
<b>Acreage of Total Property</b>	11	11	9.5	8	11	13.5
<b>Grass Acreage</b>	9	8	7.3	5.7	8.8	11.8
<b>Athletic Playing Field Acreage</b>	2	2	3.5	2.5	HS fields	4.5
<b>Athletic/Playing Fields Avail</b>	Shared soccer/ LL	Shared soccer/ bball	2 LL, 1 soccer	2 LL, 1 soccer	HS fields	Bball, Soccer, Udall
<b>Athletic/Playing Fields Cond.</b>	Grass, Rolling	Grass, Rolling	Grass And infields	Grass And infields	HS fields	Grass and infield
<b>Irrigated Field?</b>	No	No	No	No	Yes	Yes

# ***Criteria to Consider in Closing an Elementary School: Building and Grounds***

<b>Other Info</b>	<b>Bayview</b>	<b>Kirdahy</b>	<b>Westbrook</b>	<b>Oquenock</b>	<b>PJ Bellew</b>	<b>Manetuck</b>
<b>Special Features to Mention</b>	Adjacent Kirdahy	Adjacent Bayview	W.I.L.L. Needs Fields	W.I.L.L. Needs Fields	Bath access	Udall Baths 2 Gates
<b>Walker/Local Access/Sidewalk</b>	Good	Good	Good	Good	Good	Good
<b>Traffic Flow Issues</b>	Good	Good	Fair	Fair	Fair	Good
<b>Location Issues</b>	Near Hospital	Near Hospital	Near Sunrise	Near Sunrise	HS and Higbie Lane	Near Udall
<b>Transportation Considerations</b>	South	South	Central	Central	Central/ near HS	North

# Realtors Consulted



## Greiner-Maltz Company/Parkland Realty

- Commercial
- Dean Greiner and Mario Vigliotta
- Interviewed by Board Committee
- Exclusive agents for: Seaford, Syosset, Lawrence
- Toured buildings; RFP submitted

## Sperry Van Ness

- Commercial
- David Madigan
- Interviewed by Board Committee
- **Recommendation:** Close Kirdahy and Oquenock
- Toured buildings; No RFP but interested if decide to sell only

## Jamie Winkler

- Residential/Commercial
- Interviewed by Board Committee
- **Recommendation:** Close Kirdahy and Westbrook; No sale or long term leases for at least 2 years; look for short-term lease opportunities; Westbrook best chance for change of zoning as on main street
- No RFP but willing to help or submit RFP if reopened

# ***Realtors Consulted (cont.'d)***

## **Coach Realtors**

- Residential/Commercial
- Geoffrey Matherson
- Interviewed by Board Committee
- ***Recommendation:*** Close Kirdahy or Bayview and Westbrook
- Toured buildings; RFP submitted

## **Prudential Douglas Elliman Real Estate Commercial Services**

- Commercial
- Michael Murphy
- ***Recommendation:*** Oquenock given location with access to Sunrise Highway
- Toured buildings; No RFP; handling Lindenhurst school

## **Corporate Commercial Realty**

- Commercial
- Harvey Kolin
- Toured buildings; No RFP but responded noting that the RFP request was too vague
- ***Recommendation:*** Strong interest in Kirdahy

## **Ed Ryan**

- Residential
- ***Recommendation:*** Sale only as sees only residential value; no commercial lease

# Questions...

