



2025 Capital Improvement Project Public Presentation



OLEAN CITY SCHOOL DISTRICT

YOUNG + WRIGHT

PROJECT TEAM



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Partner



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**Nicolas
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Construction
Manager



**Melissa
Kirkland**
Financial
Advisor



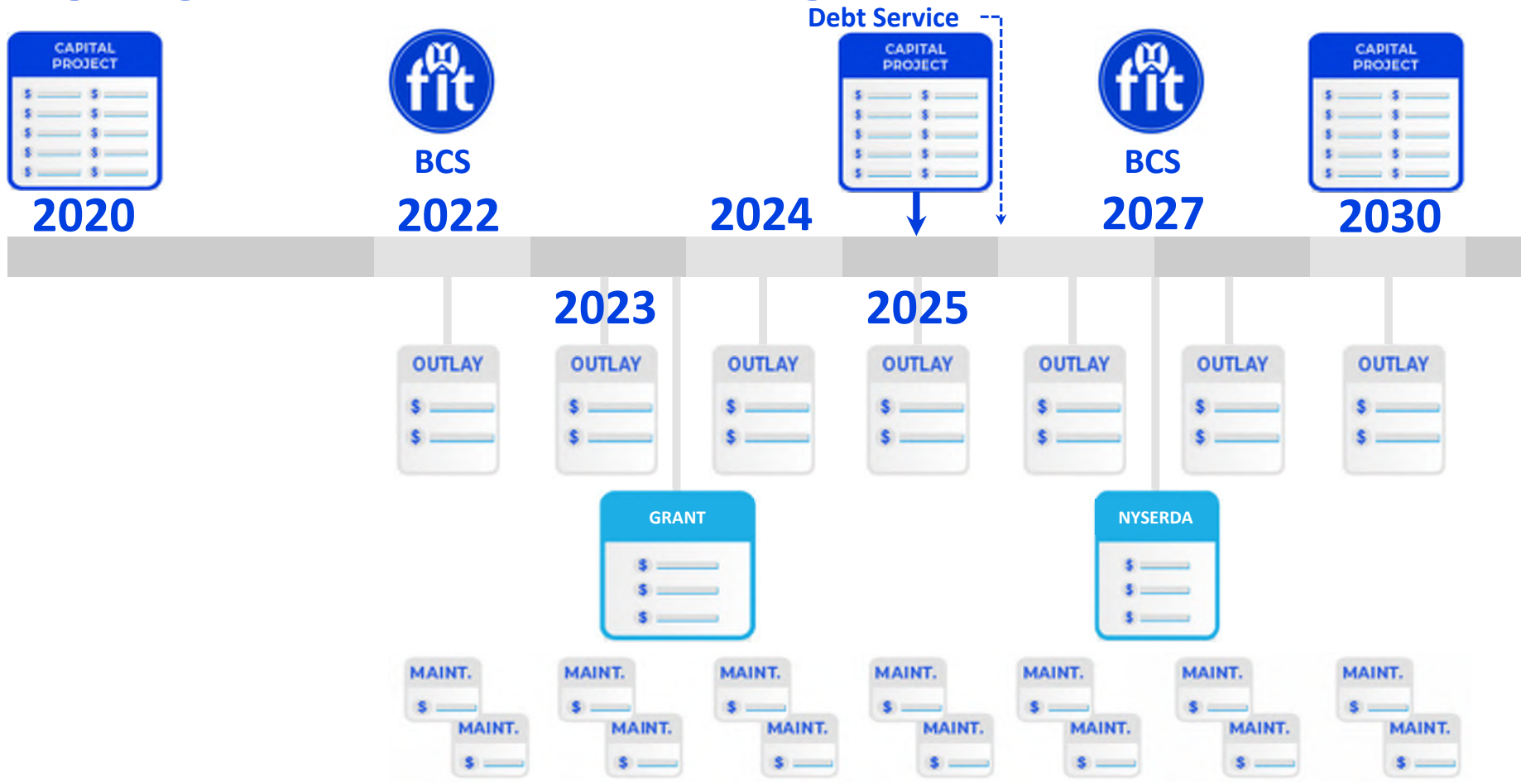
Agenda

- ❑ Capital Project Planning
 - ❑ Long Term Planning
 - ❑ Funding the Plan
 - ❑ Schedule
- ❑ Proposed Project Scope
 - ❑ High School
 - ❑ Olean Intermediate Middle School
 - ❑ Washington West
 - ❑ East View
 - ❑ Proposition #3

LONG TERM PLANNING

- ✓ 20 Year Plan for Facilities
- ✓ Living Document
- ✓ Communication Tool

LONG TERM PLANNING



FUNDING THE PLAN

How Much Will the State Aid Us On?

Do We Have Any Capital Reserves?

Do We Have Any Debt Falling Off?

FUNDING THE PLAN

BUILDING AID RATIO



STATE AID
96.8%

OLEAN CITY SCHOOLS
3.2%



**ASSUMES AIDABLE WORK*

Y O U N G + W R I G H T

FUNDING THE PLAN

CAPITAL RESERVES

SAVINGS ACCOUNT FOR CAPITAL
IMPROVEMENT PROJECTS TO
LOWER LOCAL TAX IMPACT

\$6M → \$54M

The money the district has already
saved will allow for \$54M of
Capital Project Work

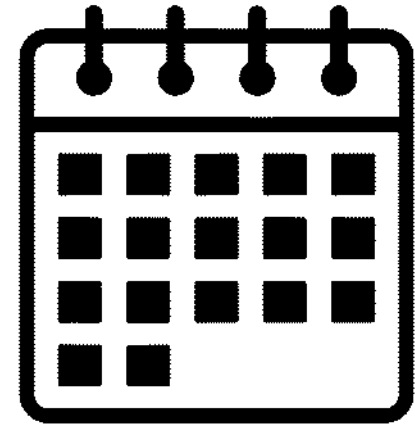


FUNDING THE PLAN

DEBT SERVICE

IN ORDER TO MAINTAIN A
CONSISTENT LOCAL SHARE FOR
CAPITAL PROJECTS THE DISTRICT
NEEDS TO PLAN ANOTHER
PROJECT

UP TO **\$68 M**
WITH NO TAX IMPACT



Small City School
District

Super Majority Vote
Above \$46M

YOUNG + WRIGHT

FUNDING THE PLAN - SUMMARY

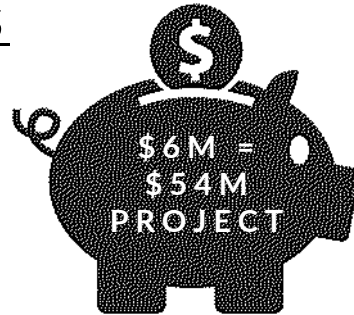
Maximum Cost Allowance

	CONSTRUCTION COSTS	INCIDENTALS
SR HIGH/OIMS	\$50M	\$12.5M
WASH. WEST	\$12M	\$2.7M
EAST VIEW	\$7M	\$1.3M

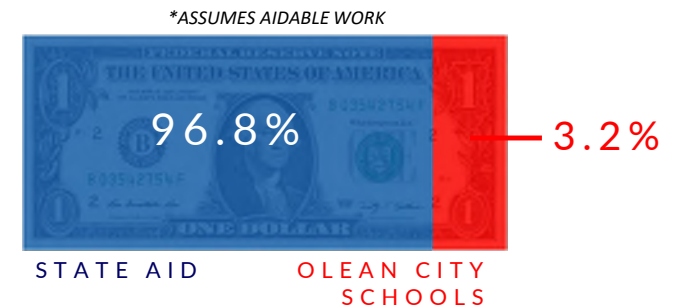
**MCA RESET
DATE
2/10/27**

Capital Reserves

The \$6M the district has already saved will allow for \$54M of Capital Project Work

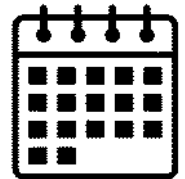


Building Aid from NYS



Debt Service

UP TO **\$68 M**
WITH NO TAX
IMPACT



**MUST VOTE ON
A PROJECT IN
2025 or 2026**

YOUNG + WRIGHT

LONG TERM PLAN

HOW DO WE PLAN FOR THE NEXT 20+ YEARS?

UP TO \$68 M

DEBT FALLS OFF

2025

2030

2025
\$34M

2030
\$34M

UP TO \$54 M

CAPITAL RESERVES

2035

2040

2035
\$27M

2040
\$27M

DEBT FALLS OFF

2042

2050

2042
\$TBD

SCHEDULE

2025 PROJECT SCHEDULE

DEBT SERVICE

UP TO **\$68 M** NO TAX IMPACT

MCA RESET DATE
2/10/27

DEBT FALLS OFF

2025

2026

2027

2028

2029

2030



MAY 2025

DESIGN THE
PHASE

NYSED
REVIEW

PHASE 1 CONSTRUCTION



DESIGN THE
PHASE

NYSED
REVIEW

PHASE 2 CONSTRUCTION

Y O U N G + W R I G H T

PROPOSED 2025 PROJECT

What Work is the Highest Priority?

HIGH SCHOOL

BCS PRIORITIES

Entrance Doors & Canopy Replacements



Replace Roof Flashing and Parapets



Replace Manholes



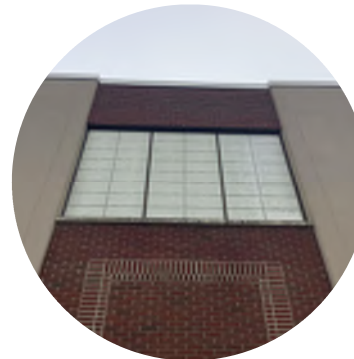
Provide Code Compliant Fire Alarm System



Building Wide PA System



Security Window Film

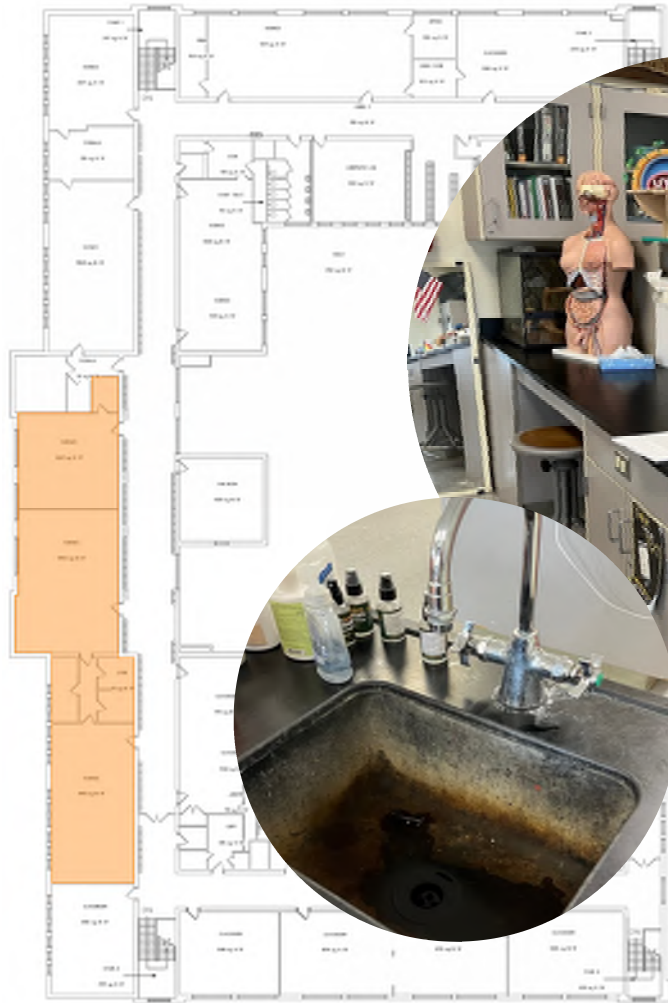


HIGH SCHOOL 16

Scope Description
High School
Interior Renovations
Develop Secured Entry
H.S. Main Office Renovation
District Office Renovation
Board Room and Faculty Suite Updates
Replace Auditorium Sound & Lighting Replacement
Biology Room Renovations
Update Cafeteria Finishes
BCS Priorities
Entrance Canopies - Paint and Address Leaks
Exterior Door replacement and ADA operators
Repair Damaged EIFS
Repair Flashing, Parapet Walls, Replace Drains
Replace Window at Industrial Arts
Provide Security Film to Windows
Kitchen Floor and Wall Tile Replacements
Trench infill at Tech Area
Building Wide PA System + Clocks
Site Work
Replace Tennis Court
Provide Tennis Court Lighting
Replace Manholes
Parking lot Improvements
Replace Concrete Stairs and Sidewalk

BIOLOGY CLASSROOM RENOVATIONS

HIGH SCHOOL 17



EXISTING



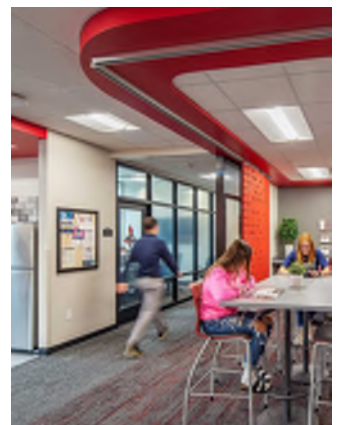
INSPIRATION



MAIN OFFICE AND MAIN ENTRY RENOVATIONS



EXISTING

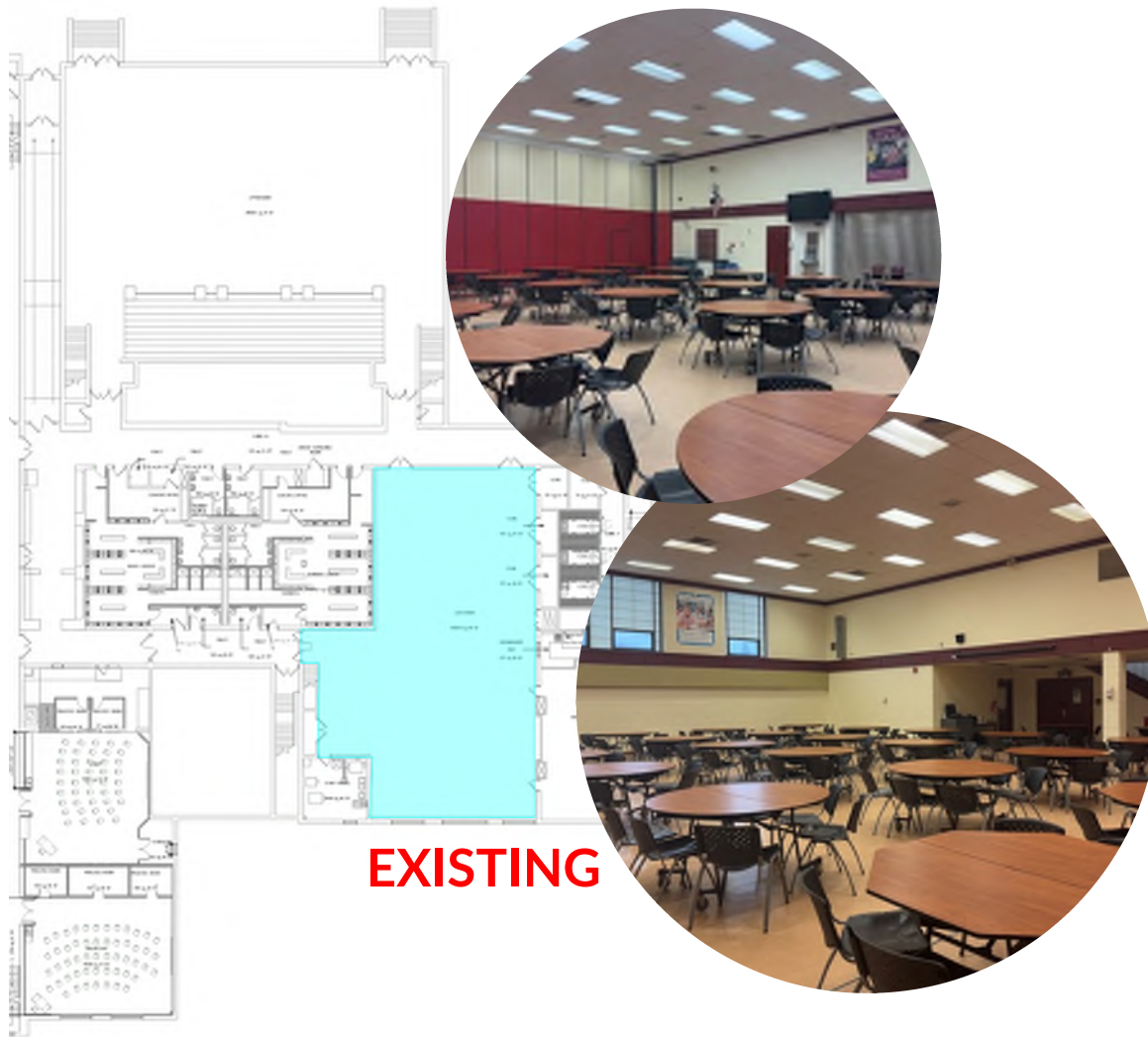


INSPIRATION



CAFETERIA FINISHES UPDATES

HIGH SCHOOL 19



INSPIRATION



PARKING AND SIDEWALK IMPROVEMENTS



Safe, Accessible Parking Lots & Sidewalks
Approx. 60 – 70 parking spaces



Concrete Sidewalk
and Stairs



HIGH SCHOOL 20

Scope Description
High School
Interior Renovations
Develop Secured Entry
H.S. Main Office Renovation
District Office Renovation
Board Room and Faculty Suite Updates
Replace Auditorium Sound & Lighting Replacement
Biology Room Renovations
Update Cafeteria Finishes
BCS Priorities
Entrance Canopies - Paint and Address Leaks
Exterior Door replacement and ADA operators
Repair Damaged EIFS
Repair Flashing, Parapet Walls, Replace Drains
Replace Window at Industrial Arts
Provide Security Film to Windows
Kitchen Floor and Wall Tile Replacements
Trench Infil at Tech Area
Building Wide PA System + Clocks
Site Work
Replace Tennis Court
Provide Tennis Court Lighting
Replace Manholes
Parking lot Improvements
Replace Concrete Stairs and Sidewalk

INTERMEDIATE MIDDLE SCHOOL

BCS PRIORITIES

Repair Cracking
Terrazzo Floors



Pool Tiling



Security Window Film &
Entry Door Improvements



Replace Fencing



Replace Manholes

OIMS

22

Scope Description
BCS
BCS Priorities
Main Entrance Doors
Security Window Film
Retiling Pool Interior
Repair Corridor Terrazzo
Electrical Panel Replacement
Other Work
Replace Tennis Court
Provide Tennis Court Lighting
Parking Lot Lighting
Replace Fencing
Replace Manholes

TENNIS COURT IMPROVEMENTS



HIGH SCHOOL 23

Scope Description
UMMS
BCS Priorities
Main Entrance Doors
Security Window Film
Retiling Pool Interior
Repair Corridor Terrazzo
Electrical Panel Replacement
Site Work
Replace Tennis Court
Provide Tennis Court Lighting
Parking lot Lighting
Replace Fencing
Repalce Manholes

WASHINGTON WEST ELEMENTARY

BCS PRIORITIES

WW ELEM.

25

Security Window Film



DDC Controls



Crawlspace & Foundation Repairs

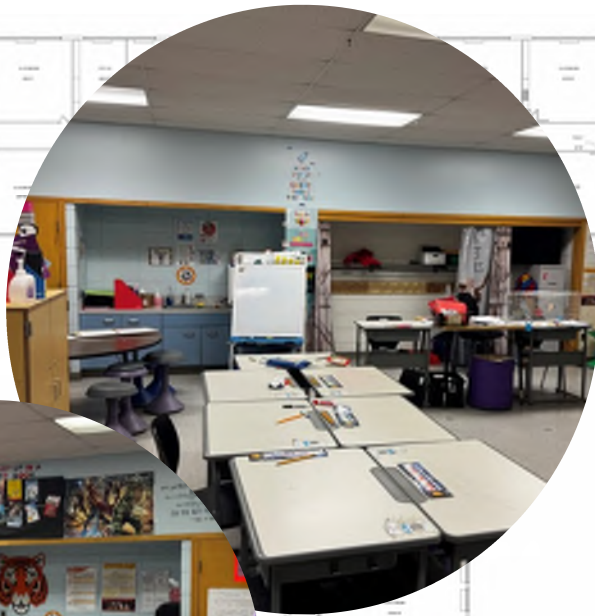
Scope Description
Washington West Elementary
Building Renovations
6 Remaining Classroom renovations
Toilet Room Renovations
BCS Priorities
Security Window Fil
Crawlspace Moisture Mitigation
Foundation Repairs
Upgrade DDC Controls
Site Work
Sidewalk access to Playground
Playground Updates
Total

CLASSROOM RENOVATIONS

WW ELEM.

26

EXISTING



INSPIRATION



TOILET ROOM RENOVATIONS

WW ELEM.

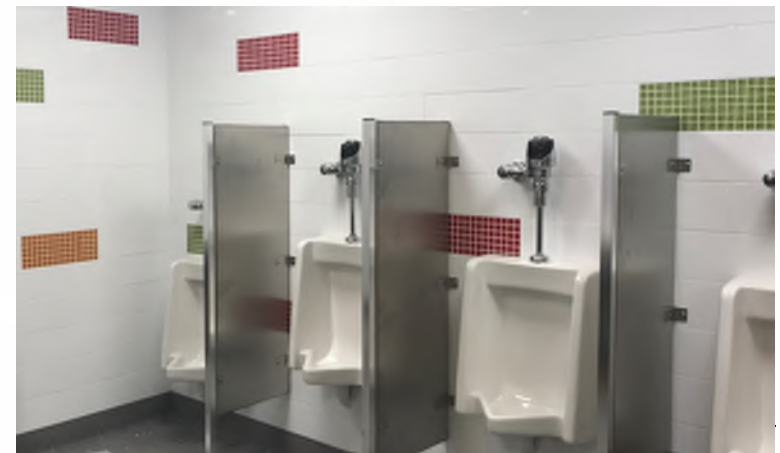
27



EXISTING



INSPIRATION



PLAYGROUND MODERNIZATION

WW ELEM.

28

EXISTING



INSPIRATION



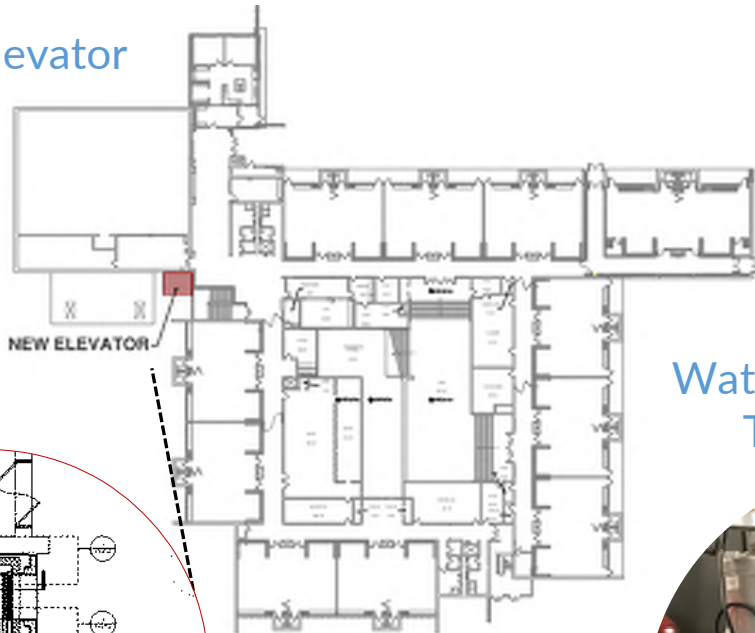
EAST VIEW ELEMENTARY

BCS PRIORITIES

EV ELEM.

30

New Elevator



Water Heater & Expansion Tank Replacements

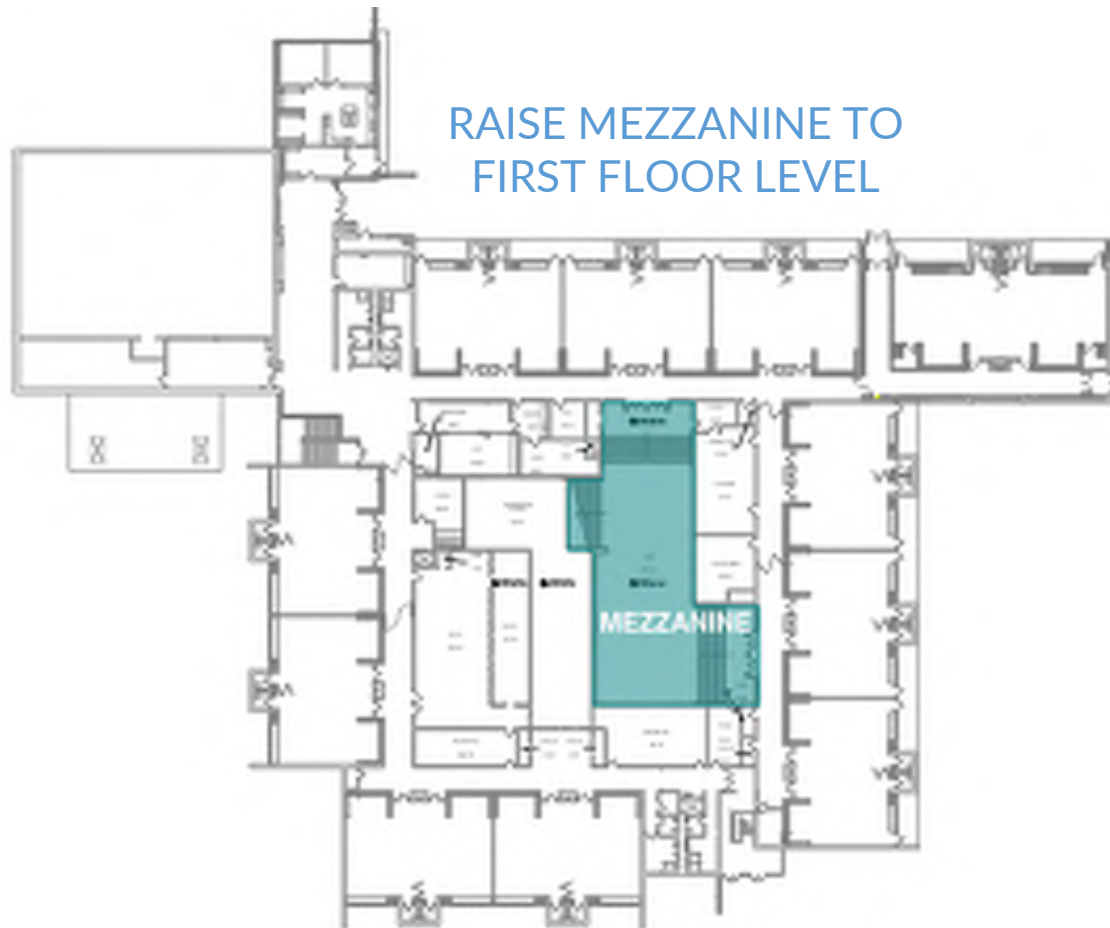


Scope Description
Eastview Elementary
Building Renovations
Cafeteria Mezzanine Renovations
Elevator Replacement
BCS Priorities
Water Heater Replacement
Expansion Tank Replacement
Sewer Ejector System and Service upgrades
Site Work
Parent Drop-Off Loop
Sidewalk Replacement
Stormwater Drainage Improvements
Total

EAST VIEW MEZZANINE RENOVATIONS

EV ELEM.

31



EXISTING



PROPOSED

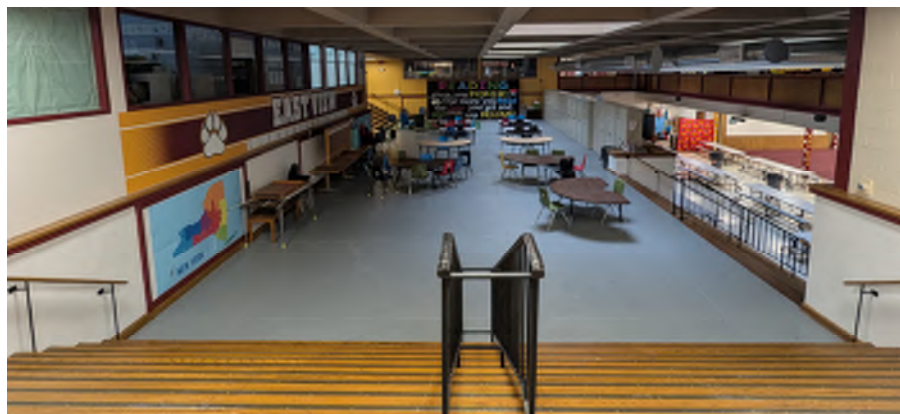


EAST VIEW MEZZANINE RENOVATIONS

EV ELEM.

32

EXISTING



PROPOSED



SITE WORK

EV ELEM.

33



Scope Description
Eastview Elementary
Building Renovations
Cafeteria Mezzanine Renovations
Elevator Replacement
BCS Priorities
Water Heater Replacement
Expansion Tank Replacement
Sewer Ejector System and Service upgrades
Site Work
Parent Drop-Off Loop
Sidewalk Replacement
Stormwater Drainage Improvements

Concrete Stair and
Drainage Improvements



Parent Drop-Off Loop

PROPOSITION #3

CONTINGENT ON PROPOSITION #2 PASSING

HVAC SYSTEMS & AIR CONDITIONING

Replace **Gymnasium**
HVAC system and
Provide Air Conditioning



Replace **CSE Wing**
Ventilation Systems



Scope Description
High School
Interior Renovations
Develop Secured Entry
H.S. Main Office Renovation
District Office Renovation
Board Room and Faculty Suite Updates
Replace Auditorium Sound & Lighting Replacement
Biology Room Renovations
Update Cafeteria Finishes
BCS Priorities
Entrance Canopies - Paint and Address Leaks
Exterior Door replacement and ADA operators
Repair Damaged EIFS
Repair Flashing, Parapet Walls, Replace Drains
Replace Window at Industrial Arts
Provide Security Film to Windows
Kitchen Floor and Wall Tile Replacements
Trench Infill at Tech Area
Building Wide PA System + Clocks
HVAC Systems
Provide A/C to Gymnasium
Provide A/C to CSE Spaces
Site Work
Replace Tennis Court
Provide Tennis Court Lighting
Replace Manholes
Parking lot Improvements
Replace Concrete Stairs and Sidewalk

HVAC SYSTEMS & AIR CONDITIONING

- PROPOSED AREAS OF AC
- EXISTING AREAS OF AC
- CIRCULATION, TOILETS, AND BLDG MAINTENANCE



OIMS

Scope Description
OIMS
BCS Priorities
Main Entrance Doors
Security Window Film
Retiling Pool Interior
Repair Corridor Terrazzo
Electrical Panel Replacement
HVAC Systems - Air Conditioning
Classroom UV Replacements W/AC
Cooridoor Lighting Replacements
Gymnasium HVAC
Cafeteria HVAC
Electrical Upgrades
Site Work
Parking lot Lighting
Replace Fencing
Repalce Manholes
Total

POTENTIAL 10YR PROJECT SCOPE

IDENTIFIED POTENTIAL SCOPE ITEMS

2025

Prop #2 = \$29,435,000	
HS RENOVATIONS	\$13,410,900
OIMS RENOVATIONS	\$2,035,500
WW RENOVATIONS	\$3,012,800
EV RENOVATIONS	\$4,103,600
HS & OIMS SITE WORK	\$2,566,400
WW PLAYGROUND	\$829,600
REPAVE TENNIS COURTS AND ADD LIGHTING	\$1,825,200
EV PARENT DROP OFF, STAIR AND DRAINAGE	\$1,451,000
+	
Prop #3 = \$24,160,000	
HS & OIMS COOLING	\$24,160,000

2030

\$34,000,000*	
HS RENOVATIONS	\$
OIMS RENOVATIONS	\$
WW RENOVATIONS	\$
EV RENOVATIONS	\$
2027 BCS PRIORITIES	\$
SITE WORK	\$
INCIDENTALS	\$

2035

\$27,000,000*	
HS RENOVATIONS	\$
OIMS RENOVATIONS	\$
WW RENOVATIONS	\$
EV RENOVATIONS	\$
2032 BCS PRIORITIES	\$
SITE WORK	\$
INCIDENTALS	\$



QUESTIONS?