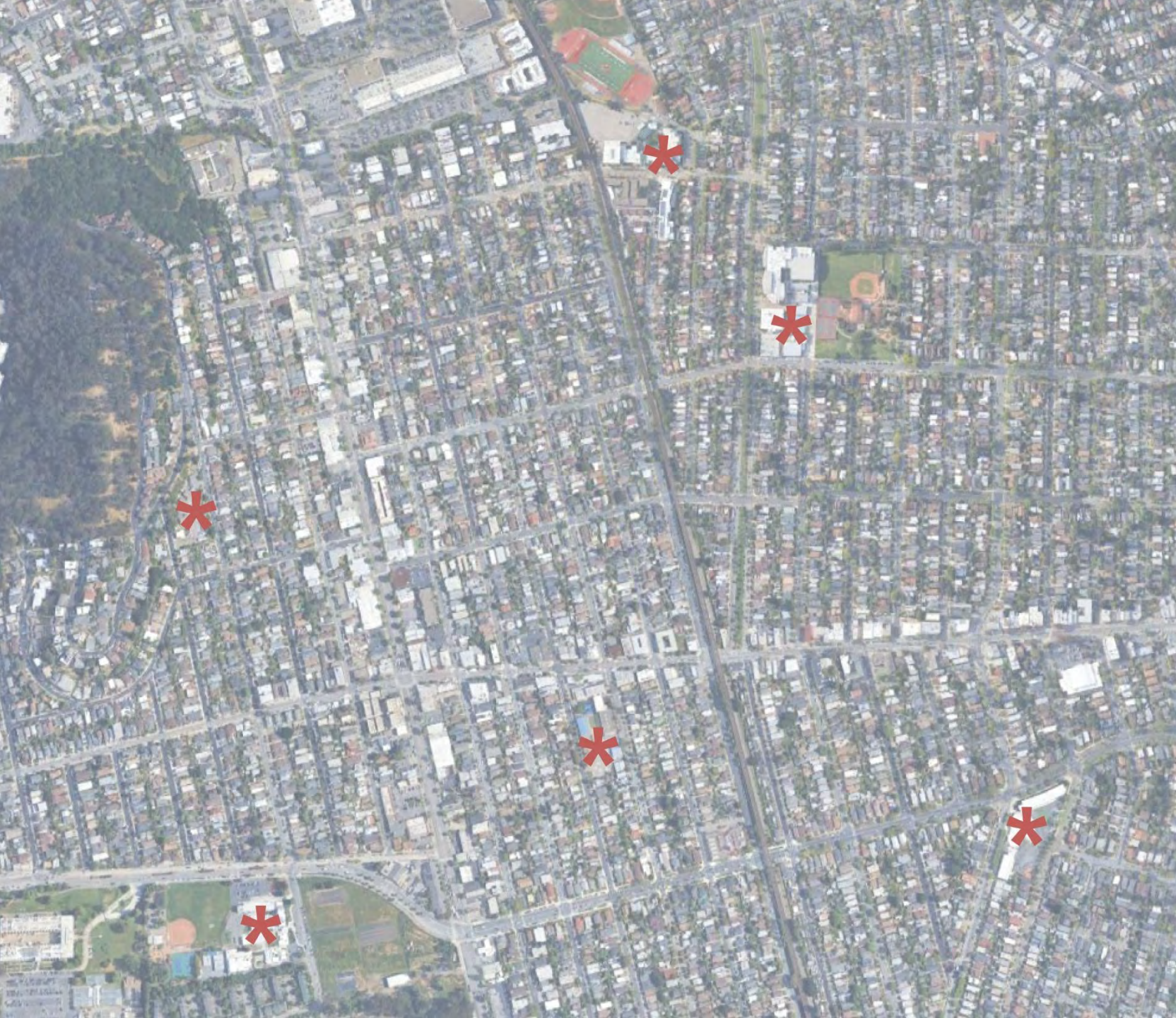


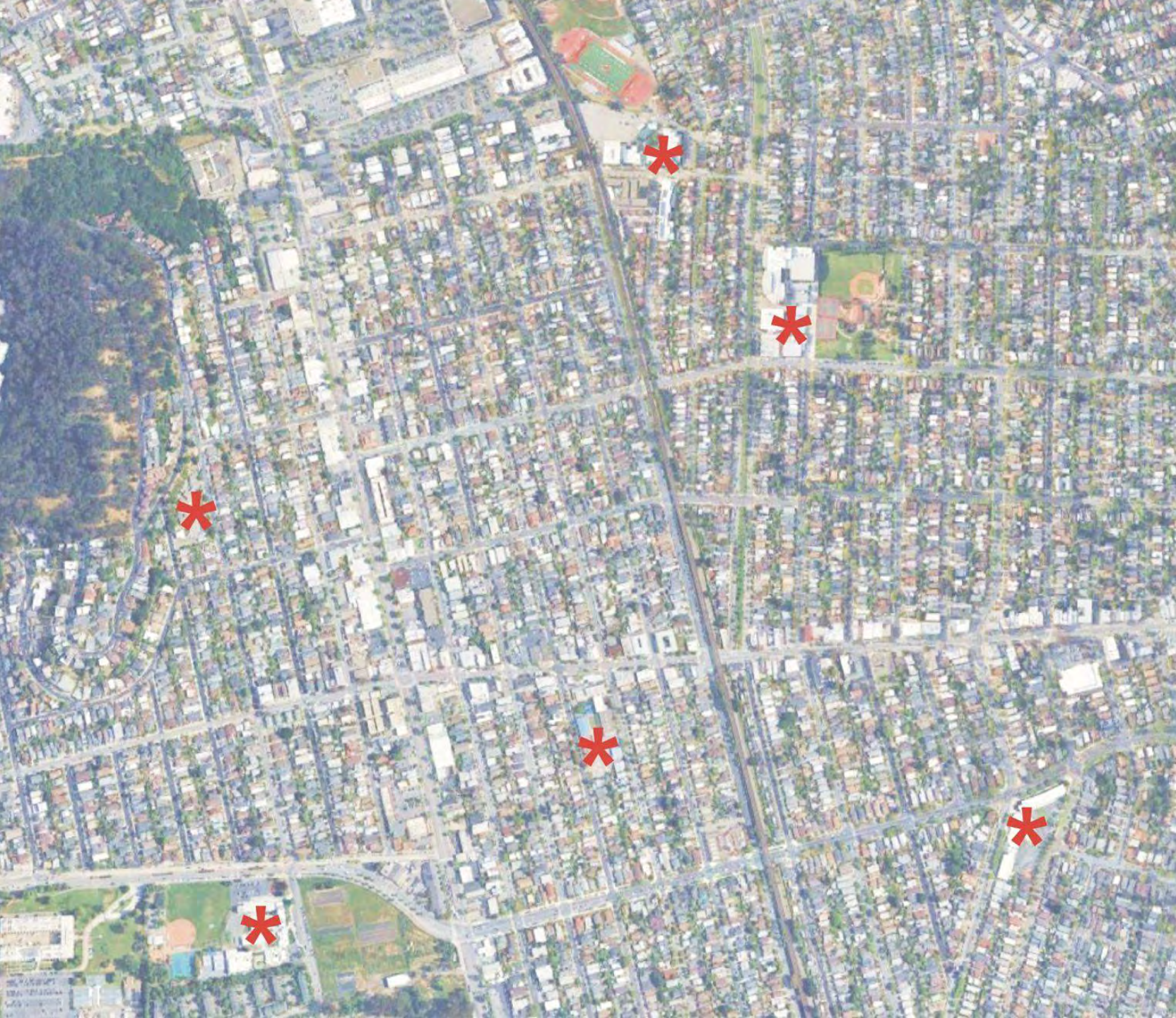


Albany Unified School
District

Facilities Master Plan Marin ES

March 18, 2026





What is a
Master Plan?



people

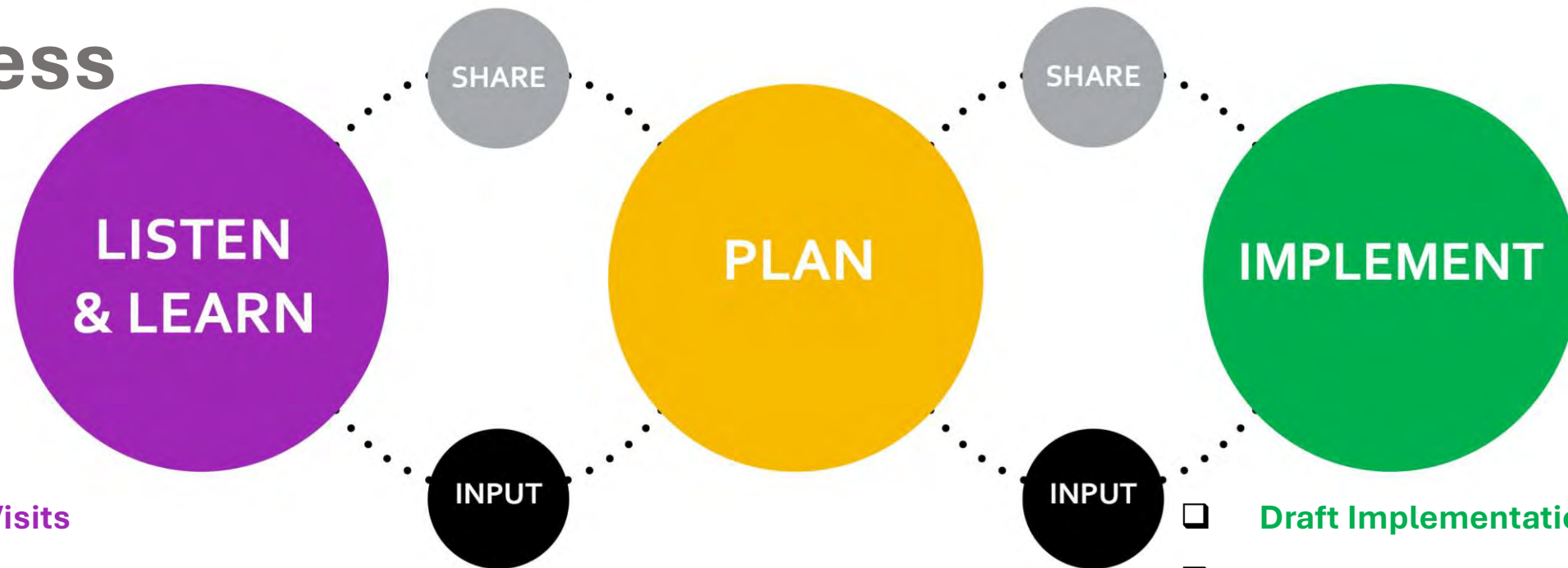


facilities



What is an
Implementation
Plan?

process



- ☒ Site Visits
- ☒ Steering Committee Kick-off
- ☒ Department Interviews
- ☒ Steering Committee Mtg #2
- ☒ Guiding Principles
- ☒ Community Engagement- Common Understanding and Guiding Principles
- ☒ Draft Master Plans
- ☒ Steering Committee Mtg #3
- ☐ Community Engagement on Draft Master Plans

- ☐ Update Master Plans
- ☐ Steering Committee Mtg #4
- ☐ Final Master Plan Options
- ☐ Cost Estimates

- ☐ Draft Implementation Plans
- ☐ Steering Committee Mtg #5
- ☐ Review Costs for Master Plan & Implementation Plan
- ☐ Community Engagement on Implementation Plans
- ☐ Steering Committee Meeting #6
- ☐ Steering Committee Recommendation on Implementation Plans
- ☐ Board Presentation

We want to hear from you!

There are a number of ways to participate right now! Read on to:

1. Learn about the current conditions on each campus and add your knowledge.
2. Help identify the most important guiding principles for prioritizing projects.
3. Ask questions! What do you want to know about the facilities master plan?



Step 1. Learn about Current Conditions

Read about the strengths and challenges of facilities at each campus. Add your own knowledge!

Start here! >



Step 2. Prioritize the Guiding Principles.

Dive into the first step by sharing your feedback on Proposed Guiding Principles. Let us know:

- Is anything missing?
- What's most important to you?

Take the survey! >

Albany Unified School District Facilities Master Plan Website

<https://ausd.mysocialpinpoint.com/>



ALBANY
UNIFIED SCHOOL DISTRICT

HKIT ARCHITECTS

The Albany USD Context

- **Interconnectivity of campuses.** Changes to one campus often impact others and some facilities are shared across the community. Consider the needs of the District holistically.
- **Limited space.** Campuses have little room for growth or in some cases current programs. Adding program space requires creativity.
- **Stable enrollment with slight growth.** Unlike many districts, Albany is expected to see stable or slightly rising enrollment. In some cases available space caps enrollment.
- **Priority needs will exceed currently available funds.** Measure L bond funds will cover only part of the master plan. Consider the full master plan as a 20-30 year project.

Albany Unified School
District

Facilities Master Plan



What we've heard so far:

- **TK classrooms are impacting space at elementary schools.** And the recent growth in TK enrollment has been absorbed in spaces not designed for younger learners.
- **Distribution of District Offices impacts program space on 3 campuses (AHS, AMS, and Cornell)** and makes connecting with administration more complicated for families.
- **Accommodating art, science, music, PE varies.** Many campuses lack flexible spaces for the specialized programs that Albany is known for.
- **Upgrades have been uneven across campuses.** Cornell and ACC have received fewer investments recently.

Albany Unified School
District

Facilities Master Plan





ADMIN	MPR
1,945 _{SF}	2,744 _{SF}

MARIN

ELEMENTARY SCHOOL

						
NUMBER OF STUDENTS	PROJECTION FOR POTENTIAL ENROLLMENT	NUMBER OF CLASSROOMS	NUMBER OF PORTABLES	DSA PROJECTS SINCE 1998	ENERGY USE INTENSITY (EUI)	HVAC
568	580+/-	26	0	\$36.3M	TBD	gas/elec

DRAFT

SONOMA AVENUE

SANTA FE AVENUE

MARIN AVENUE



HVAC ISSUES AT NEW BUILDINGS & AT RENOVATED ADMINISTRATION.



MAJOR MODERNIZATION:
EXISTING BUILDING WITH TKK NOT DESIGNED FOR THAT USE, LACKS RESTROOMS AND SUPPORT SPACES



ESN IN CLASSROOMS NOT DESIGNED FOR THEIR USE, LACK RESTROOMS



IMPROVE SECURITY OF MAIN ENTRY



NEED ADDITIONAL ADMINISTRATIVE SPACES



MPR UNDERSIZED, LACKS STAGE



SCIENCE/MUSIC SPACE IS ADHOC OR PUSH IN PROGRAM

STRENGTH:

RECENTLY REBUILT MOST OF THE CAMPUS - GREAT NEW BUILDINGS AND CLASSROOMS

LOTS OF PLAY YARD PRESERVED

LUNCH SHELTER WORKS VERY WELL

CHALLENGES:

SITE HAS RECEIVED SIGNIFICANT INVESTMENT RECENTLY

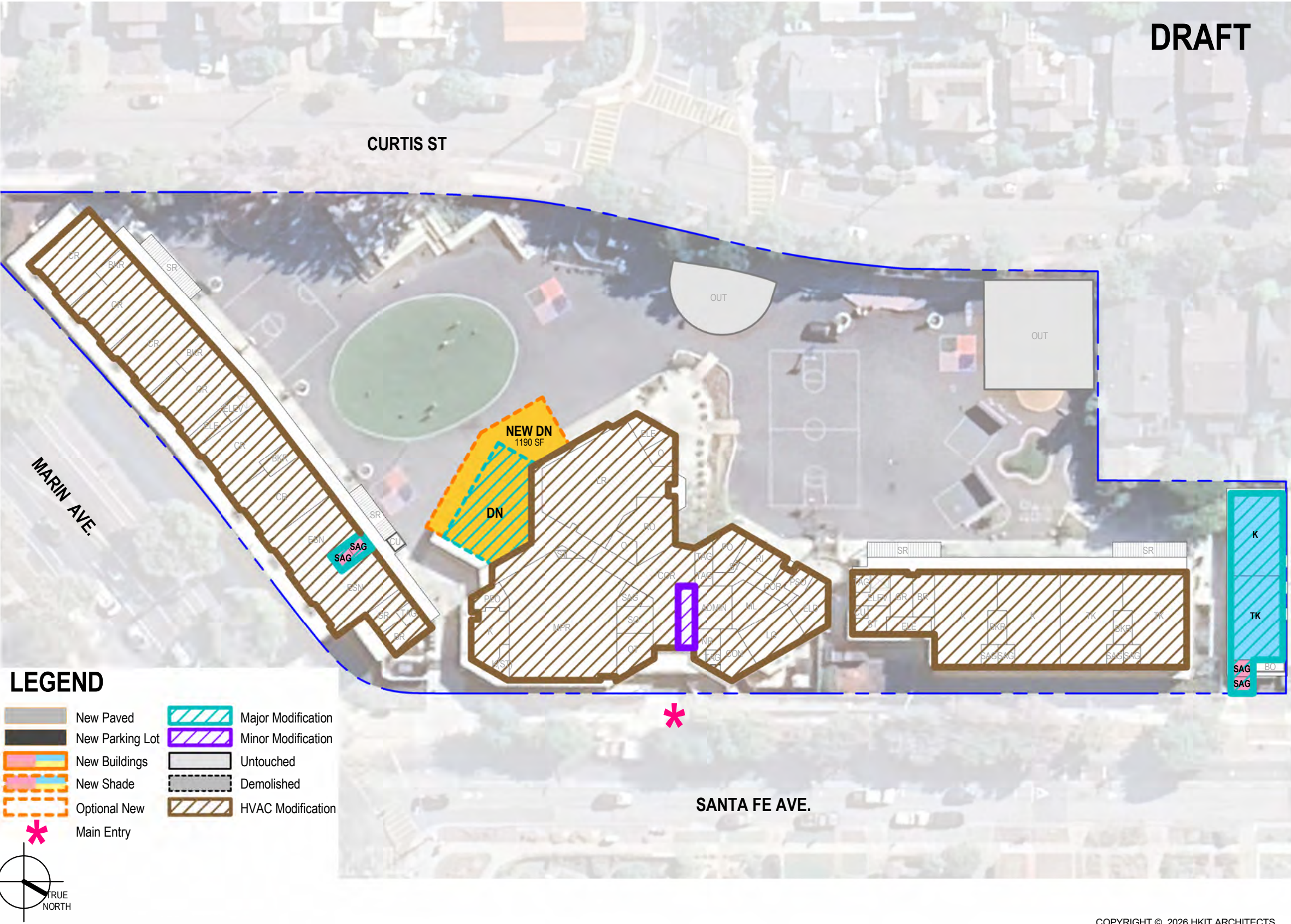
Definitions

Minor Modernization – For building and site features that are generally in good condition, supportive of program needs, and well located, but in need of a refresh. The work typically includes select finish upgrades, minor adjustments to equipment and casework, minor building system improvements, and minor site improvements.

Major Modernization – For building and site features that are generally in fair to poor condition and are acceptably located, with aging systems & infrastructure and are serving programs less effectively, and in need of a major upgrade. The work typically includes all of the scope from a minor modernization plus select interior reconfiguration and structural upgrades, select exterior envelope upgrades, new equipment and casework, new doors and windows, and select building systems replacement.

New Construction – For building and site features that are generally in poor to bad condition, with significant need, poorly located, programmatically outdated or undersized, difficult to or very costly to update, and at or near the end of their useful life, removal and replacement with new permanent construction is recommended.





- OPTION 1:
- Major modernization at K & TK classroom buildings
 - Provide additional all-gender student bathrooms
 - Expand lunch shelter
 - Diagnose HVAC issues at existing buildings & address

PROGRAM - OPTION 1

CLASSROOMS		Exist	SF	Prop	SF
CR	Elementary Classrooms & Breakout	27	20,400	27	20,400
K	Kindergarten Classrooms & Breakout	4	3,530	4	3,540
TK	T-Kindergarten Classrooms & Breakout	4	3,530	6	3,540
ESN	Emotional Support Needs & Breakout	3	2,130	3	2,130
Total		38	29,590	38	29,590
SPECIALTY CLASSROOMS		Exist	SF	Prop	SF
Total		0	0	0	0
LIBRARY		Exist	SF	Prop	SF
Total		1	2,120	1	2,120
OUTDOOR ACTIVITIES		Exist	SF(Excd.)	Prop	SF(Excd.)
Total		2	4,040	2	4,040
ASSEMBLY SPACES		Exist	SF	Prop	SF
Total		1	2,890	1	3,210
FOOD SERVICE		Exist	SF	Prop	SF
Total		3	2,020	3	2,020
ADMIN & STUDENT SUPPORT		Exist	SF	Prop	SF
Total		14	3,620	14	3,620
DA	District Administration	0	0	0	0
Total		0	0	0	0
SUPPORT SPACES		Exist	SF	Prop	SF
Total		28	8,110	28	8,110
RESTROOMS		Exist	SF	Prop	SF
Total		23	2,720	27	3,050
Total SF (Total for all Buildings)			51,010		56,310
Total Classrooms & Specialty Classrooms			38		40
Total Parking Spaces			0		0
Total Outdoor Activity Spaces			4,040		4,040

Master Planned Total		
Demolished Buildings Total SF	0	
New Constructed Buildings Total SF	0	
Major/Minor Modified Buildings Total SF	330 / 2,720	
Remained Untouched Buildings Total SF	48,490	

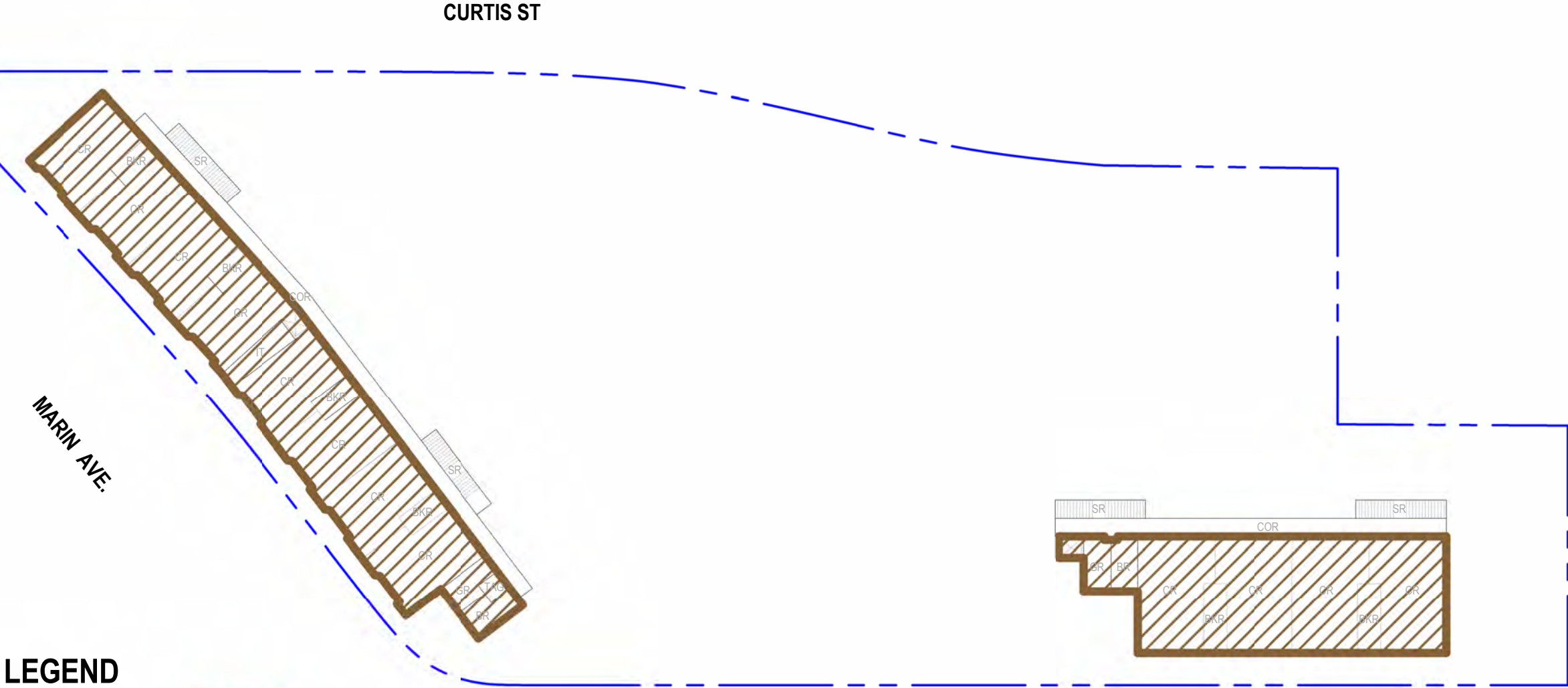
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PROGRAM - OPTION 1

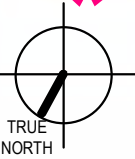
	CLASSROOMS			
	Exist.	SF	Prop.	SF
	CR	Elementary Classrooms & Breakout	27	20,400
	K	Kindergarten Classrooms & Breakout	4	3,530
	TK	T-Kindergarten Classrooms & Breakout	4	3,530
	ESN	Emotional Support Needs & Breakout	3	2,130
	Total		38	29,590
	SPECIALTY CLASSROOMS			
	Total		0	0
	LIBRARY			
	Total		1	2,120
	OUTDOOR ACTIVITIES			
	Total		2	4,040
	ASSEMBLY SPACES			
	Total		1	3,210
	FOOD SERVICE			
	Total		3	2,020
	ADMIN & STUDENT SUPPORT			
	Total		14	3,620
	DA	District Administration	0	0
	SUPPORT SPACES			
	Total		28	8,110
	RESTROOMS			
	Total		23	2,720
Total SF (Total for all Buildings)			51,010	56,310
Total Classrooms & Specialty Classrooms			38	40
Total Parking Spaces			0	0
Total Outdoor Activity Spaces			4,040	4,040

Master Planned Total	
Demolished Buildings Total SF	0
New Constructed Buildings Total SF	0
Major/Minor Modified Buildings Total SF	330 / 2,720
Remained Untouched Buildings Total SF	48,490



LEGEND

- New Paved
- New Parking Lot
- New Buildings
- New Shade
- Optional New
- Main Entry
- Major Modification
- Minor Modification
- Untouched
- Demolished
- HVAC Modification



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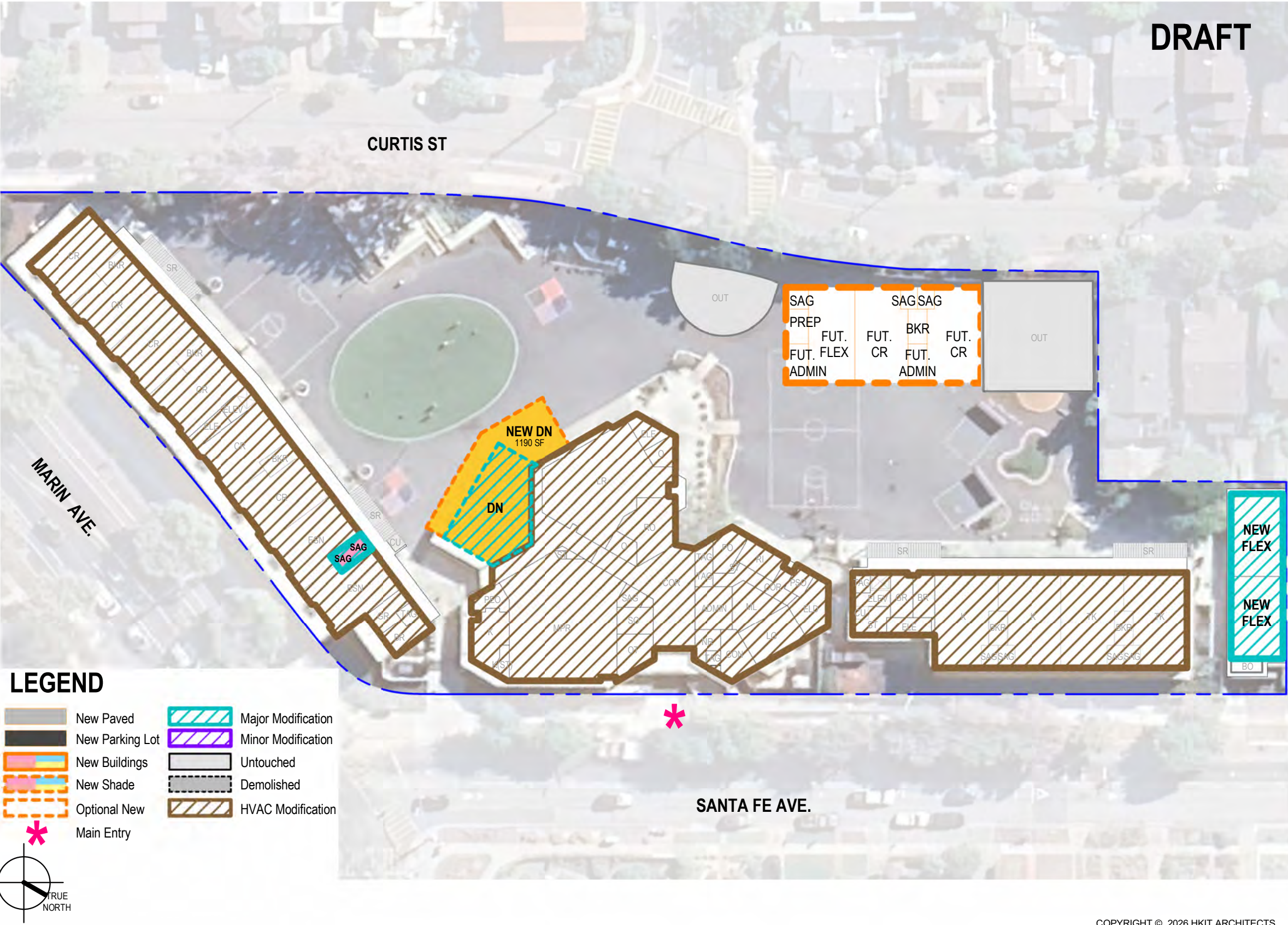
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T 510 625 9800 • WWW.HKIT.COM

Marin ES - Option 1 - 2nd Floor

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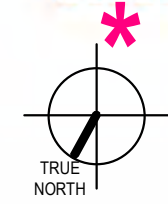
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25040.00 Albany USD Master Planning
1200 Solano Ave, Albany, CA 94706



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LEGEND

- New Paved

New Parking Lot

New Buildings

New Shade

Optional New

Main Entry
- Major Modification

Minor Modification

Untouched

Demolished

HVAC Modification

CURTIS ST

MARIN AVE.

SANTA FE AVE.

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Marin ES - Option 2 - 2nd Floor

A01.52.2

03/17/2026



25040.00 Albany USD Master Planning
1200 Solano Ave, Albany, CA 94706

PROGRAM - OPTION 2

CLASSROOMS		Exist.	SF	Prop.	SF
CR	Elementary Classrooms & Breakout	27	20,400	30	22,800
K	Kindergarten Classrooms & Breakout	4	3,530	4	2,560
TK	T-Kindergarten Classrooms & Breakout	4	3,530	4	2,560
ESN	Emotional Support Needs & Breakout	3	2,130	3	2,130
Total		38	29,590	41	30,050
SPECIALTY CLASSROOMS		Exist.	SF	Prop.	SF
Flex	Flexible Classrooms	0	0	1	3,640
Total		0	0	1	3,640
LIBRARY		Exist.	SF	Prop.	SF
		1	2,120	1	2,120
OUTDOOR ACTIVITIES		Exist.	SF(Excd.)	Prop.	SF(Excd.)
		2	4,040	2	4,040
ASSEMBLY SPACES		Exist.	SF	Prop.	SF
		1	2,890	1	3,210
FOOD SERVICE		Exist.	SF	Prop.	SF
		3	2,020	3	2,020
ADMIN & STUDENT SUPPORT		Exist.	SF	Prop.	SF
Total		0	0	0	0
DA District Administration		0	0	0	0
Total		0	0	0	0
SUPPORT SPACES		Exist.	SF	Prop.	SF
		28	8,110	28	8,110
RESTROOMS		Exist.	SF	Prop.	SF
		23	2,720	25	2,900
Total SF (Total for all Buildings)			51,010		52,230
Total Classrooms & Specialty Classrooms			38		45
Total Parking Spaces			0		0
Total Outdoor Activity Spaces			4,040		4,040

Master Planned Total		
Demolished Buildings Total SF		0
New Constructed Buildings Total SF		0
Major/Minor Modified Buildings Total SF	330 / 2,720	
Remained Untouched Buildings Total SF	48,490	

Next Steps

Project team:

- Meetings at each campus with staff and families (including students at AMS, AHS)
- Revising master plan options for each site based on feedback.
- Select master plan for each site.
- Developing implementation plan

Community:

- Visit <https://ausd.mysocialpinpoint.com> to learn more about existing conditions at other sites and to weigh in on guiding principles. Soon there will be a place to provide feedback on master plan options at each site
- Stay tuned for a community meeting to discuss proposed implementation plans (anticipated for May)

Albany Unified School
District

Facilities Master Plan website:



Thank you!

Stay connected:

- Heather Imboden
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- Jeff Evans
jevans@hkit.com
- Joey Favaloro
jfavaloro@hkit.com
- Albany USD Facilities Master Plan Website
<https://ausd.mysocialpinpoint.com/>
or use the qr code >

Albany Unified School
District

Facilities Master Plan website:

