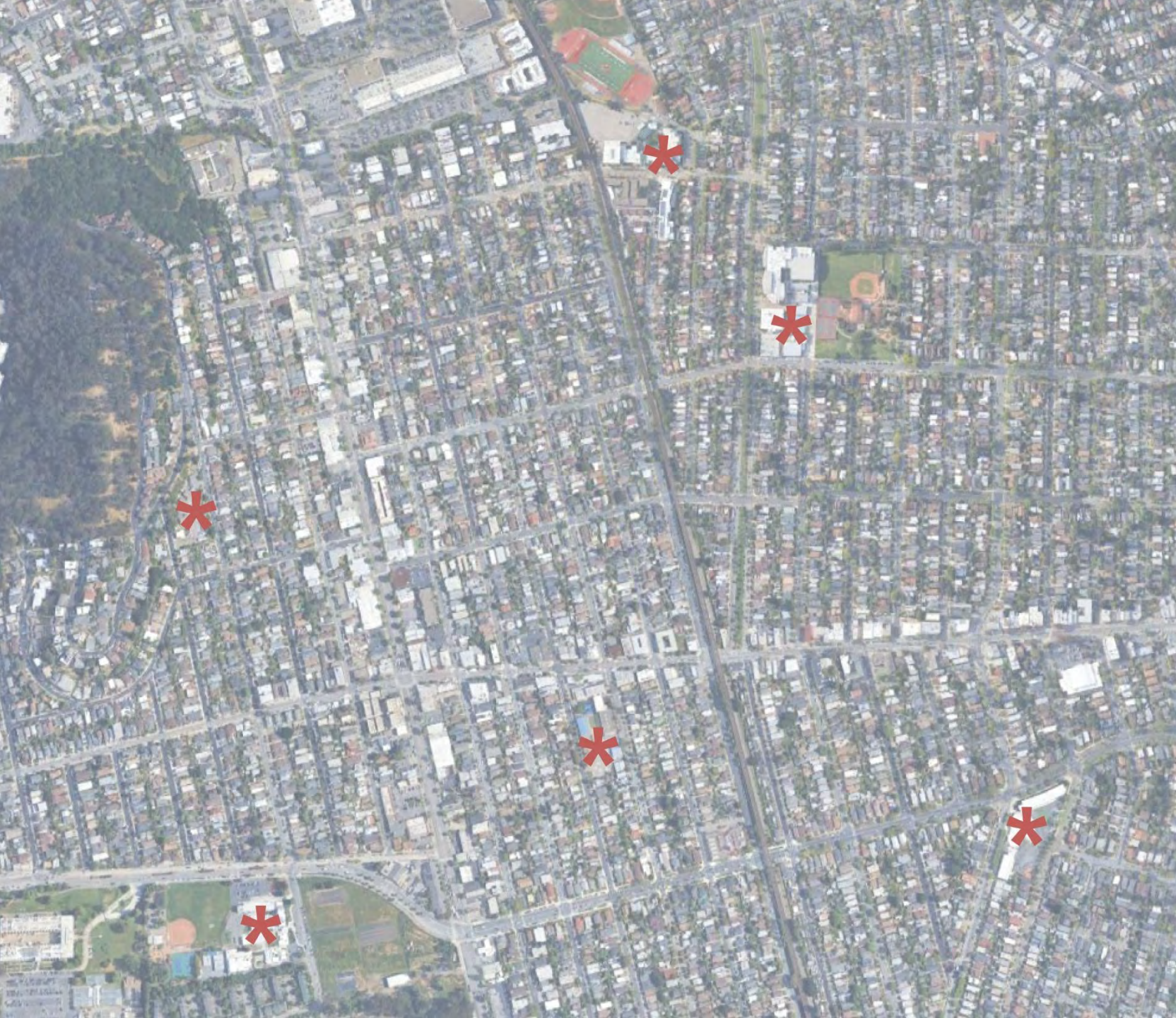


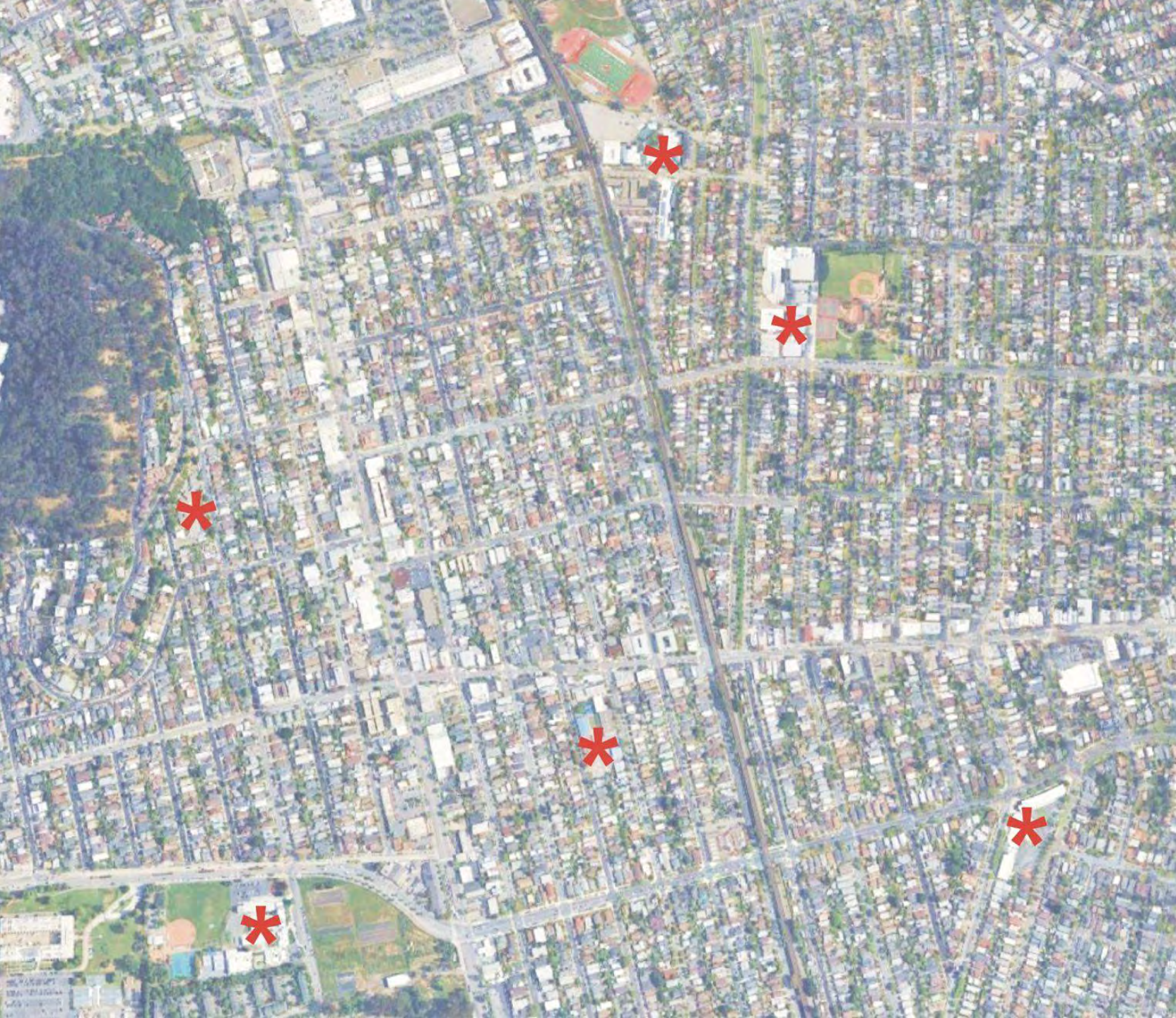


Albany Unified School
District

Facilities Master Plan Ocean View ES

March 18, 2026





What is a
Master Plan?



people

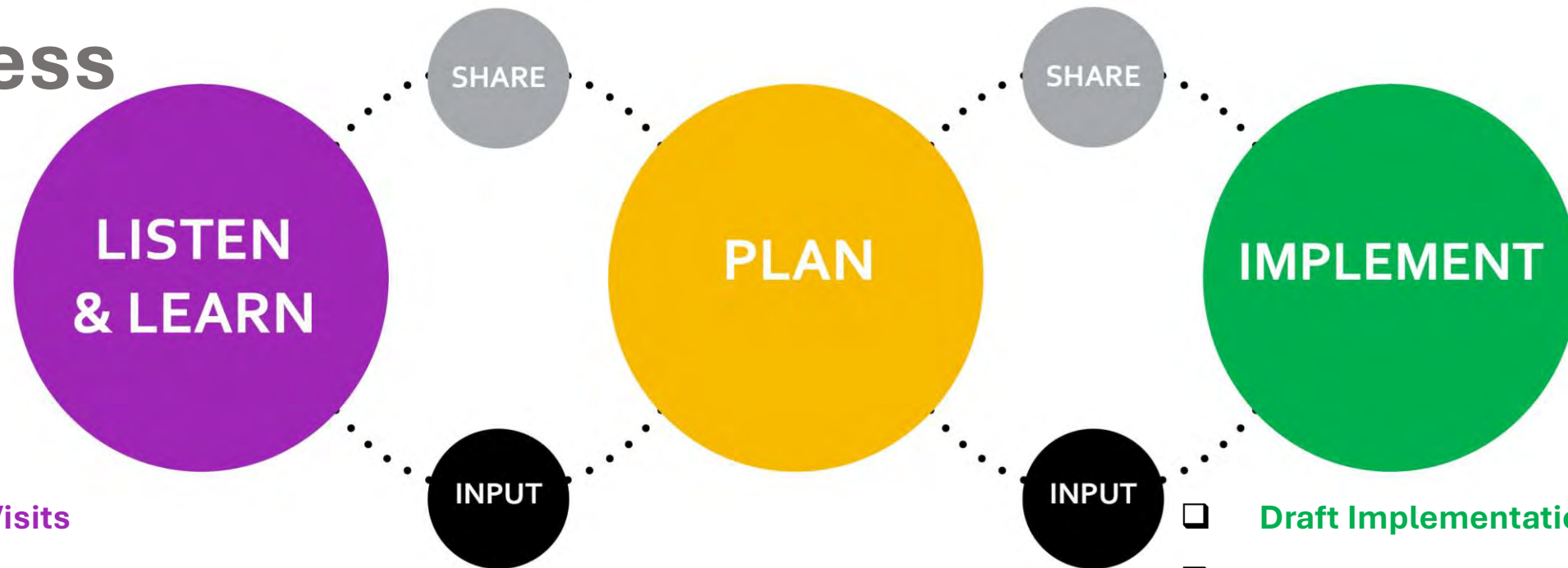


facilities



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

3,356_{SF}

5,207_{SF}

OCEANVIEW

ELEMENTARY SCHOOL

						
NUMBER OF STUDENTS	PROJECTION FOR POTENTIAL ENROLLMENT	NUMBER OF CLASSROOMS	NUMBER OF PORTABLES	DSA PROJECTS SINCE 1998	ENERGY USE INTENSITY (EUI)	HVAC
548	548+/-	26 *DOES NOT INCLUDE AFTER SCHOOL	4	\$32.6M	TBD	all elec ⚡

DRAFT

BUCHANAN STREET

JACKSON STREET



MODERNIZE: MPR



KITCHEN VERY SMALL, LUNCH LINE IS ENTIRELY OUTSIDE



EATING OCCURS MOSTLY OUTSIDE THOUGH THEY HAVE MPR



NO SHADE AT OUTSIDE EATING AREAS



NOT IDEAL LOCATION FOR AFTER SCHOOL/ UNDERUTILIZED PORTION OF SITE DURING DAY



NORTH PLAY YARD / PARKING LOT NEEDED RECONFIGURATION



ADDITIONAL RESTROOMS HELPFUL



PORTABLES TO BE REPLACED

STRENGTH:

RECENTLY REBUILT MOST OF CAMPUS - LOOKS GREAT, FUNCTIONS WELL, NICE SPACES

AMPLE & APPROPRIATE SPACE FOR ADMIN, SUPPORT STAFF, ITINERANT STAFF & SPECIAL ED
RECENT NEW BUILDING AT ANNEX

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.



LEGEND

New Paved

New Parking Lot

New Buildings

New Shade

Optional New

Main Entry

Major Modification

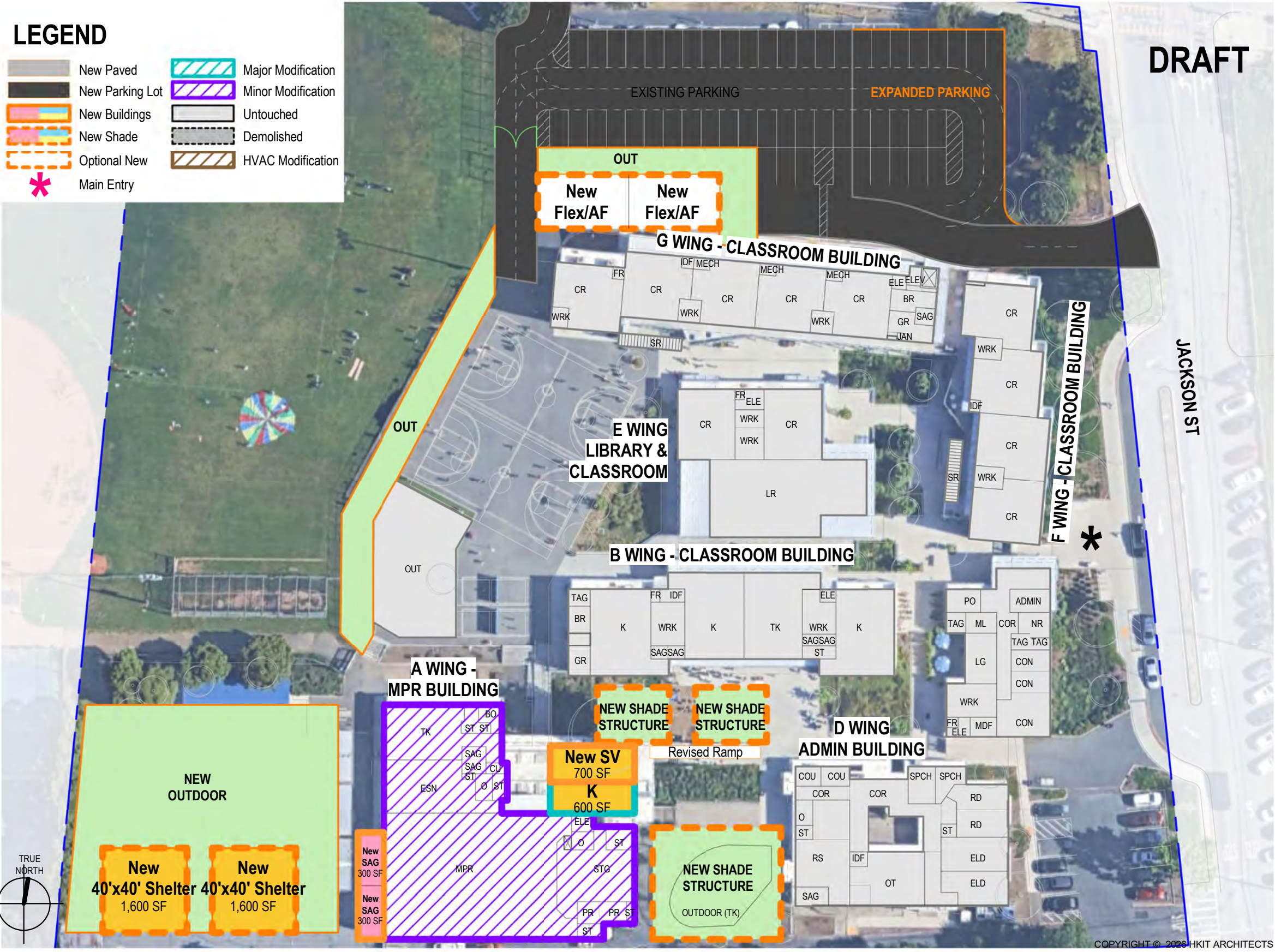
Minor Modification

Untouched

Demolished

HVAC Modification

DRAFT



PROGRAM - OPTION 1

- Add servery to existing kitchen
- Add restrooms to MPR
- Rework kitchen
- Rework surrounding ramps/steps
- Remove portables and provide outdoor eating area with shade canopy and outdoor play area
- Add shade at TKK play area
- Expand upper grades play area
- Relocate After School / Provide Flex Space
- Expand parking area
- Modernize MPR building (MPR + Classes)

CLASSROOMS	Exist.	SF	Prop.	SF
	38	25,420	39	26,610
SPECIALTY CLASSROOMS	Exist.	SF	Prop.	SF
	5	5,700	2	2,300
LIBRARY	Exist.	SF	Prop.	SF
	1	2,550	1	2,540
OUTDOOR ACTIVITIES	Exist.	SF(Excd.)	Prop.	SF(Excd.)
	4	8,220	5	18,450
ASSEMBLY SPACES	Exist.	SF	Prop.	SF
	4	6,430	4	6,430
FOOD SERVICE	Exist.	SF	Prop.	SF
	1	600	3	4,540
ADMIN & STUDENT SUPPORT	Exist.	SF	Prop.	SF
	23	7,790	23	7,920
SUPPORT SPACES	Exist.	SF	Prop.	SF
	43	7,980	49	7,990
RESTROOMS	Exist.	SF	Prop.	SF
	19	2,090	19	2,080
Total SF (Total for all Buildings)		58,560		60,410
Total Classrooms & Specialty Classrooms		43		43
Total Parking Spaces		29+4ADA		34+4ADA
Total Outdoor Activity Spaces		8,220		18,450

Master Planned Total	
Demolished Buildings Total SF	6,500
New Constructed Buildings Total SF	6,840
Major/Minor Modified Buildings Total SF	850 / 9,860
Remained Untouched Buildings Total SF	43,890

3/17/2026 10:33:30 AM

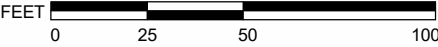
HKITARCHITECTS

538 NINTH STREET, SUITE 240 • OAKLAND, CA 94607
T 510 625 9800 • WWW.HKIT.COM

Oceanview ES - Option 1

A01.61

03/17/2026



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

LEGEND

New Paved

New Parking Lot

New Buildings

New Shade

Optional New

Main Entry

Major Modification

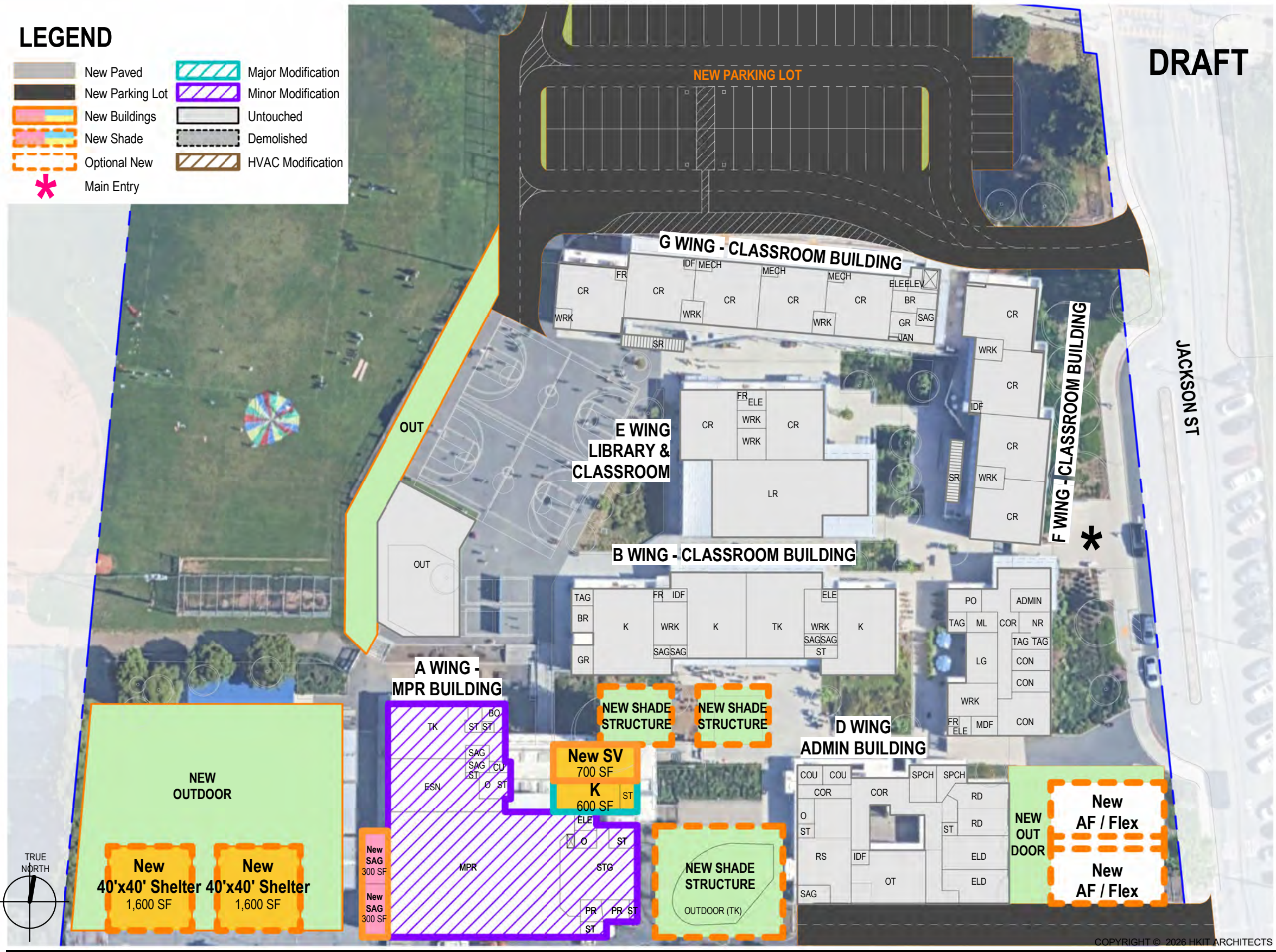
Minor Modification

Untouched

Demolished

HVAC Modification

DRAFT



PROGRAM - OPTION 2

- Turn existing kitchen into restrooms
- Turn existing class into kitchen
- Add servery and restrooms
- Remove portables and provide outdoor eating area with shade canopy and outdoor play area
- Add shade at TTK play area
- Expand upper grades play area
- Relocate After School / Provide Classrooms or Flex Space
- Expand parking
- Modernize MPR building (MPR + Classes)

	CLASSROOMS	<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF</u>
	Total	38	25,420	38	25,460
	SPECIALTY CLASSROOMS	<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF</u>
	Total	5	5,700	9	5,790
	LIBRARY	<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF</u>
	Total	1	2,550	1	2,540
	OUTDOOR ACTIVITIES	<u>Exist.</u>	<u>SF(Excd.)</u>	<u>Prop.</u>	<u>SF(Excd.)</u>
	Total	4	8,220	4	16,290
	ASSEMBLY SPACES	<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF</u>
	Total	4	6,430	4	6,430
	FOOD SERVICE	<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF</u>
	Total	1	600	3	4,770
	ADMIN & STUDENT SUPPORT	<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF</u>
	Total	23	7,790	21	6,670
	DA District Administration Office	0	0	0	0
	Total	23	7,790	21	6,670
	SUPPORT SPACES	<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF</u>
	Total	43	7,980	43	7,580
	RESTROOMS	<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF</u>
	Total	19	2,090	17	1,940
Total SF (Total for all Buildings)		58,560		61,180	
Total Classrooms & Specialty Classrooms		43		43	
Total Parking Spaces		29+4ADA		34+4ADA	
Total Outdoor Activity Spaces		8,220		18,450	

Master Planned Total		
Demolished Buildings Total SF	6,500	
New Constructed Buildings Total SF	8,330	
Major/Minor Modified Buildings Total SF	3,100 / 6,910	
Remained Untouched Buildings Total SF	43,910	



LEGEND

New Paved

New Parking Lot

New Buildings

New Shade

Optional New

Main Entry

Major Modification

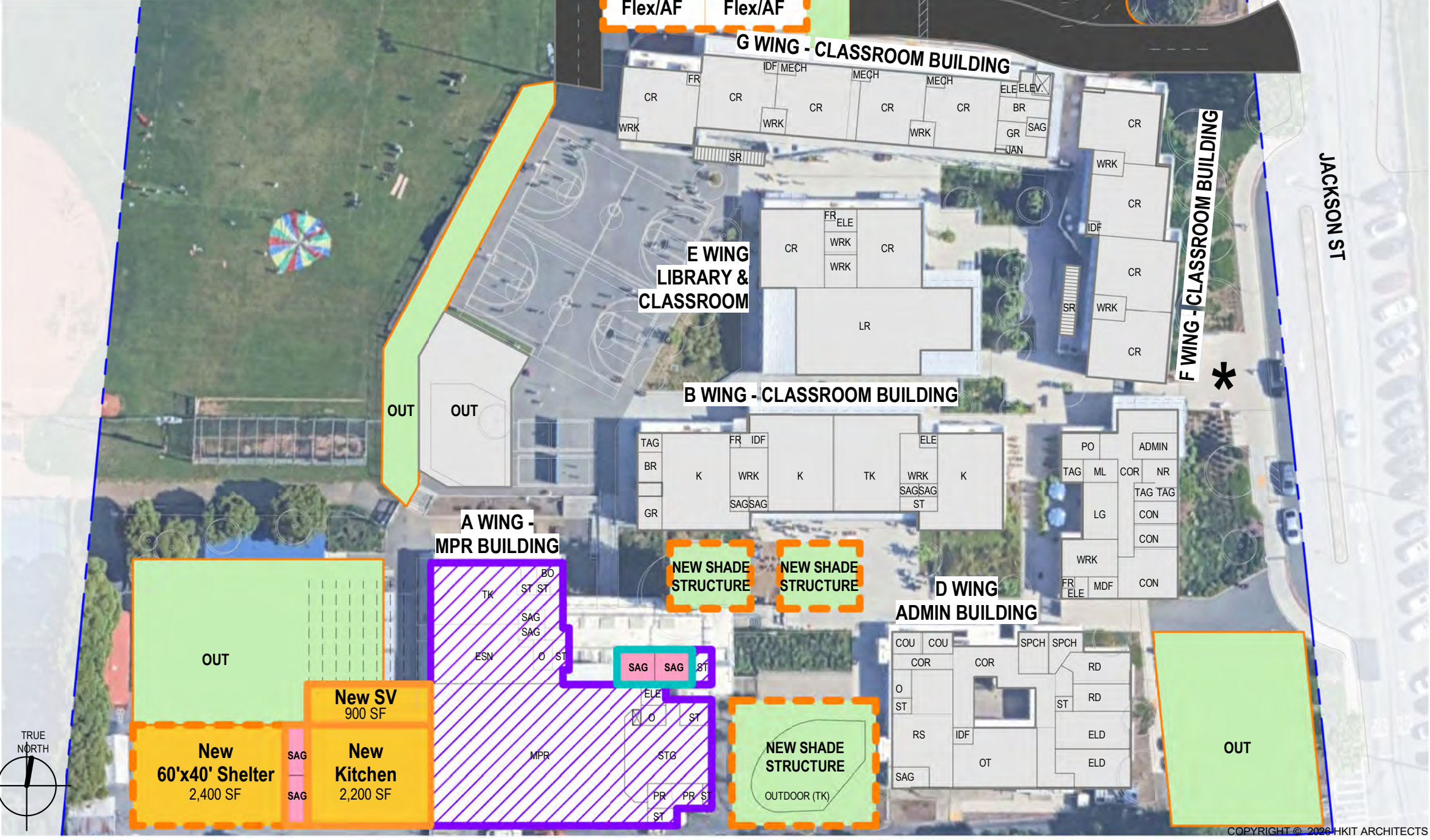
Minor Modification

Untouched

Demolished

HVAC Modification

DRAFT



PROGRAM - OPTION 3

- Turn existing kitchen into restrooms
- Add Kitchen and Add Servery and restrooms
- Remove portables and provide outdoor eating area with shade canopy and outdoor play area
- Add shade at TKK play area
- Expand upper grades play area
- Relocate After School / Provide Flex Space
- Expand parking
- Modernize MPR building (MPR + Classes)

CLASSROOMS	Exist.	SF	Prop.	SF
Total	38	25,420	38	25,450
SPECIALTY CLASSROOMS	Exist.	SF	Prop.	SF
Total	5	5,700	4	3,320
LIBRARY	Exist.	SF	Prop.	SF
Total	1	2,550	1	2,540
OUTDOOR ACTIVITIES	Exist.	SF(Excd.)	Prop.	SF(Excd.)
Total	4	8,220	6	19,350
ASSEMBLY SPACES	Exist.	SF	Prop.	SF
Total	4	6,430	4	6,430
FOOD SERVICE	Exist.	SF	Prop.	SF
Total	1	600	3	6,470
ADMIN & STUDENT SUPPORT	Exist.	SF	Prop.	SF
Total	23	7,790	21	7,790
DA District Administration Office	0	0	0	0
Total	23	7,790	21	7,790
SUPPORT SPACES	Exist.	SF	Prop.	SF
Total	43	7,980	43	7,450
RESTROOMS	Exist.	SF	Prop.	SF
Total	19	2,090	17	1,940
Total SF (Total for all Buildings)		58,560	61,390	
Total Classrooms & Specialty Classrooms		43	43	
Total Parking Spaces		29+4ADA	34+4ADA	
Total Outdoor Activity Spaces		8,220	19,350	

Master Planned Total		
Demolished Buildings Total SF	6,500	
New Constructed Buildings Total SF	6,650	
Major/Minor Modified Buildings Total SF	3,990 / 6,910	
Remained Untouched Buildings Total SF	43,390	

3/17/2026 10:33:33 AM



538 NINTH STREET, SUITE 240 • OAKLAND, CA 94607
T 510 625 9800 • WWW.HKIT.COM

Oceanview ES - Option 3

A01.63

03/17/2026



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

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
heather@communitiesincollaboration.com
- 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:

