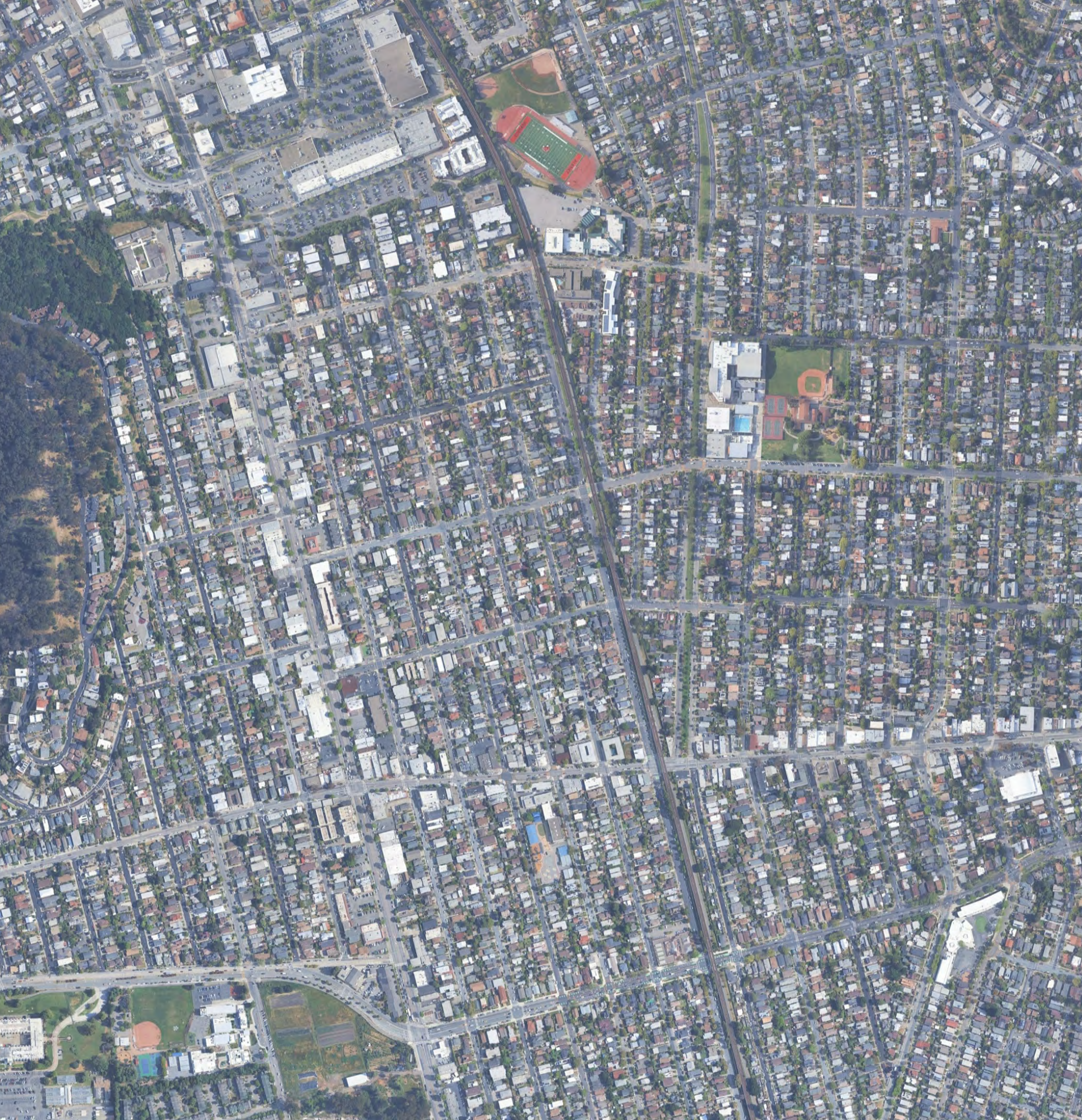
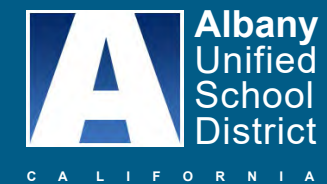




Albany Unified School District

Facilities Master Plan

September 15, 2026



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School District

Albany Unified School District (AUSD) is a public school district serving the city of Albany, CA. AUSD's vision is that "each and every student is empowered to realize their fullest potential—ready to lead, contribute, and thrive in an ever-changing world—through the support of a diverse, engaged, and committed community."

AUSD's mission is to provide an excellent public education that empowers every student to achieve their fullest potential. We honor the unique ways students learn and are committed to creating inclusive, supportive, and collaborative learning environments. By valuing individual strengths, celebrating differences, and fostering critical thinking, we ensure that every student is prepared to contribute to a just and joyful world and thrive as productive members of society.

AUSD serves approximately 3,750 students across preschool through Grade 12 in six schools: one children's center, three elementary schools, one middle school, and one high school.

The school district was founded in February 1908 with students initially attending school in a converted barn on Brighton street. In December 1908, the district completed construction of its first building, Albany School, on Solano Avenue between Cornell and Talbot. Albany built its first high school in the 1930s.

City of Albany

Albany is a city on the east shore of San Francisco Bay in northwestern Alameda County, California, United States. The population was 20,271 at the 2020 United States census. Albany borders the city of Berkeley to the south and east, and the Contra Costa County cities of El Cerrito and Richmond to the north. Albany's northern and southern borders are defined by two creeks, Concordances Creek on the south and Cerrito Creek on the north.

As of the 2020 census, Albany had a population of 20,271 and a population density of 11,324.6 inhabitants per square mile. The median age was 36.3 years; 21.6% of residents were under the age of 18, 11.7% were aged 18 to 24, 28.6% were aged 25 to 44, 23.0% were aged 45 to 64, and 15.0% were 65 years of age or older. There were 7,493 households, of which 38.4% had children under the age of 18 living in them.

Master Plan

Throughout 2026, AUSD developed the following Facilities Master Plan (FMP) for its campuses. The FMP serves as a long-term vision for facilities upgrades and projects within it will serve as the basis for an Implementation Plan for Measure L Bond Funds.

PURPOSE & PROCESS

Purpose

The Facilities Master Plan (FMP) encompasses the District's priorities for student learning and success and provides a guide of future development at the District's 6 campuses. The FMP was developed through a highly participatory process involving AUSD's many stakeholders. Throughout the planning process the planning team met with the Facilities Master Plan Steering Committee, faculty & staff, parents, students, and the School Board to involve the many distinct and diverse voices of the AUSD community.

The FMP builds upon a series of work started in 2023 with a Safety Audit and continued in May of 2024 with Facility Needs Assessment and Facilities Priority Survey. In June of 2024 the survey was presented to the Board. The Measure L Fact Sheet was produced



in the Fall of 2024. The Facilities Master Plan Steering Committee was formed in the Spring of 2025 to advise and provide feedback on the FMP.

Process

The planning team worked with the Facilities Master Plan Steering Committee to identify key issues to address in the FMP, review qualitative and quantitative information for each campus, evaluate a series of campus plan options, and make recommendations that led to development of the FMP through the following process:

1. Listen and Learn

- Met with AUSD leadership to coordinate the FMP process and schedule.
- Conducted goal setting and visioning sessions with AUSD leadership.
- Collected and organized information on each site provided by AUSD
- Conducted site visits with key personnel to observe existing conditions, patterns, and uses.
- Developed graphics to illustrate the documented and observed campus and facilities condition.
- Presented findings to the FMP Steering Committee and sites to validate and identify key issues to address in the FMP

2. Plan

- Explored campus plan options for review and discussion with the FMP Steering Committee, faculty & staff, parents, the Albany community, and students.
- Developed preliminary recommendations for site and facility improvements

2. Plan (continued)

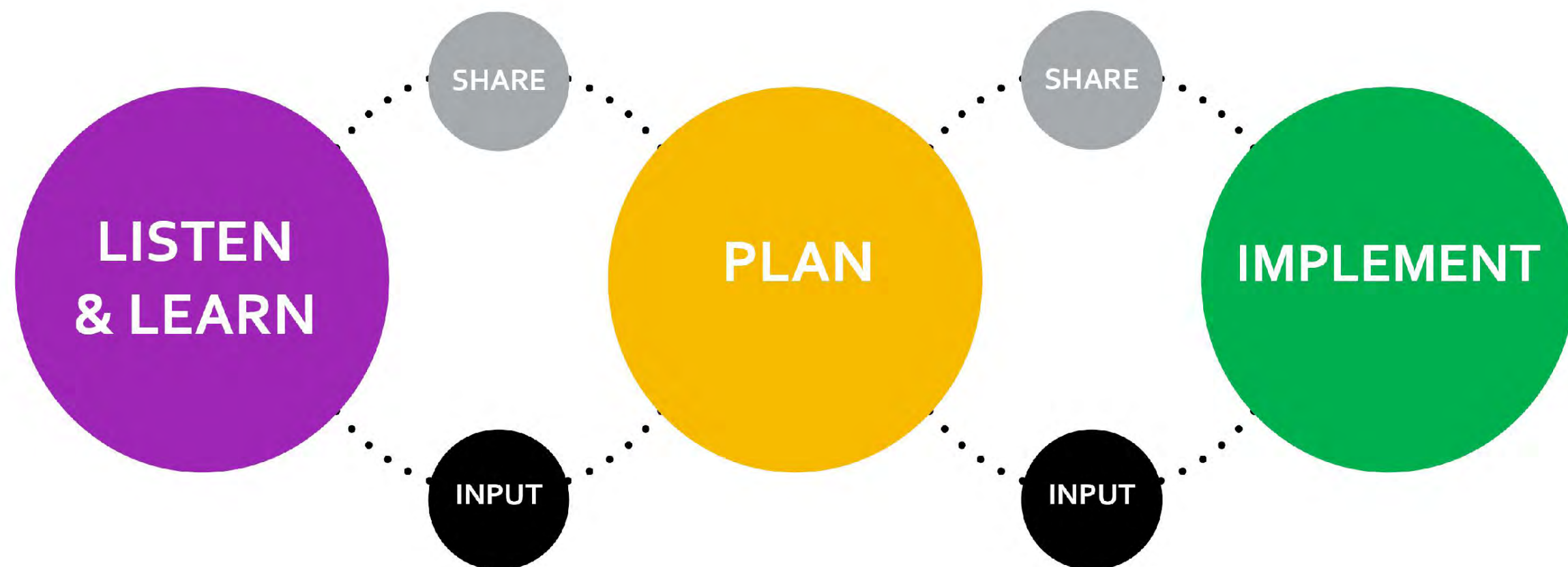
- Shared preliminary recommendations with the School Board
- Revised plans based on feedback for final FMP.

3. Implement (Future Phase)

- As a future phase following the approval of the FMP the planning team will work with AUSD to develop an implementation plan that uses the Measure L funds to complete the highest priority work in the FMP.

Participation

The FMP Steering Committee and AUSD leadership collaborated with the planning team at the start of the process to identify the many stakeholders and design a series of engagement activities. The activities included a series of presentations, interviews, meetings, and surveys. These activities integrated into the planning process to include the many voices of AUSD. A summary of the broad AUSD participation is on the following pages.



Participation Touch Points

- Site visits to all campuses
- Department interviews
- Steering committee oversight
- Website (ausd.mysocialpinpoint.com)
- Community Engagement meetings to review existing conditions, key issues, and draft Master Plans
- Presentations to English Language Advisory Committee,
- SPED Advisory Group, and Student Achievement Council
- Two staff meetings for each campus
- One (or more) parent/community meeting for each campus
- Student engagement at AMS and AHS



Participants by School Site

Site	Parents	Staff*	Students
ACC	7	6	
Cornell**	10	25	
Marin	9	27	
Ocean View	15	30	
AMS	4	38	27
AHS	12	48	100 (est)

* Two meetings were held with staff of each campus
** Two meetings were held with Cornell families

Performance Summary ausd.socialpinpoint.com

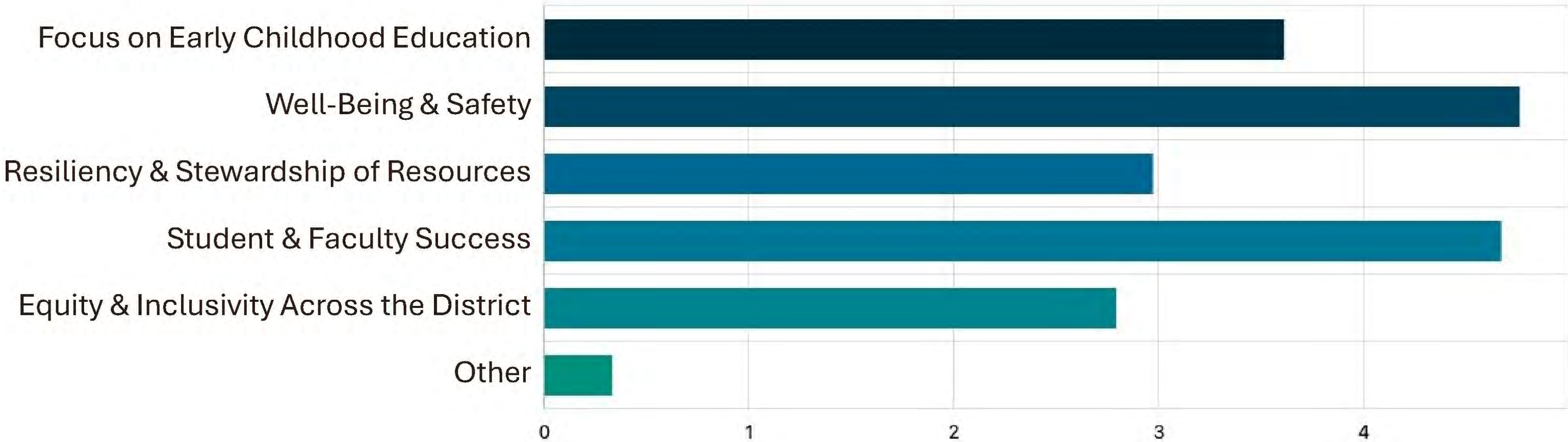
2,656	1,563	786	134	63
Views	Visits	Visitors	Contributions	Contributors

Note: Unique visitors are determined by IP address, which may be shared by visitors from school sites



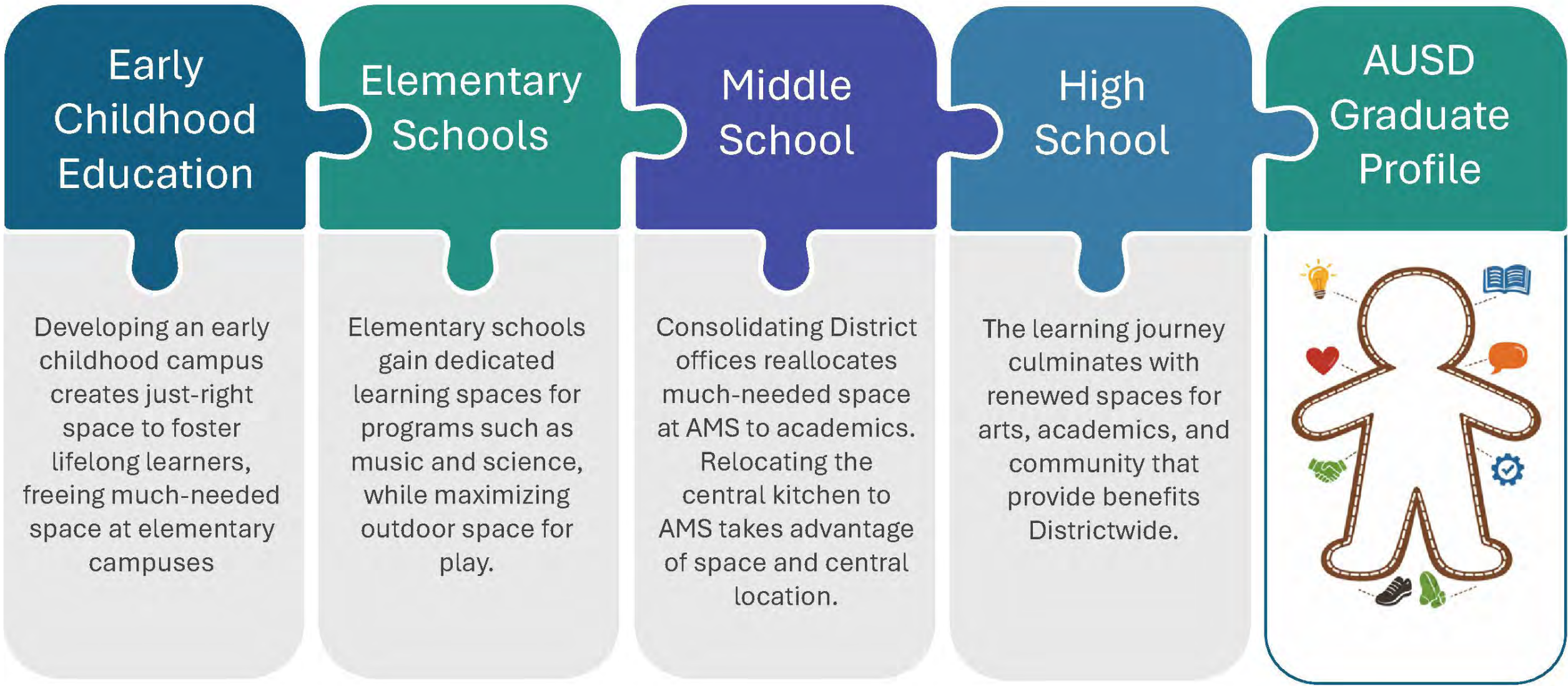
PARTICIPATION
OVERVIEW

In an online survey, participants were asked what guiding principles for the FMP were considered the most important to them. 41 online survey participants, the majority parents of AUSD students ranked the principles as follows:



In the comments, parents added the importance of outdoor play spaces. In site meetings, faculty also identified Student & Faculty Success, followed by Well-Being & Safety as their most important guiding principles.

The FMP connects the District's educational vision with it's physical environments. From early childhood through graduation, AUSD schools should provide welcoming, inclusive, adaptable spaces that support academic growth, creativity, collaboration, wellness, and belonging. The AUSD Graduate profile provides a student-centered lens for evaluating needs and prioritizing future investments.



Context Shapes The Plan

AUSD benefits from a deeply engaged community, strong schools, and interconnected campuses serving families from early childhood through graduation. At the same time, it's compact sites, evolving enrollment, specialized programs, and aging facilities create challenges that require coordinated, district-wide solutions.

Stable to Slightly Rising Enrollment

Unlike many neighboring districts experiencing enrollment decline, AUSD anticipates relatively stable enrollment with some growth. Demand for TK spaces continues to grow each year. The plan must accommodate near-term needs while maintaining flexibility for future change.

Space Constrained Campuses

Albany's compact school sites have limited room for expansion, especially given the importance of maintaining outdoor play and recreation spaces. Dedicated spaces for arts, science, and music at the elementary school level have been impacted by the addition of TK sections at each site. Improvements must make efficient use of existing buildings and outdoor areas while balancing instructional, recreational, and operational needs.

An Interconnected Network of Schools

Planning decisions must consider how changes at one campus affect students, staff, families, and operations throughout the District. For example, building new spaces for TK will free up classroom spaces for science or art at other campuses. Improvements to shared facilities like the central kitchen and theater at the high school or athletic fields at the middle school affect other campuses.

Needs Exceed Available Funding

The projects outlined in the FMP exceed the current available funding from Measure L. The FMP provides a framework for projects that can be completed with Measure L funds and future funds. The future Implementation plan will provide a recommendation for which projects can be funded with Measure L funds.

Community input, facility assessments, enrollment considerations, and the District's educational goals revealed a set of recurring themes. Together, these themes connect Albany's unique planning context to the recommendations developed for each campus

Plan for Early Learning and Enrollment Changes.

Recent growth in transitional kindergarten has been accommodated in spaces that were not designed for younger learners. The addition of TK classrooms is impacting space at elementary schools. Future improvements should provide appropriate early-learning environments while preserving flexibility to respond to enrollment changes over time.

Centralize District-wide Services.

District office staff, storage, and shared district-wide programs are currently distributed among Albany High School, Albany Middle School, and Cornell Elementary School. Consolidating these functions could improve staff collaboration, improve operational efficiency, and return valuable campus space for school use.

Create Flexible & Adaptable Learning Spaces.

Access to dedicated spaces for art, science, music, physical education, and other specialized programs varies among schools. Flexible learning environments can expand access to the programs for which Albany is known while allowing spaces to adapt as educational needs and programs evolve.

Advance Equity & Consistency Across Campuses.

The condition and quality of facilities vary across the District as a result of uneven investment over time. Specifically, Cornell Elementary School and the ACC have received fewer investments recently. Future improvements should provide more consistent learning environments while directing resources to campuses and programs with the greatest needs.

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ALBANY CHILDREN'S CENTER





MPR		ADMIN								
				NUMBER OF STUDENTS	PROJECTION FOR POTENTIAL ENROLLMENT	NUMBER OF CLASSROOMS	NUMBER OF PORTABLES	DSA PROJECTS SINCE 1998	ENERGY USE INTENSITY (EUI)	HVAC
0 _{SF}		730 _{SF}		74	220+/-	6	1	\$0	TBD	 gas/ elec 

DRAFT

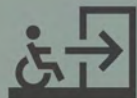
AUSD
MAINTENANCE
BLDG



JACKSON STREET



MAJOR MODERNIZATION:
MAIN BUILDING



ACCESSIBILITY CHALLENGES
(ENTRY, SITE, RESTROOMS)



PORTABLE SHOULD BE
REMOVED/REPLACED



UPDATE OUTDOOR SPACES
(COURTYARDS, PLAY STRUCTURES)

STRENGTH:

BEAUTIFUL SETTING
SPACIOUS BUILDINGS AND YARD
OPPORTUNITY TO ADD CLASSROOM BUILDING

CHALLENGES:

DISTRICT UTILIZES PORTION OF SITE
CODE REQUIRED UPGRADES MUST BE INCLUDED W/ ANY PROJECT

ALBANY CHILDREN’S CENTER

Existing 1st Fl. Program

CLASSROOMS		Exist	SF
CR	Pre-K Classroom	5	4,230
Total Classrooms		5	4,230
SPECIALTY SPACES			
LIBRARY			
OUTDOOR ACTIVITIES			
OUT	Outdoor Play Area	6	4,430
Total		6	4,430
ASSEMBLY SPACES			
FOOD SERVICE			
K	Kitchen & Accessories	1	250
SC	Scullery	1	50
ST	Storage	1	20
Total		3	320
ADMIN & STUDENT SUPPORT			
O	Office	5	740
SL/OT/PT	Staff Lounge/Occupational Therapy/Physical Therapy	1	860
Total		6	1,600
ST	District Storage	1	480
Total		7	2,080
SUPPORT SPACES			
ST	Storage	6	600
FUR	Furnace Room	1	30
ELE	Electric Room	1	70
JAN	Janitor Closet	1	40
BO	Boiler Room	1	70
COR	Indoor Corridor/Lobby	1	1,000
Total		11	1,810
RESTROOMS			
SAG	Students' All Gender Restroom	5	510
TAG	Staff All Gender Restroom	3	230
Total		8	740
TOTAL SQUARE FOOTAGE			9,090

Key Feedback

- Lack of investment in campus upgrades for decades
- Rising need for learning environments appropriate for the youngest ages
- Challenge in accommodating up to 8 TK classrooms in addition to Pre-K on site
- Importance of providing adequate and well-integrated outdoor space
- Need to think through pick up and drop off for an expanded campus

Key Themes

- **TK classrooms are impacting space at elementary schools.** 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.



Existing Site Plan

ALBANY CHILDREN’S CENTER

Proposed Program

CLASSROOMS		Exist	SF	Prop	SF
PK	Pre-Kindergarten Classroom	5	4,230	5	5,480
TK	Transitional Kindergarten Classroom	0	0	8	10,580
Total Standard Classrooms		5	4,230	13	14,720
SPECIALTY SPACES					
LIBRARY					
OUTDOOR ACTIVITIES					
OUT	Classroom Outdoor Play Area	6	4,430	3	3,890
PLAY	Play Yard	0	0	1	21,080
Total		6	4,430	4	24,970
ASSEMBLY SPACES		0	0	1	1,520
FOOD SERVICE		3	320	1	1,080
ADMIN & STUDENT SUPPORT					
DA	District Administration & Accessories	6	1,600	4	3,590
		1	480	0	0
Total		7	1,220	4	3,590
SUPPORT SPACES					
RESTROOMS		11	1,810	8	660
		8	740	16	1,160
TOTAL SQUARE FOOTAGE			9,090		22,730
Total Standard & Specialty Classrooms		5		13	
Total Parking Spaces		0		0	
Total Outdoor Activity Spaces		4,430		24,970	

Master Planned Total

Demolished Buildings Total SF	9,090
New Construction Buildings Total SF	21,940
Major/Minor Modified Buildings Total SF	0 / 0
Remained Untouched Buildings Total SF	0

Vision For Transformation

- Construction of new Pre-K & TK classrooms, administration areas, kitchen, multi-purpose room, and outdoor play areas
- Renovation of existing play yard
- Addition of secondary entrance stairs from Cerrito St. & Hillside Ave.

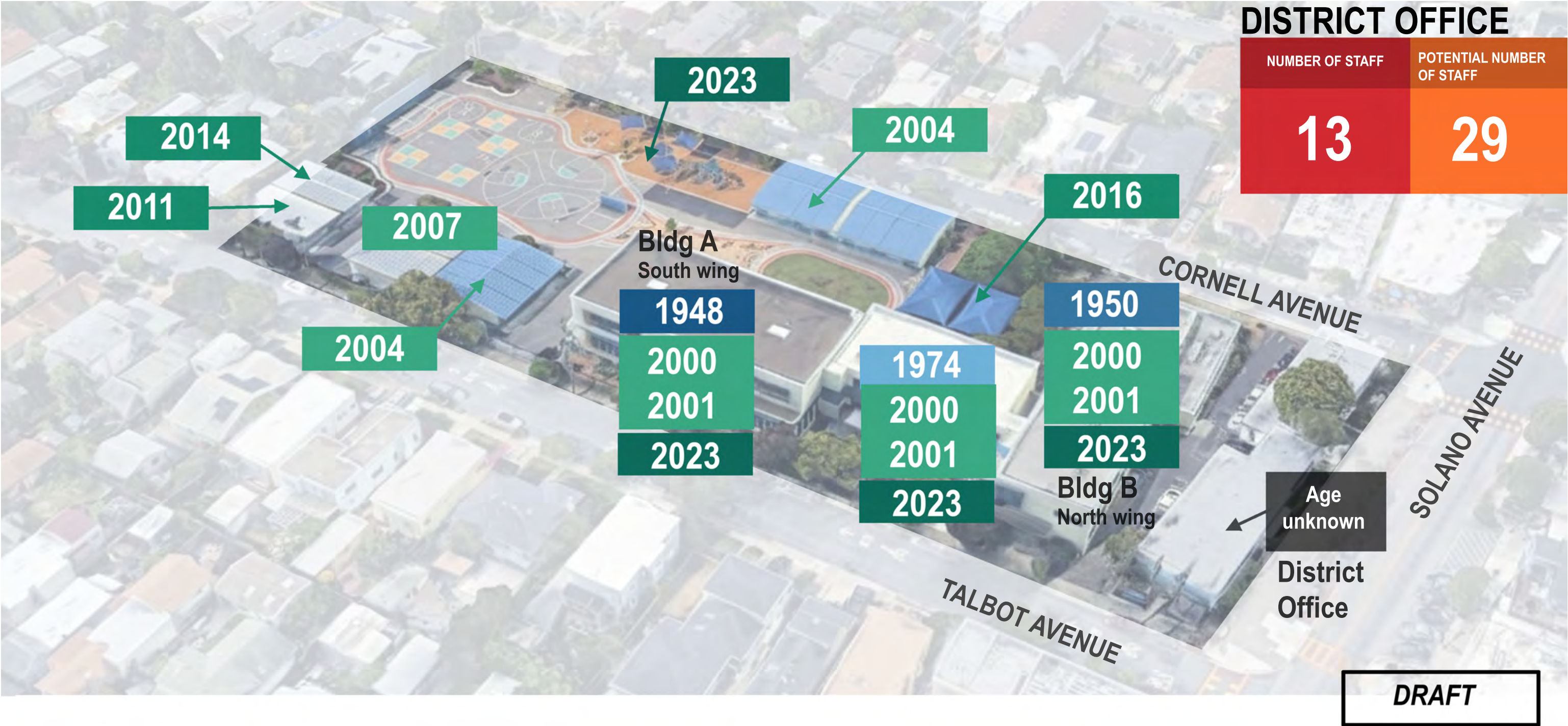
LEGEND			
	New Paved		Major Modification
	New Parking Lot		Minor Modification
	New Buildings		Untouched
	New Shade Structure		Demolished
	Optional New Construction		HVAC Modification
	Main Entry		Secondary Entry



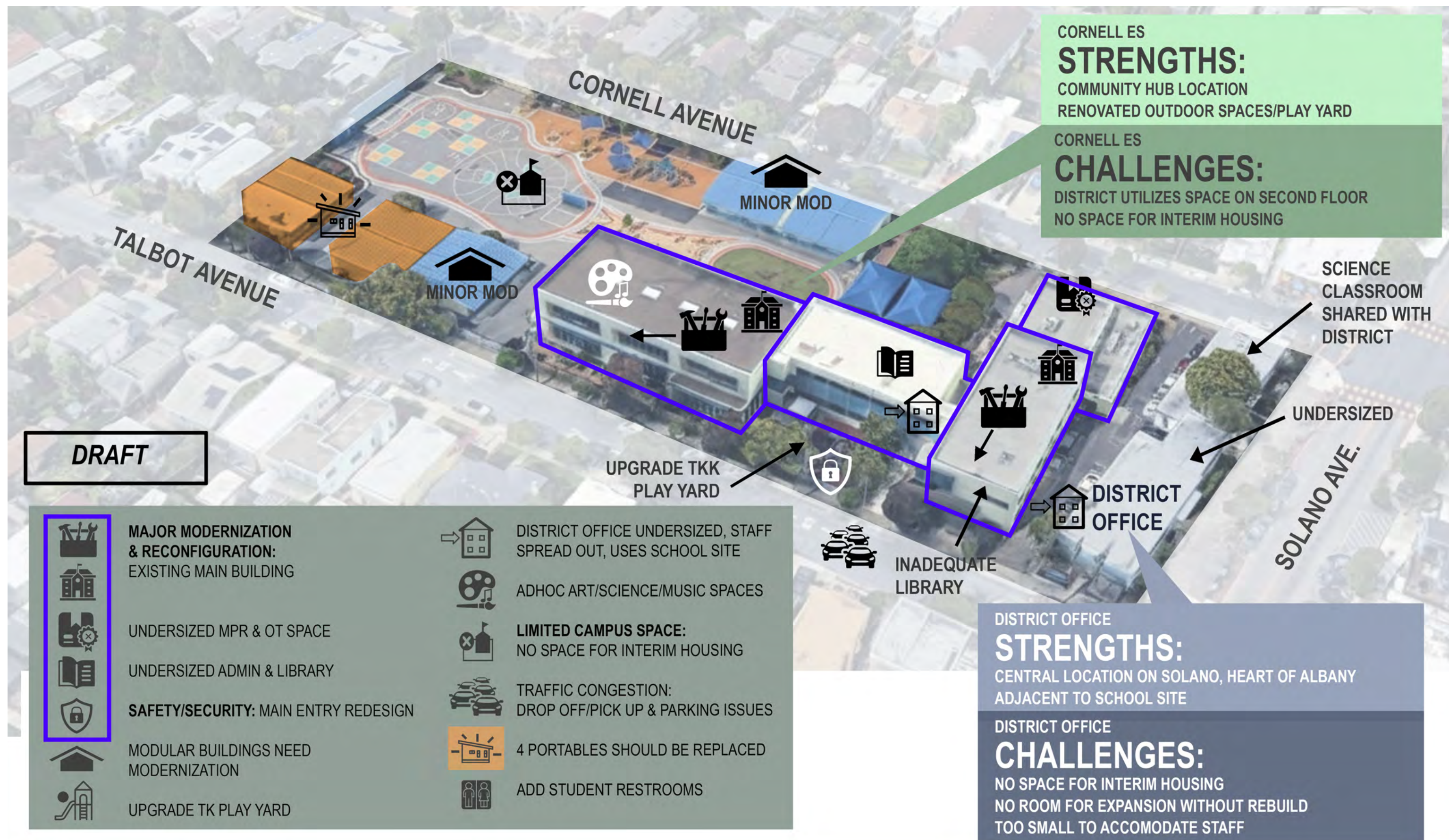
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CORNELL ELEMENTARY SCHOOL





ADMIN		MPR								
				NUMBER OF STUDENTS	PROJECTION FOR POTENTIAL ENROLLMENT	NUMBER OF CLASSROOMS	NUMBER OF PORTABLES	DSA PROJECTS SINCE 1998	ENERGY USE INTENSITY (EUI)	HVAC
2,192 _{SF}		1,971 _{SF}		563	577+/-	25	4	\$7.5M	TBD	gas/elec (?)



CORNELL ELEMENTARY SCHOOL

Existing 1st Fl. Program

CLASSROOMS		Exist	SF
CR	Elementary Classroom	14	14,420
K	Kindergarten Classroom	1	1,220
Total Standard Classrooms		15	15,640
SPECIALTY SPACES			
AF	Afterschool Spaces	2	1,020
Total 1st Floor Classrooms		15	
LIBRARY			
LR	Library & Work Room	2	1,470
RC	Resource Room & Storage	1	830
Total		3	2,300
OUTDOOR ACTIVITIES			
OUT	Outdoor Play Area	3	6,800
Total		3	6,800
ASSEMBLY SPACES			
MPR	Multi-Purpose Room	1	2,070
Total		1	2,070
FOOD SERVICE			
K	Kitchen & Accessories	7	1,260
ST	Storage	5	
CU	Custodial	1	
Total		7	1,260
ADMIN & STUDENT SUPPORT			
ADMIN	Administration	1	480
O	Office	1	110
PO	Principal's Office	1	200
NR	Nurse	1	130
WK	Work Room	1	280
LG	Staff Lounge	1	360
CON	Conference Room	1	160
OT	Occupational Therapy	1	380
Total		8	2,100
DA District Administration & Accessories		15	5,500
ADMIN	District Administration & Reception	1	320
O	District Office	4	650
CON	District Conference Room	1	330
DWS	District Open Work Stations	3	2,600
DCR	District Classroom	1	1,200
WR	District Women's Restroom	1	130
MR	District Men's Restroom	1	160
FACP	Functional Assessment Checklist Program	1	70
K	District Kitchen	1	60
OUT	Fenced Outdoor Activities	1	320
Total		23	7,600
SUPPORT SPACES			
ST	Storage	2	220
FUR	Furnace Room	1	250
ELEV	Elevator & Elevator Mechanical Room	2	110
JAN	Janitor Closet	1	70
BO	Boiler Room	1	200
COR	Indoor Corridor/Lobby	6	2,760
SR	Stair	4	660
SP	Supply Room	1	70
CU	Custodial	1	110
Total		19	4,450
RESTROOMS			
GR	Girls' Restroom	1	430
BR	Boys' Restroom	1	430
SAG	Students' All Gender Restroom	5	330
TAG	Staff All Gender Restroom	4	260
Total		11	1,450
TOTAL SQUARE FOOTAGE			35,790



Existing Site Plan

CORNELL ELEMENTARY SCHOOL

Existing 2nd Fl. Program

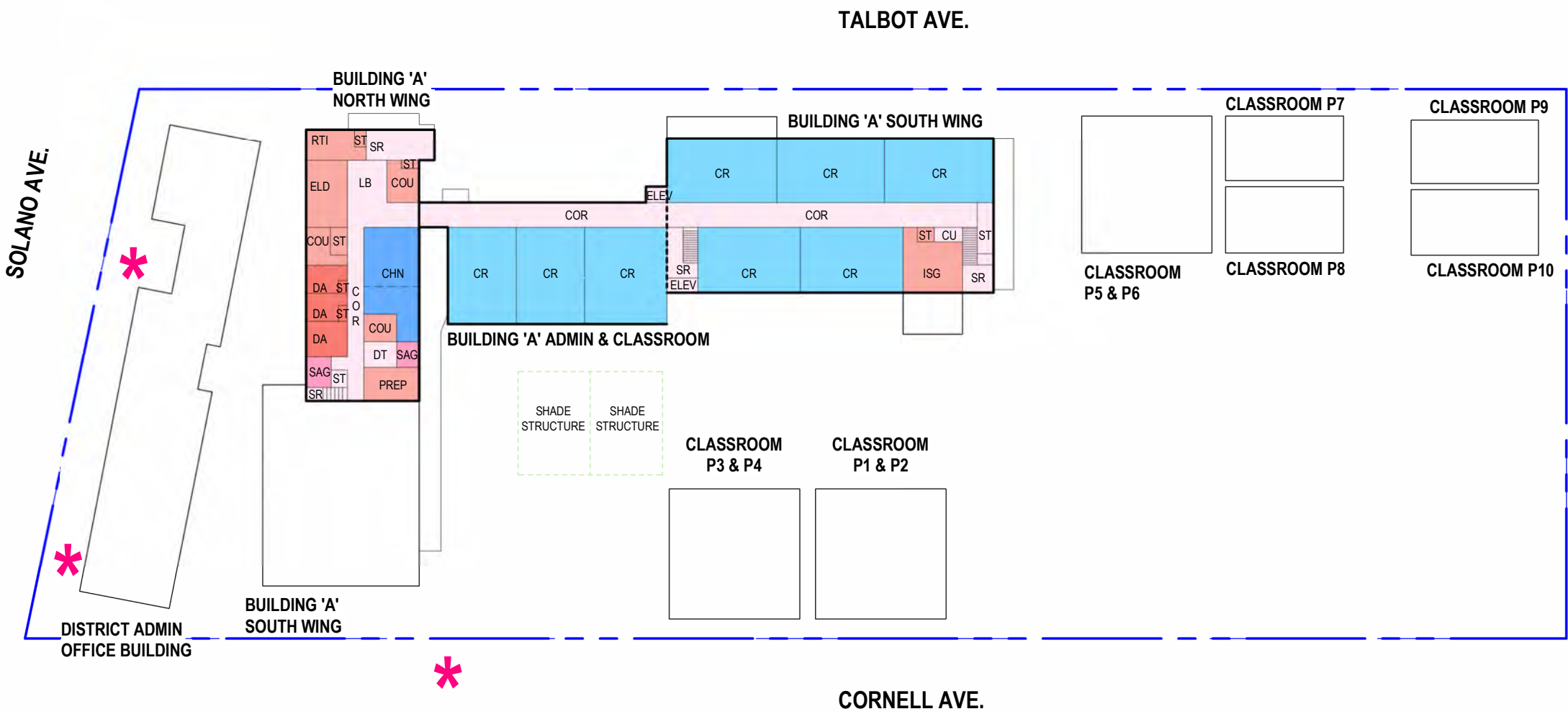
CLASSROOMS			Exist	SF
CR	Elementary Classroom		8	7,490
Total Standard Classrooms			8	15,640
SPECIALTY SPACES				
CHN	Chinese School		1	720
Total Specialty Spaces			8	
LIBRARY				
OUTDOOR ACTIVITIES				
ASSEMBLY SPACES				
FOOD SERVICE				
ADMIN & STUDENT SUPPORT				
PREP	Teachers' Preparation Room		1	370
COU	Counseling Room & Storage		3	450
I	Interventions		2	720
RTI	Response to Intervention & Storage		1	
ISG	Intervention Small Group & Storage		1	
ELD	English Language Develop. & Storage		1	440
Total			7	1,980
DA	District Administration & Accessories		3	510
Total			10	2,490
SUPPORT SPACES				
ST	Storage		2	150
ELEV	Elevator & Elevator Mechanical Room		2	110
COR/LB	Corridor/Lobby		1	2,730
SR	Stair		4	790
DT	Server/Data Room		1	120
CU	Custodial		1	60
Total			11	3,960
RESTROOMS				
SAG	Students' All Gender Restroom		2	180
Total			2	180
TOTAL SQUARE FOOTAGE				14,840

Campus Total Program

CLASSROOM			Exist	SF
CR	Elementary Classroom		23	21,910
SPECIALTY SPACES				
Total Classrooms			23	1,720
LIBRARY				
Total			3	2,300
OUTDOOR ACTIVITIES				
Total			2	6,800
ASSEMBLY SPACE				
Total			1	2,070
FOOD SERVICE				
Total			7	1,260
ADMIN & STUDENT SUPPORT				
DA	District Administration & Accessories		18	4,080
Total			33	10,090
SUPPORT SPACE				
Total			30	8,410
RESTROOMS				
Total			13	1,630
TOTAL CAMPUS SQUARE FOOTAGE				50,630

Key Feedback

- Overdue for upgrades compared to other campuses
- Importance of maintaining as much outdoor space as possible on a small campus
- Need for a larger library and flexible learning spaces for specialized programming
- Preservation of adequate space for administration and academic services
- Maintain drop off areas on both sides of campus
- Desire to minimize District shared use of spaces within school building; prioritize offices in areas less appropriate for student use
- Consolidate District Offices on Solano to the greatest extent possible



Existing 2nd Floor Plan



CORNELL ELEMENTARY SCHOOL

Proposed Program

CLASSROOMS				Exist	SF	Prop	SF
CR	Elementary Classroom			22	22,390	19	12,340
WRK	Work Rooms			0	0	8	1,380
K	Kindergarten Classroom			1	1,220	3	3,580
Total Standard Classrooms				23	23,610	22	17,300
SPECIALTY SPACES							
AF	Afterschool Classroom			0	0	1	1,020
AF	Afterschool Spaces			2	1,020	0	0
FLEX	Flex Classroom			0	0	2	2,410
WRK	Flex Work Room			0	0	1	150
CHN	Chinese School			1	720	0	0
Total Specialty Spaces				3	1,740	3	3,580
LIBRARY							
				3	2,300	2	2,910
OUTDOOR ACTIVITIES							
				2	6,800	3	42,250
ASSEMBLY SPACES							
				1	2,070	2	5,480
FOOD SERVICE							
				7	1,260	9	2,740
ADMIN & STUDENT SUPPORT							
DA	District Administration & Accessories			15	4,080	15	4,600
Total				25	10,090	26	7,640
				40	14,170	41	12,240
SUPPORT SPACES							
				30	8,620	27	9,150
RESTROOMS							
				13	1,640	15	2,090
TOTAL SQUARE FOOTAGE					51,250		62,010
Total Standard & Specialty Classrooms				23		25	
TK-2	K-3	1st-3	2nd-3	3rd-4	4th-4	5th-4	
Total Parking Spaces				0		17+2ADA	
Total Outdoor Activity Spaces					6,480		42,250

Master Planned Total

Demolished Buildings Total SF	4,000
New Construction Buildings Total SF	23,430
Major/Minor Modified Buildings Total SF	35,510 / 0
Remained Untouched Buildings Total SF	3,070

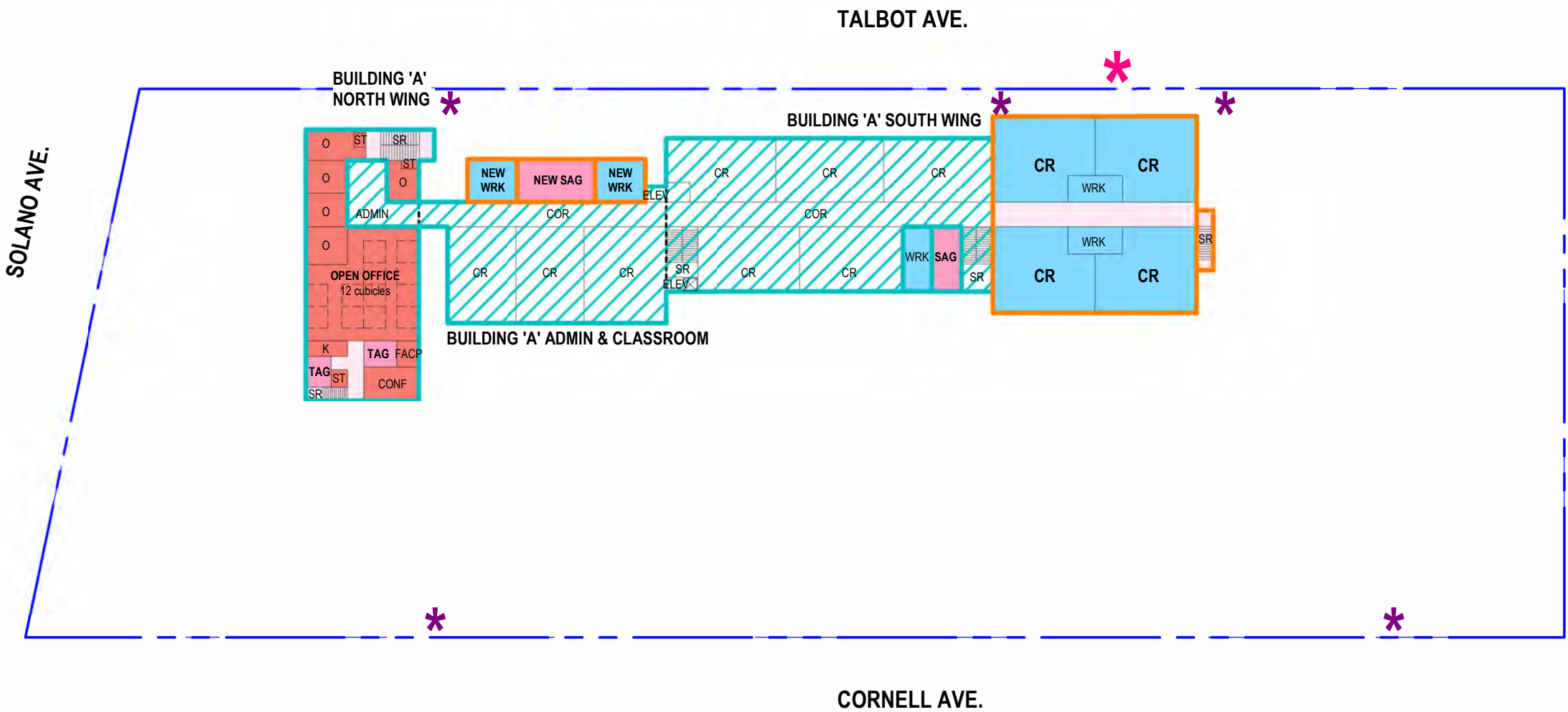
Vision For Transformation

- Major Modernization of Existing classroom building
- New Administration Addition, with 2nd floor classrooms
- New Library Addition
- Renovate former Admin area into classrooms
- Convert existing dining to classrooms/servery
- Provide new MPR + Stage
- Renovate 2nd floor area into district offices
- Replace existing modulares with Kinder room wing - 2 TK classes not needed since TK moves to ACC
- Remove Existing Portables, replace with new yard
- Update play yard
- Provide additional restrooms
- Adds 2 classrooms + Stage as Flex Classroom

Note: Existing Outdoor Area for Play & Eating about 50,000 SF; This Shows 48,000 SF of outdoor area for play and eating.

LEGEND	
	New Paved
	New Parking Lot
	New Buildings
	New Shade Structure
	Optional New Construction
	Main Entry
	Major Modification
	Minor Modification
	Untouched
	Demolished
	HVAC Modification
	Secondary Entry





Proposed 2nd Floor Plan



LEGEND

New Paved	Major Modification
New Parking Lot	Minor Modification
New Buildings	Untouched
New Shade Structure	Demolished
Optional New Construction	HVAC Modification
Main Entry	Secondary Entry

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MARIN ELEMENTARY SCHOOL





ADMIN		MPR								
				NUMBER OF STUDENTS	PROJECTION FOR POTENTIAL ENROLLMENT	NUMBER OF CLASSROOMS	NUMBER OF PORTABLES	DSA PROJECTS SINCE 1998	ENERGY USE INTENSITY (EUI)	HVAC
1,945 _{SF}		2,744 _{SF}		568	580+/-	26	0	\$36.3M	TBD	all elec ⚡



MARIN ELEMENTARY SCHOOL

Existing 1st Fl. Program

CLASSROOMS		Exist	SF
CR	Elementary Classroom	6	5,930
BRK	Breakout Room	6	930
TK	Transitional Kindergarten Classroom	3	3,380
K	Kindergarten Classroom	3	3,380
ESN	Emotional Support Needs Classroom	2	1,970
Total		20	15,590

SPECIALTY SPACES			
Total		0	0
Total 1st Floor Classrooms		14	

LIBRARY			
LR	Library	1	2,120
Total		1	2,120

OUTDOOR ACTIVITIES			
OUT	Outdoor Play Area	2	4,040
Total		2	4,040

ASSEMBLY SPACES			
MPR	Multi-Purpose Room	1	2,890
Total		1	2,890

FOOD SERVICE			
K/ST	Kitchen and Dry Storage	2	490
DN	Lunch Shelter / Outdoor Dining	1	1,530
Total		3	2,020

ADMIN & STUDENT SUPPORT			
ADMIN	Administration	1	370
O	Office	2	300
PO	Principal's Office	1	240
RO	Resource Office	1	580
PSO	Psych Office	1	120
OT	Occupational Therapy	1	290
RI	Reading Intervention	1	250
CON	Conference Room	1	280
OT	Occupational Therapy	1	750
ML	Mail Room	1	370
ELD	English Language Development	1	340
NR	Nurse Room	1	150
LG	Staff Lounge	1	480
Total		15	3,990

DA District Administration & Accessories			
Total		15	3,990

SUPPORT SPACES			
ST	Storage	3	230
ELE	Electric Room	3	520
ELEV	Elevator & Elevator Mechanical Room	4	360
COR	Indoor Corridor/Lobby	2	1,660
BO	Boiler Room	1	100
SR	Outdoor Stair	4	970
CU	Custodial	2	90
Total		19	3,930

RESTROOMS			
GR	Girls' Restroom	2	450
BR	Boys' Restroom	2	450
SAG	Students' All Gender Restroom	5	450
TAG	Staff All Gender Restroom	5	390
Total		14	1,740

TOTAL SQUARE FOOTAGE 32,280



Existing Site Plan

MARIN ELEMENTARY SCHOOL

Existing 2nd Fl. Program

CLASSROOMS		Exist	SF
CR	Elementary Classroom	12	12,880
BRK	Breakout Room	6	1,120
Total		18	14,000
SPECIALTY SPACES		0	0
Total 2nd Floor Classrooms		12	
LIBRARY			
OUTDOOR ACTIVITIES			
ASSEMBLY SPACES			
FOOD SERVICE			
ADMIN & STUDENT SUPPORT			
SUPPORT SPACES			
ELEV	Elevator & Elevator Mechanical Room	2	150
COR	Corridor/Lobby	2	2,740
SR	Stair	4	1,020
IT	IT Services	1	250
Total		9	4,160
RESTROOMS			
GR	Girls' Restroom	2	450
BR	Boys' Restroom	2	450
TAG	Staff All Gender Restroom	1	80
Total		9	980

TOTAL SQUARE FOOTAGE 19,140

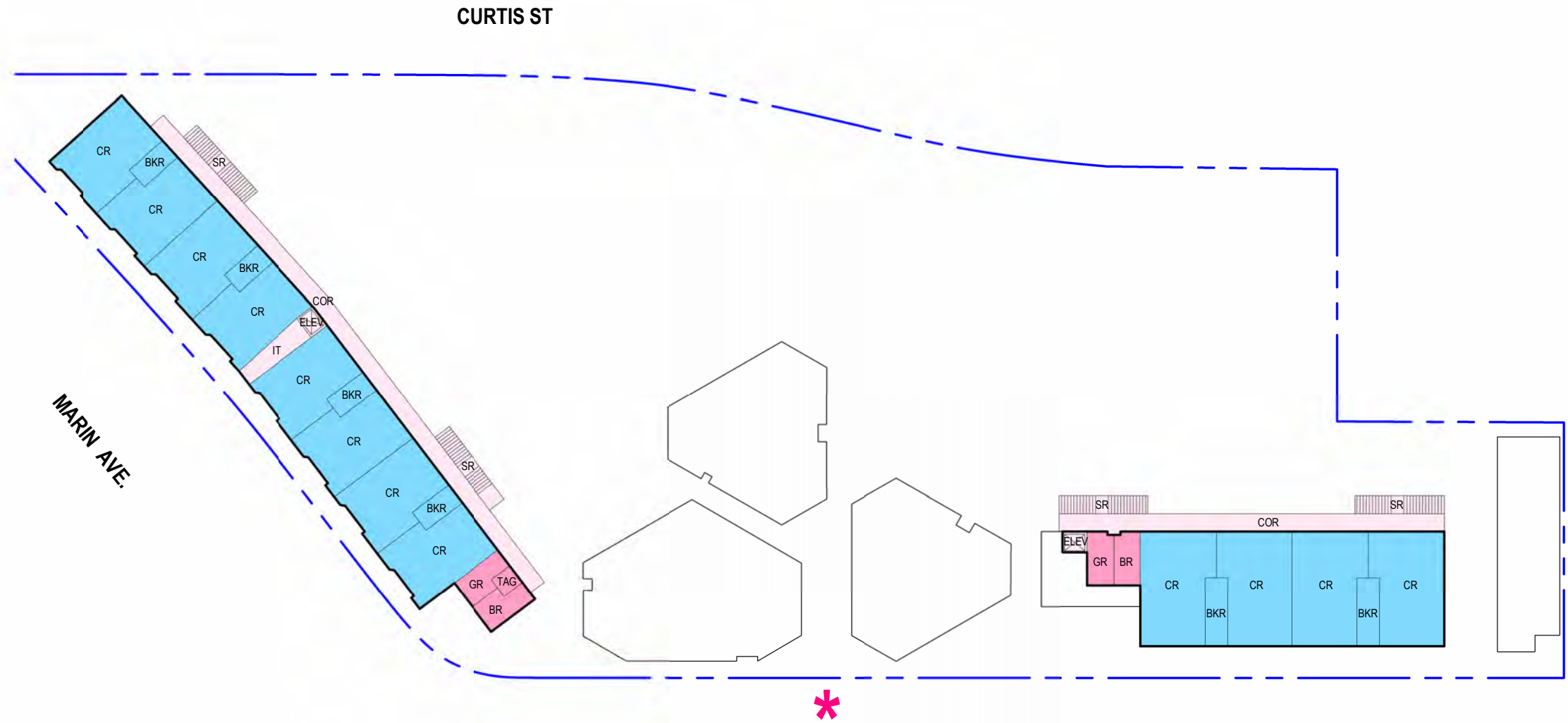
Campus Total Program

CLASSROOM		Exist	SF
SPECIALTY SPACES		0	0
Total Classrooms		26	29,590
LIBRARY		1	2,120
OUTDOOR ACTIVITIES		2	4,040
ASSEMBLY SPACE		1	2,890
FOOD SERVICE		3	2,020
ADMIN & STUDENT SUPPORT		15	3,990
DA	District Administration & Accessories	0	0
Total		15	3,990
SUPPORT SPACE		28	8,090
RESTROOMS		23	2,720

TOTAL CAMPUS SQUARE FOOTAGE 51,420

Key Feedback

- Addressing HVAC as an immediate need
- Importance of maintaining as much outdoor space as possible on a small campus
- Address lack of dedicated spaces for specialized programs such as science, music
- Reconfigure entrance for improved security



Existing 2nd Floor Plan



MARIN ELEMENTARY SCHOOL

Proposed Program

CLASSROOMS		Exist	SF	Prop	SF
CR	Elementary Classroom	18	18,810	18	18,810
BRK	Breakout Rooms	12	2,050	12	2,050
K	Kindergarten Classroom	3	3,380	2	2,410
TK	Transitional Kindergarten Classroom	3	3,380	2	2,410
ESN	Emotional Support Needs Classroom	2	1,970	2	1,970
Total Standard Classrooms		38	29,590	36	27,640
SPECIALTY SPACES					
FLEX	Flex Classroom	0	0	2	1,950
Total Specialty Spaces		0	0	2	1,950
LIBRARY		1	2,120	1	2,120
OUTDOOR ACTIVITIES		2	4,040	2	4,040
ASSEMBLY SPACES		1	2,890	1	2,890
FOOD SERVICE		3	2,020	4	3,210
ADMIN & STUDENT SUPPORT					
DA	District Administration & Accessories	15	3,990	15	3,990
Total		15	3,990	15	3,990
SUPPORT SPACES					
RESTROOMS		28	8,090	28	8,090
Total		23	2,720	23	2,720
TOTAL SQUARE FOOTAGE			51,420		52,610
Total Standard & Specialty Classrooms		26		26	
Total Parking Spaces		0		0	
Total Outdoor Activity Spaces			4,040		4,040

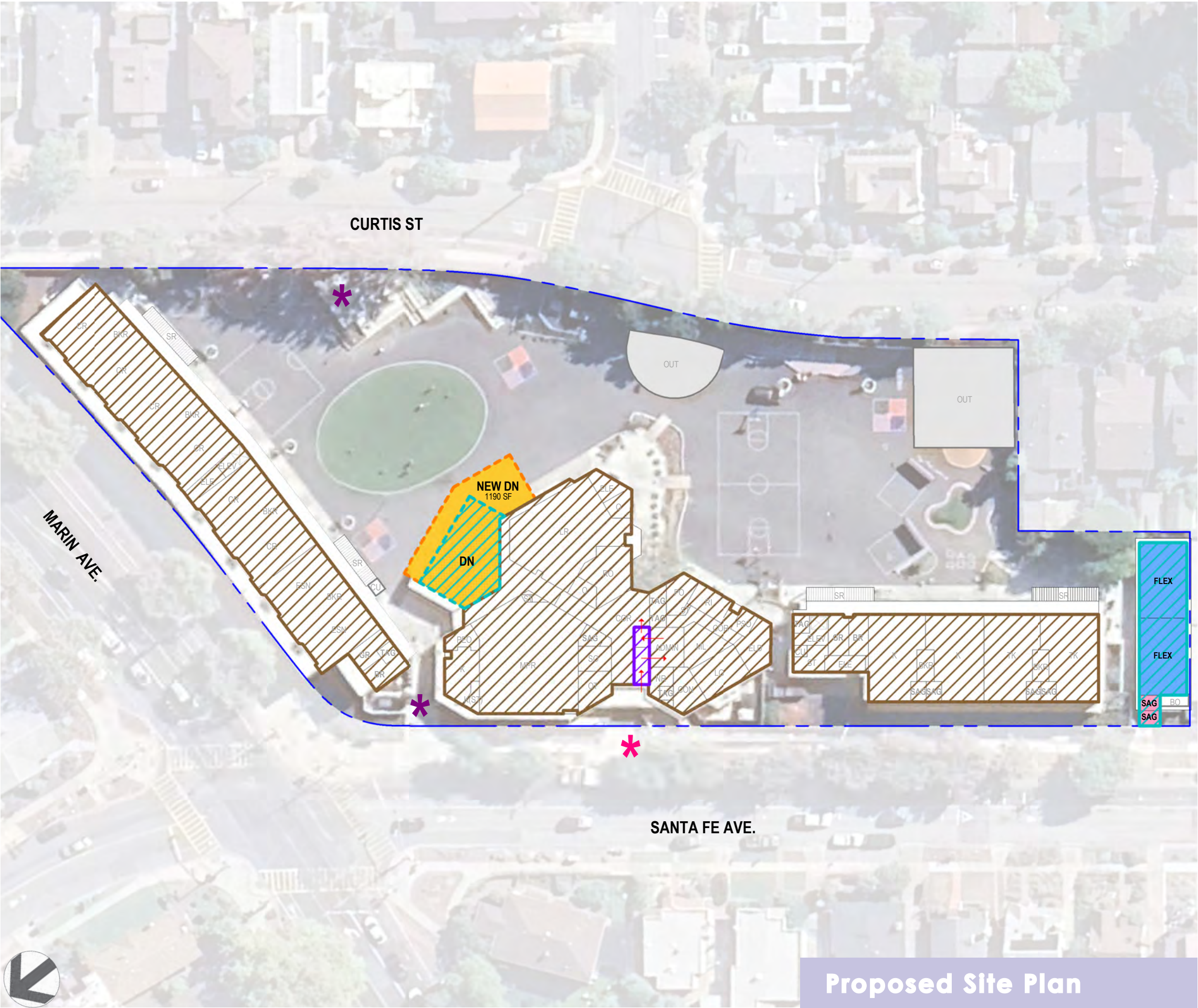
Master Planned Total

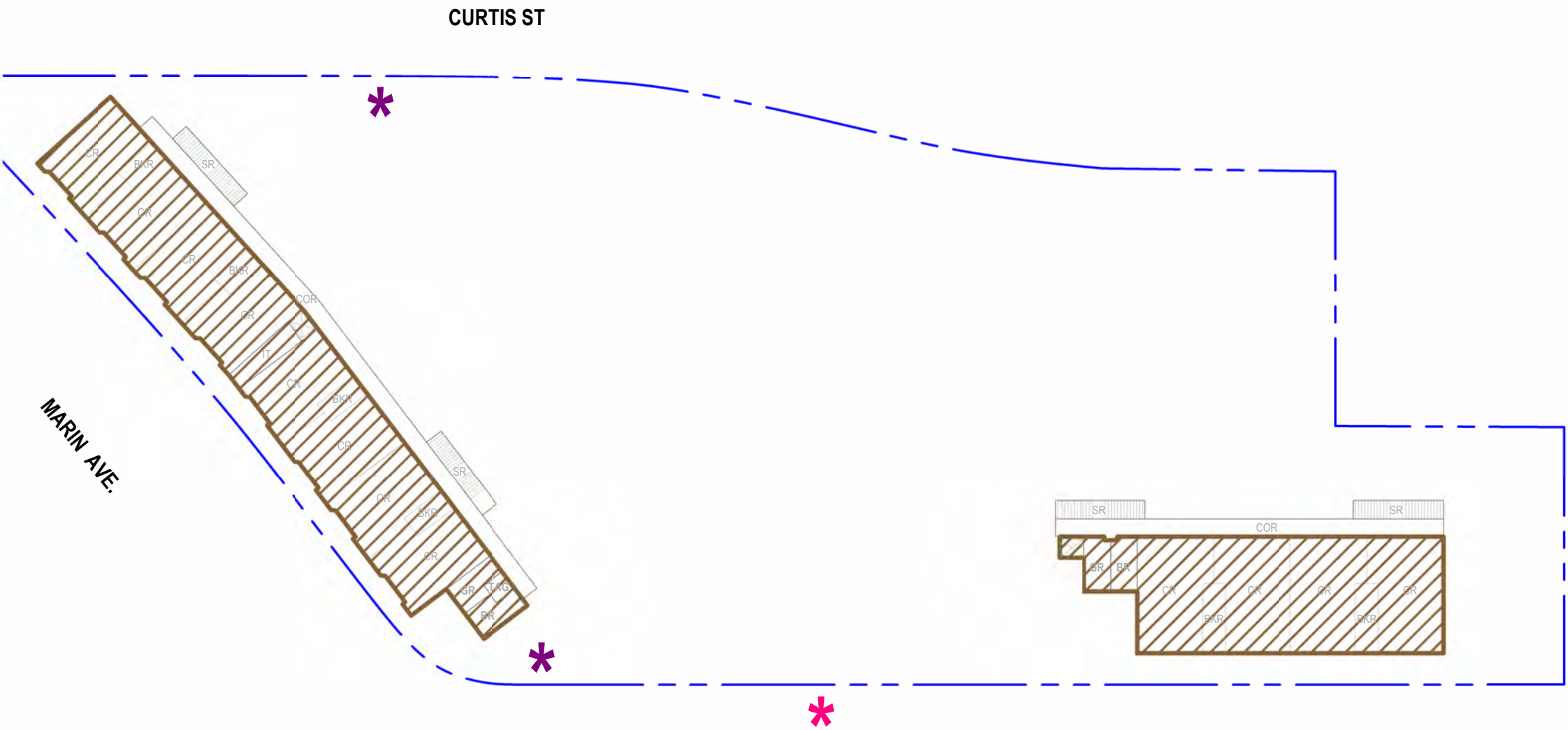
Demolished Buildings Total SF	0
New Construction Buildings Total SF	1,190
Major/Minor Modified Buildings Total SF	3,650 / 0
Remained Untouched Buildings Total SF	47,530

Visions For Transformation

- Major modernization at two classroom building
- Minor modernization of entry into admin spaces
- Provide additional all-gender student bathrooms
- Expand lunch shelter
- Diagnose HVAC issues at existing buildings & address

LEGEND	
	New Paved
	New Parking Lot
	New Buildings
	New Shade Structure
	Optional New Construction
	Main Entry
	Major Modification
	Minor Modification
	Untouched
	Demolished
	HVAC Modification
	Secondary Entry





Proposed 2nd Floor Plan

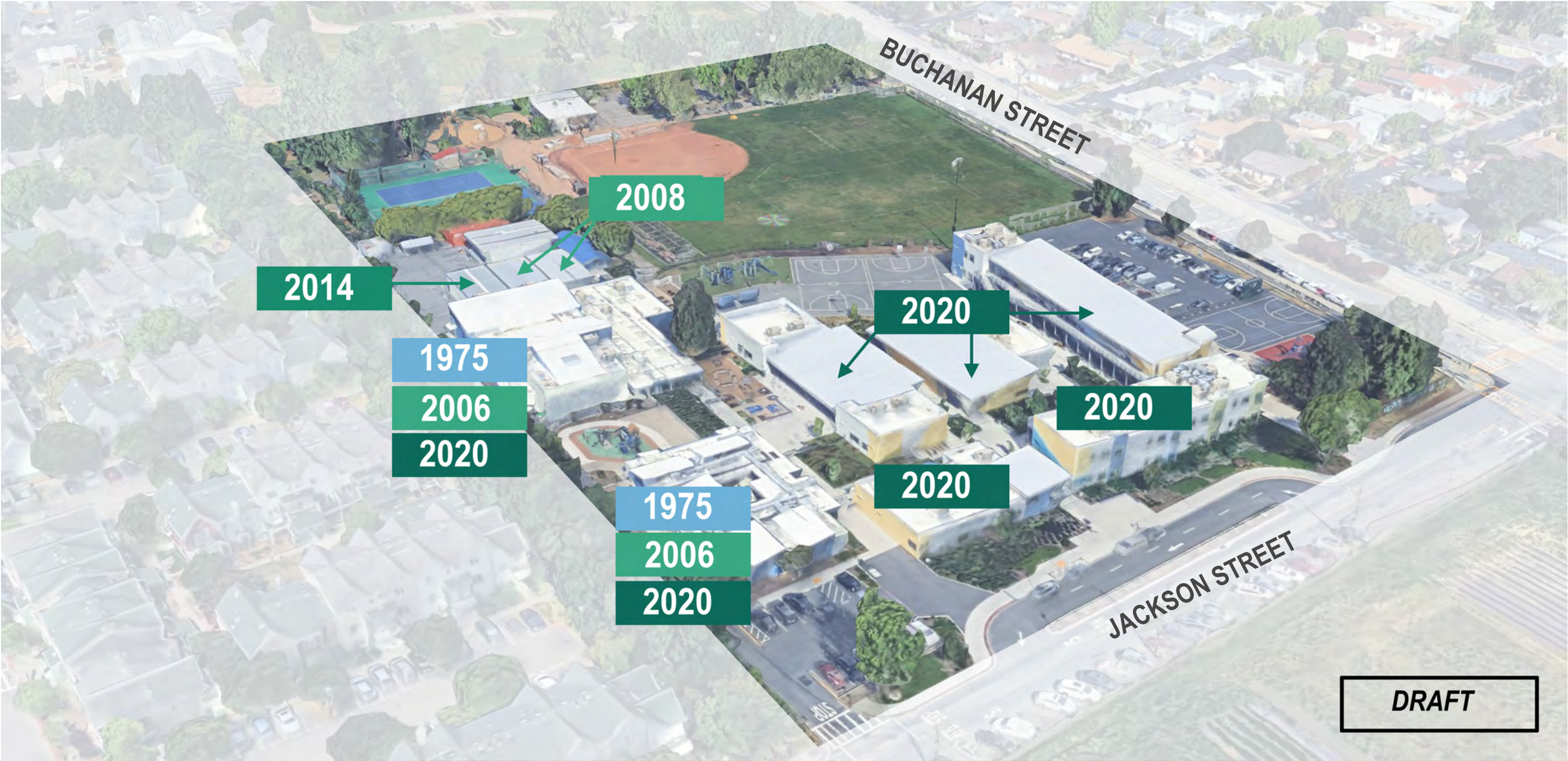
LEGEND

New Paved	Major Modification
New Parking Lot	Minor Modification
New Buildings	Untouched
New Shade Structure	Demolished
Optional New Construction	HVAC Modification
Main Entry	Secondary Entry

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OCEANVIEW ELEMENTARY SCHOOL





ADMIN		MPR								
				NUMBER OF STUDENTS	PROJECTION FOR POTENTIAL ENROLLMENT	NUMBER OF CLASSROOMS	NUMBER OF PORTABLES	DSA PROJECTS SINCE 1998	ENERGY USE INTENSITY (EUI)	HVAC
3,356 _{SF}		5,207 _{SF}		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

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Data LDEO-Columbia, NSF, NOAA

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

OCEANVIEW ELEMENTARY SCHOOL

Existing 1st Fl. Program

CLASSROOMS		Exist	SF
CR	Elementary Classroom	11	10,110
WRK	Work Room	9	1,560
TK	Transitional Kindergarten Classroom	3	3,600
K	Kindergarten Classroom	2	2,500
ESN	Emotional Support Needs Classroom	1	1,120
Total		26	17,770

SPECIALTY SPACES			
AF	Afterschool Classroom	4	4,380
Total		4	4,380
Total 1st Floor Classrooms		21	

LIBRARY			
LR	Library	1	2,540
Total		1	2,540

OUTDOOR ACTIVITIES			
OUT	Outdoor Play Area	4	8,200
Total		4	8,200

ASSEMBLY SPACES			
MPR	Multi-Purpose Room	1	5,150
STG	Stage	1	1,050
PR	Practice	2	250
Total		4	6,450

FOOD SERVICE			
K/ST	Kitchen and Dry Storage	1	600
Total		1	600

ADMIN & STUDENT SUPPORT			
ADMIN	Administration	1	210
O	Office	3	300
PO	Principal's Office	1	180
COU	Counseling Center	2	240
NR	Nurse Station	1	180
WRK	Work Room	1	380
LG	Staff Lounge	1	360
CON	Conference Room	3	900
OT	Occupational Therapy	1	750
ELD	English Language Development	2	980
RD	Reading Room	2	640
RS	Resource Room	1	1,000
SPCH	Speech Room	2	410
Total		22	6,530
DA District Administration & Accessories		22	6,530

SUPPORT SPACES			
ST	Storage	10	810
MECH	Mechanical Room	3	130
ELE	Electric Room	5	370
ELEV	Elevator & Elevator Mechanical Room	2	190
JAN	Janitor Closet	1	20
FR	Fire Riser Room	1	110
COR	Indoor Corridor/Lobby	2	2,070
BO	Boiler Room	1	120
SR	Stair	4	660
CU	Custodial	1	50
Total		33	4,550

RESTROOMS			
GR	Girls' Restroom	2	380
BR	Boys' Restroom	2	330
SAG	Students' All Gender Restroom	8	550
TAG	Staff All Gender Restroom	4	310
Total		16	1,570

TOTAL SQUARE FOOTAGE 45,510

PARKING LOT		Reg	ADA	EV
North Parking Lot		20	2	0
South Parking Lot		9	2	0
Total		29	4	0



Existing Site Plan

OCEANVIEW ELEMENTARY SCHOOL

Existing 2nd Fl. Program

CLASSROOMS			Exist	SF
CR	Elementary Classroom		7	6,470
WRK	Work Room		4	450
Total			11	6,920
SPECIALTY SPACES				
SCI	Science Lab Classroom		1	920
SCI	Work Room		1	80
ART	Art Classroom		1	930
Total			3	1,930
Total 2nd Floor Classrooms			9	
LIBRARY				
OUTDOOR ACTIVITIES				
ASSEMBLY SPACES				
FOOD SERVICE				
ADMIN & STUDENT SUPPORT				
SUPPORT SPACES				
ST	Storage		1	50
SF	Shaft		4	130
ELEV	Elevator & Elevator Mechanical Room		1	90
JAN	Janitor Closet		1	20
COR	Semi-Outdoor Corridor		1	2,740
SR	Stair		2	370
Total			10	3,400
RESTROOMS				
GR	Girls' Restroom		1	230
BR	Boys' Restroom		1	200
TAG	Staff All Gender Restroom		1	80
Total			3	510
TOTAL SQUARE FOOTAGE				12,760

Campus Total Program

CLASSROOM			Exist	SF
CR	Elementary Classroom		30	25,810
SPECIALTY SPACES				
SCI	Science Lab Classroom		7	6,310
Total Classrooms			30	
LIBRARY				
OUTDOOR ACTIVITIES				
ASSEMBLY SPACE				
FOOD SERVICE				
ADMIN & STUDENT SUPPORT				
DA	District Administration & Accessories		21	6,530
Total			21	6,530
SUPPORT SPACE				
RESTROOMS			43	7,950
Total			19	2,080
TOTAL CAMPUS SQUARE FOOTAGE				58,270

Key Feedback

- Maximize play/outdoor space with open sight lines for adults
- Shift placement of after school programming for ease of pick up
- Improve placement and size of kitchen; eating area
- Improve arrangement of student support spaces

Existing 2nd Floor Plan



OCEANVIEW ELEMENTARY SCHOOL

Proposed Program

	Exist	SF	Prop	SF
CLASSROOMS				
CR Elementary Classroom	18	16,580	18	16,580
WRK Work Rooms	13	2,010	13	2,010
K Kindergarten Classroom	2	2,500	4	3,710
TK Transitional Kindergarten Classroom	3	3,600	0	1,230
ESN Emotional Support Needs Classroom	1	1,120	2	2,310
Total Classrooms	37	25,810	37	25,840
SPECIALTY SPACES				
AF/FLEX Afterschool / Flex Classroom	4	4,380	2	3,000
ART Art Classroom	1	930	1	930
SCI Science Lab Classroom	1	920	1	920
WRK Work Room	1	80	1	80
Total Specialty Spaces	7	6,310	5	4,930
LIBRARY	1	2,550	1	2,550
OUTDOOR ACTIVITIES	4	8,220	6	22,020
ASSEMBLY SPACES	4	6,430	4	6,430
FOOD SERVICE	1	600	3	4,470
ADMIN & STUDENT SUPPORT	23	7,790	19	7,860
DA District Administration & Accessories				
Total	23	7,790	19	7,860
SUPPORT SPACES	43	7,980	44	7,450
RESTROOMS	19	2,090	23	3,130
TOTAL SQUARE FOOTAGE		58,270		62,660
Total Standard & Specialty Classrooms	30		28	
Total Parking Spaces	29+4ADA		34+4ADA	
Total Outdoor Activity Spaces		8,220		22,020

Master Planned Total

Demolished Buildings Total SF	10,240
New Construction Buildings Total SF	14,770
Major/Minor Modified Buildings Total SF	10,470 / 0
Remained Untouched Buildings Total SF	38,060

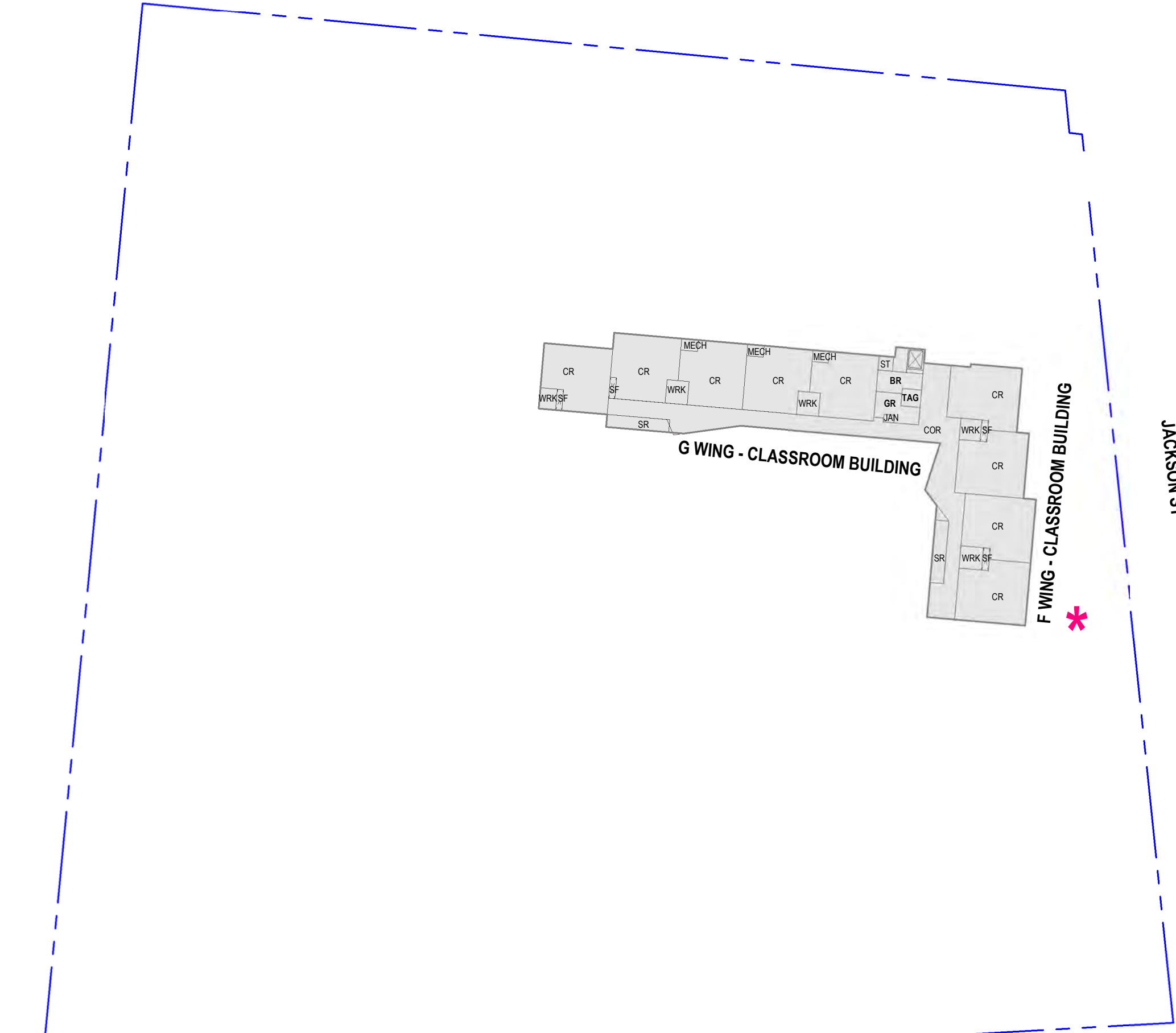
Vision For Transformation

- Turn existing kitchen into restrooms
- Add new kitchen, 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
- Provide new student services & classroom building
- Expand parking area
- Modernize MPR building (MPR + classrooms)

LEGEND			
	New Paved		Major Modification
	New Parking Lot		Minor Modification
	New Buildings		Untouched
	New Shade Structure		Demolished
	Optional New Construction		HVAC Modification
	Main Entry		Secondary Entry



Proposed 2nd Floor Plan



LEGEND			
	New Paved		Major Modification
	New Parking Lot		Minor Modification
	New Buildings		Untouched
	New Shade Structure		Demolished
	Optional New Construction		HVAC Modification
	Main Entry		Secondary Entry

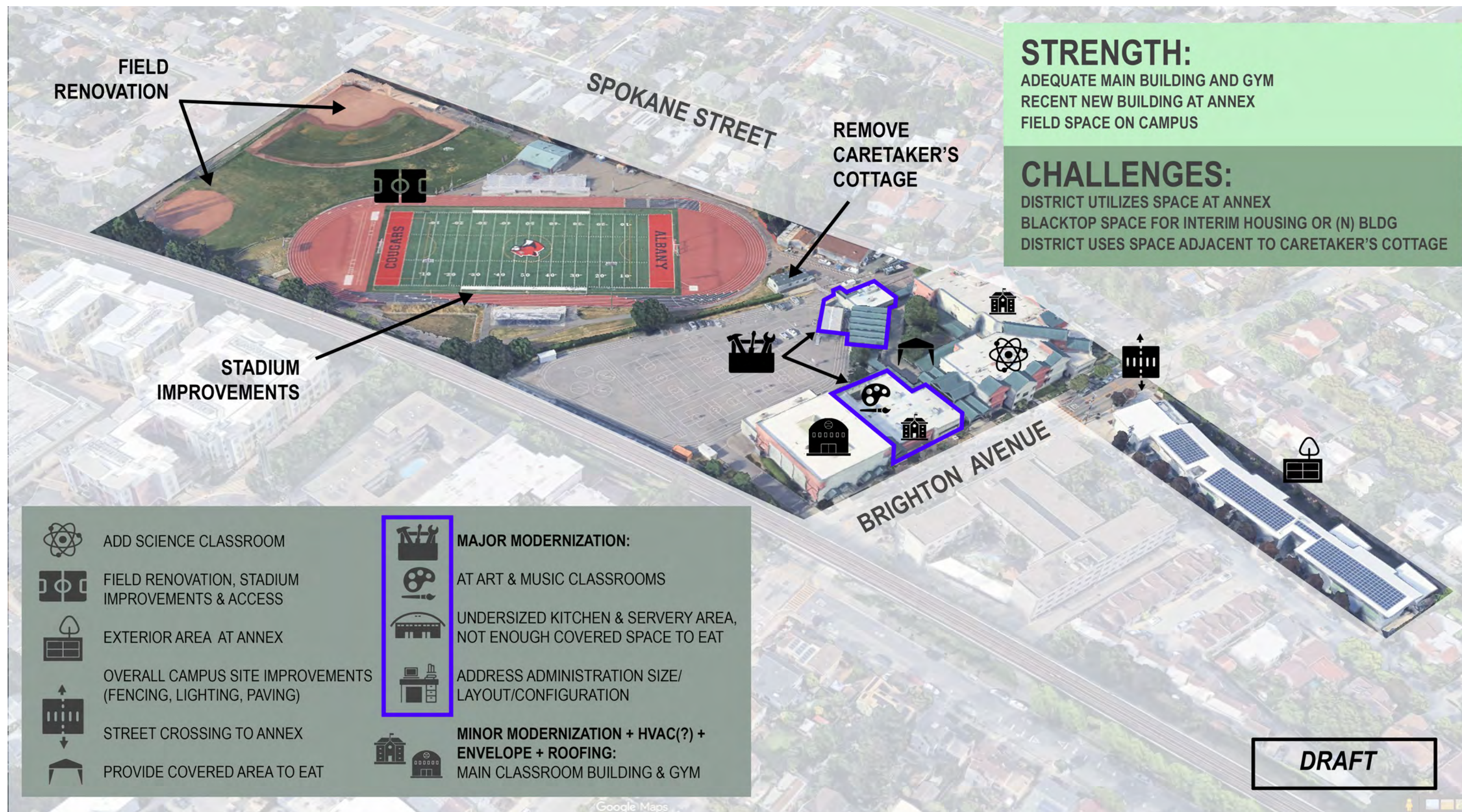
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ALBANY MIDDLE SCHOOL





ADMIN (MAIN BLDG)		MPR								
				NUMBER OF STUDENTS	PROJECTION FOR POTENTIAL ENROLLMENT	NUMBER OF CLASSROOMS	NUMBER OF PORTABLES	DSA PROJECTS SINCE 1998	ENERGY USE INTENSITY (EUI)	HVAC
1,436 _{SF}		0 _{SF}		938	940+/-	43	1	\$26.1M	TBD	gas/elec

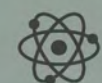


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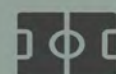
ADEQUATE MAIN BUILDING AND GYM
RECENT NEW BUILDING AT ANNEX
FIELD SPACE ON CAMPUS

CHALLENGES:

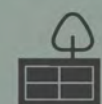
DISTRICT UTILIZES SPACE AT ANNEX
BLACKTOP SPACE FOR INTERIM HOUSING OR (N) BLDG
DISTRICT USES SPACE ADJACENT TO CARETAKER'S COTTAGE



ADD SCIENCE CLASSROOM



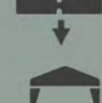
FIELD RENOVATION, STADIUM
IMPROVEMENTS & ACCESS



EXTERIOR AREA AT ANNEX



OVERALL CAMPUS SITE IMPROVEMENTS
(FENCING, LIGHTING, PAVING)



STREET CROSSING TO ANNEX



PROVIDE COVERED AREA TO EAT



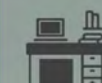
MAJOR MODERNIZATION:



AT ART & MUSIC CLASSROOMS



UNDERSIZED KITCHEN & SERVERY AREA,
NOT ENOUGH COVERED SPACE TO EAT



ADDRESS ADMINISTRATION SIZE/
LAYOUT/CONFIGURATION



MINOR MODERNIZATION + HVAC(?) +
ENVELOPE + ROOFING:



MAIN CLASSROOM BUILDING & GYM

DRAFT

ALBANY MIDDLE SCHOOL

Existing 1st Fl. Program

CLASSROOMS		Exist	SF
CR	Middle School Classroom	8	7,670
ESN	Emotional Support Needs Classroom	1	980
Total		9	8,650

SPECIALTY SPACES			
SCI	Science Lab Classroom	4	3,800
SCI	Science Accessories	2	640
A	Art Classroom	1	2,510
A	Art Accessories	4	1,430
BD	Band Classroom	1	1,160
BD	Band Accessories	2	520
Total		16	10,060
Total 1st Floor Classrooms		15	

GYMNASIUM			
GYM	Gymnasium	1	9,240
B/GLK	Boys'/Girls' Locker Room	2	1,710
AGLK	All Gender Locker Room	1	1,140
Total		4	12,090

LIBRARY			
LR	Library & Work Room	2	3,140
Total		2	3,140

OUTDOOR ACTIVITIES			
GN	Garden	1	5,440
Total		1	5,440

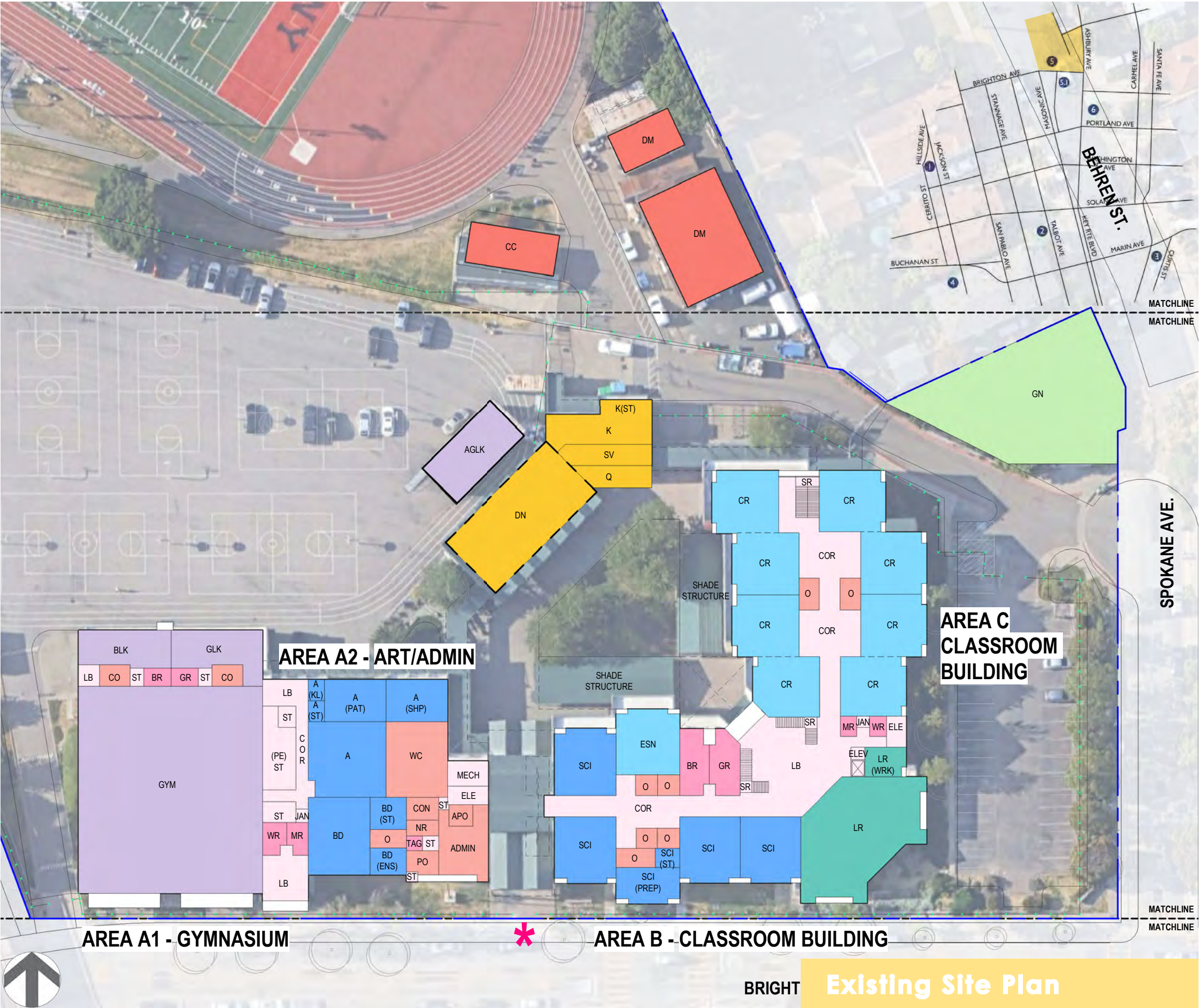
ASSEMBLY SPACES			
FOOD SERVICE			
K	Cooking Kitchen & Accessories	1	960
SV	Servery	1	450
Q	Queue Line	1	380
DN	Lunch Dining Shelter	1	2,460
Total		4	4,250

ADMIN & STUDENT SUPPORT			
CON	Conference Room	1	180
O	Office	8	1,060
PO	Principal's Office	1	180
APO	Vice Principal's Office	1	120
CO	Coach's Office	2	320
WC	Wellness Center	1	1,120
ADMIN	Administration & Accessories	1	730
NR	Nurse	1	120
Total		16	3,830
DM	District Maintenance Building	2	2,920
CC	Caretaker's Cottage	1	870
Total		19	7,620

SUPPORT SPACES			
ST	Storage	8	1,090
MECH	Mechanical Room	1	250
ELE	Electric Room	2	340
ELEV	Elevator & Elevator Mechanical Room	2	100
JAN	Janitor Closet	2	80
COR/LB	Indoor Corridor/Lobby	4	7,060
SR	Stair	3	550
Total		21	9,470

RESTROOMS			
GR	Girls' Restroom	2	540
BR	Boys' Restroom	2	560
MR	Men's Restroom	2	240
WR	Women's Restroom	2	260
TAG	Staff All Gender Restroom	1	60
Total		9	1,660

TOTAL SQUARE FOOTAGE		56,940	
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ALBANY MIDDLE SCHOOL

Existing 2nd Fl. Program

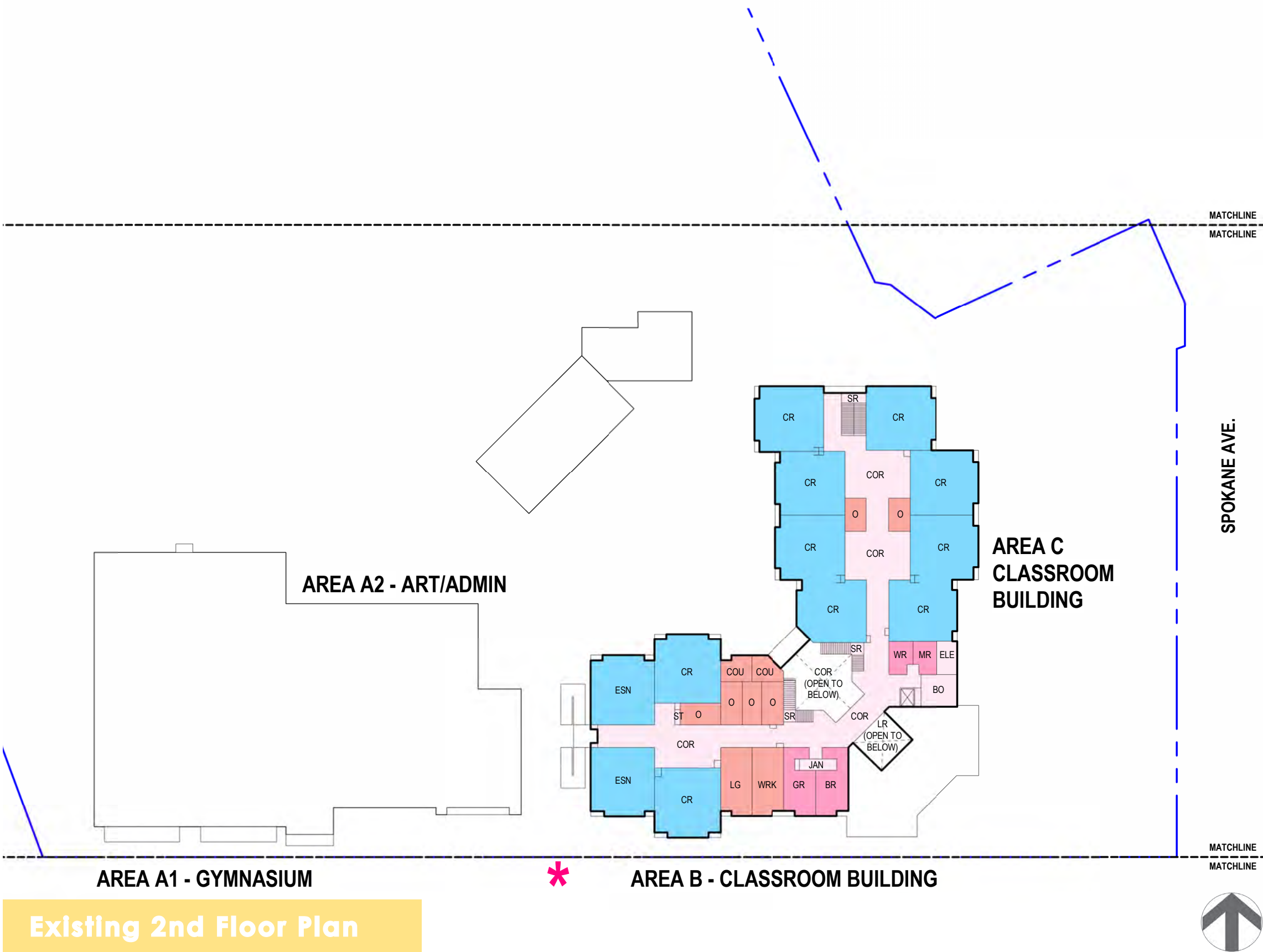
CLASSROOMS			Exist	SF
CR	Middle School Classroom		10	9,650
ESN	Emotional Support Needs Classroom		2	1,920
Total			12	11,570
SPECIALTY SPACES				
Total 2nd Floor Classrooms			12	
GYMNASIUM				
LIBRARY				
OUTDOOR ACTIVITIES				
ASSEMBLY SPACES				
FOOD SERVICE				
ADMIN & STUDENT SUPPORT				
O	Office		6	1,110
COU	Counselor's Office		2	330
LG	Staff Lounge		1	460
WR	Work Room		1	480
Total			10	2,380
DA	District Administration Office		0	0
Total			10	2,380
SUPPORT SPACES				
ST	Storage		1	30
JAN	Janitor Closet		1	110
ELEV	Elevator & Elevator Mechanical Room		1	90
ELE	Electric Room		1	150
BO	Boiler Room		1	260
COR	Corridor/Lobby		1	4,740
SR	Stair		3	540
Total			9	5,920
RESTROOMS				
GR	Girls' Restroom		1	410
BR	Boys' Restroom		1	420
WR	Women's Restroom		1	160
MR	Men's Restroom		1	160
Total			4	1,150
TOTAL SQUARE FOOTAGE				21,020

Campus Total Program

CLASSROOM			Exist	SF
CR	Middle School Classroom		21	20,220
SPECIALTY SPACES				
Total Classroom			27	10,060
GYMNASIUM				
			4	12,090
LIBRARY				
			2	3,140
OUTDOOR ACTIVITIES				
			1	5,440
ASSEMBLY SPACE				
			4	4,250
FOOD SERVICE				
			26	6,210
ADMIN & STUDENT SUPPORT				
DA	District Administration & Accessories		3	3,790
Total			29	10,100
SUPPORT SPACE				
			30	15,390
RESTROOMS				
			13	2,810
TOTAL CAMPUS SQUARE FOOTAGE				78,060

Key Feedback

- Restroom upgrades, including gender-neutral facilities
- Improved access to annex – street crossing and building entrance
- Reconfigure administrative spaces and access to campus
- Maintain and improve areas for eating and recess
- Increase and update spaces for physical education and athletics



Existing 2nd Floor Plan

ALBANY MIDDLE SCHOOL - ANNEX

Existing 1st Fl. Program

CLASSROOMS		
CR	Classroom	Exist
		SF
	6	5,960
	Total	5,960
SPECIALTY SPACES		
D	Drama Classroom	1
DS/R	Drama Accessories	2
	Total	3
	Total 1st Floor Classrooms	7
GYMNASIUM		
LIBRARY		
OUTDOOR ACTIVITIES		
ASSEMBLY SPACES		
FOOD SERVICE		
ADMIN & STUDENT SUPPORT		
O	Office	3
	Total	3
DO	District Office	4
	Total	7
	Total	1,830
SUPPORT SPACES		
ST	Storage	1
ELE	Electric Room	2
ELEV	Elevator & Elevator Mechanical Room	2
JAN	Janitor Closet	1
COR	Indoor Corridor/Lobby	1
SR	Outdoor Stair	2
	Total	9
	Total	1,350
RESTROOMS		
GR	Girls' Restroom	1
BR	Boys' Restroom	1
SAG	Students' All Gender Restroom	2
TAG	Staffs' All Gender Restroom	1
	Total	5
	Total	890
TOTAL SQUARE FOOTAGE		12,410



Existing Site Plan

ALBANY MIDDLE SCHOOL - ANNEX

Existing 2nd Fl. Program

CLASSROOMS			Exist	SF
CR	Middle School Classroom		5	4,860
Total			5	4,860
SPECIALTY SPACES				
CS	Computer Lab		1	1,290
Total			1	
Total 2nd Floor Classrooms			6	
GYMNASIUM				
LIBRARY				
OUTDOOR ACTIVITIES				
ASSEMBLY SPACES				
FOOD SERVICE				
ADMIN & STUDENT SUPPORT				
SUPPORT SPACES				
ST	Storage		1	20
JAN	Janitor Closet		1	80
ELEV	Elevator & Elevator Mechanical Room		1	80
MECH	Mechanical Room		1	250
CB	Collaboration Space		2	1,040
CP	Copier Room		1	70
COR	Corridor/Lobby		1	2,300
SR	Stair		2	400
Total			10	4,240
RESTROOMS				
GR	Girls' Restroom		1	340
BR	Boys' Restroom		1	280
SAG	Students' All Gender Restroom		1	120
TAG	Staff All Gender Restroom		1	100
Total			4	840

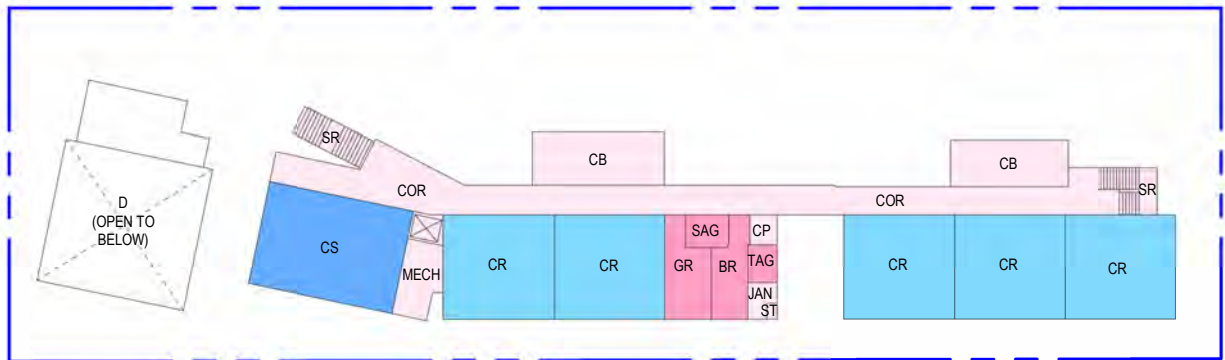
TOTAL SQUARE FOOTAGE 11,230

Campus Total Program

CLASSROOM			Exist	SF
SPECIALTY SPACES			11	10,820
Total Classrooms			4	3,670
GYMNASIUM			13	
LIBRARY				
OUTDOOR ACTIVITIES				
ASSEMBLY SPACE				
FOOD SERVICE				
ADMIN & STUDENT SUPPORT				
DO	District Administration & Accessories		3	250
Total			4	1,580
SUPPORT SPACE				
RESTROOMS			7	1,830
Total			19	5,590
Total			9	1,730

TOTAL CAMPUS SQUARE FOOTAGE 22,680

MATCHLINE
MATCHLINE



Existing 2nd Floor Plan



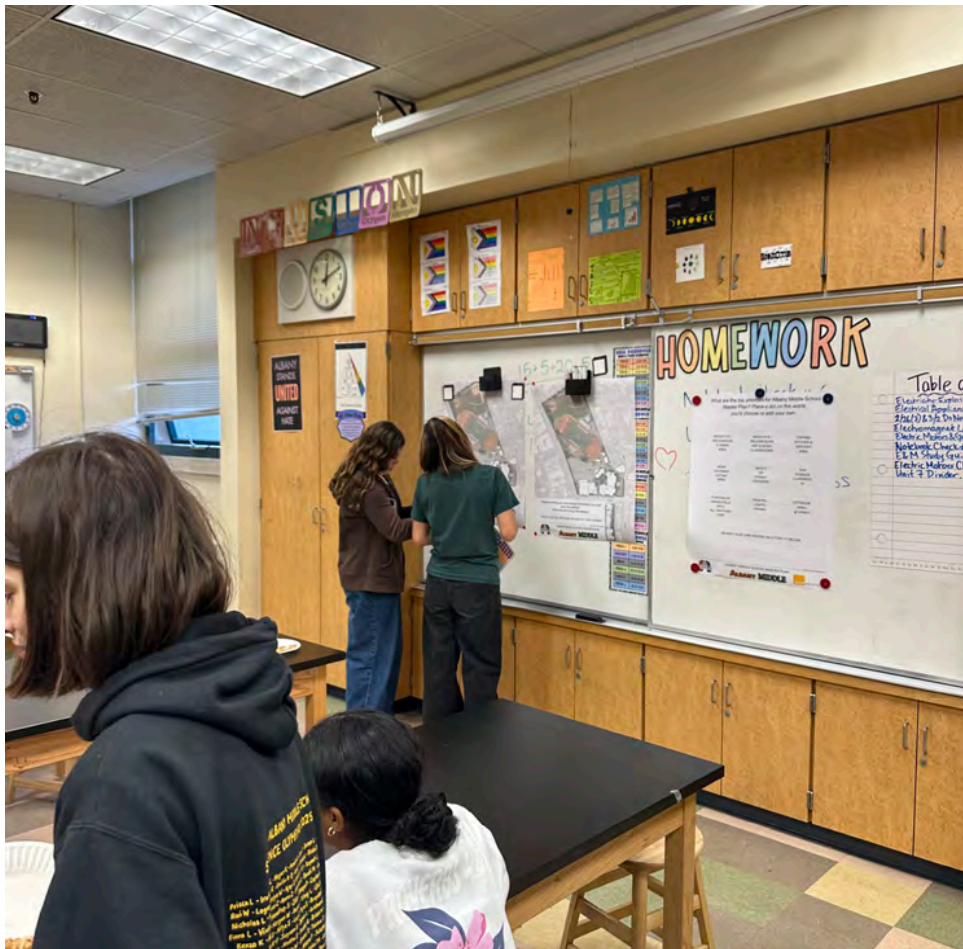
ALBANY MIDDLE SCHOOL - FIELD

Existing 1st Fl. Program

- CLASSROOMS
- SPECIALTY SPACES
- GYMNASIUM
- TR Team Room
- LIBRARY
- OUTDOOR ACTIVITIES
- ES Exercise Station
- ASSEMBLY SPACES
- FOOD SERVICE
- ADMIN & STUDENT SUPPORT
- DM District Maintenance Building
- CC Caretaker's Cottage
- SUPPORT SPACES
- RESTROOMS



Existing Field Plan



ALBANY MIDDLE SCHOOL

Proposed Program

CLASSROOMS		Exist	SF	Prop	SF
CR	Middle School Classroom	18	17,320	20	19,260
ESN	Emotional Support Needs	3	2,900	3	2,900
Total Classrooms		21	15,340	23	22,160
SPECIALTY SPACES					
SCI	Science Lab Classroom	4	3,800	4	3,800
SCI	Science Accessories	2	640	2	640
A	Art Classroom	1	2,510	1	2,510
A	Art Accessories	4	1,430	4	1,430
BD	Band Classroom	1	1,160	1	1,160
Total Specialty Spaces		16	10,060	16	10,060
GYMNASIUM		4	12,090	7	15,360
LIBRARY		2	3,140	2	3,140
OUTDOOR ACTIVITIES		1	5,440	2	8,180
ASSEMBLY SPACES					
FOOD SERVICE		4	4,250	4	8,340
ADMIN & STUDENT SUPPORT		26	6,350	26	6,350
DA	District Administration & Accessories	3	3,790	2	2,920
Total		29	10,140	28	9,270
SUPPORT SPACES		30	15,390	33	15,640
RESTROOMS		13	2,790	13	2,810
TOTAL SQUARE FOOTAGE			78,060		86,780
Total Standard & Specialty Classrooms		27		29	
Total Parking Spaces		31+1ADA		31+1ADA	
Total Outdoor Activity Spaces			5,440		8,180

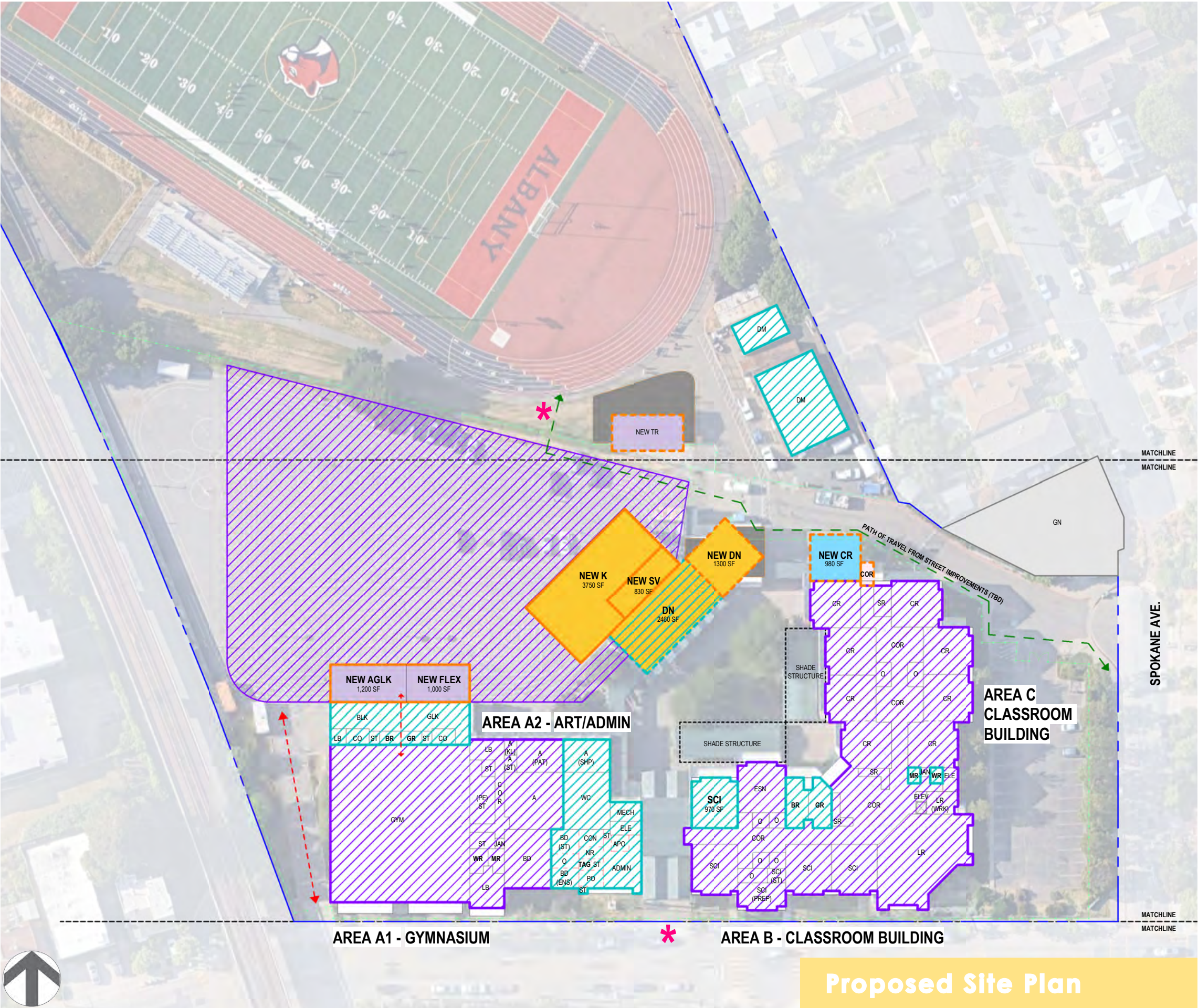
Master Planned Total

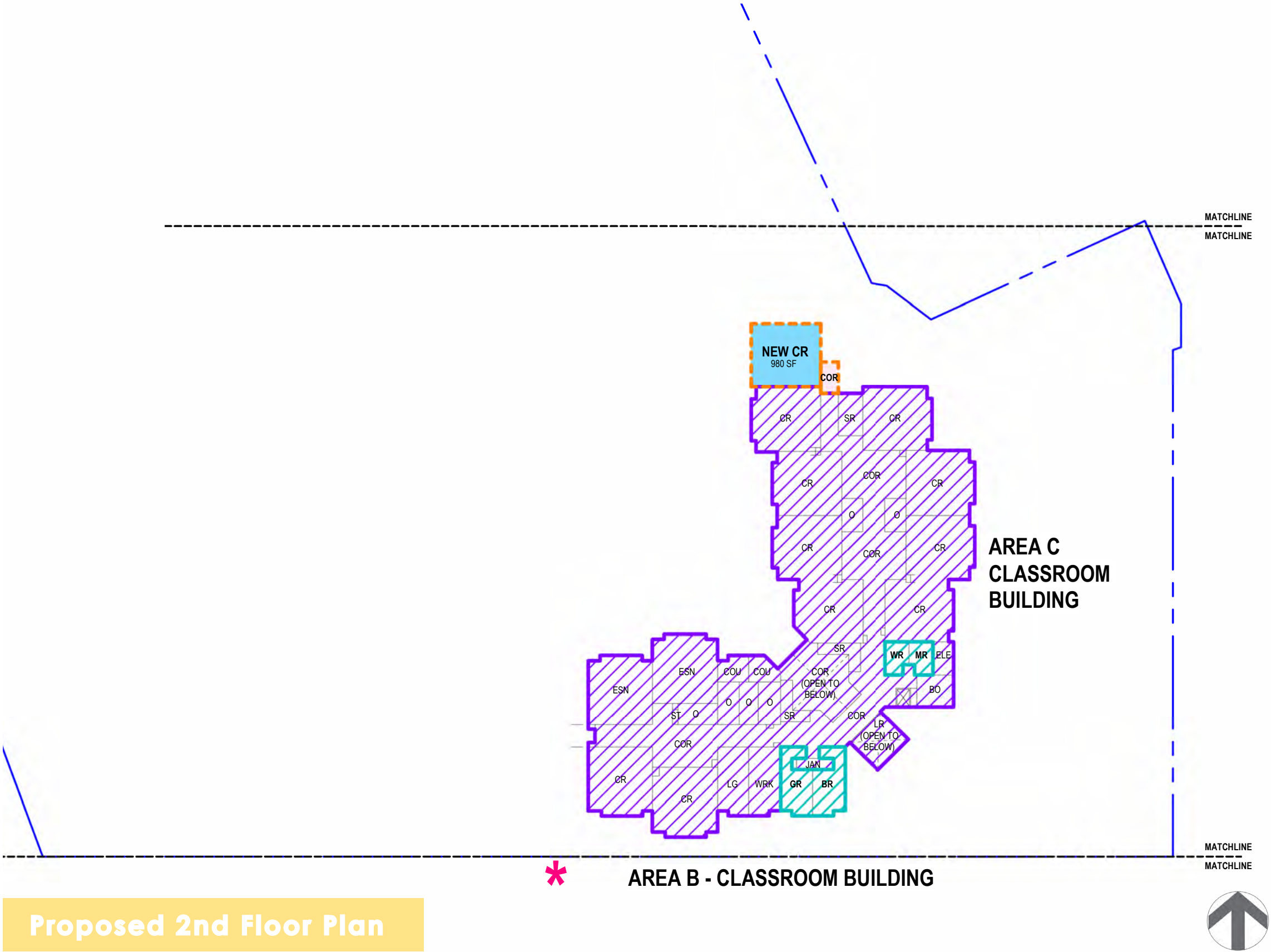
Demolished Buildings Total SF	870
New Construction Buildings Total SF	12,590
Major/Minor Modified Buildings Total SF	15,390 / 58,910
Remained Untouched Buildings Total SF	0

Vision For Transformation

- New central kitchen & servery
- Renovate & expand lunch shelter
- New all-gender locker room w/ direct access to gym
- Major modernization of admin areas, restrooms in Areas B/C, & District Maintenance buildings
- Minor modernization of gym & classroom building
- Address exterior envelope & HVAC issues with stucco and water intrusion at Gym/Admin & main classroom buildings
- Renovation of existing classroom into science lab
- Remove Caretaker's Cottage & improve access to Cougar Field from campus & Spokane Ave
- Provide Team Rooms
- Remove existing shade structures
- Site improvements to campus (lighting, paving, & fencing, especially along Ohlone Greenway)
- Optional classroom additions in Area C
- Renovate classroom to create science classroom

LEGEND			
	New Paved		Major Modification
	New Parking Lot		Minor Modification
	New Buildings		Untouched
	New Shade Structure		Demolished
	Optional New Construction		HVAC Modification
	Main Entry		Secondary Entry





Proposed 2nd Floor Plan

LEGEND

New Paved	Major Modification
New Parking Lot	Minor Modification
New Buildings	Untouched
New Shade Structure	Demolished
Optional New Construction	HVAC Modification
Main Entry	Secondary Entry

ALBANY MIDDLE SCHOOL

Vision For Transformation

LEGEND

New Paved

New Parking Lot

New Buildings

New Shade Structure

Optional New Construction

Main Entry

Major Modification

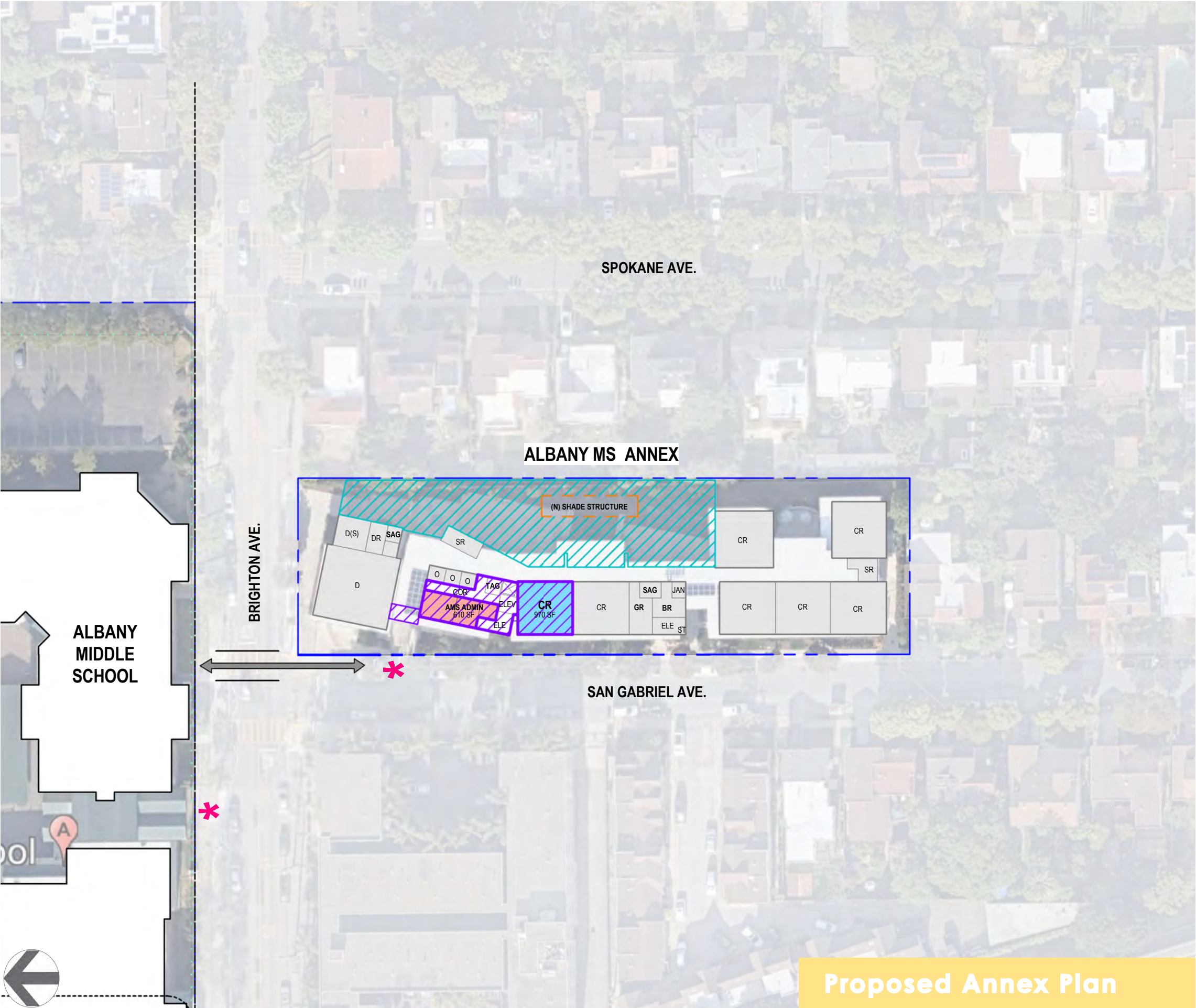
Minor Modification

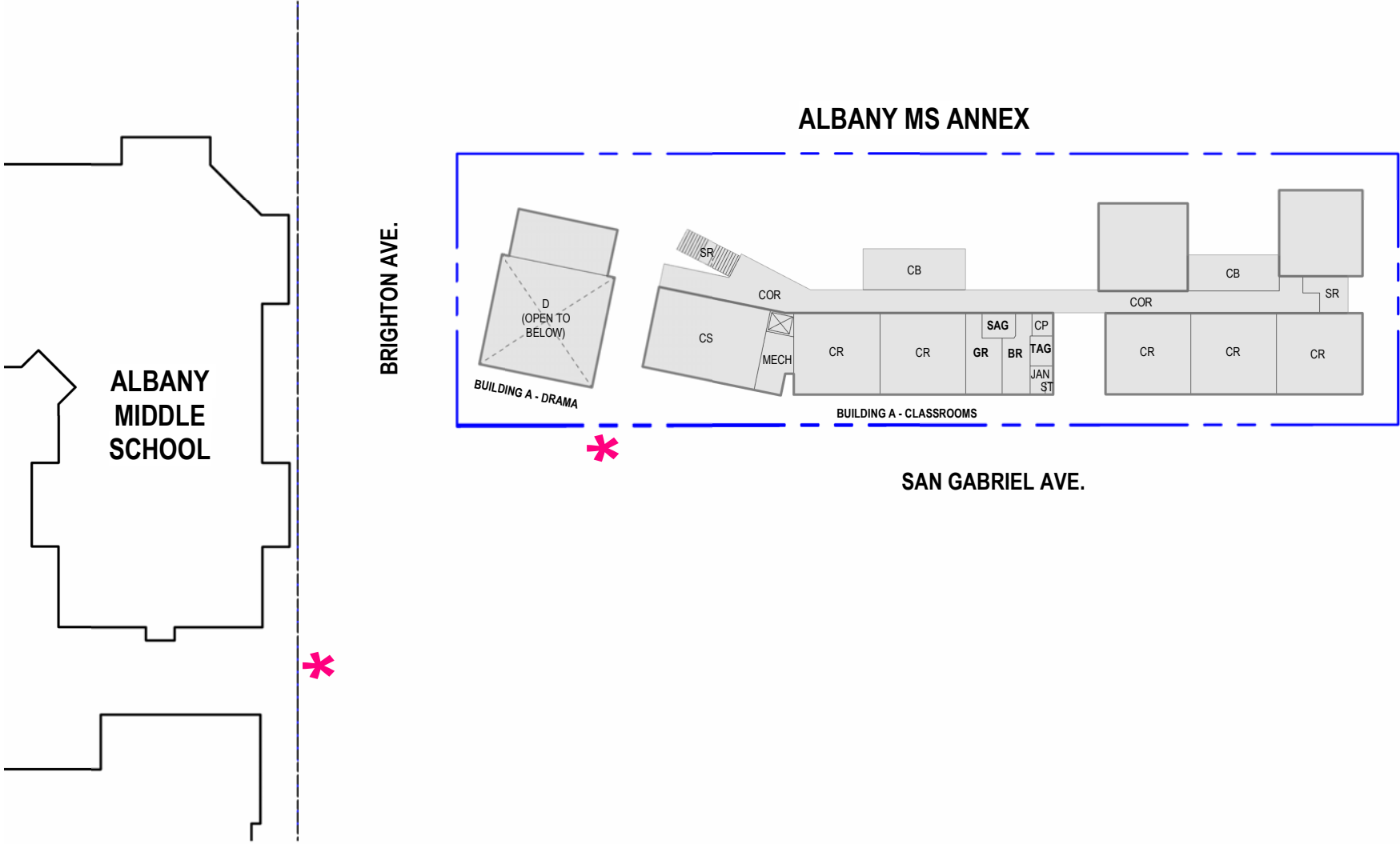
Untouched

Demolished

HVAC Modification

Secondary Entry





Proposed Annex 2nd Flr Plan



LEGEND

	New Paved		Major Modification
	New Parking Lot		Minor Modification
	New Buildings		Untouched
	New Shade Structure		Demolished
	Optional New Construction		HVAC Modification
	Main Entry		Secondary Entry

ALBANY MIDDLE SCHOOL

Vision For Transformation

LEGEND

New Paved

New Parking Lot

New Buildings

New Shade Structure

Optional New Construction

*

Main Entry

Major Modification

Minor Modification

Untouched

Demolished

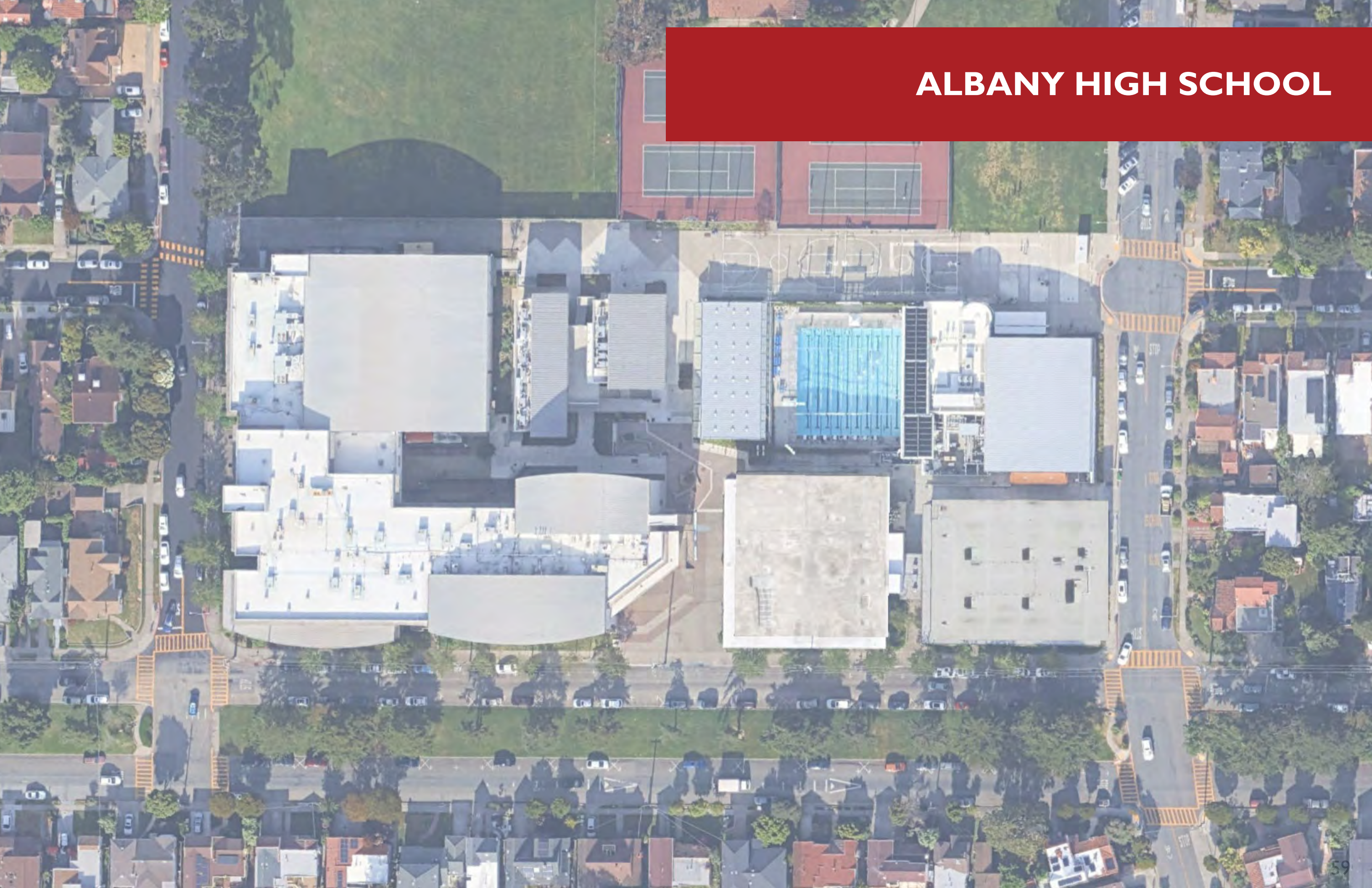
HVAC Modification

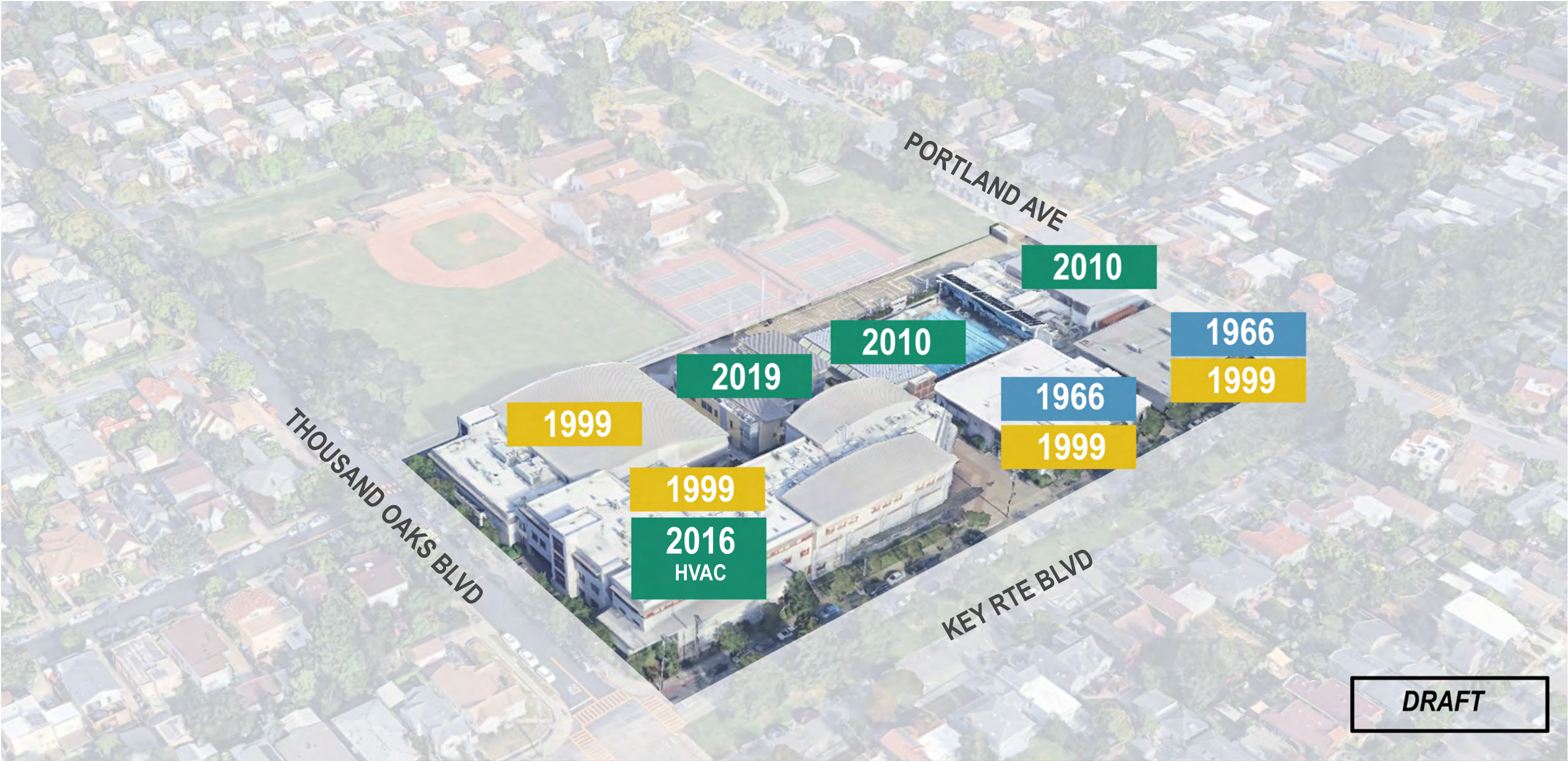
*

Secondary Entry



ALBANY HIGH SCHOOL





									
THEATER	ADMIN	MPR	NUMBER OF STUDENTS	PROJECTION FOR POTENTIAL ENROLLMENT	NUMBER OF CLASSROOMS	NUMBER OF PORTABLES	DSA PROJECTS SINCE 1998	ENERGY USE INTENSITY (EUI)	HVAC
2,450 _{SF}	3,605 _{SF}	5,200 _{SF}	1,127	1,190+/-	56	0	\$46.1M	TBD	 gas/ elec

DRAFT



MAJOR MODERNIZATION:

FINE ARTS BUILDING

THEATER/ AUDITORIUM



MINOR MODERNIZATION + HVAC (?):



MAIN CLASSROOM BUILDING & GYM



CAFETERIA + SERVING LINE IMPROVEMENTS



RECONFIGURE: PHOTOGRAPHY



DISCUSS SECURE CAMPUS PERIMETER



PROVIDE COVERED PLACE TO EAT



ADDRESS ADMINISTRATION CONFIGURATION

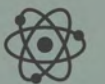


AQUATIC CENTER REPAIRS

ADD:



DANCE & SCIENCE CLASSROOMS



LOCKER ROOM & TRAINING ROOM



STRENGTH:

ADEQUATE MAIN BUILDING & MAIN GYM
NEAR PARK
GOOD SIZE CLASSROOM AT FINE ARTS BUILDING

CHALLENGES:

NO SPACE FOR INTERIM HOUSING
DISTRICT UTILIZES SPACE IN CLASSROOM BUILDING

ALBANY HIGH SCHOOL

Existing 1st Fl. Program

CLASSROOMS		Exist	SF
CR	High School Classroom	9	9,110
SED	Special Education Classroom	1	1,110
Total		10	10,220
SPECIALTY SPACES			
EDT	Editing Room	1	130
TEC	Applied Technology Classroom	2	2,290
BD	Band Classroom	1	1,600
CRA	Choral Classroom	1	1,200
PR	Practice Rooms	7	650
Total		12	5,870
Total 1st Floor Classrooms		14	
GYMNASIUM			
GYM	Gymnasium	1	13,790
B/GLK	Boys'/Girls' Locker Room	2	1,330
B/GT	Boys'/Girls' Team Room	2	690
Total		5	15,810
LIBRARY			
LR	Library & Work Room	2	630
BK	Book Room	1	6,250
Total		3	6,880
OUTDOOR ACTIVITIES			
ASSEMBLY SPACES			
THR	Theater	1	2,490
STG	Stage	1	1,210
TK	Ticket Booth	1	70
DC	Dance Room	1	1,970
Total		4	5,740
FOOD SERVICE			
K	Kitchen & Accessories	7	2,780
FRZ	Kitchen Walk In Freezer	1	320
CLR	Kitchen Walk In Cooler	2	280
O	Kitchen Office	1	140
ST	Kitchen Dry Storage	1	480
JAN	Kitchen Janitor Closet	1	130
SV	Servery	1	770
CAFE	Cafeteria	1	2,920
Total		9	6,470
ADMIN & STUDENT SUPPORT			
CON	Conference Room	3	730
O	Office	9	2,530
PO	Principal's / Vice Principal's Office	3	630
AEO	Adult Education Office	1	430
PEO	PE Coach's Office	3	570
HT	Health Center	2	260
WRK	Work Room	3	1,130
COU	Counseling Center	5	1,160
Total		25	7,930
AT	Adult Transition	1	960
IT	District IT Room	1	970
Total		27	12,210
SUPPORT SPACES			
ST	Storage	15	2,290
MECH	Mechanical Room	3	90
ELE	Electric Room	4	310
ELEV	Elevator & Elevator Mechanical Room	4	460
JAN	Janitor Closet	4	420
DT	Data Closet	2	180
COR/LB	Indoor Corridor/Lobby	5	15,750
SR	Stair	7	2,070
CS	Concessions	1	400
CL	Control	1	130
CU	Custodial	1	110
SF	Shaft	10	190
Total		57	22,320
RESTROOMS			
GR	Girls' Restroom	1	450
BR	Boys' Restroom	1	450
GSHR	Girls' Shower Room	1	140
BSHR	Boys' Shower Room	1	140
MR	Men's Restroom	5	1,270
WR	Women's Restroom	5	1,220
TAG	Staff All Gender Restroom	7	460
SAG	Students' All Gender Restroom	2	50
Total		23	4,180

TOTAL SQUARE FOOTAGE 89,700

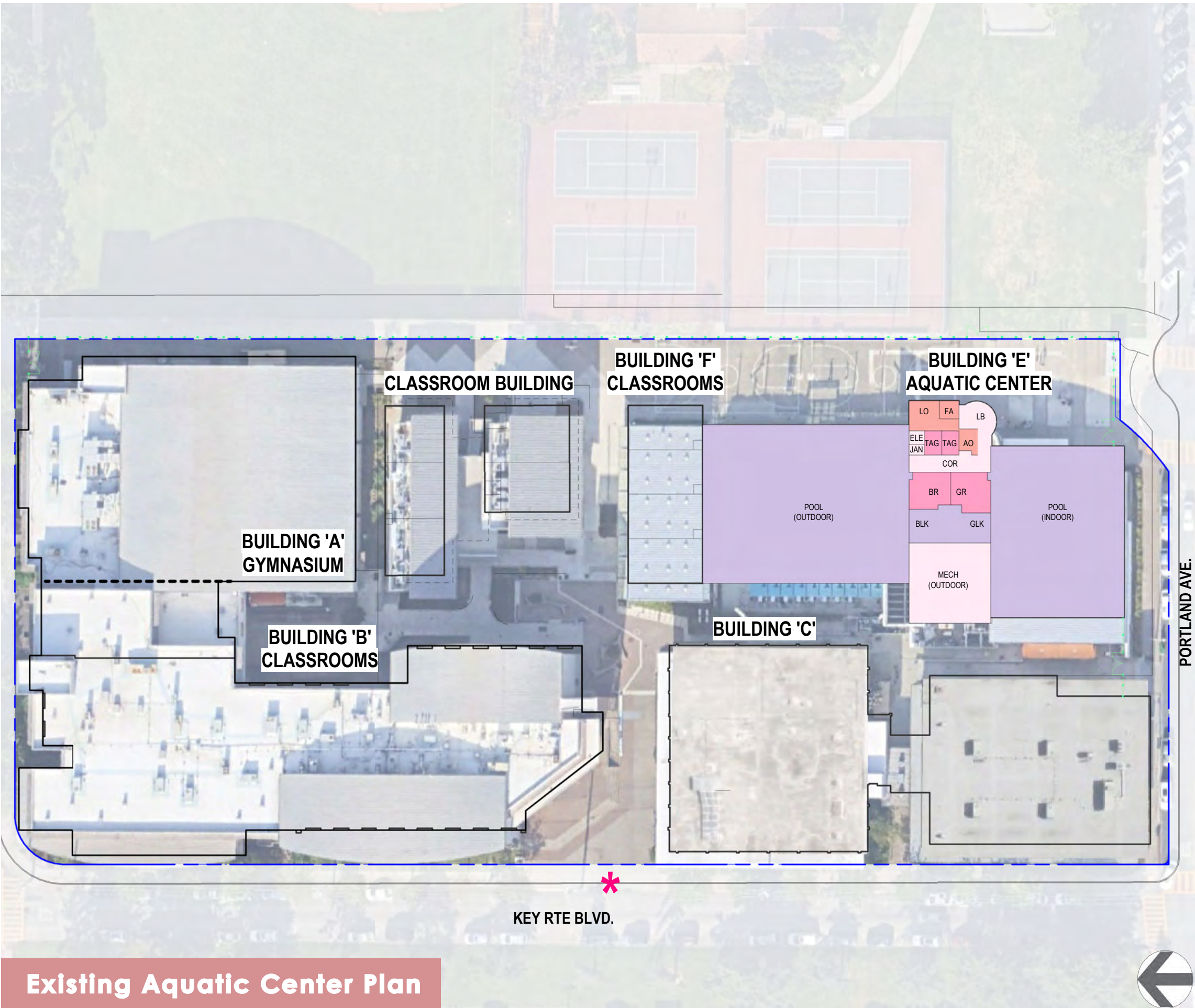


Existing Site Plan

ALBANY HIGH SCHOOL - AQUATIC

Existing 1st Fl. Program

CLASSROOMS	Exist	SF
SPECIALTY SPACES		
GYMNASIUM		
POOL Swimming Pool	2	16,380
B/GLK Boys'/Girls' Locker Room	2	820
Total	4	17,200
LIBRARY		
OUTDOOR ACTIVITIES		
ASSEMBLY SPACES		
FOOD SERVICE		
ADMIN & STUDENT SUPPORT		
AO Attendance Office	1	130
LO Lifeguard's Office	1	340
FA First Aid Room	1	100
Total	3	570
DA District Administration		
Total	3	570
SUPPORT SPACES		
MECH Outdoor Mechanical Room	1	1,940
ELE Electric Room	1	60
JAN Janitor Closet	1	50
COR/LB Indoor Corridor/Lobby	1	830
Total	4	2,880
RESTROOMS & SHOWERS		
GR Girls' Restroom	1	440
BR Boys' Restroom	1	440
TAG Staff All Gender Restroom	2	250
Total	4	1,130
TOTAL SQUARE FOOTAGE		21,780

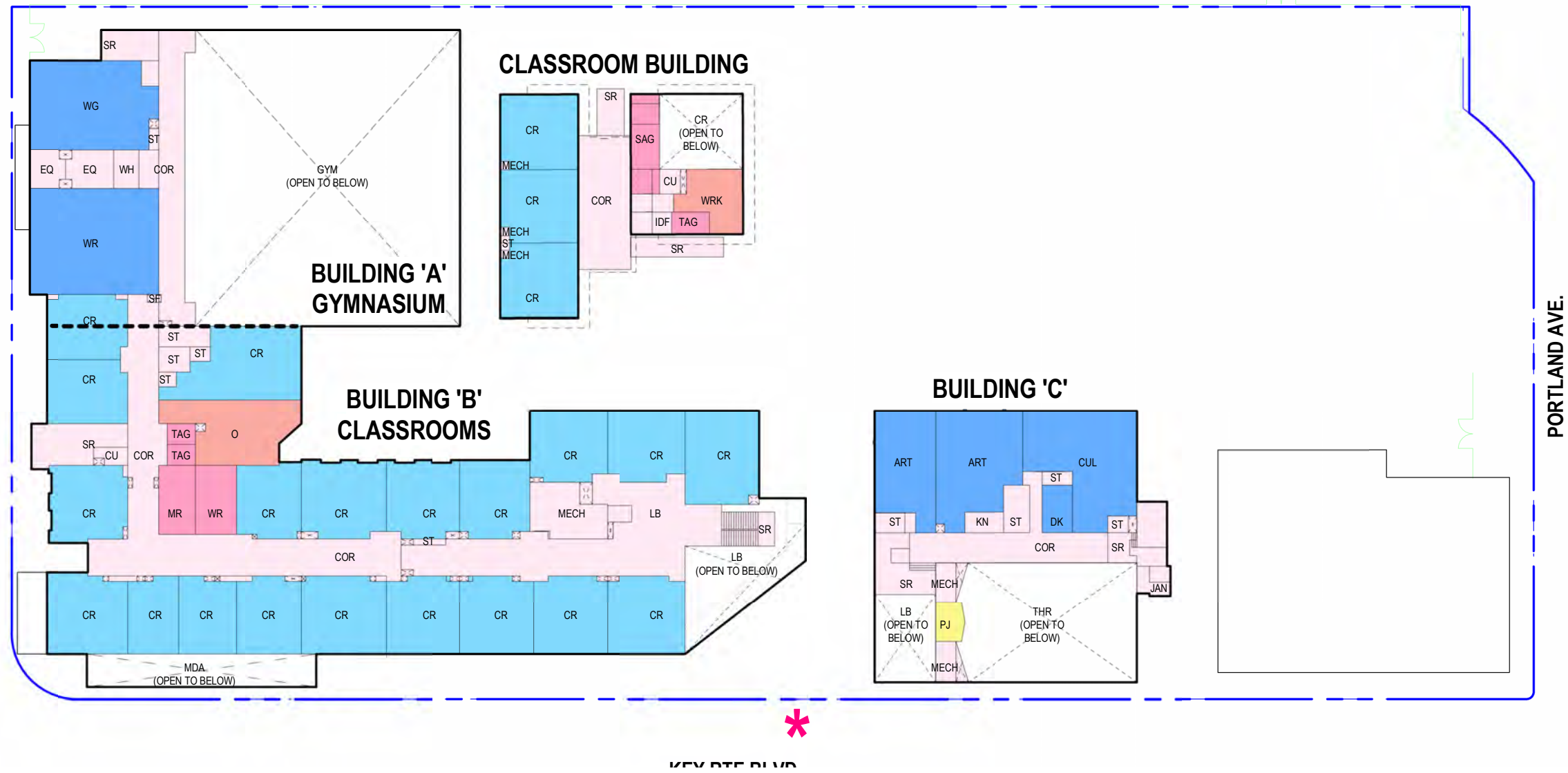


Existing Aquatic Center Plan

ALBANY HIGH SCHOOL

Existing 2nd Fl. Program

CLASSROOMS		
CR	High School Classroom	
	Exist	SF
	23	21,990
	Total	21,990
SPECIALTY SPACES		
ART	Art/Culinary Classroom	
LC	Lecture Room	
DK	Dark Room	
WG	Weight Room (PE Classroom)	
WR	Wrestling Room (PE Classroom)	
	Total	9,910
Total 2nd Floor Classrooms		28
GYMNASIUM		
LIBRARY		
OUTDOOR ACTIVITIES		
ASSEMBLY SPACES		
PJ	Projector Room	
	Total	180
FOOD SERVICE		
ADMIN & STUDENT SUPPORT		
O	Staff Office	
WRK	Work Room	
	Total	1,780
DA	District Administration Office	
	Total	1,780
SUPPORT SPACES		
ST	Storage	
MECH	Mechanical Room	
ELEV	Elevator & Elevator Mechanical Room	
JAN	Janitor Closet	
COR/LB	Indoor Corridor/Lobby	
SR	Stair	
CU	Custodial	
SF	Shaft	
IDF	IDF Room	
WH	Water Heater Room	
	Total	16,980
RESTROOMS		
MR	Men's Restroom	
WR	Women's Restroom	
TAG	Staff All Gender Restroom	
SAG	Students' All Gender Restroom	
	Total	1,720
TOTAL SQUARE FOOTAGE		52,560



Existing 2nd Floor Plan

ALBANY HIGH SCHOOL

Existing 3rd Fl. Program

CLASSROOMS		Exist	SF
CR	High School Classroom	8	8,590
Total		8	8,590
SPECIALTY SPACES			
CS	Computer Lab Classroom	1	1,370
CST	Computer Lab Storage	1	210
PHO	Photography Classroom	1	1,270
SCI	Science Lab Classroom	5	8,150
PREP	Science Prep Room	1	360
SST	Science Lab Storage	2	670
Total		11	12,030
Total 3rd Floor Classrooms		15	

- GYMNASIUM
- LIBRARY
- OUTDOOR ACTIVITIES
- ASSEMBLY SPACES
- FOOD SERVICE
- ADMIN & STUDENT SUPPORT

SUPPORT SPACES			
ST	Storage	2	310
MECH	Mechanical Room	1	350
ELEV	Elevator and Elevator Mechanical Room	1	70
COR/LB	Indoor Corridor/Lobby	1	5,700
SR	Stairs	2	900
CU	Custodial	1	90
SF	Shaft	30	310
Total		38	7,730
RESTROOMS & SHOWERS			
WR	Women's Restroom	1	480
MR	Men's Restroom	1	430
TAG	Staff All Gender Restroom	2	200
Total		4	1,110

TOTAL SQUARE FOOTAGE 29,460

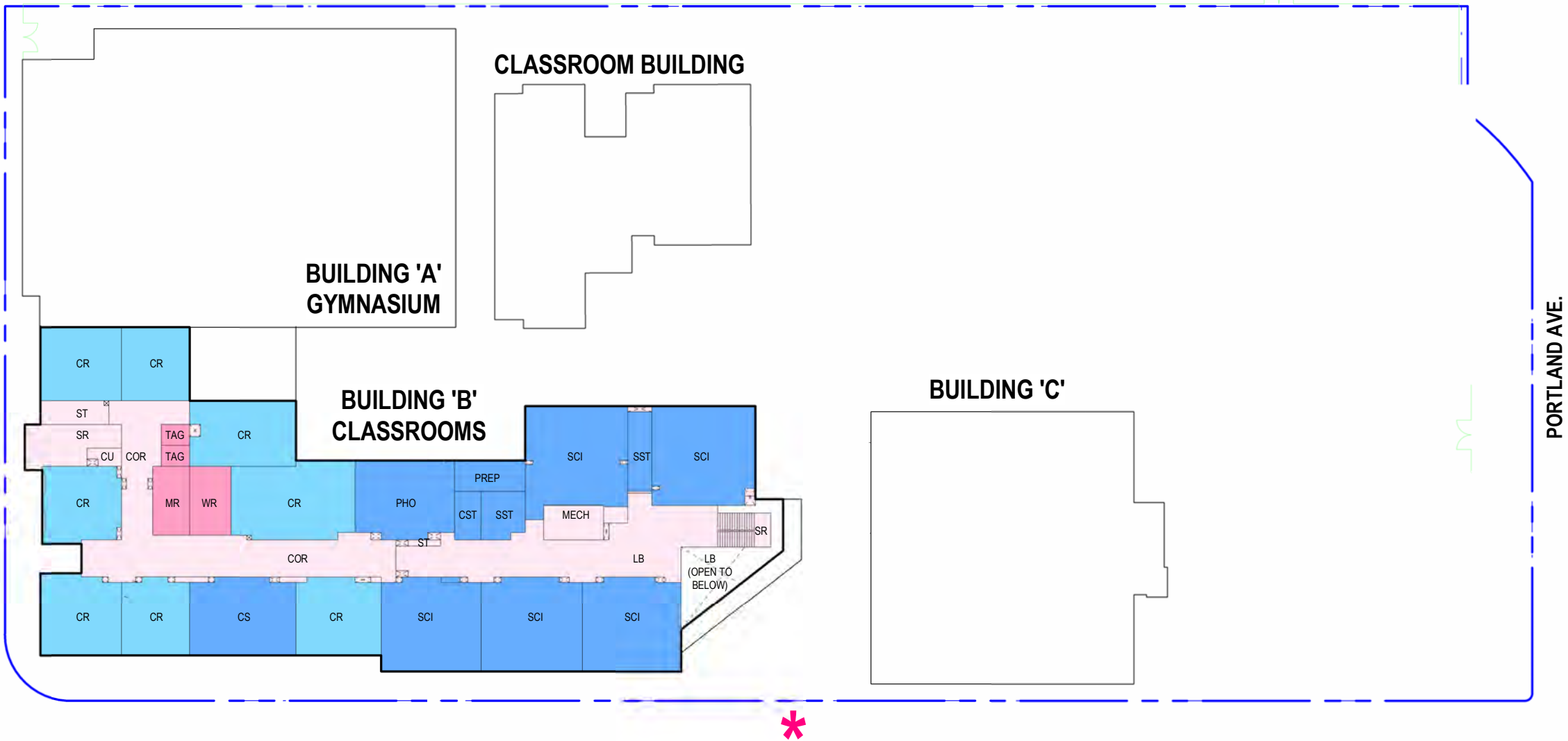
Campus Total Program

CLASSROOM		Exist	SF
SPECIALTY SPACES		30	40,800
Total Classrooms			57
GYMNASIUM		9	33,010
LIBRARY		3	6,880
OUTDOOR ACTIVITIES			
ASSEMBLY SPACES		5	5,920
FOOD SERVICE		9	6,470
ADMIN & STUDENT SUPPORT		30	10,280
DO	District Administration & Accessories	2	1,930
Total		32	12,210
SUPPORT SPACE		179	49,910
RESTROOMS		37	8,140

TOTAL CAMPUS SQUARE FOOTAGE 191,150

Key Themes

- Restroom upgrades, especially gender-neutral restrooms and locker rooms
- Reimagine community theater with increased space (at minimum space for full grade assemblies)
- Improve spaces for music and arts, including dedicated space for dance program
- Increase space for science programming to increase options for students
- Maintain and improve areas for eating and recess



Existing 3rd Floor Plan



ALBANY HIGH SCHOOL

Proposed Program

CLASSROOMS		Exist	SF	Prop	SF
CR	High School Classroom	40	39,690	38	38,700
SED	Special Education Development	1	1,110	1	1,110
FLEX	Flex Classroom	0	0	1	970
Total Classrooms		41	40,800	40	40,780
SPECIALTY SPACES					
BA	Band/Choir/Practice Classroom	9	3,450	2	4,600
EDT	Editing Room	1	130	1	130
SCI	Science Lab Classroom	5	8,150	6	9,710
SST	Science Storage	2	670	2	670
PREP	Science Prep	1	360	1	360
CS	Computer Lab	1	1,370	2	1,370
CST	Computer Storage	1	210	1	210
PHO	Photography Classroom	1	1,270	0	0
TEC	Applied Tech Classroom	2	2,290	2	2,290
ART	Art/Culinary Classroom	3	4,380	0	0
LC	Lecture Room	1	1,120	0	0
DK	Dark Room	1	240	0	0
DANCE	Dance Classroom	0	0	2	2,500
LKR	Dance Locker Room	0	0	1	470
CR	Specialty Classroom	0	0	10	8,610
WG	Weight Room Classroom	1	1,830	1	1,830
WR	Wrestling Room Classroom	1	2,340	1	2,340
Total Specialty Spaces		30	27,810	32	35,090
GYMNASIUM		9	33,010	11	33,440
LIBRARY		3	6,880	3	6,880
OUTDOOR ACTIVITIES					
ASSEMBLY SPACES		5	5,920	6	10,310
FOOD SERVICE		9	6,470	4	8,490
ADMIN & STUDENT SUPPORT		30	10,280	30	9,750
DA	District Administration & Accessories	2	1,930	0	0
Total		32	12,210	30	9,750
SUPPORT SPACES		179	49,910	180	58,350
RESTROOMS		37	8,140	34	8,250
TOTAL SQUARE FOOTAGE			191,150		211,340
Total Standard & Specialty Classrooms		57		66	
Total Parking Spaces		0		0	
Total Outdoor Activity Spaces			0		0

Master Planned Total

Demolished Buildings Total SF	31,770
New Construction Buildings Total SF	62,690
Major/Minor Modified Buildings Total SF	13,820 / 121,120
Remained Untouched Buildings Total SF	13,480

Vision For Transformation

- Relocate Dance Classroom at Bldg F at locations formerly used by District IT and Adult Transition Program + adjacent classroom.
- Remove Cafeteria/Kitchen & Music/Arts/Theater building. Provide new Performing Arts Center, Cafeteria/Kitchen, Music, Arts, & Classroom building
- Central Kitchen Moves to Middle School
- Minor modernization + HVAC at Gym, Main Classroom Building, and Cafeteria Building
- Major modernization of admin area at main classroom building
- Major modernization of restroom and locker areas, add all gender locker room and training room. Relocate concessions
- Add shade / lunch shelter area
- Campus improvements including fencing
- Renovate Classroom into Science Classroom

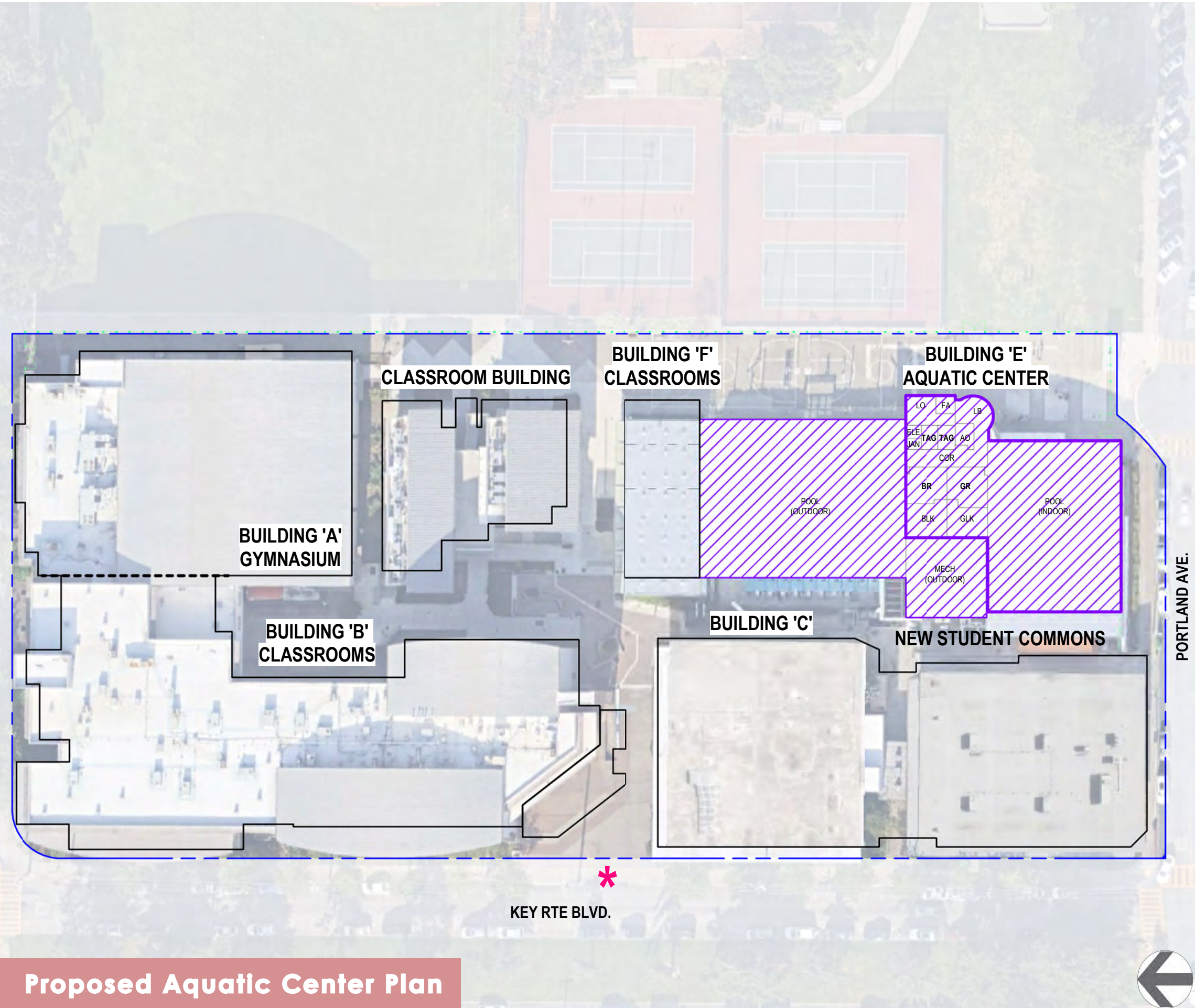
LEGEND

	New Paved		Major Modification
	New Parking Lot		Minor Modification
	New Buildings		Untouched
	New Shade Structure		Demolished
	Optional New Construction		HVAC Modification
	Main Entry		Secondary Entry

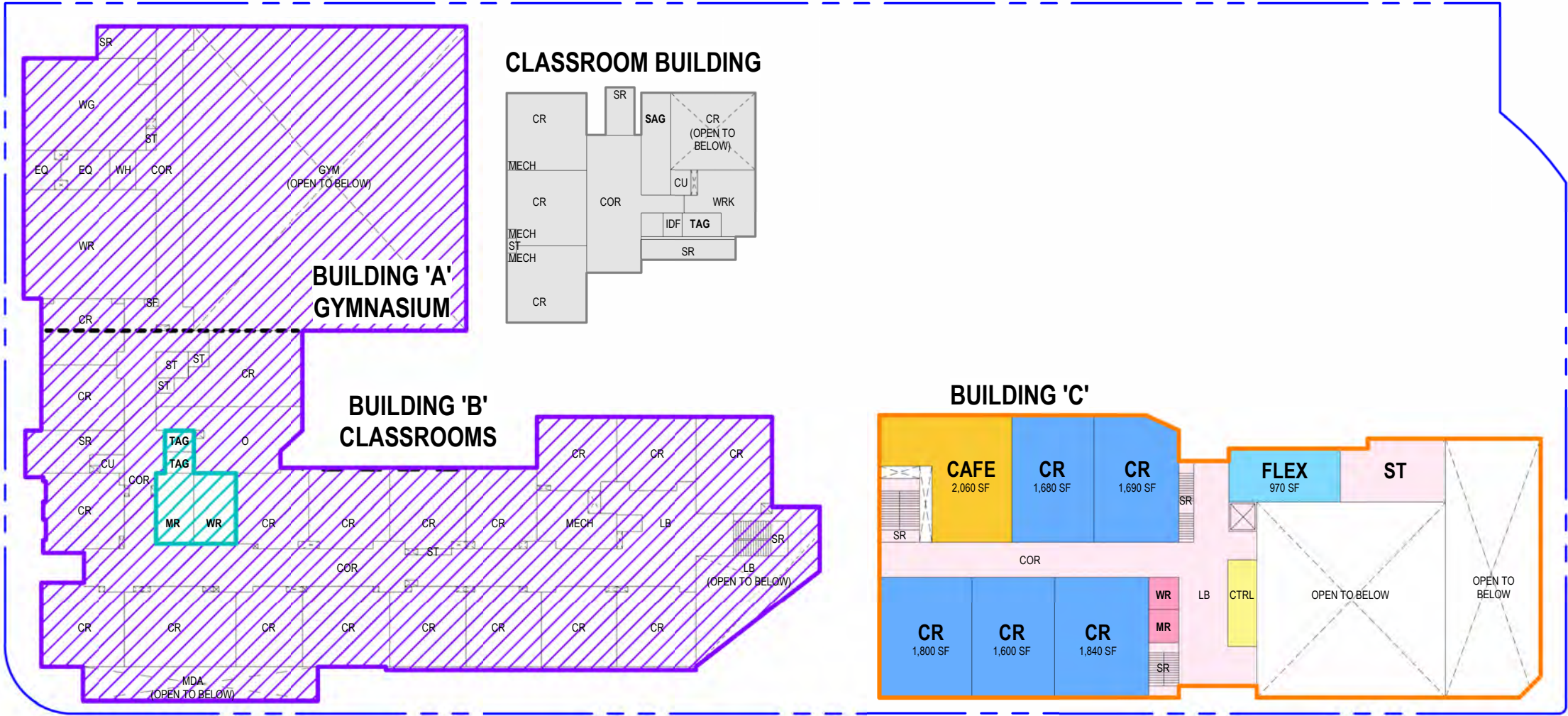


ALBANY HIGH SCHOOL

Vision For Transformation



Proposed Aquatic Center Plan

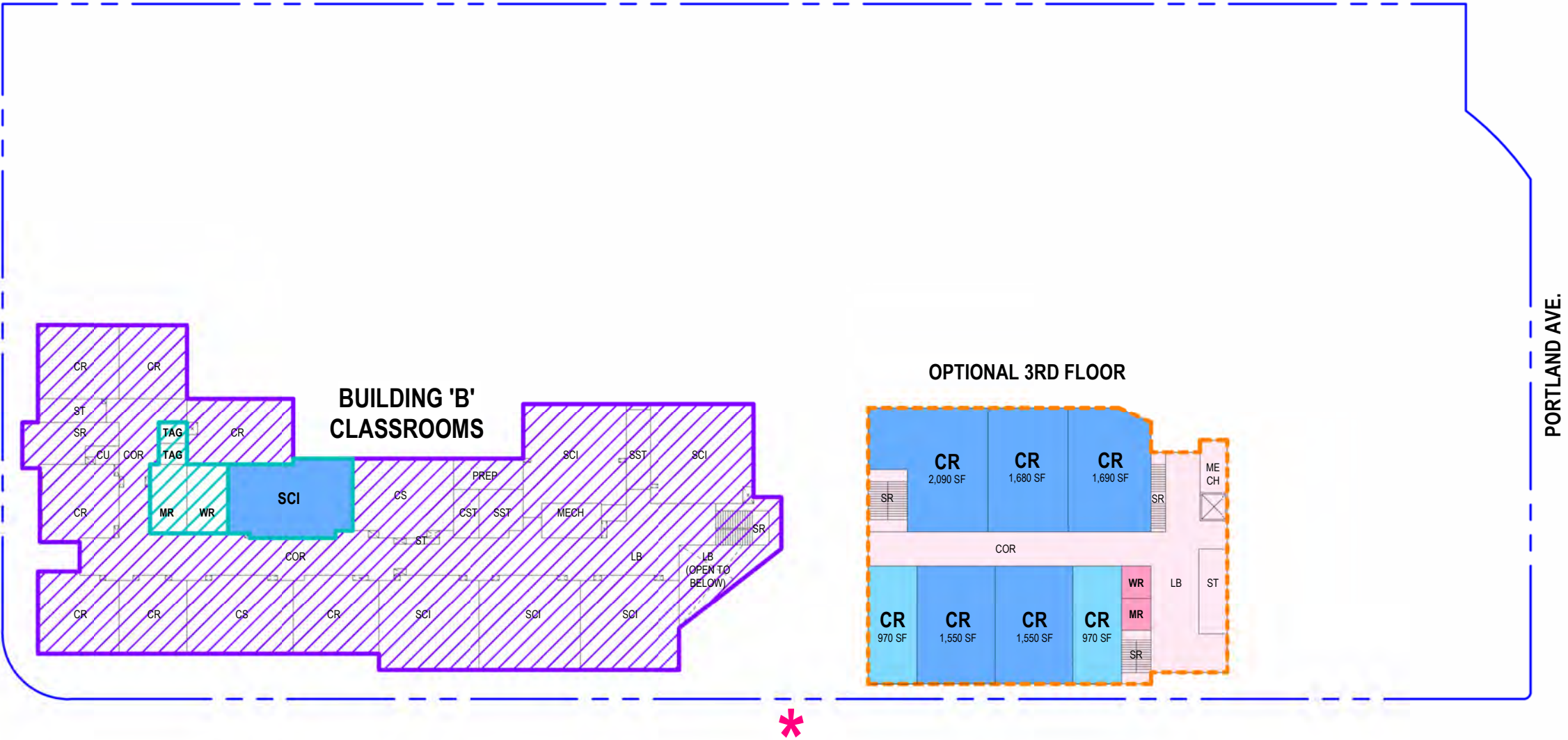


LEGEND

	New Paved		Major Modification
	New Parking Lot		Minor Modification
	New Buildings		Untouched
	New Shade Structure		Demolished
	Optional New Construction		HVAC Modification
	Main Entry		Secondary Entry



Proposed 2nd Floor Plan



Proposed 3rd Floor Plan



LEGEND

New Paved	Major Modification
New Parking Lot	Minor Modification
New Buildings	Untouched
New Shade Structure	Demolished
Optional New Construction	HVAC Modification
Main Entry	Secondary Entry

What is one thing you like about the current building and would keep or recreate in the new?
What's the best thing in the building?

PLACE A DOT ON THE ROOM OR AREA OF YOUR ANSWER

ALBANY HIGH SCHOOL MASTER PLAN

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What are the top priorities for Albany High School Master Plan?
Place a dot on the words you'd choose or add your own.

RENOVATE / RECONFIGURE ADMIN AREA

EXPAND CAFETERIA

ADD SCIENCE CLASSROOM

RENOVATE / RECONFIGURE BUILDING C W/ THEATER AND ELECTIVES

CAMPUS FENCING

UPDATED PHOTOGRAPHY CLASSROOMS

RENOVATE RESTROOMS

CONVERT CLASSROOMS @ DISTRICT OFFICE BACK TO HIGH SCHOOL CLASSROOMS

ADD MORE CLASSROOMS

NEW RELOCATE DANCE CLASSROOMS

MORE COVERED/SHADED LUNCH SEATING

REMOVE CAFETERIA / CENTRAL KITCHEN, BUILD NEW THEATER

OR ADD YOUR OWN WORDS ON A POST-IT BELOW

ALBANY HIGH SCHOOL MASTER PLAN

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FEEDBACK & COMMENTS

- Minor modernization + HVAC at Gym, Main Classroom Building, and Cafeteria Building
- Major modernization at Arts Building C and Dance area portion of Cafeteria Building
- Major modernization of admin area at main classroom building
- Major modernization of restroom and locker areas, add all gender locker room and training room. Relocate concessions
- Convert classrooms used by district IT back to classroom. Convert Classroom used by Adult Transition program back to HS classroom
- Add shade / lunch shelter area
- Campus improvements including fencing

PROS

CONS

Any questions?

Is there anything you would like us to know?

LEGEND

- Main Entry
- New Landscape
- New Buildings
- Optional New
- Major Modification
- Unlabeled
- New Parking Lot
- New Walkway
- New Shade
- Demolished
- Minor Modification
- HVAC Modification

DRAFT

538 NINTH STREET, SUITE 240 • OAKLAND, CA 94607

AHS.1a - Albany High School - Option 1a 03/18/2026 Albany USD Master Planning 1200 Solano Ave. Albany, CA 94706

FEEDBACK & COMMENTS

- Relocate Dance Classroom at Bldg F at locations formerly used by District IT and Adult Transition Program + adjacent classroom.
- At Cafeteria Building remove Dance classroom, major modernization of building

PROS

CONS

Any questions?

Is there anything you would like us to know?

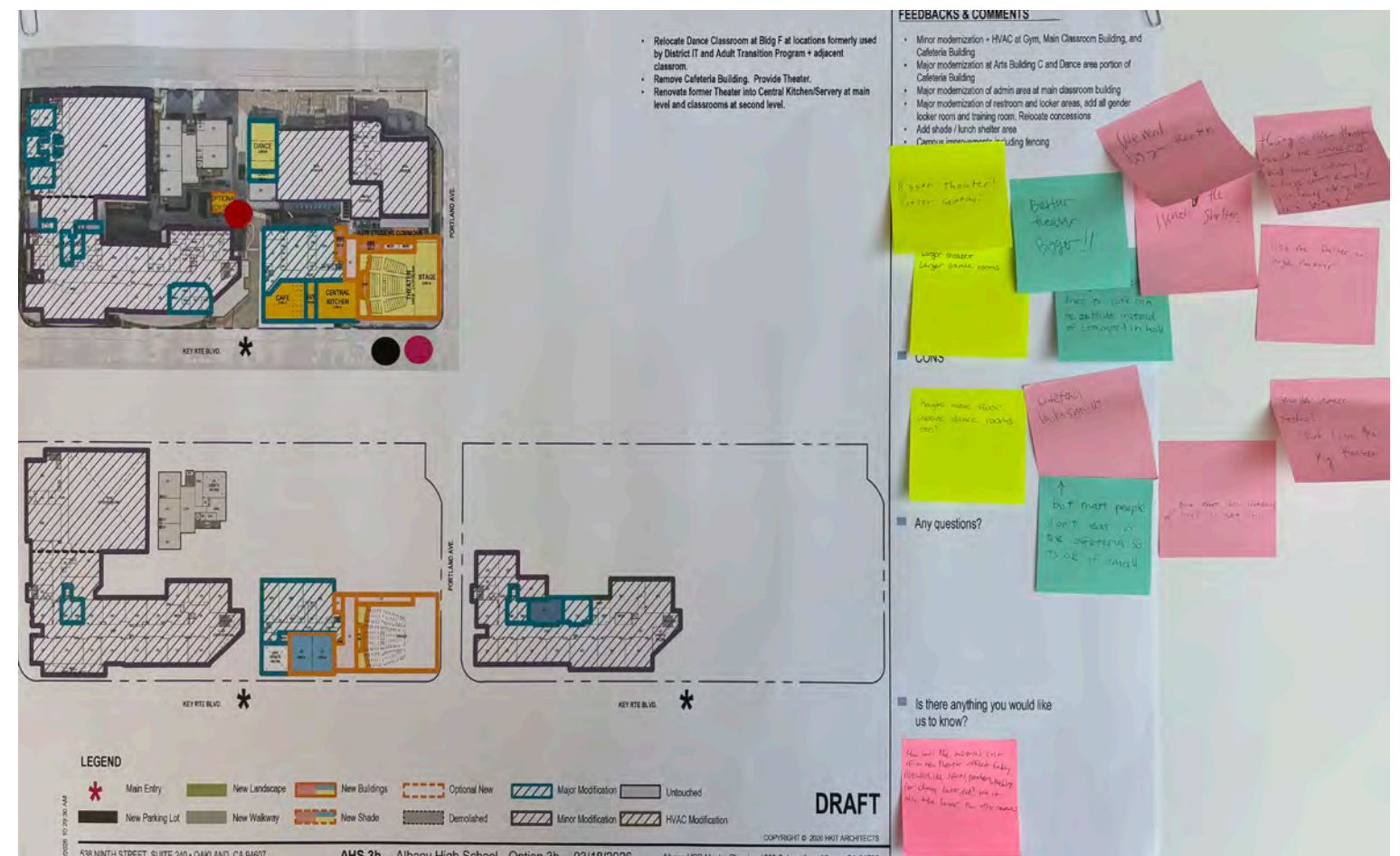
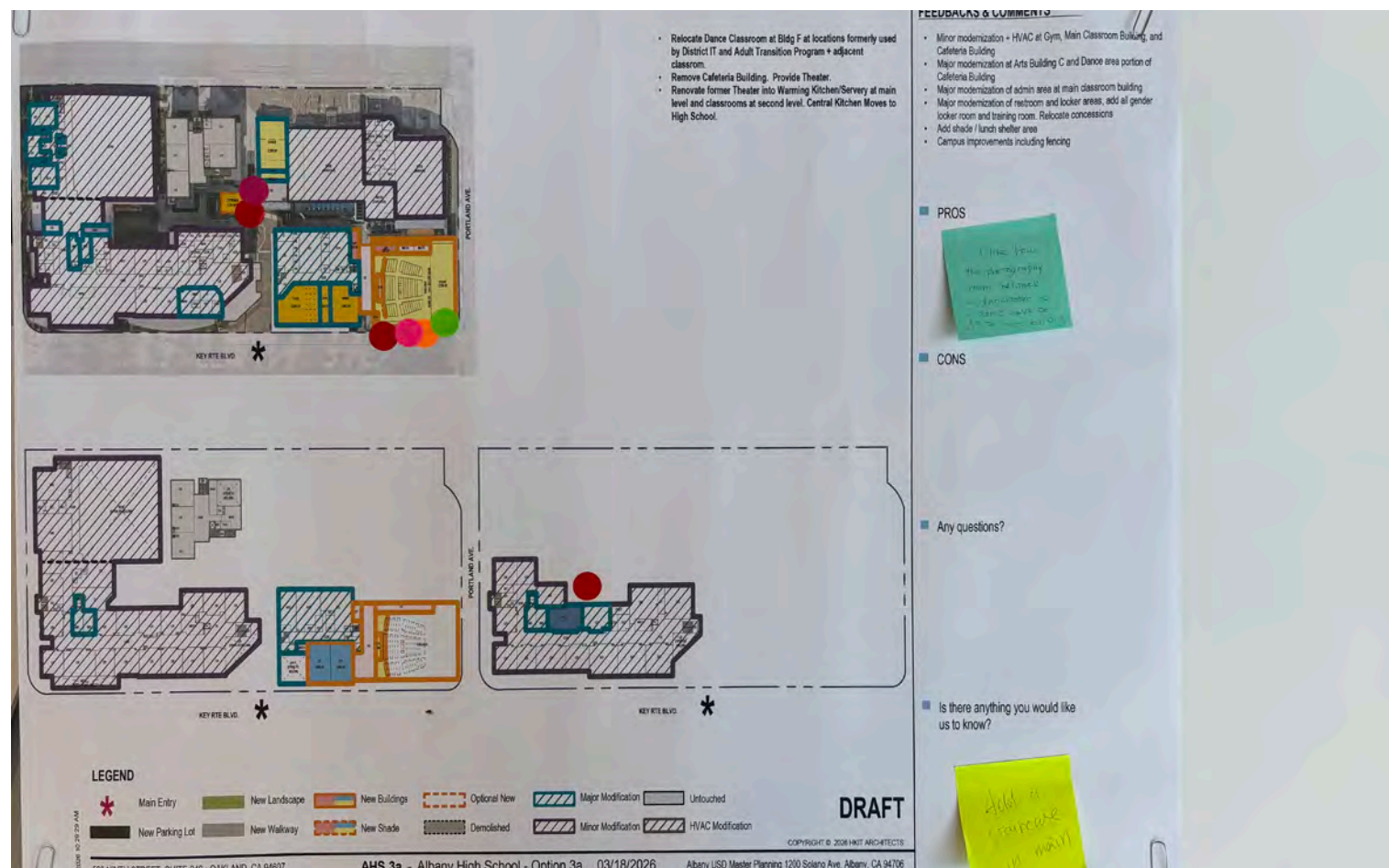
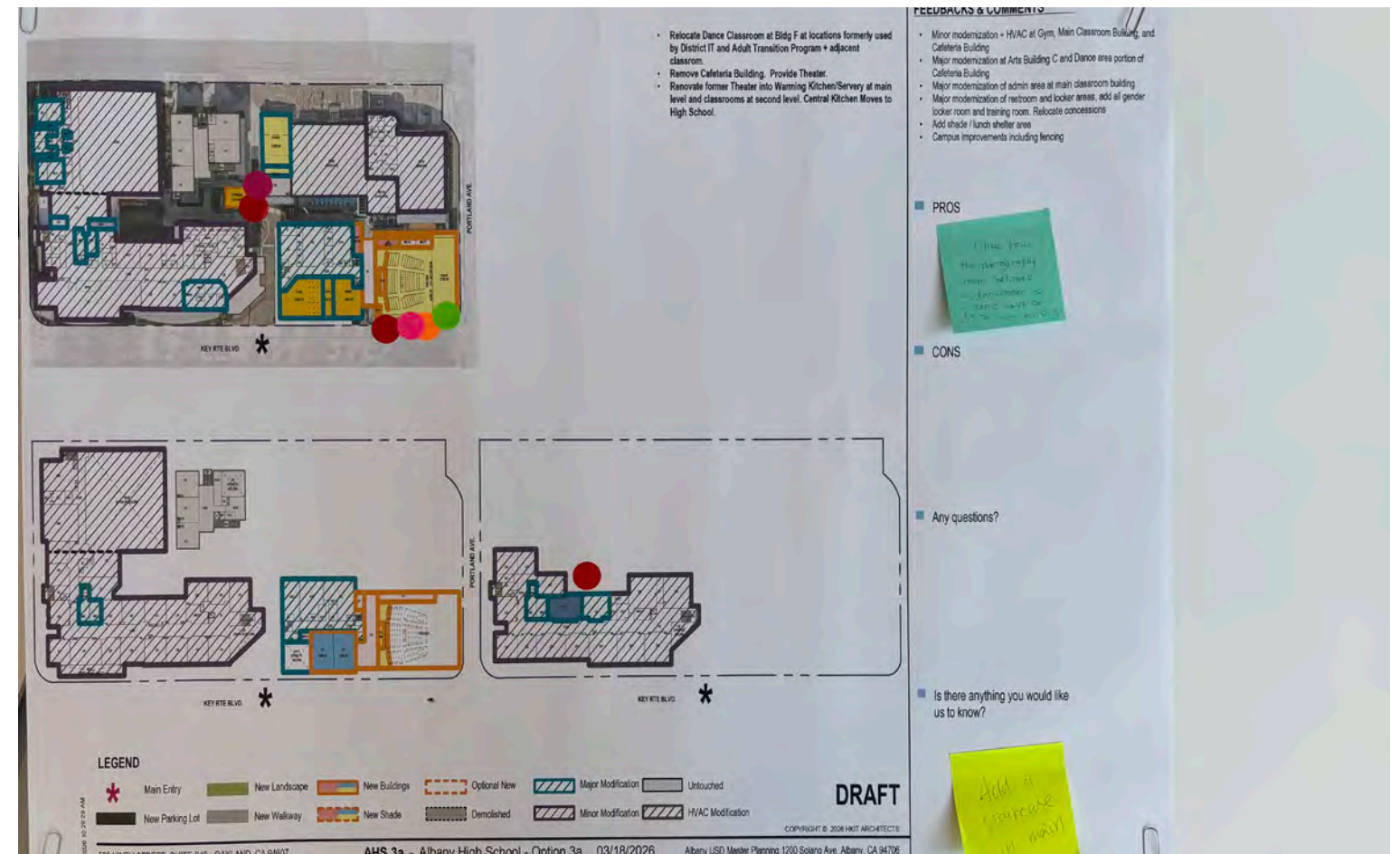
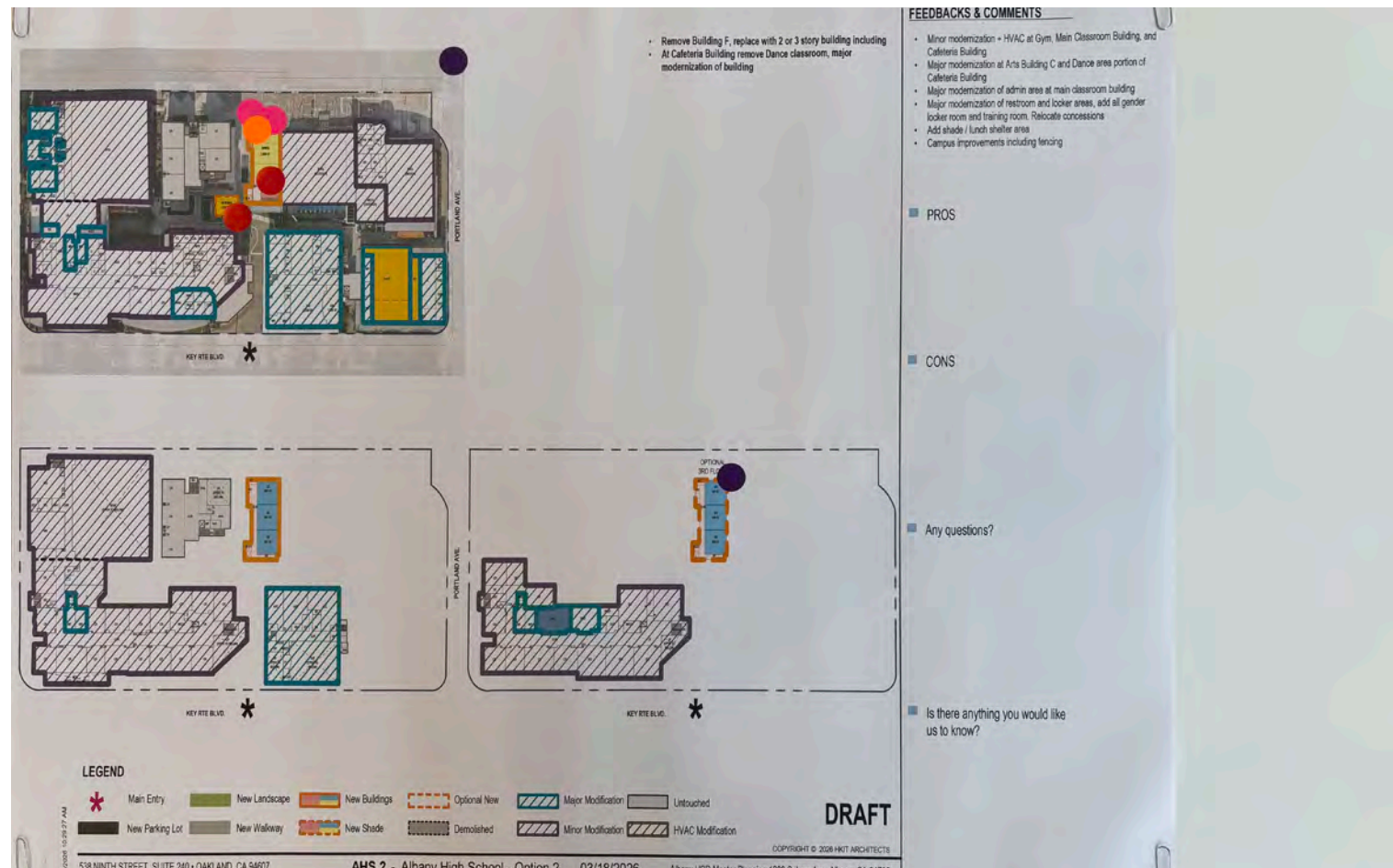
LEGEND

- Main Entry
- New Landscape
- New Buildings
- Optional New
- Major Modification
- Unlabeled
- New Parking Lot
- New Walkway
- New Shade
- Demolished
- Minor Modification
- HVAC Modification

DRAFT

538 NINTH STREET, SUITE 240 • OAKLAND, CA 94607

AHS.1b - Albany High School - Option 1b 03/18/2026 Albany USD Master Planning 1200 Solano Ave. Albany, CA 94706



CLASSROOM TOTALS

Site		Existing Classrooms	Proposed Classrooms	Proposed Classroom Gains/Losses	Total Gain of Available Classrooms
Albany Children’s Center		5	13	+8	+8
Albany High School		57	66	+9	+9
Albany Middle School					
	Main Campus	27	29	+2	+2
	AMS Annex	13	14	+1	+1
Cornell Elementary School		23	25	+2 and +3 formerly used by TK	+5
Marin Elementary School		26	26	0 and +3 formerly used by TK	+3
Ocean View Elementary School		30	28	-2 and +3 formerly used by TK	+1
					+9 (ES), +3 (MS), +9 (HS)

Site		Square Feet	Cost/SF	Construction Cost	Escalation	Soft Costs	Total Project Cost
Albany Children’s Center		24,750	\$1,150	\$28,469,233	\$3,404,920	\$11,155,953	\$43,030,106
Albany High School		167,819	\$635	\$106,532,880	\$14,605,658	\$42,398,488	\$163,537,026
	AHS Options			\$15,396,199	\$2,110,819	\$6,127,456	23,634,475
	Aquatic Ctr.			\$5,349,364	\$733,398	\$2,128,966	\$8,211,728
Albany Middle School		80,068	\$610	\$48,823,609	\$5,839,304	\$19,132,020	\$73,794,932
	AMS Options			\$510,595	\$61,067	\$200,082	\$771,744
Cornell ES		59,686	\$829	\$49,504,791	\$7,653,441	\$20,005,381	\$77,163,612
Marin ES		48,102	\$132	\$6,344,979	\$647,822	\$2,447,480	\$9,440,282
Ocean View ES		22,945	\$1,013	\$23,253,389	\$2,781,105	\$9,112,073	\$35,146,568
							\$434,730,474

