

**ALBANY UNIFIED SCHOOL DISTRICT
BOARD AGENDA BACKUP
Regular Meeting of January 10, 2017**

ITEM: FACILITIES MASTER PLAN REVIEW
PREPARED BY: ALLAN GARDE, CHIEF BUSINESS OFFICIAL
TYPE OF ITEM: REVIEW & DISCUSSION

PURPOSE: To review the Facilities Master Plan originally approved by the Board at the March 25, 2014 Board Meeting actions taken place since the plan was adopted.

BACKGROUND INFORMATION: A Facilities Master Plan is a living document that provides a long-term blueprint for the school district regarding facilities.

Key Board Meeting Dates:

- *Seismic Safety Reports:*

At the [November 13, 2012 Board Meeting](#), the Board reviewed Seismic Evaluation Reports for Marin Elementary and Ocean View Elementary from R.P. Gallagher. At the [May 14, 2013 Board Meeting](#), the Board reviewed a second Opinion Seismic Evaluation Report from KPW Structural Engineers which reiterated the seismic deficiencies of Marin Elementary School and Ocean View Elementary School.

- *Overall Facilities Needs:*

At the [March 12, 2013 Board Meeting](#), the Board approved WLC Architects to provide architectural services for the development of the Facilities Master Plan. At the [March 25, 2014 Board Meeting](#), the Board reviewed a Facilities Master Plan developed by WLC Architects. At the [May 12, 2015 Board Meeting](#), the Board was provided an update on current needs when studying the feasibility of a putting a bond measure on a future ballot. At the [August 11, 2015 Board Meeting](#), the Board reviewed the population growth impacts of the City of Albany 2035 projections by the City of Albany. The Board also reviewed an analysis of the benefits and challenges of renovating or rebuilding. The report noted that rebuilding would be slightly more expensive upfront, but would generate a wide range of benefits that make it more cost effective long-term.

- *State Funding for Facilities:*

At the [February 11, 2014 Board Meeting](#), the Board approved an agreement with WLC Architects to provide architectural services for Marin Elementary School in order to proceed with applying for Seismic-Mitigation and Financial Hardship funding from the State. In December 2015, the District was informed that the Office of Public School Construction had a staffing reduction and would not review applications for funding, unless the district had local funds to proceed with the project. This put the funding application for Marin Elementary on hold. With the voter approval of Proposition 51 – Public School Facility Bonds on November 8, 2016, we are waiting for insight from the Governor within the Governor’s January 2017-2018 Budget Proposal.

- *District Office Temporary Location:*

At the [February 2, 2010 Board Meeting](#), the Board approved a five-year license agreement (terming June 30, 2015) with the Regents of the University of California to utilize property located on 1051 Monroe Street in the University Village. Our current agreement expires on June 30, 2017. Recently, UC Berkeley has expressed interest in extending the agreement through December 31,

2017 with the possibility to extend through June 30, 2018 if clear plans for a relocation are in place.

- *Bond Measures B & E:*

At the [October 27, 2015 Regular Meeting](#), the Board approved June 7, 2016 as the date for the potential bond election. At the [February 23, 2016 Regular Meeting](#), the Board approved placing two bond measures on the June 7, 2016 Statewide Primary Ballot. At the [June 28, 2016 Board Meeting](#), the Board certified the election results of Bond Measures B & E. At the [September 13, 2016 Board Meeting](#), the Board approved the first series of bond issuances. At the [November 8, 2016 Board Meeting](#), the Board reviewed the results of the first series of issuances.


DETAILS:

Key factors/assumptions were included the original Facilities Master Plan that need to be routinely reviewed and updated:

- Enrollment Projections
 - o (Original Assumption) Minimal growth
 - (Update) 2035 City of Albany General Plan projects a 10% increase in population
 - UC Berkeley revisits its 2004 UC Village Master Plan at various times to add more student housing
- District Office Temporary Location
 - o (Original Assumption) Agreement with UC Berkeley expires June 30, 2015
 - (Update) Received offer to extend the agreement to December 31, 2017
- Phasing of Projects
 - o (Original Assumption) Prioritize Marin and Ocean View Elementary Construction due to possible application for State Funding
 - (Update) State has placed the review of funding applications without district funding on hold
 - Bond Measures B & E were approved by Albany voters on June 7, 2016
 - Board approved prioritizing the Albany Middle School Annex (Formerly the San Gabriel Site Project)
 - State voters approved Proposition 51 – Public School Bond
- Refinement of Projects
 - o (Original Assumption) Projects outlined within the Facilities Master Plan are based on several initial meetings with various stakeholders in 2013
 - (Update) As various assumptions/needs change and projects are prioritized, the projects are continually refined

KEY QUESTIONS/ANSWERS:

1. Where can I go to learn more about the Facilities Master Plan, Bond Measures B & E, and stay current on each project?
 - a. The Albany Unified School District website at: www.ausdk12.org has a lot of information and is routinely updated with pertinent information.
 - b. We will have a Board item on a comprehensive communication plan to gather input on how best to reach interested citizens.
2. WLC Architects developed the Facilities Master Plan. Do we need to pay an architect again to formally develop an update to the Facilities Master Plan?

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- a. No, since the Facilities Master Plan is a living document, internal staff can work with a small Ad-Hoc Committee to update the plan and discuss how it should be communicated.

FINANCIAL INFORMATION: N/A for the review of the process

STRATEGIC GOALS ADDRESSED: This Board Item addresses



Objective #3: Communicate and Lead Together.

Goal: All stakeholders will collaborate and communicate about decisions that guide the sites and district.

RECOMMENDATION: Create an Ad-Hoc Committee to Update the Facilities Master Plan and Timeline Based on Updated Assumptions.



ALBANY UNIFIED SCHOOL DISTRICT

Val Williams, Superintendent
1051 Monroe Street, Albany CA 94706

Facilities Master Plan Review

January 10, 2017

Allan Garde, Chief Business Official



What is a Facilities Master Plan?

To fulfill the ideals outlined in their mission, the AUSD governing board voted to develop a Facilities Master Plan. A Master Plan is a living document that connects Albany Unified School District's diverse and rich heritage with its vibrant future by defining a set of guiding principles and facility projects that will align its built environment with its strategic vision, acting as a long-term blueprint for meeting the changing facility needs of the District. The Master Plan is the keystone of District planning and possibly the most important tool available to direct and guide the use of District resources. As a living document, the Master Plan will continue to evolve to address the ever-changing needs of a dynamic district.

– Excerpt from the 2014 AUSD Facilities Master Plan Introduction

What is a Facilities Master Plan (FMP)?

- Connects facility plans with District's mission and strategic plan
- Long-term facilities blueprint
- A living document, evolving as needs/assumptions change

Factors/Assumptions for Possible Phasing Schedule in the FMP

- A Facilities Master Plan (FMP) is required to pursue State Facilities Funding
 - Phasing Marin Elementary and Ocean View Elementary early was a priority based on seismic evaluation reports from 2012 and 2013.
- Factors Incorporated:
 - Prioritizing addressing seismic needs of Marin and Ocean View
 - Size of the projects to manage each year
 - District Office relocation needs
 - Minimal Enrollment Growth
- Factors Not Incorporated:
 - Funding for each project
 - Engagement for Temporary Housing Discussion of Marin and Ocean View

2014 Facilities Master Plan

2014-15

- Demo San Gabriel Site
- Marin ES Architectural Development
- Heating at ACC
- AMS Lunch Shelter Awning
- San Gabriel Site Phase 1

2015-16

- Ocean View ES Architectural Development
- Maintenance Facility
- HVAC re-commissioning at AHS
- HVAC re-commissioning at AMS
- Marin ES Reconstruction or Modernization

2017-19

- Ocean View ES Reconstruction or Modernization
- AMS Lunch Shelter
- AHS Amphitheater and Site Work

2019-22

- Cornell ES Addition and Modernization
- San Gabriel Site Phase 2

2022-24

- AHS Little Theater
- Modernization of ACC

What Changed Since March 2014?

- Personnel Changes
 - Four new Board Members
 - New Superintendent and Chief Business Official
- Assumption Changes
 - City 2035 General Plan notes 10% increase in households and residents
 - UC Berkeley has continually revisited plans to add more housing within UC Village
 - State halted reviews for Financial Hardship Funding projects due to a reduction in staff
 - Focused staff on projects with district funding
 - Seismic-Mitigation Funding is still possible for Marin and Ocean View
 - State would pay 50% of the agreed upon cost estimate to rehabilitate the building
 - These State funds can be combined with Bond Measure B to redesign/rebuild Marin and Ocean View Elementary
 - Bond Measures B & E were approved by voters on June 7, 2016
 - Address seismic safety of Marin and Ocean View
 - Add capacity for projected growth district-wide

March 2014 Facilities Master Plan

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- **Completed Projects**

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- Projects in Progress

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- **Cornell ES Addition and Modernization**
- San Gabriel Site Phase 2

2022-24

- **AHS Little Theater**
- **Modernization of ACC**
- **Projects On Hold**
 - Focus on adding student capacity
 - Cornell received seismic retrofits in the early 2000's

Next Steps

- Recommend a small Ad-Hoc committee to formally update the Facilities Master Plan
- Future Board Items:
 - Facilities Communication Plan
 - State Facilities Funding Update
 - Update on the Albany Middle School Annex (Formerly the San Gabriel Site)
 - UC Berkeley Amendment for District Office extension through December 31, 2017