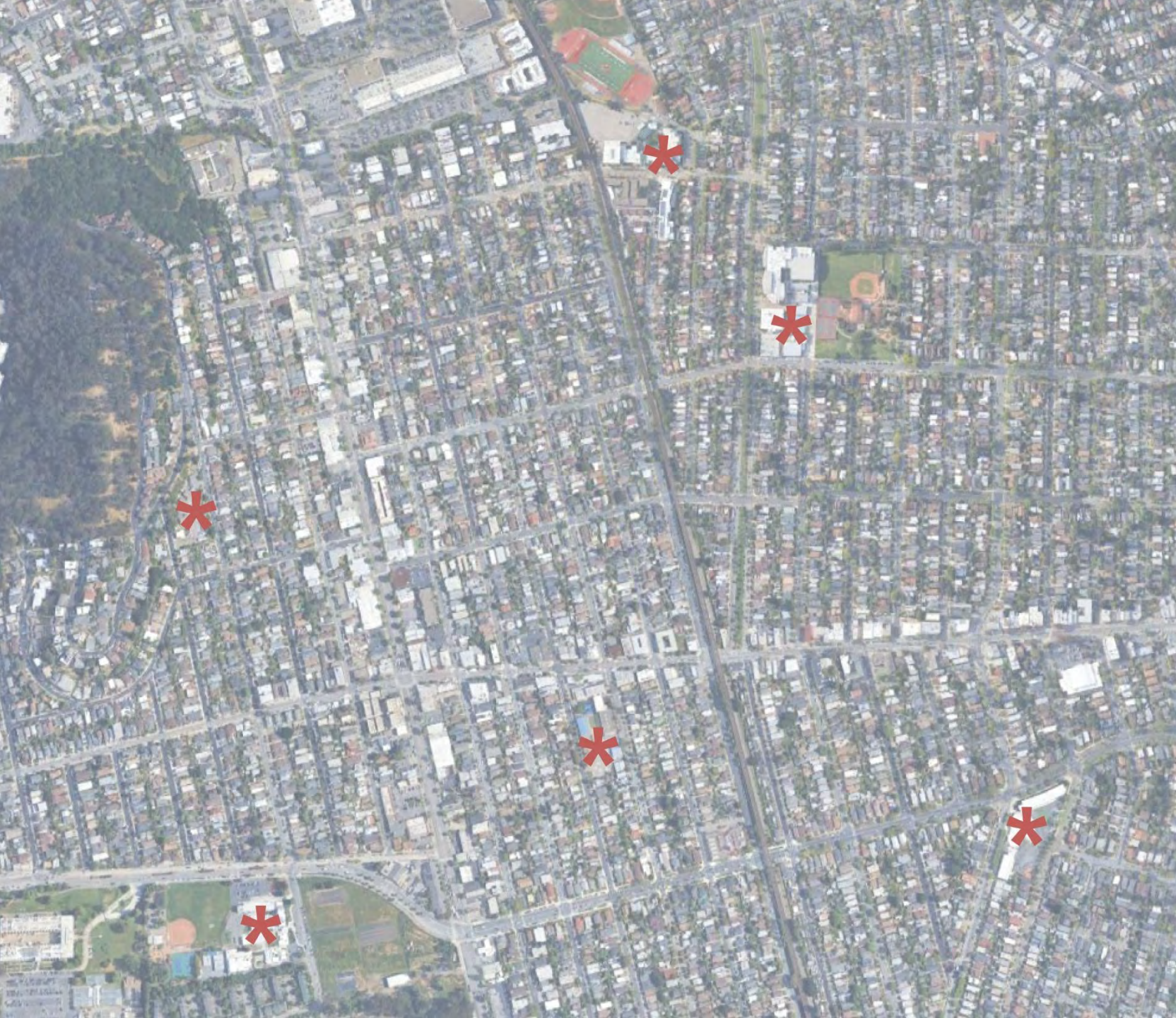


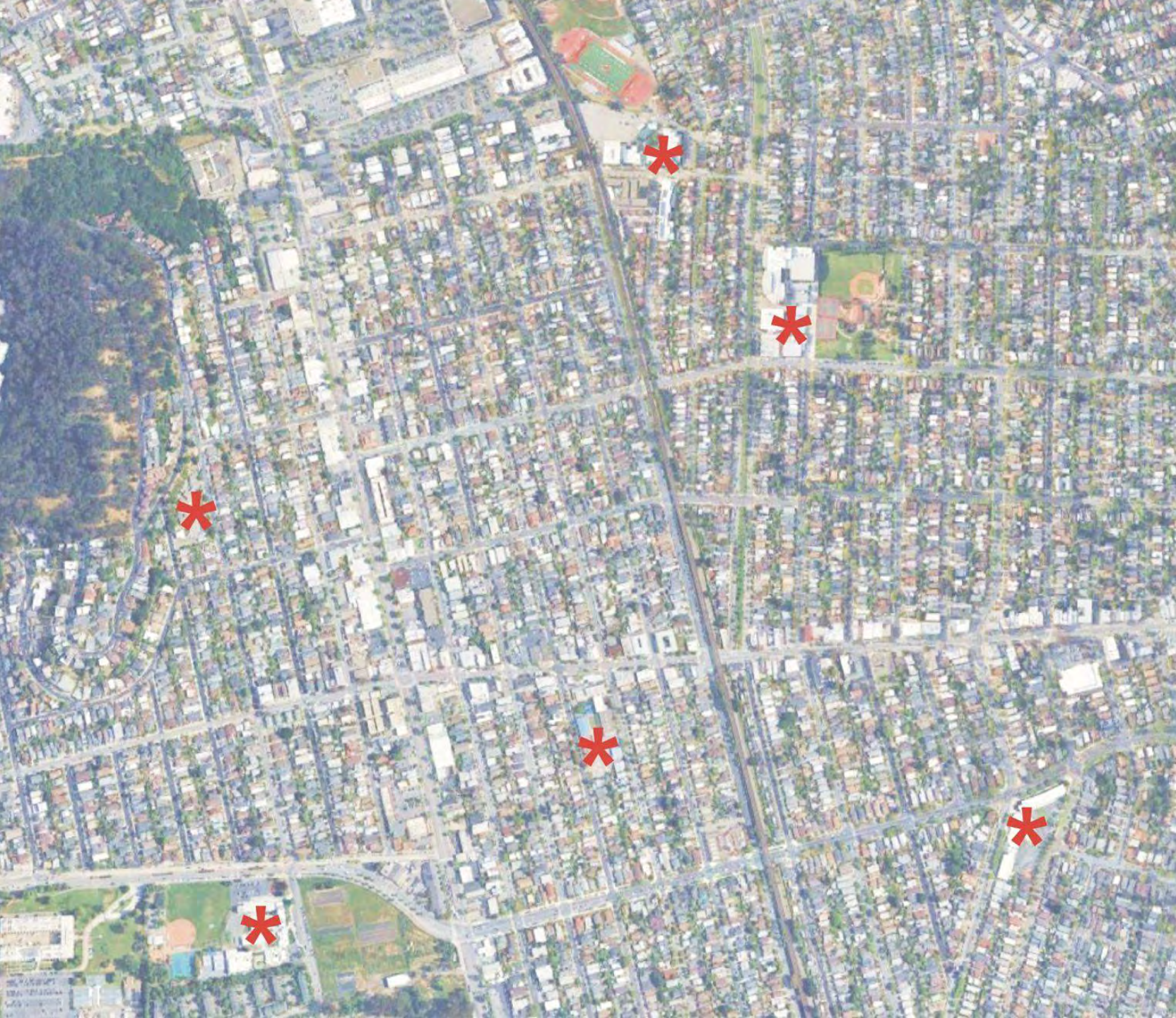


Albany Unified School  
District

# Facilities Master Plan Albany Children's Center

March 12, 2026





What is a  
Master Plan?



people

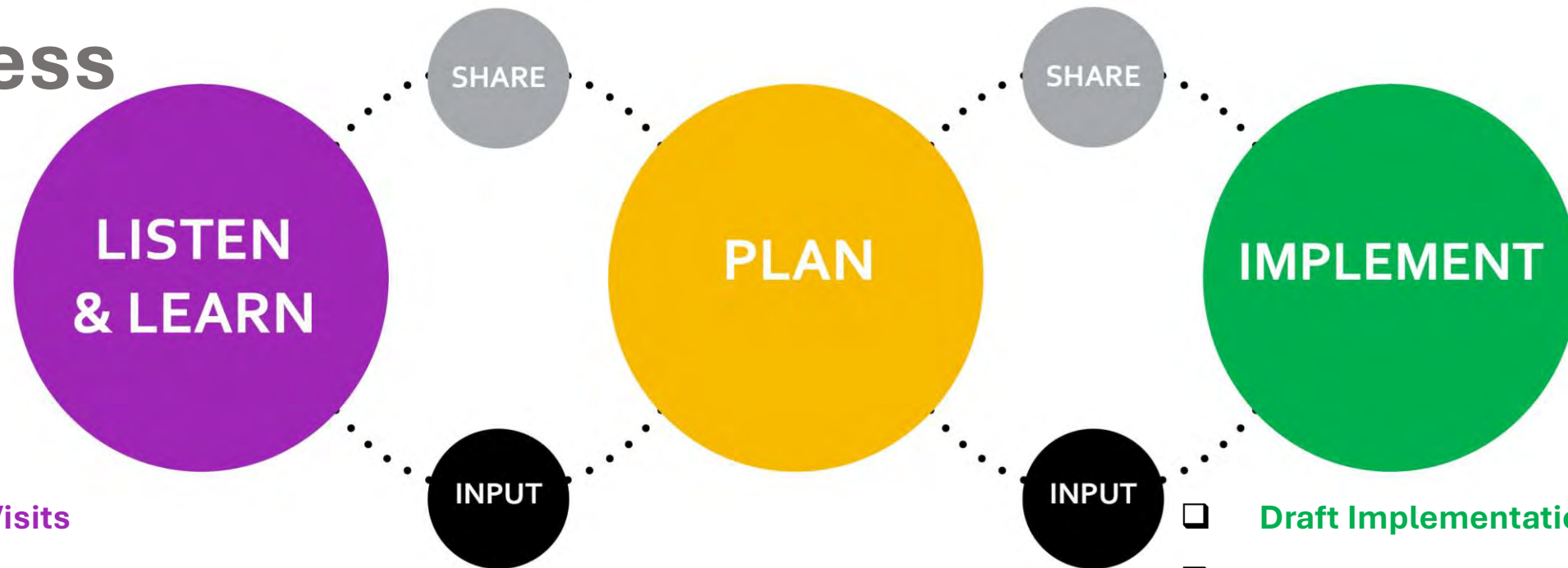


facilities



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



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# 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



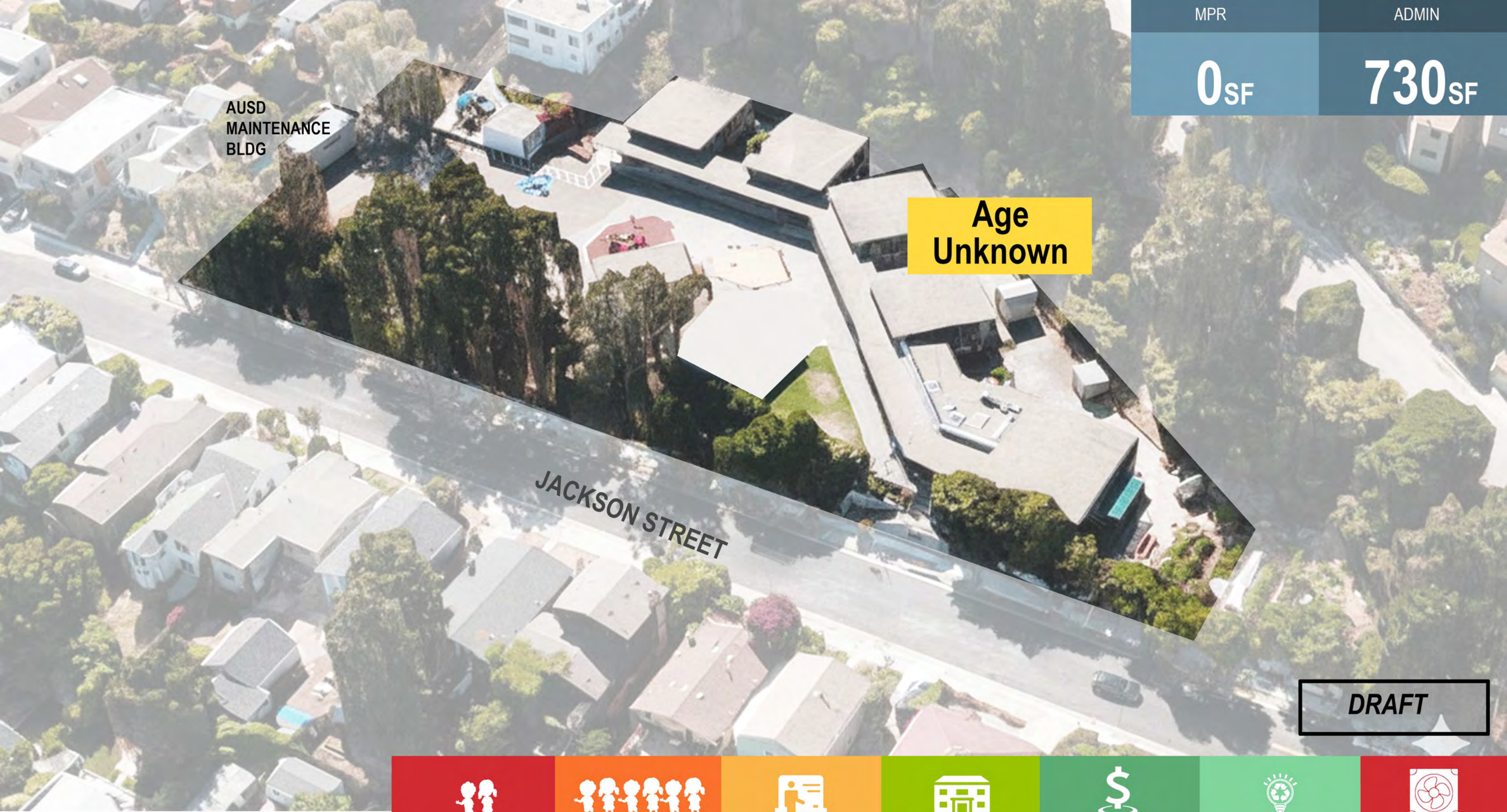
## What we've heard so far:

- **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





AUSD  
MAINTENANCE  
BLDG

Age  
Unknown

JACKSON STREET

DRAFT

ALBANY

CHILDREN'S CENTER

|                                                                                      |                                                                                       |                                                                                       |                                                                                       |                                                                                       |                                                                                       |                                                                                       |
|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |  |  |  |  |
| NUMBER OF STUDENTS                                                                   | PROJECTION FOR<br>POTENTIAL ENROLLMENT                                                | NUMBER OF<br>CLASSROOMS                                                               | NUMBER OF<br>PORTABLES                                                                | DSA PROJECTS<br>SINCE 1998                                                            | ENERGY USE INTENSITY<br>(EUI)                                                         | HVAC                                                                                  |
| 74                                                                                   | 220+/-                                                                                | 6                                                                                     | 1                                                                                     | \$0                                                                                   | TBD                                                                                   | gas/<br>elec                                                                          |

|                 |                   |
|-----------------|-------------------|
| MPR             | ADMIN             |
| 0 <sub>SF</sub> | 730 <sub>SF</sub> |

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AUSD  
MAINTENANCE  
BLDG



**MAJOR MODERNIZATION:**  
MAIN BUILDING



**ACCESSIBILITY CHALLENGES**  
(ENTRY, SITE, RESTROOMS)



**PORTABLE SHOULD BE**  
REMOVED/REPLACED



**UPDATE OUTDOOR SPACES**  
(COURTYARDS, PLAY STRUCTURES)

JACKSON STREET



## 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

# 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

- Main Entry
- New Landscape
- New Paved
- New Parking Lot
- New Buildings
- Major Modification
- Minor Modification
- Untouched
- Demolished

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OPTION 1:

- Major modernization of existing ACC building & play yard
- Addition of new mpr, occupational therapist, & outdoor play area

PROGRAM - OPTION 1

| CLASSROOMS                              |                             | Exist. | SF        | Prop. | SF        |     |    |
|-----------------------------------------|-----------------------------|--------|-----------|-------|-----------|-----|----|
| PK                                      | Pre-Kindergarten Classrooms | 6      | 5,090     | 5     | 4,230     |     |    |
| Total                                   |                             | 6      | 5,090     | 5     | 4,230     |     |    |
| SPECIALTY CLASSROOMS                    |                             | Exist. | SF        | Prop. | SF        |     |    |
| Total                                   |                             | 0      | 0         | 0     | 0         |     |    |
| LIBRARY                                 |                             | Exist. | SF        | Prop. | SF        |     |    |
| Total                                   |                             | 0      | 0         | 0     | 0         |     |    |
| OUTDOOR ACTIVITIES                      |                             | Exist. | SF(Excd.) | Prop. | SF(Excd.) |     |    |
| Total                                   |                             | 6      | 4,430     | 5     | 3,840     |     |    |
| ASSEMBLY SPACES                         |                             | Exist. | SF        | Prop. | SF        |     |    |
| Total                                   |                             | 0      | 0         | 1     | 2,070     |     |    |
| FOOD SERVICE                            |                             | Exist. | SF        | Prop. | SF        |     |    |
| Total                                   |                             | 3      | 320       | 3     | 320       |     |    |
| ADMIN & STUDENT SUPPORT                 |                             | Exist. | SF        | Prop. | SF        |     |    |
| OT/PT                                   | Occupational Therapist      | 0      | 0         | 1     | 960       |     |    |
| Total                                   |                             | 6      | 740       | 7     | 1,700     |     |    |
| DA                                      | District Administration     | 1      | 480       | 1     | 480       |     |    |
| Total                                   |                             | 7      | 1,220     | 8     | 2,180     |     |    |
| SUPPORT SPACES                          |                             | Exist. | SF        | Prop. | SF        |     |    |
| Total                                   |                             | 11     | 1,810     | 12    | 1,830     |     |    |
| RESTROOMS                               |                             | Exist. | SF        | Prop. | SF        |     |    |
| Total                                   |                             | 8      | 740       | 8     | 740       |     |    |
| PARKING SPACES                          |                             | Reg.   | ADA       | EV    | Reg.      | ADA | EV |
| Total                                   |                             | 0      | 0         | 0     | 0         | 0   | 0  |
| Total SF (Total for all Buildings)      |                             | 9,090  |           |       | 11,210    |     |    |
| Total Classrooms & Specialty Classrooms |                             | 6      |           |       | 5         |     |    |
| Total Parking Spaces                    |                             | 0      |           |       | 0         |     |    |
| Total Outdoor Activity Spaces           |                             | 4,430  |           |       | 3,840     |     |    |



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Albany CC - Option 1

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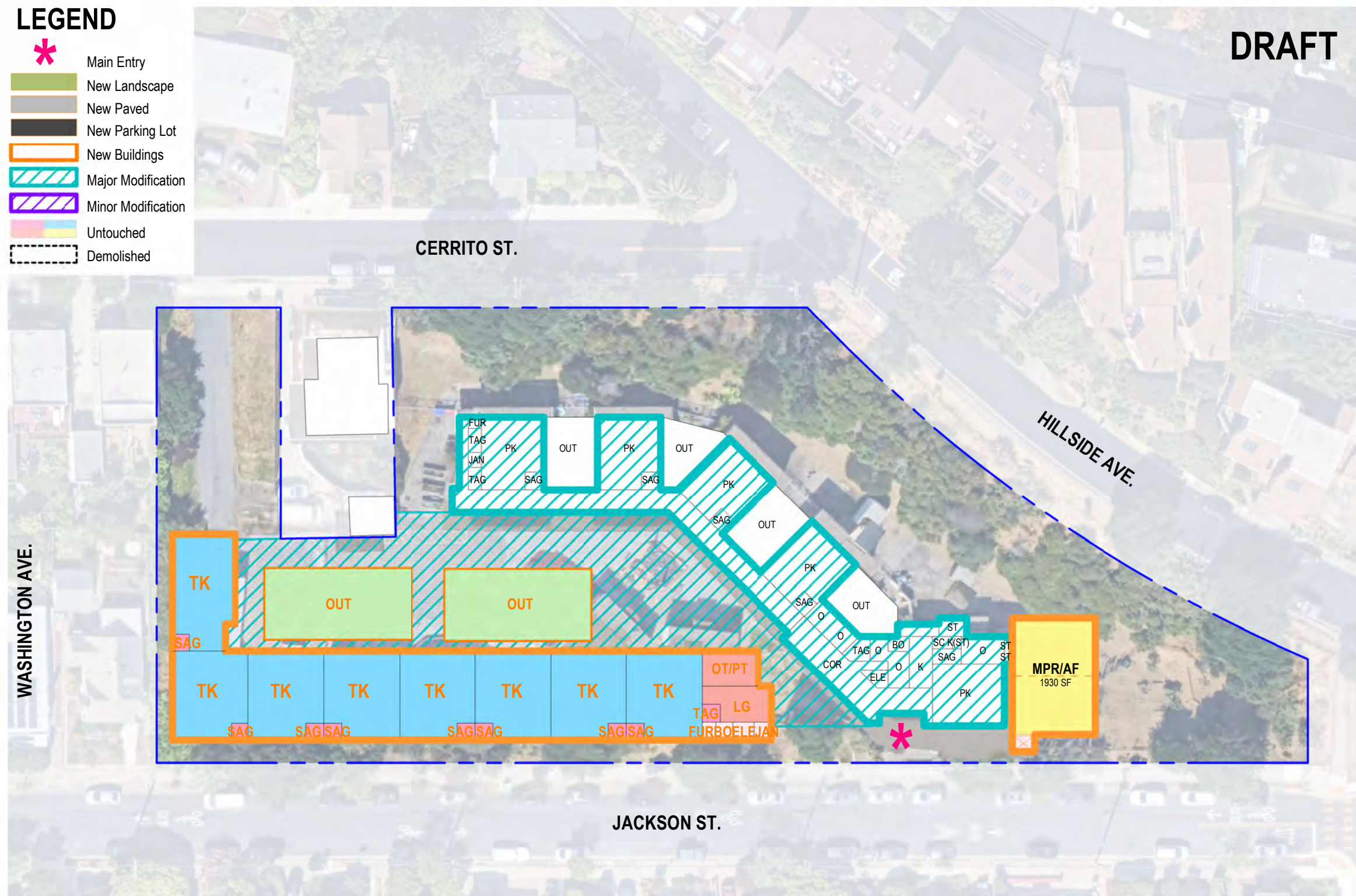
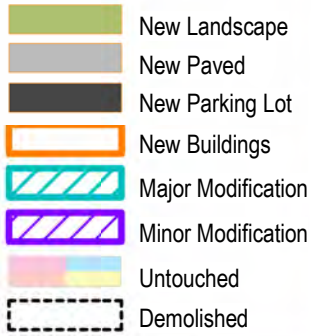
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| Master Planned Total                    |  |           |
|-----------------------------------------|--|-----------|
| Demolished Buildings Total SF           |  | 0         |
| New Constructed Buildings Total SF      |  | 3,120     |
| Major/Minor Modified Buildings Total SF |  | 7,290 / 0 |
| Remained Untouched Buildings Total SF   |  | 800       |

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A01.12

03/06/2026

FEET 

- Provide new TK building
- Provide new mpr that can host after school programs
- Addition of outdoor play areas
- Major modernization of existing ACC building & play yard

|                                         |                                    |                                     |        |        |           |        |           |     |
|-----------------------------------------|------------------------------------|-------------------------------------|--------|--------|-----------|--------|-----------|-----|
| CLASSROOMS                              | PK                                 | Pre-Kindergarten Classroom          | Exist. | SF     | Prop.     | SF     |           |     |
|                                         | TK                                 | Transitional Kindergarten Classroom | 0      | 0      | 8         | 10,430 |           |     |
|                                         | Total                              |                                     | 6      | 5,090  | 13        | 14,660 |           |     |
|                                         |                                    |                                     |        |        |           |        |           |     |
| SPECIALTY CLASSROOMS                    |                                    |                                     | Exist. | SF     | Prop.     | SF     |           |     |
|                                         | Total                              |                                     | 0      | 0      | 0         | 0      |           |     |
|                                         |                                    |                                     |        |        |           |        |           |     |
|                                         | LIBRARY                            |                                     |        | Exist. | SF        | Prop.  | SF        |     |
| Total                                   |                                    | 0                                   | 0      | 0      | 0         |        |           |     |
|                                         |                                    |                                     |        |        |           |        |           |     |
| OUTDOOR ACTIVITIES                      |                                    |                                     |        | Exist. | SF(Excd.) | Prop.  | SF(Excd.) |     |
|                                         | Total                              |                                     | 6      | 4,430  | 7         | 7,710  |           |     |
|                                         |                                    |                                     |        |        |           |        |           |     |
|                                         | ASSEMBLY SPACES                    |                                     |        | Exist. | SF        | Prop.  | SF        |     |
| Total                                   |                                    | 0                                   | 0      | 1      | 2,070     |        |           |     |
|                                         |                                    |                                     |        |        |           |        |           |     |
| FOOD SERVICE                            |                                    |                                     |        | Exist. | SF        | Prop.  | SF        |     |
|                                         | Total                              |                                     | 3      | 320    | 3         | 320    |           |     |
|                                         |                                    |                                     |        |        |           |        |           |     |
|                                         | ADMIN & STUDENT SUPPORT            |                                     |        | Exist. | SF        | Prop.  | SF        |     |
| Total                                   |                                    | 5                                   | 740    | 7      | 2,190     |        |           |     |
| DA                                      |                                    | District Administration             | 1      | 480    | 0         | 0      |           |     |
| Total                                   |                                    | 6                                   | 1,220  | 7      | 2,190     |        |           |     |
|                                         |                                    |                                     |        |        |           |        |           |     |
| SUPPORT SPACES                          |                                    |                                     | Exist. | SF     | Prop.     | SF     |           |     |
|                                         | Total                              |                                     | 11     | 1,810  | 15        | 680    |           |     |
|                                         |                                    |                                     |        |        |           |        |           |     |
|                                         | RESTROOMS                          |                                     |        | Exist. | SF        | Prop.  | SF        |     |
| Total                                   |                                    | 8                                   | 740    | 17     | 940       |        |           |     |
|                                         |                                    |                                     |        |        |           |        |           |     |
| PARKING SPACES                          |                                    |                                     |        | Req.   | ADA       | EV     | Req.      | ADA |
|                                         | Total                              |                                     | 0      | 0      | 0         | 0      | 0         | 0   |
|                                         |                                    |                                     |        |        |           |        |           |     |
|                                         | Total SF (Total for all Buildings) |                                     | 9,090  |        |           | 21,990 |           |     |
| Total Classrooms & Specialty Classrooms |                                    | 6                                   |        |        | 13        |        |           |     |
| Total Parking Spaces                    |                                    | 0                                   |        |        | 0         |        |           |     |
| Total Outdoor Activity Spaces           |                                    | 4,430                               |        |        | 7,710     |        |           |     |

|                                         |           |
|-----------------------------------------|-----------|
| <b><u>Master Planned Total</u></b>      |           |
| Demolished Buildings Total SF           | 960       |
| New Constructed Buildings Total SF      | 13,860    |
| Major/Minor Modified Buildings Total SF | 8,680 / 0 |
| Remained Untouched Buildings Total SF   | 0         |

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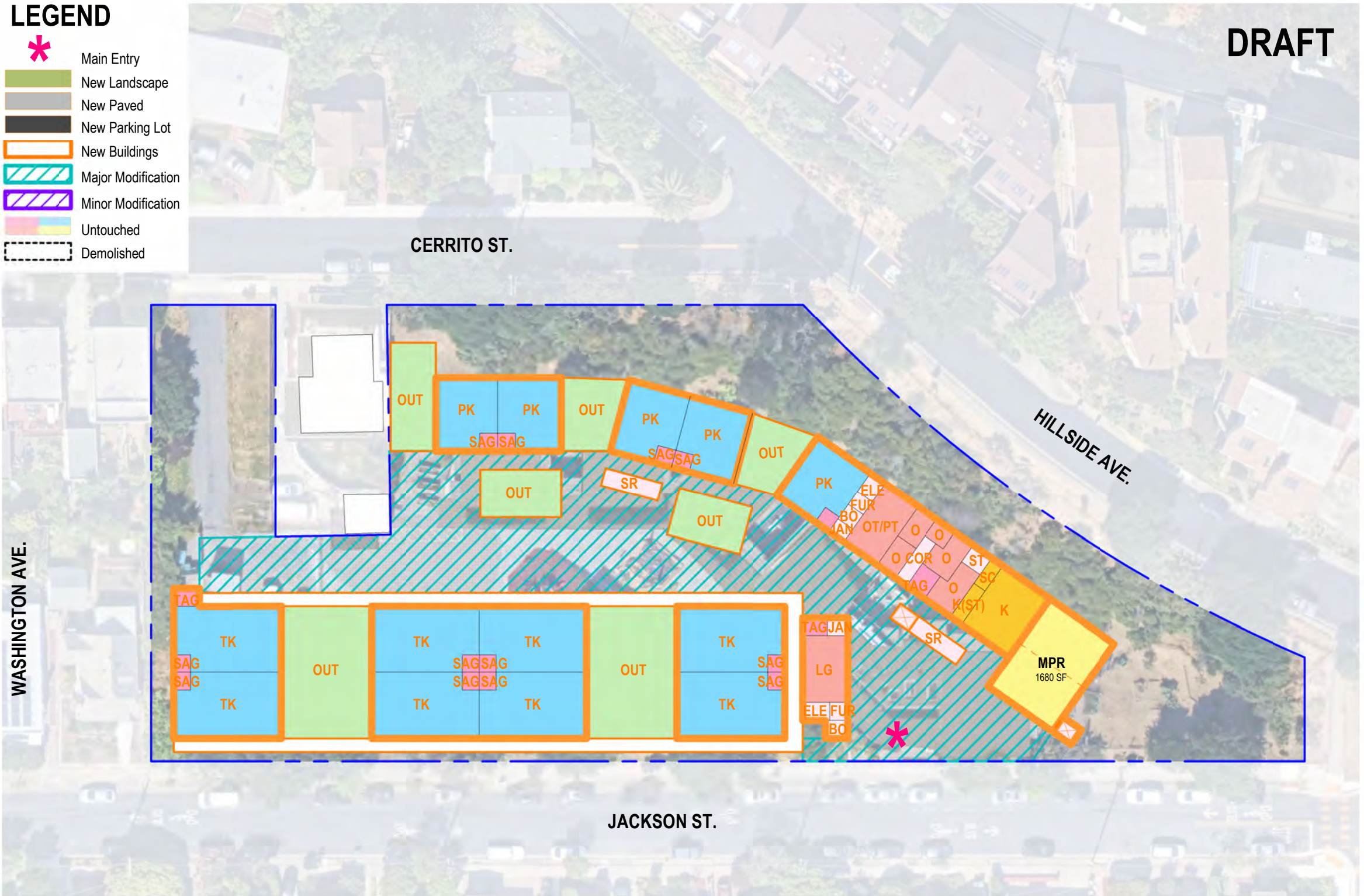


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LEGEND

- Main Entry
- New Landscape
- New Paved
- New Parking Lot
- New Buildings
- Major Modification
- Minor Modification
- Untouched
- Demolished

DRAFT



OPTION 3:

- Construction of new Pre-K & TK classrooms, admin areas, kitchen, mpr, and outdoor play areas
- Construction of new district office spaces above ACC admin and PK classrooms
- Renovation of existing play yard
- Add 2nd floor to accomodate district staff currently located at AHS & AMS

PROGRAM - OPTION 3

|                                         |                                      |               |                  |              |                  |            |           |
|-----------------------------------------|--------------------------------------|---------------|------------------|--------------|------------------|------------|-----------|
| CLASSROOMS                              |                                      | <u>Exist.</u> | <u>SF</u>        | <u>Prop.</u> | <u>SF</u>        |            |           |
| PK                                      | Pre-Kindergarten Classroom           | 6             | 5,090            | 5            | 4,240            |            |           |
| TK                                      | Transitional Kindergarten Classrooms | 0             | 0                | 8            | 10,850           |            |           |
| Total                                   |                                      | 6             | 5,090            | 13           | 15,080           |            |           |
| SPECIALTY CLASSROOMS                    |                                      | <u>Exist.</u> | <u>SF</u>        | <u>Prop.</u> | <u>SF</u>        |            |           |
| Total                                   |                                      | 0             | 0                | 0            | 0                |            |           |
| LIBRARY                                 |                                      | <u>Exist.</u> | <u>SF</u>        | <u>Prop.</u> | <u>SF</u>        |            |           |
| Total                                   |                                      | 0             | 0                | 0            | 0                |            |           |
| OUTDOOR ACTIVITIES                      |                                      | <u>Exist.</u> | <u>SF(Excd.)</u> | <u>Prop.</u> | <u>SF(Excd.)</u> |            |           |
| Total                                   |                                      | 6             | 4,430            | 7            | 8,430            |            |           |
| ASSEMBLY SPACES                         |                                      | <u>Exist.</u> | <u>SF</u>        | <u>Prop.</u> | <u>SF</u>        |            |           |
| Total                                   |                                      | 0             | 0                | 1            | 1,620            |            |           |
| FOOD SERVICE                            |                                      | <u>Exist.</u> | <u>SF</u>        | <u>Prop.</u> | <u>SF</u>        |            |           |
| Total                                   |                                      | 3             | 320              | 3            | 1,010            |            |           |
| ADMIN & STUDENT SUPPORT                 |                                      | <u>Exist.</u> | <u>SF</u>        | <u>Prop.</u> | <u>SF</u>        |            |           |
| Total                                   |                                      | 5             | 740              | 7            | 2,100            |            |           |
| DA                                      | District Administration              | 1             | 480              | 2            | 5,030            |            |           |
| Total                                   |                                      | 6             | 1,220            | 9            | 7,130            |            |           |
| SUPPORT SPACES                          |                                      | <u>Exist.</u> | <u>SF</u>        | <u>Prop.</u> | <u>SF</u>        |            |           |
| Total                                   |                                      | 11            | 1,810            | 18           | 3,234            |            |           |
| RESTROOMS                               |                                      | <u>Exist.</u> | <u>SF</u>        | <u>Prop.</u> | <u>SF</u>        |            |           |
| Total                                   |                                      | 8             | 740              | 17           | 1,270            |            |           |
| PARKING SPACES                          |                                      | <u>Reg.</u>   | <u>ADA</u>       | <u>EV</u>    | <u>Reg.</u>      | <u>ADA</u> | <u>EV</u> |
| Total                                   |                                      | 0             | 0                | 0            | 0                | 0          | 0         |
| Total SF (Total for all Buildings)      |                                      | 9,090         |                  |              | 29,190           |            |           |
| Total Classrooms & Specialty Classrooms |                                      | 5             |                  |              | 13               |            |           |
| Total Parking Spaces                    |                                      | 0             |                  |              | 0                |            |           |
| Total Outdoor Activity Spaces           |                                      | 4,430         |                  |              | 8,430            |            |           |



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Albany CC - Option 3

A01.13.1

03/06/2026



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| Master Planned Total                    |        |
|-----------------------------------------|--------|
| Demolished Buildings Total SF           | 9,090  |
| New Constructed Buildings Total SF      | 29,190 |
| Major/Minor Modified Buildings Total SF | 0 / 0  |
| Remained Untouched Buildings Total SF   | 0      |

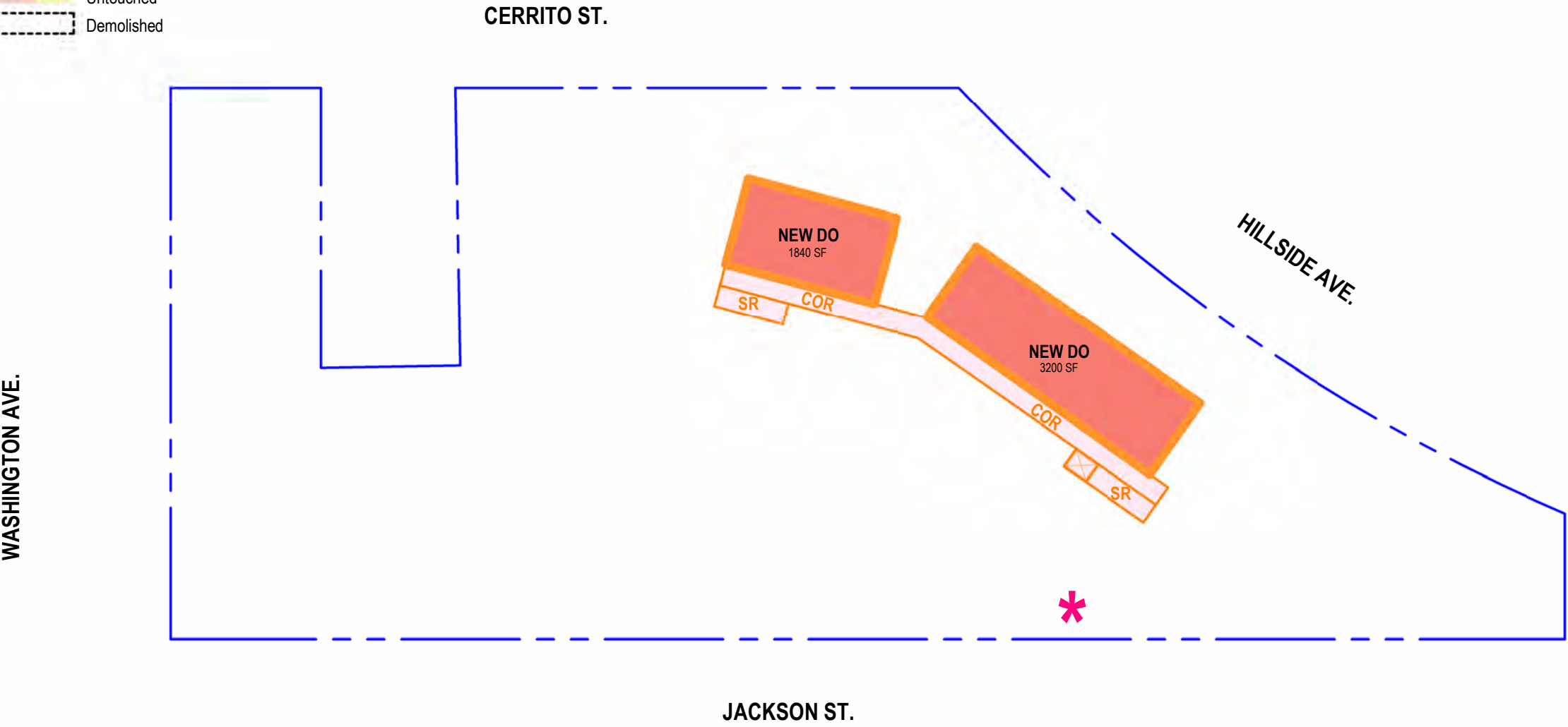
LEGEND

- Main Entry
- New Landscape
- New Paved
- New Parking Lot
- New Buildings
- Major Modification
- Minor Modification
- Untouched
- Demolished

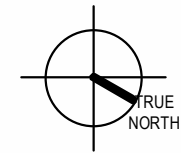
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PROGRAM - OPTION 3

|                                         |                                      |               |                  |              |                  |            |           |
|-----------------------------------------|--------------------------------------|---------------|------------------|--------------|------------------|------------|-----------|
| CLASSROOMS                              |                                      | <u>Exist.</u> | <u>SF</u>        | <u>Prop.</u> | <u>SF</u>        |            |           |
| PK                                      | Pre-Kindergarten Classroom           | 6             | 5,090            | 5            | 4,240            |            |           |
| TK                                      | Transitional Kindergarten Classrooms | 0             | 0                | 8            | 10,850           |            |           |
| Total                                   |                                      | 6             | 5,090            | 13           | 15,080           |            |           |
| SPECIALTY CLASSROOMS                    |                                      | <u>Exist.</u> | <u>SF</u>        | <u>Prop.</u> | <u>SF</u>        |            |           |
| Total                                   |                                      | 0             | 0                | 0            | 0                |            |           |
| LIBRARY                                 |                                      | <u>Exist.</u> | <u>SF</u>        | <u>Prop.</u> | <u>SF</u>        |            |           |
| Total                                   |                                      | 0             | 0                | 0            | 0                |            |           |
| OUTDOOR ACTIVITIES                      |                                      | <u>Exist.</u> | <u>SF(Excd.)</u> | <u>Prop.</u> | <u>SF(Excd.)</u> |            |           |
| Total                                   |                                      | 6             | 4,430            | 7            | 8,430            |            |           |
| ASSEMBLY SPACES                         |                                      | <u>Exist.</u> | <u>SF</u>        | <u>Prop.</u> | <u>SF</u>        |            |           |
| Total                                   |                                      | 0             | 0                | 1            | 1,620            |            |           |
| FOOD SERVICE                            |                                      | <u>Exist.</u> | <u>SF</u>        | <u>Prop.</u> | <u>SF</u>        |            |           |
| Total                                   |                                      | 3             | 320              | 3            | 1,010            |            |           |
| ADMIN & STUDENT SUPPORT                 |                                      | <u>Exist.</u> | <u>SF</u>        | <u>Prop.</u> | <u>SF</u>        |            |           |
| Total                                   |                                      | 5             | 740              | 7            | 2,100            |            |           |
| DA                                      | District Administration              | 1             | 480              | 2            | 5,030            |            |           |
| Total                                   |                                      | 6             | 1,220            | 9            | 7,130            |            |           |
| SUPPORT SPACES                          |                                      | <u>Exist.</u> | <u>SF</u>        | <u>Prop.</u> | <u>SF</u>        |            |           |
| Total                                   |                                      | 11            | 1,810            | 18           | 3,234            |            |           |
| RESTROOMS                               |                                      | <u>Exist.</u> | <u>SF</u>        | <u>Prop.</u> | <u>SF</u>        |            |           |
| Total                                   |                                      | 8             | 740              | 17           | 1,270            |            |           |
| PARKING SPACES                          |                                      | <u>Reg.</u>   | <u>ADA</u>       | <u>EV</u>    | <u>Reg.</u>      | <u>ADA</u> | <u>EV</u> |
| Total                                   |                                      | 0             | 0                | 0            | 0                | 0          | 0         |
| Total SF (Total for all Buildings)      |                                      | 9,090         |                  |              | 29,190           |            |           |
| Total Classrooms & Specialty Classrooms |                                      | 5             |                  |              | 13               |            |           |
| Total Parking Spaces                    |                                      | 0             |                  |              | 0                |            |           |
| Total Outdoor Activity Spaces           |                                      | 4,430         |                  |              | 8,430            |            |           |



|                                         |        |
|-----------------------------------------|--------|
| Master Planned Total                    |        |
| Demolished Buildings Total SF           | 9,090  |
| New Constructed Buildings Total SF      | 29,190 |
| Major/Minor Modified Buildings Total SF | 0 / 0  |
| Remained Untouched Buildings Total SF   | 0      |



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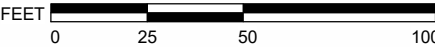


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Albany CC - Option 3 - 2nd Floor

A01.13.2

02/02/2026



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# 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:

