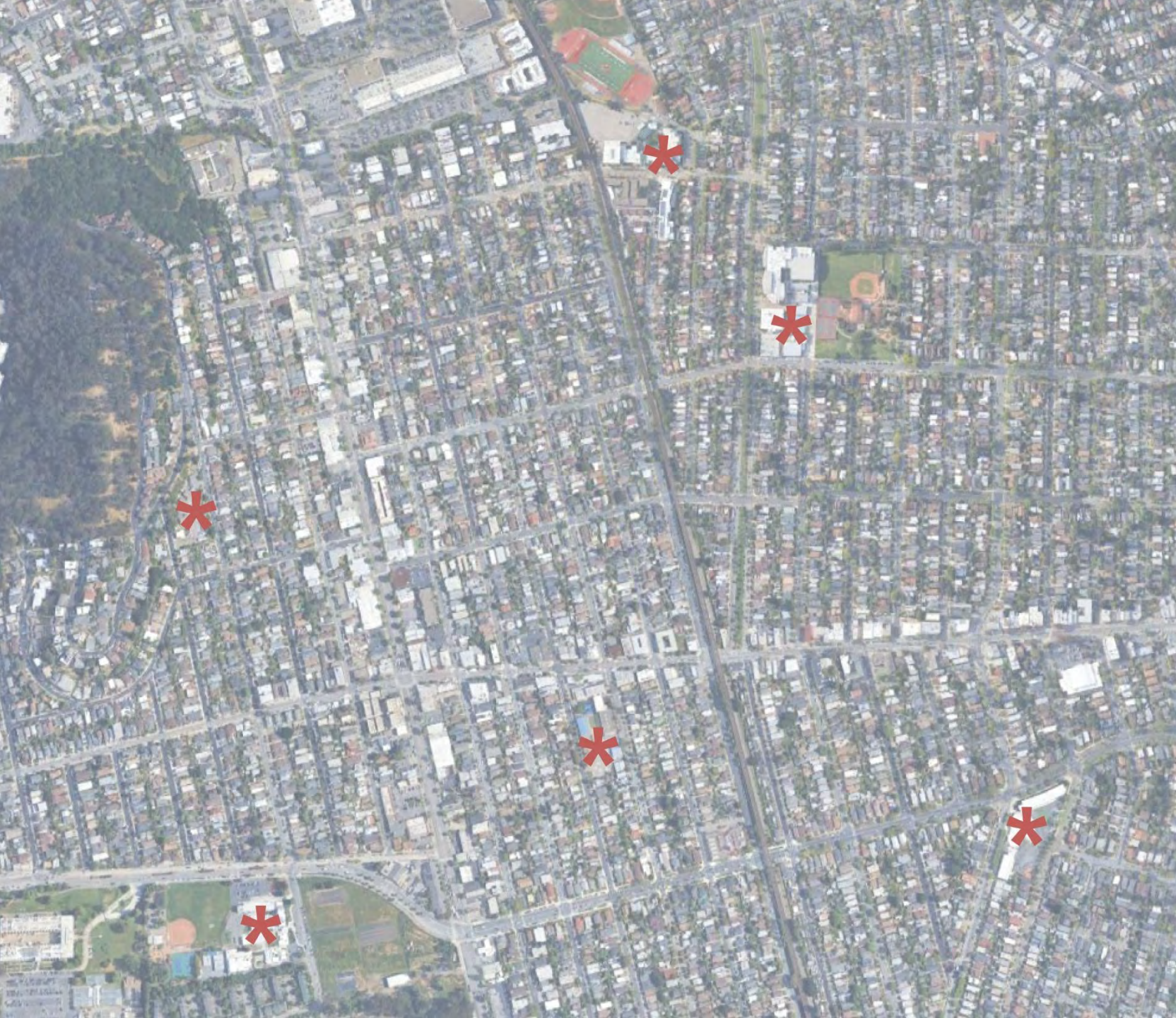


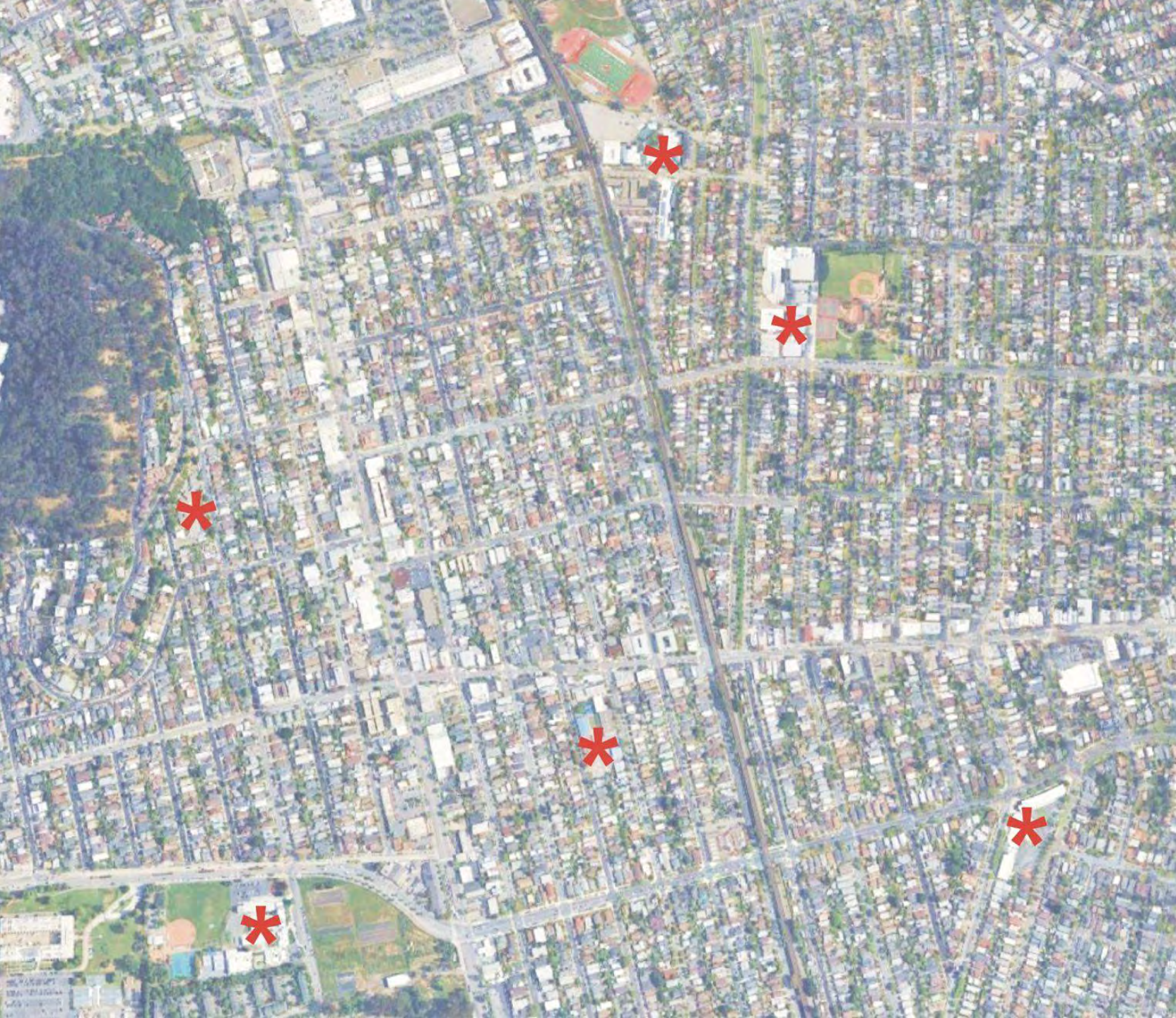


Albany Unified School
District

Facilities Master Plan Albany Middle School

March 11, 2026





What is a
Master Plan?



people

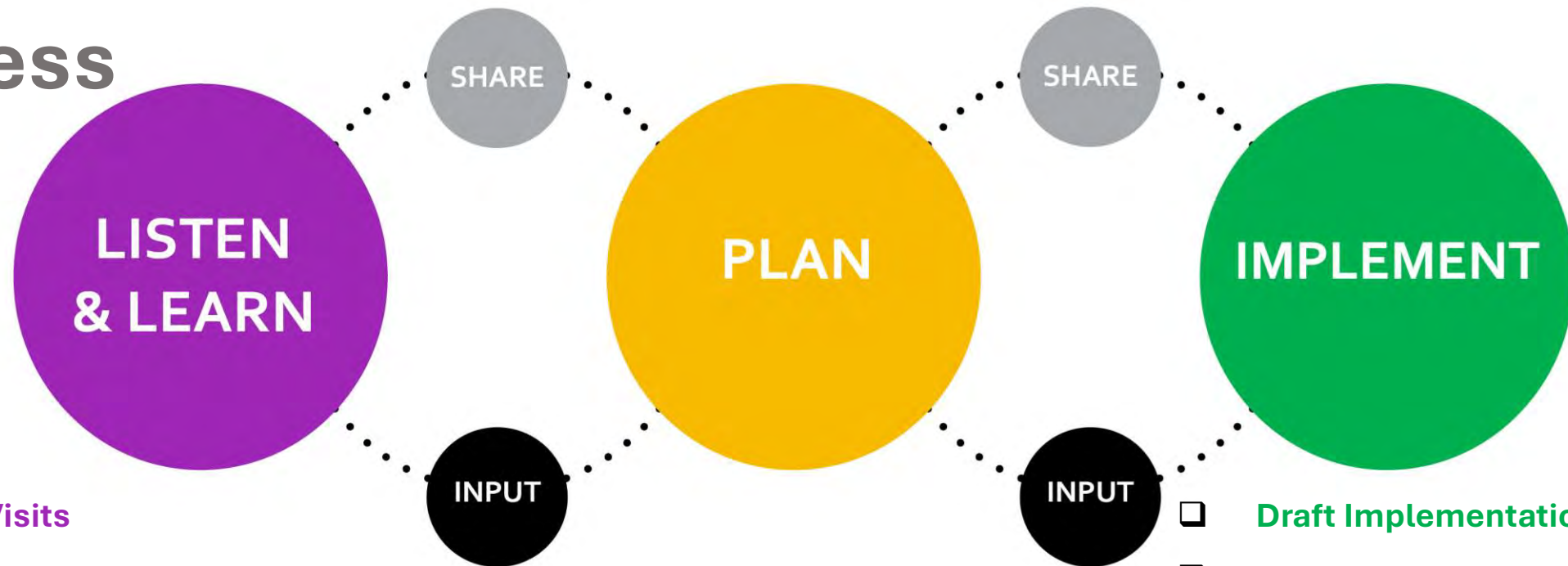


facilities



What is an
Implementation
Plan?

process



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

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

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

We want to hear from you!

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

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



Step 1. Learn about Current Conditions

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

Start here! >



Step 2. Prioritize the Guiding Principles.

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

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

Take the survey! >

Albany Unified School District Facilities Master Plan Website

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



ALBANY
UNIFIED SCHOOL DISTRICT



HKIT ARCHITECTS

The Albany USD Context

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

Albany Unified School
District

Facilities Master Plan



What we've heard so far:

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

Albany Unified School
District

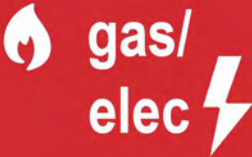
Facilities Master Plan





ADMIN (MAIN BLDG)	MPR
1,436 _{SF}	0 _{SF}

DRAFT

						
NUMBER OF STUDENTS	PROJECTION FOR POTENTIAL ENROLLMENT	NUMBER OF CLASSROOMS	NUMBER OF PORTABLES	DSA PROJECTS SINCE 1998	ENERGY USE INTENSITY (EUI)	HVAC
938	940+/-	43	1	\$26.1M	TBD	

ALBANY
MIDDLE SCHOOL

FIELD
RENOVATION

SPOKANE STREET

REMOVE
CARE TAKER'S
COTTAGE

STRENGTH:

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

STADIUM
IMPROVEMENTS

BRIGHTON AVENUE

- | | | | |
|--|--|---|--|
|  | ADD SCIENCE CLASSROOM |  | MAJOR MODERNIZATION: |
|  | FIELD RENOVATION, STADIUM IMPROVEMENTS & ACCESS |  | AT ART & MUSIC CLASSROOMS |
|  | EXTERIOR AREA AT ANNEX |  | UNDERSIZED KITCHEN & SERVERY AREA, NOT ENOUGH COVERED SPACE TO EAT |
|  | OVERALL CAMPUS SITE IMPROVEMENTS (FENCING, LIGHTING, PAVING) |  | ADDRESS ADMINISTRATION SIZE/ LAYOUT/ CONFIGURATION |
|  | STREET CROSSING TO ANNEX |  | MINOR MODERNIZATION + HVAC(?) + ENVELOPE + ROOFING: |
|  | PROVIDE COVERED AREA TO EAT |  | MAIN CLASSROOM BUILDING & GYM |

DRAFT

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.

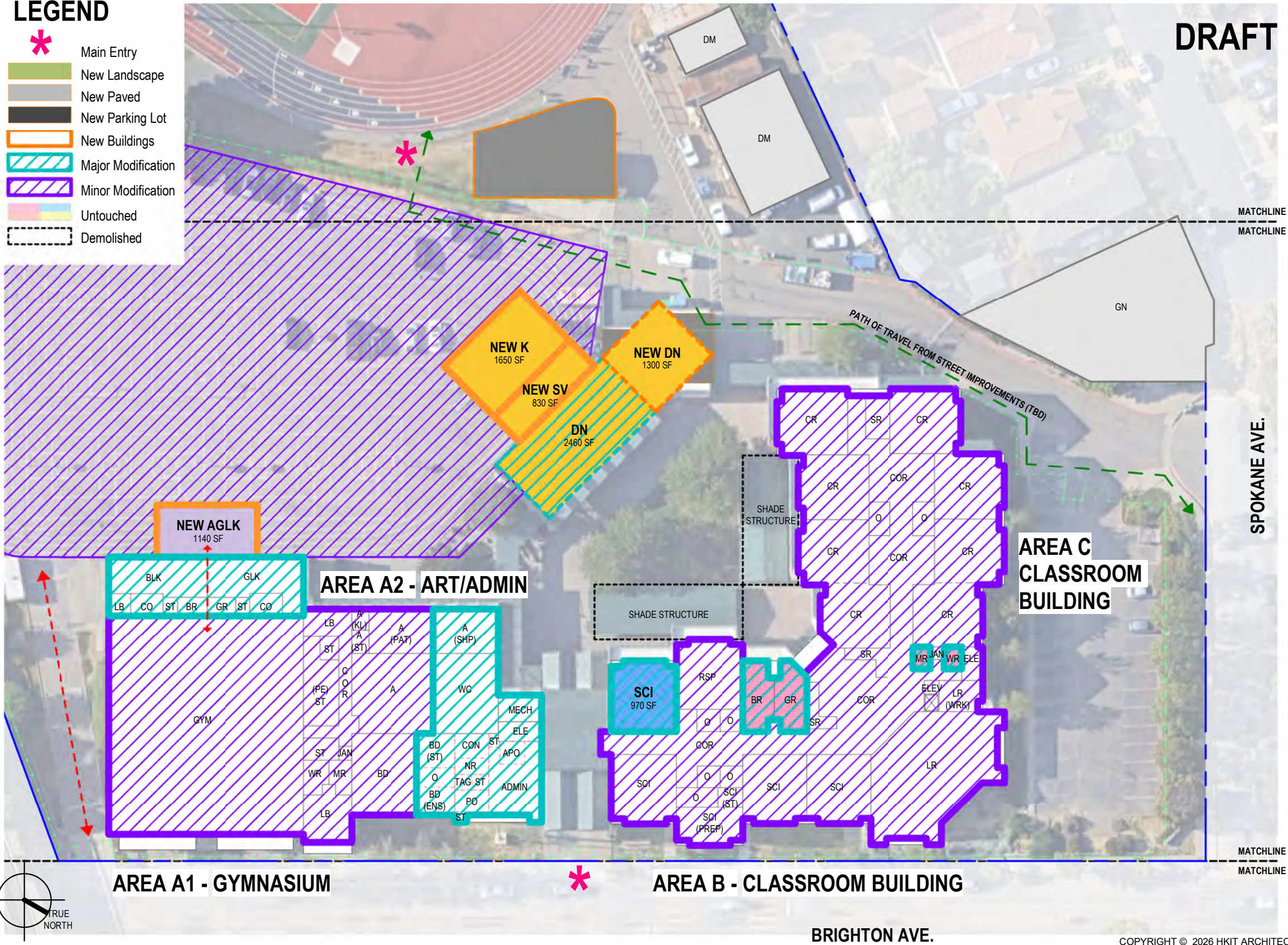
New Construction – For building and site features that are generally in poor to bad condition, with significant need, poorly located, programmatically outdated or undersized, difficult to or very costly to update, and at or near the end of their useful life, removal and replacement with new permanent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



LEGEND

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

DRAFT



OPTION 1:

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

PROGRAM - OPTION 1

CLASSROOMS		Exist.	SF	Exist.	SF
CR	Middle School Classrooms	16	15,340	20	19,240
Total		16	15,340	20	19,240
SPECIALTY CLASSROOMS		Exist.	SF	Exist.	SF
A	Arts Studio & Accessories	5	3,940	5	3,940
BD	Band Room & Accessories	3	1,680	3	1,680
SCI	Science Lab & Accessories	6	4,440	6	4,440
Total		14	8,990	14	8,990
GYMNASIUM		Exist.	SF	Exist.	SF
Total		4	12,100	4	12,100
LIBRARY		Exist.	SF	Exist.	SF
Total		2	3,150	2	3,150
OUTDOOR ACTIVITIES		Exist.	SF(Excd.)	Exist.	SF(Excd.)
Total		1	5,440	1	5,440
ASSEMBLY SPACES		Exist.	SF	Exist.	SF
Total		0	0	0	0
FOOD SERVICE		Exist.	SF	Exist.	SF
Total		4	4,950	4	6,930
ADMIN & STUDENT SUPPORT		Exist.	SF	Exist.	SF
Total		29	9,240	29	8,340
DA	District Administration	0	0	0	0
Total		0	0	0	0
SUPPORT SPACES		Exist.	SF	Exist.	SF
Total		30	15,890	30	15,890
RESTROOMS		Exist.	SF	Exist.	SF
Total		13	2,790	13	2,790
Total SF (Total for all Buildings)			78,160		79,240
Total Classrooms & Specialty Classrooms			30		34
Total Parking Spaces			31+1ADA		31+1ADA
Total Outdoor Activity Spaces			5,440		5,440

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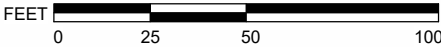


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Albany MS - Option 1

A01.41.1

03/06/2026



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

Master Planned Total	
Demolished Buildings Total SF	900
New Constructed Buildings Total SF	0
Major/Minor Modified Buildings Total SF	10,460 / 64,540
Remained Untouched Buildings Total SF	64,540

LEGEND

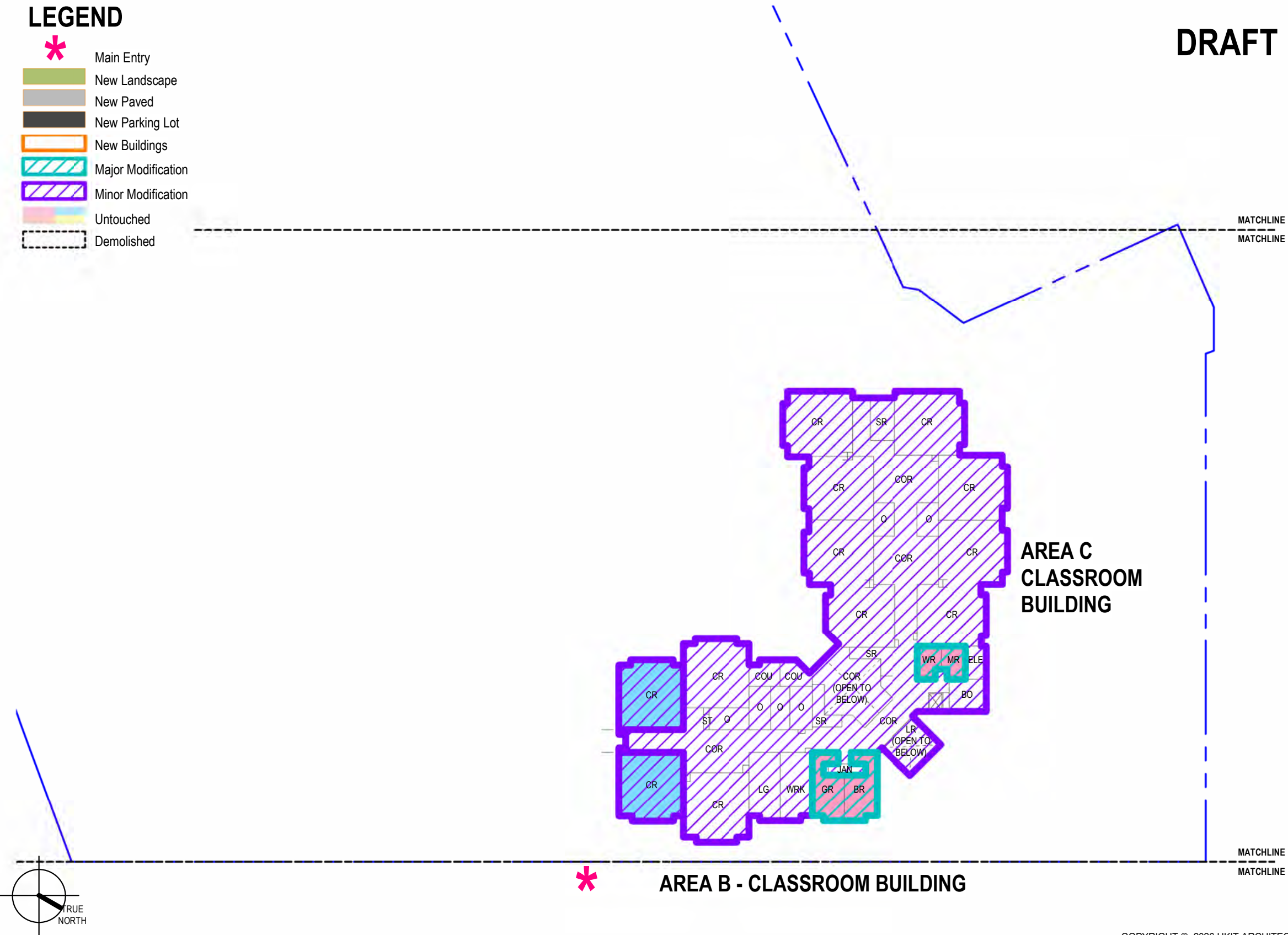
- Main Entry
- New Landscape
- New Paved
- New Parking Lot
- New Buildings
- Major Modification
- Minor Modification
- Untouched
- Demolished

DRAFT

PROGRAM - OPTION 1

CLASSROOMS		Exist.	SF	Exist.	SF
	CR Middle School Classrooms	16	15,340	20	19,240
	Total	16	15,340	20	19,240
SPECIALTY CLASSROOMS		Exist.	SF	Exist.	SF
	A Arts Studio & Accessories	5	3,940	5	3,940
	BD Band Room & Accessories	3	1,680	3	1,680
	SCI Science Lab & Accessories	6	4,440	6	4,440
	Total	14	8,990	14	8,990
GYMNASIUM		Exist.	SF	Exist.	SF
	Total	4	12,100	4	12,100
LIBRARY		Exist.	SF	Exist.	SF
	Total	2	3,150	2	3,150
OUTDOOR ACTIVITIES		Exist.	SF(Excd.)	Exist.	SF(Excd.)
	Total	1	5,440	1	5,440
ASSEMBLY SPACES		Exist.	SF	Exist.	SF
	Total	0	0	0	0
FOOD SERVICE		Exist.	SF	Exist.	SF
	Total	4	4,950	4	6,930
ADMIN & STUDENT SUPPORT		Exist.	SF	Exist.	SF
	Total	29	9,240	29	8,340
	DA District Administration	0	0	0	0
	Total	0	0	0	0
SUPPORT SPACES		Exist.	SF	Exist.	SF
	Total	30	15,890	30	15,890
RESTROOMS		Exist.	SF	Exist.	SF
	Total	13	2,790	13	2,790
Total SF (Total for all Buildings)			78,160		79,240
Total Classrooms & Specialty Classrooms			30		34
Total Parking Spaces			31+1ADA		31+1ADA
Total Outdoor Activity Spaces			5,440		5,440

Master Planned Total	
Demolished Buildings Total SF	900
New Constructed Buildings Total SF	0
Major/Minor Modified Buildings Total SF	10,460 / 64,540
Remained Untouched Buildings Total SF	64,540



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Albany MS - Option 1 - 2nd Floor

A01.41.2

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

OPTION 2:

- New central/scratch cooking kitchen & serverly
- Renovate & expand lunch shelter
- New all-gender locker room with direct access to gymnasium
- Major modernization of admin area
- Major modernization of restrooms in Areas B/C
- Minor modernization of gymnasium & classroom building
- Address exterior envelope & HVAC issues with stucco and water intrusion
- Renovation of existing classroom into science lab
- Remove Caretaker's Cottage & improve access to Cougar Field from campus & Spokane Ave
- Remove existing shade structures
- Site improvements to campus (lighting, paving, & fencing, especially along Ohlone Greenway)

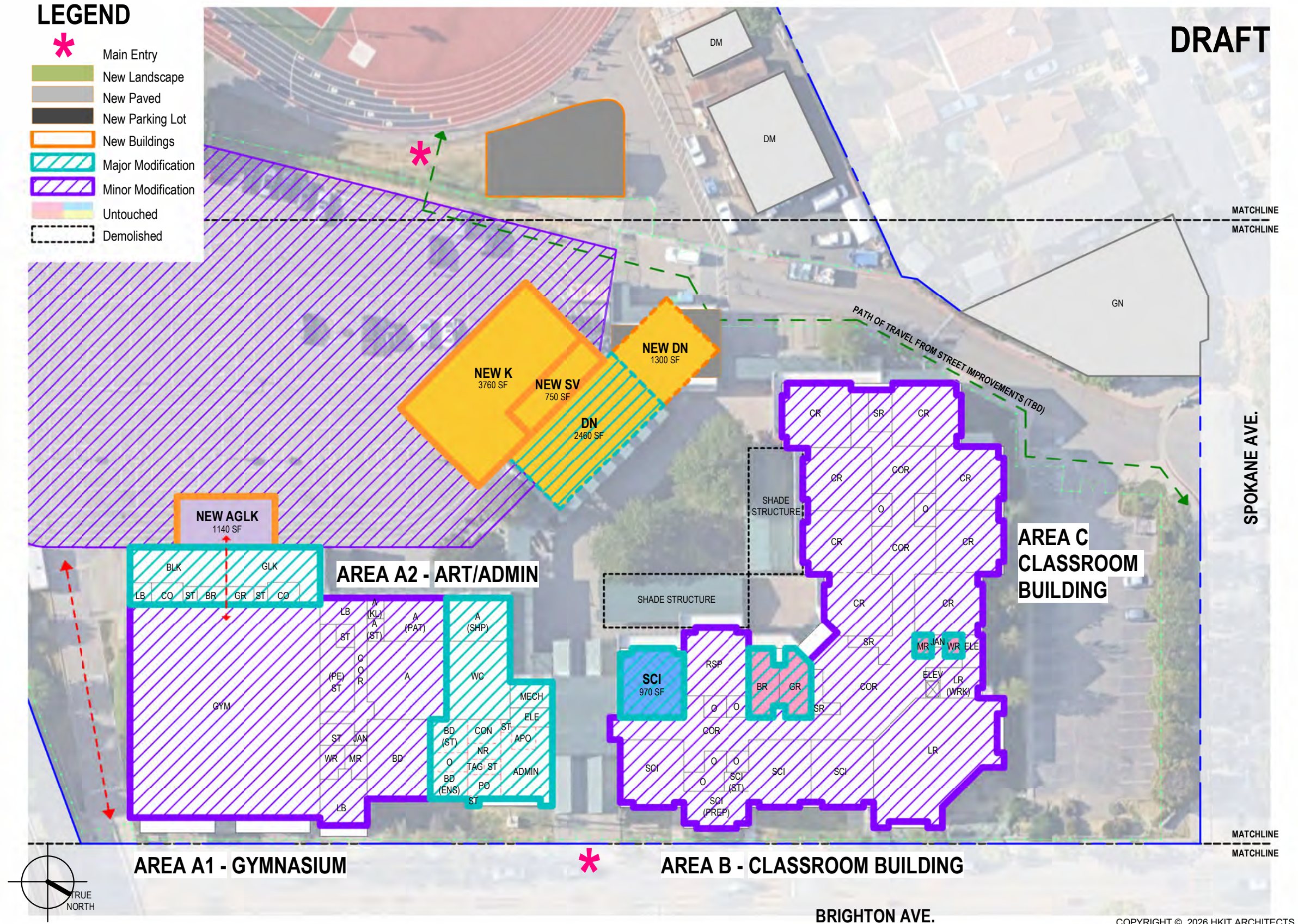
PROGRAM - 1ST FLOOR

	CLASSROOMS	<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF</u>
	Total	12	9,450	14	9,450
	SPECIALTY CLASSROOMS	<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF</u>
	Total	14	8,990	14	8,990
	GYMNASIUM	<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF</u>
	Total	4	12,100	4	12,100
	LIBRARY	<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF</u>
	Total	2	3,150	2	3,150
	OUTDOOR ACTIVITIES	<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF(Excd.)</u>
	Total	1	5,440	1	5,440
	ASSEMBLY SPACES	<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF</u>
	Total	0	0	0	0
	FOOD SERVICE	<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF</u>
	Total	4	4,950	3	7,400
	ADMIN & STUDENT SUPPORT	<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF</u>
	Total	18	6,450	18	5,550
	SUPPORT SPACES	<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF</u>
	Total	21	9,060	21	9,060
	RESTROOMS	<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF</u>
	Total	9	1,620	9	1,620

Total SF (Total for all Buildings)	55,770	57,320
---	---------------	---------------

PARKING SPACES

PARKING SPACES	<u>Reg.</u>	<u>ADA</u>	<u>EV</u>	<u>Reg.</u>	<u>ADA</u>	<u>EV</u>
South Parking Lot	31	1	0	31	1	0
Total						



Albany MS - Option 2

A01.42.1

03/06/2026

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LEGEND

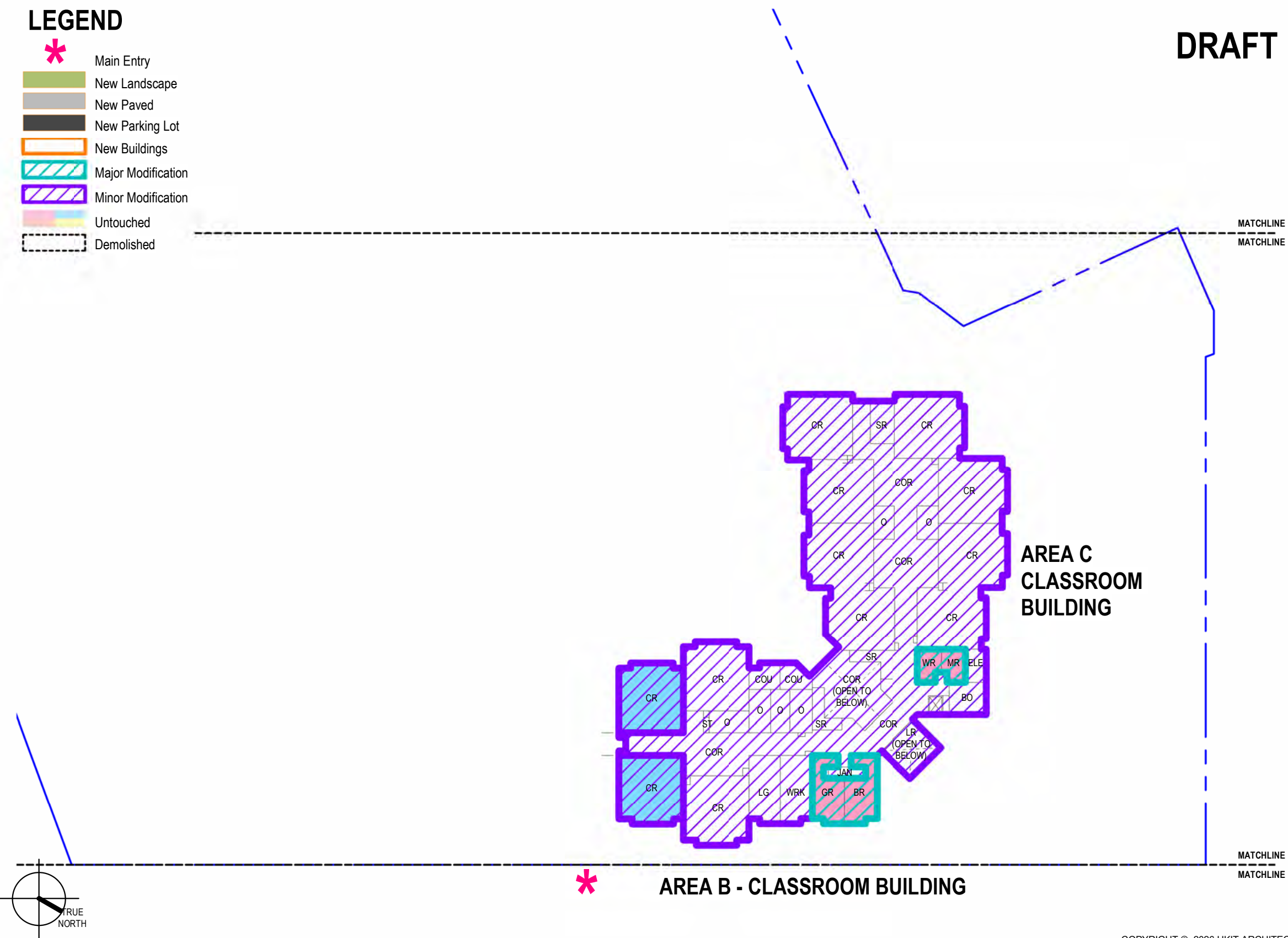
- Main Entry
- New Landscape
- New Paved
- New Parking Lot
- New Buildings
- Major Modification
- Minor Modification
- Untouched
- Demolished

DRAFT

PROGRAM - CAMPUS TOTAL

CLASSROOMS		Exist.	SF	Exist.	SF
CR	Middle School Classrooms	16	15,340	20	19,240
Total		16	15,340	20	19,240
SPECIALTY CLASSROOMS		Exist.	SF	Exist.	SF
A	Arts Studio & Accessories	6	3,940	5	3,940
BD	Band Room & Accessories	3	1,680	3	1,680
SCI	Science Lab & Accessories	6	4,440	6	4,440
Total		14	8,990	14	8,990
GYMNASIUM		Exist.	SF	Exist.	SF
Total		4	12,100	4	12,100
LIBRARY		Exist.	SF	Exist.	SF
Total		2	3,150	2	3,150
OUTDOOR ACTIVITIES		Exist.	SF(Excd.)	Exist.	SF(Excd.)
Total		1	5,440	1	5,440
ASSEMBLY SPACES		Exist.	SF	Exist.	SF
Total		0	0	0	0
FOOD SERVICE		Exist.	SF	Exist.	SF
Total		4	4,950	3	7,400
ADMIN & STUDENT SUPPORT		Exist.	SF	Exist.	SF
Total		29	9,240	29	8,240
DA	District Administration	0	0	0	0
Total		0	0	0	0
SUPPORT SPACES		Exist.	SF	Exist.	SF
Total		30	15,890	30	15,890
RESTROOMS		Exist.	SF	Exist.	SF
Total		13	2,790	13	2,790
Total SF (Total for all Buildings)			78,160		79,610
Total Classrooms & Specialty Classrooms			30		34
Total Parking Spaces			31+1ADA		31+1ADA
Total Outdoor Activity Spaces			5,440		5,440

Master Planned Total	
Demolished Buildings Total SF	5,850
New Constructed Buildings Total SF	7400
Major/Minor Modified Buildings Total SF	10,460 / 64,540
Remained Untouched Buildings Total SF	64,540



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Albany MS - Option 2 - 2nd Floor

A01.42.2

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LEGEND

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

DRAFT

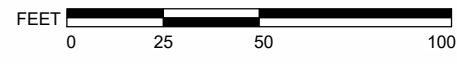
- FIELD:
- On-going maintenance & improvements to stadium
 - On-going improvements to baseball field including batting cages
 - Install all-weather turf at softball field & portion of practice field (optional installation at baseball field)

PROGRAM - FIELD

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

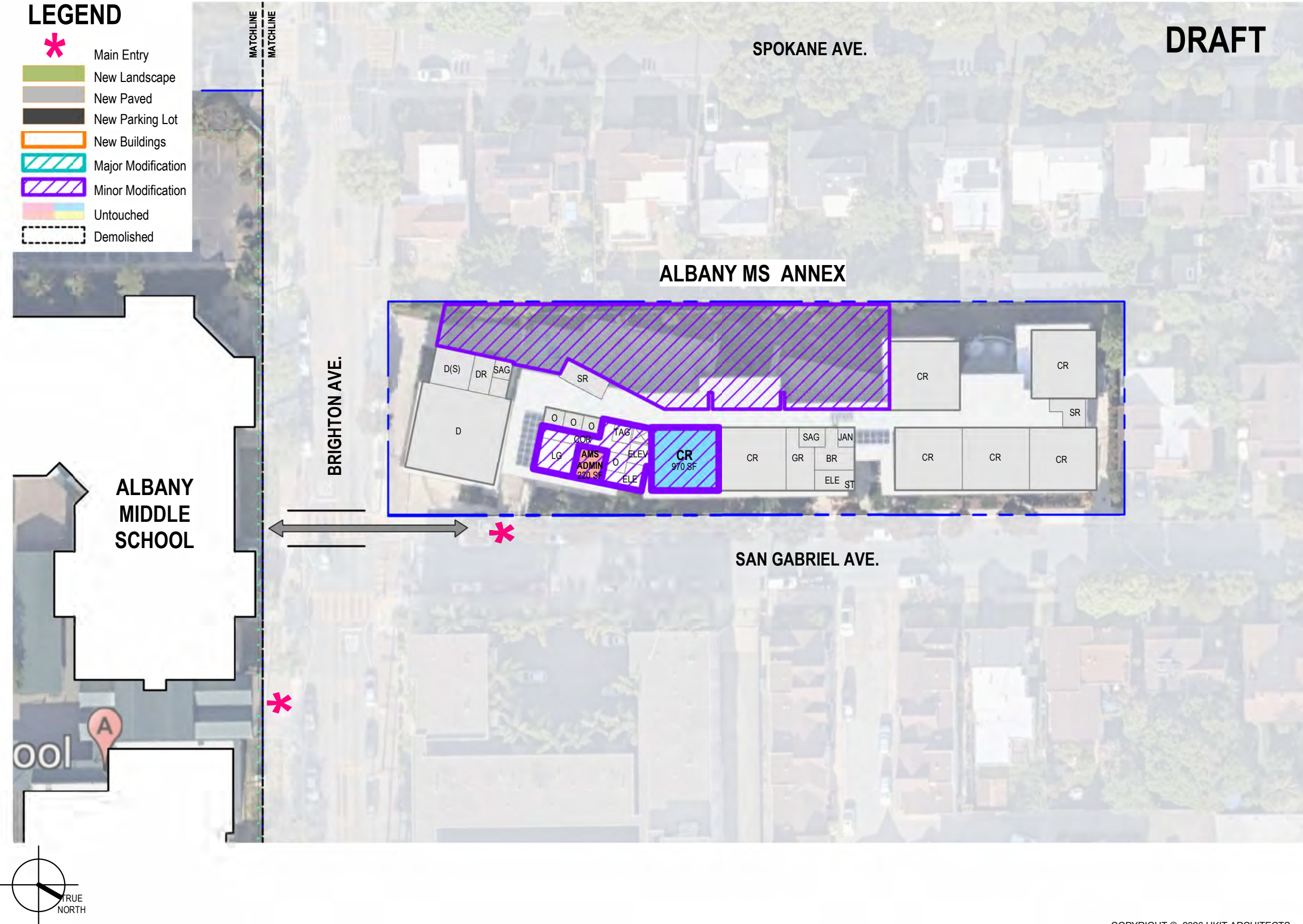


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LEGEND

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



DRAFT

- ANNEX:
- District sped. office renovated to AMS classroom
 - District admin space renovated to AMS admin
 - Improve street crossing between annex & main campus
 - Exterior space & site improvements

PROGRAM - ANNEX

CLASSROOMS		Exist.	SF	Prop.	SF
CR	Middle School Classrooms	11	10,900	12	11,900
Total		11	10,900	12	11,900
SPECIALTY CLASSROOMS		Exist.	SF	Prop.	SF
D	Drama & Drama Support	3	2,390	3	2,390
CS	Computer Lab	1	1,290	1	1,290
Total		4	3,680	4	3,680
GYMNASIUM		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		0	0	0	0
ASSEMBLY SPACES		Exist.	SF	Prop.	SF
Total		0	0	0	0
KITCHEN & DINING		Exist.	SF	Prop.	SF
Total		0	0	0	0
ADMIN & STUDENT SUPP.		Exist.	SF	Prop.	SF
Total		5	640	6	1,730
DA	District Administration	1	1,090	0	0
Total		6	1,730	6	1,730
SUPPORT SPACES		Exist.	SF	Prop.	SF
Total		19	5,590	19	5,590
RESTROOMS		Exist.	SF	Prop.	SF
Total		9	1,730	9	1,730

Total SF (Total for all Buildings)	23,770	23,770
Total Classrooms & Specialty Classrooms	15	16
Total Parking Spaces	0	0
Total Outdoor Activity Spaces	0	0

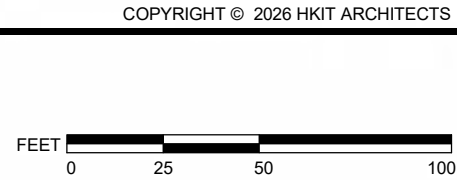
Master Planned Total	
Demolished Buildings Total SF	0
New Constructed Buildings Total SF	0
Major/Minor Modified Buildings Total SF	0 / 1,090
Remained Untouched Buildings Total SF	22,680

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Albany MS Annex
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03/06/2026

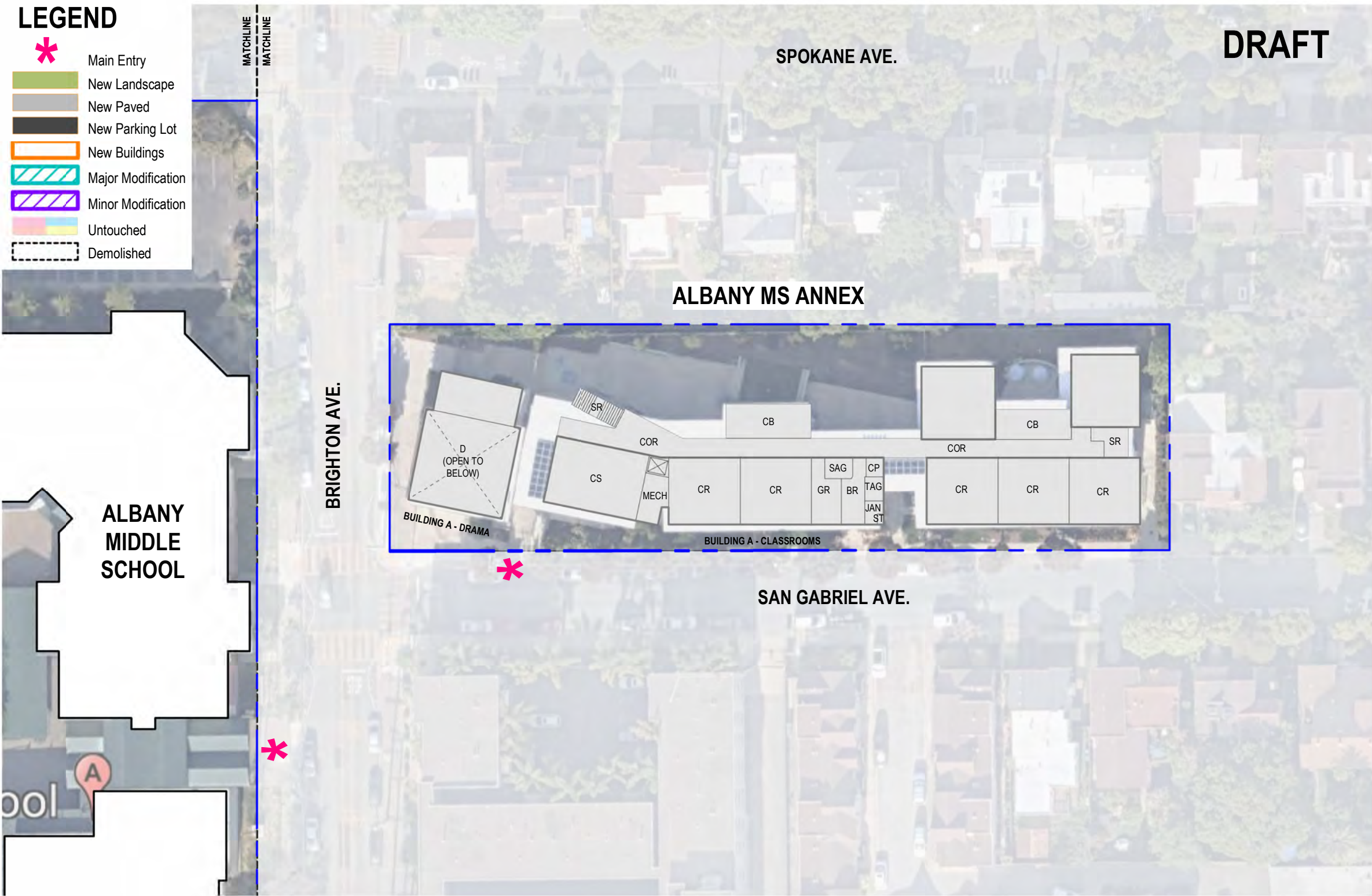


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1200 Solano Ave, Albany, CA 94706

LEGEND

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



DRAFT

PROGRAM - ANNEX

CLASSROOMS		<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF</u>
CR	Middle School Classrooms	11	10,900	12	11,900
Total		11	10,900	12	11,900
SPECIALTY CLASSROOMS		<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF</u>
D	Drama & Drama Support	3	2,390	3	2,390
CS	Computer Lab	1	1,290	1	1,290
Total		4	3,680	4	3,680
GYMNASIUM		<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		0	0	0	0
ASSEMBLY SPACES		<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF</u>
Total		0	0	0	0
KITCHEN & DINING		<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF</u>
Total		0	0	0	0
ADMIN & STUDENT SUPP.		<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF</u>
Total		5	640	6	1,730
DA	District Administration	1	1,090	0	0
Total		6	1,730	6	1,730
SUPPORT SPACES		<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF</u>
Total		19	5,590	19	5,590
RESTROOMS		<u>Exist.</u>	<u>SF</u>	<u>Prop.</u>	<u>SF</u>
Total		9	1,730	9	1,730
Total SF (Total for all Buildings)			23,770	23,770	
Total Classrooms & Specialty Classrooms			15	16	
Total Parking Spaces			0	0	
Total Outdoor Activity Spaces			0	0	

Master Planned Total	
Demolished Buildings Total SF	0
New Constructed Buildings Total SF	0
Major/Minor Modified Buildings Total SF	0 / 1,090
Remained Untouched Buildings Total SF	22,680

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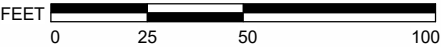


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Albany MS Annex - 2nd Floor

A01.40a.2

03/06/2026



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

Next Steps

Project team:

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

Community:

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

Albany Unified School
District

Facilities Master Plan website:



Thank you!

Stay connected:

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

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