

PBK K-12

Facilities Master Plan

BELLFLOWER UNIFIED SCHOOL DISTRICT ■ BOARD PRESENTATION ■ FEBRUARY 19, 2026



Joshua Jackson AICP
Director of Planning, Principal



Madison Stout
Planning Project Manager

AGENDA

- What is a Facilities Master Plan?
- Process and Progress
- Stakeholder Engagement
- Trends and Best Practices
- Next Steps
- Discussion

WHAT IS A FACILITIES MASTER PLAN?

01 Modernizations & Improvements

Modernizing aging facilities and improving deficient buildings (ADA, Seismic, indoor environmental quality, etc…)

02 Alignment of Physical Spaces & Program

Constructing or modifying buildings to align with demographic enrollment projections, pedagogy, program and school community needs

03 Optimize Operations

Investing in facilities to improve operations, such as food systems, energy efficiency, and or transportation

PROCESS

Facility Needs Assessment



Enrollment & Demographics



Educational Adequacy



Community Input



Priorities & Values

Facilities Master Plan

G.O. Bond

State Funding

District Reconfiguration

Strategic Initiatives

Other actions

WHAT IS A FACILITIES MASTER PLAN?

1. Data Collection

Existing Facilities Data

2. Evaluation Process

Objectives, Expectations, Drivers, and Outcomes

3. Facility Conditions Assessment

Campus Interviews, On-Site Investigations, Cost Estimate

4. Analyze and Develop Concept Plans

Analyze Data/ Identify Adequacy & Deficiencies, Master Planning

5. Integrated Master Plan

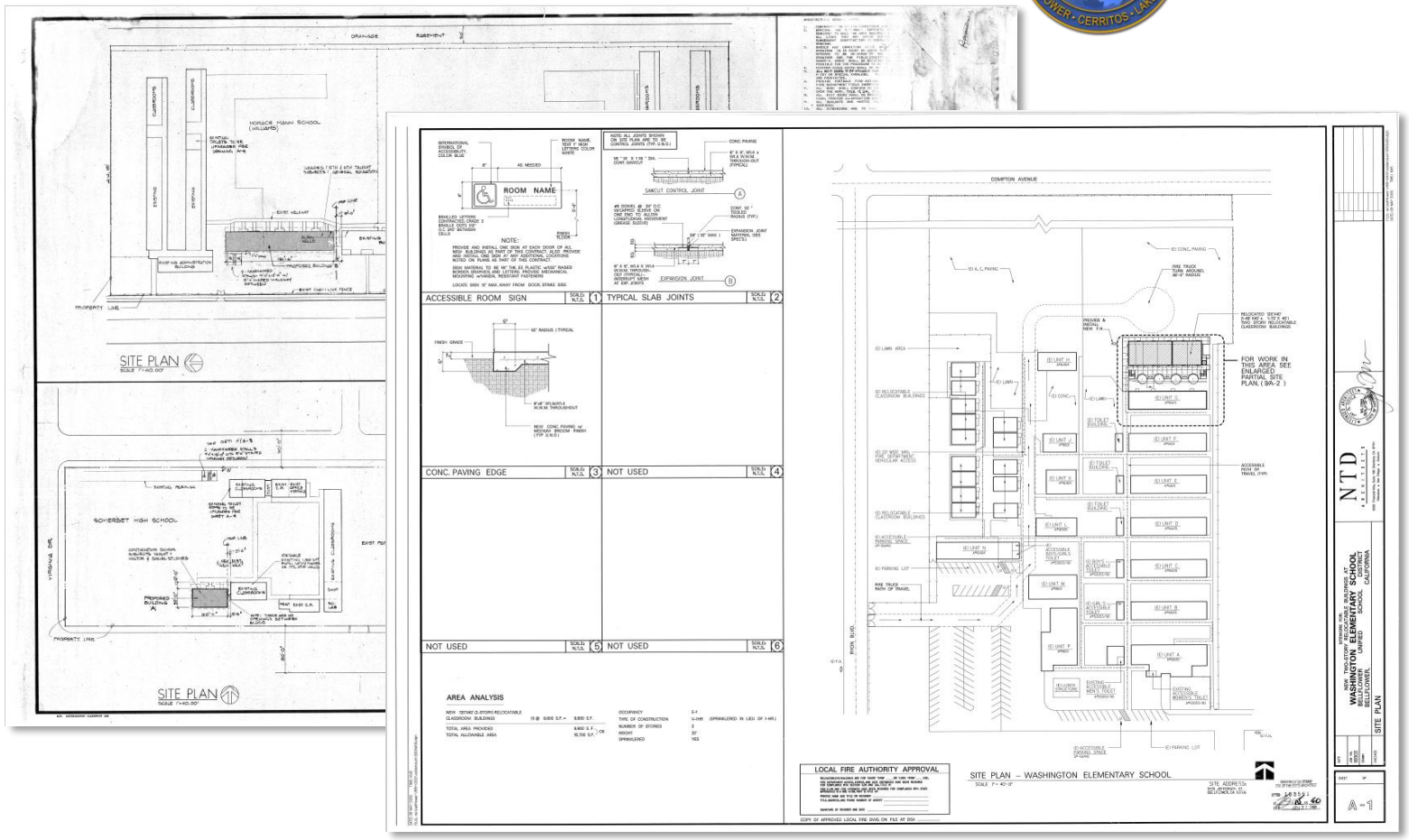
Prioritize Implementation

Community Outreach

APPROACH

EXISTING DATA

- Building Systems
- Structural Reports
- Maintenance & Operations Records
- Deferred Maintenance
- Climate and Geography
- Integrate all data into Digital Database

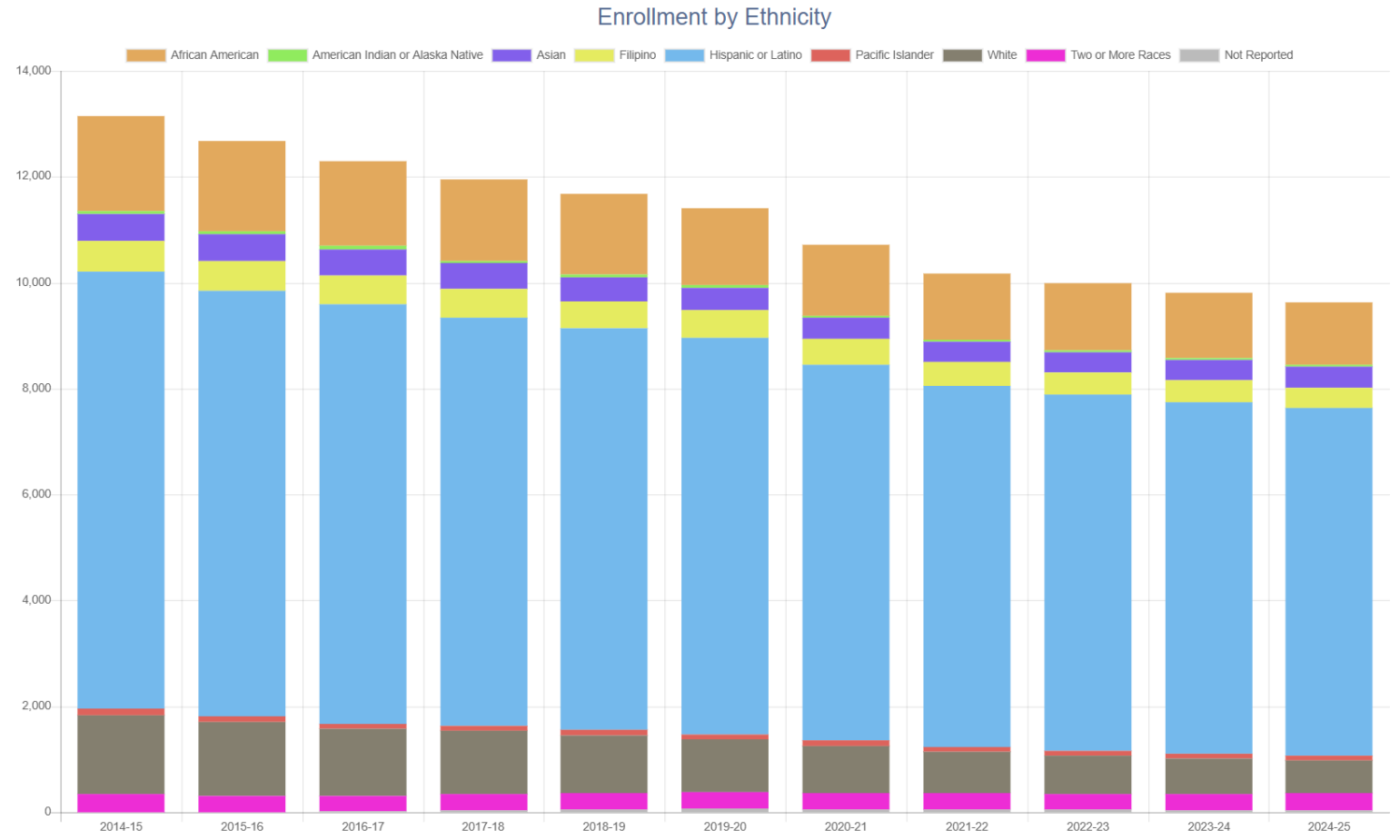


1. **Data Collection**
2. **Evaluation Process**
3. **Facility Assessments**
4. **Analyze and Development**
5. **Implementation Plan**

APPROACH

EVALUATION

- Program Needs Matrix
- District Vision + Mission
- Enrollment Projections
- Capacity
- Utilization

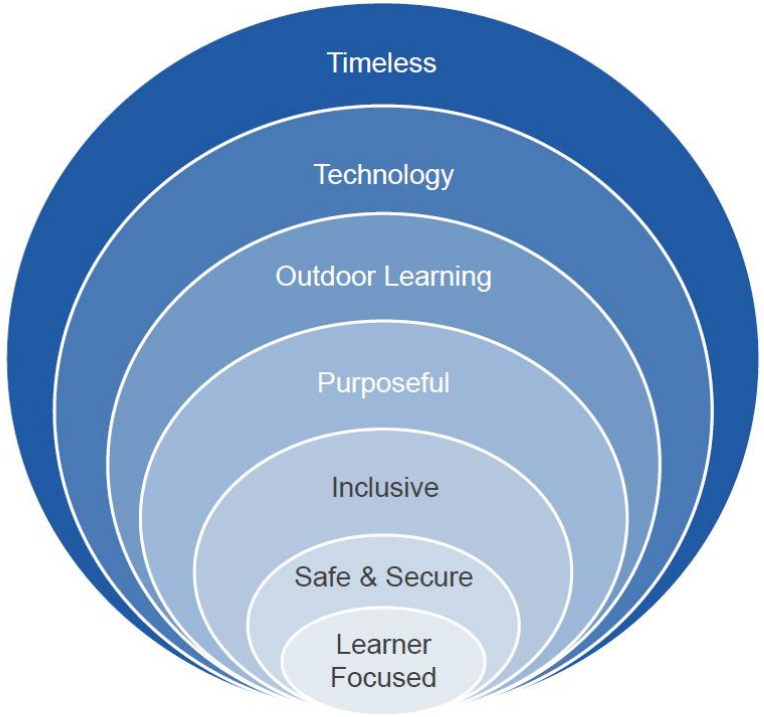


1. Data Collection
2. Evaluation Process
3. Facility Assessments
4. Analyze and Development
5. Implementation Plan

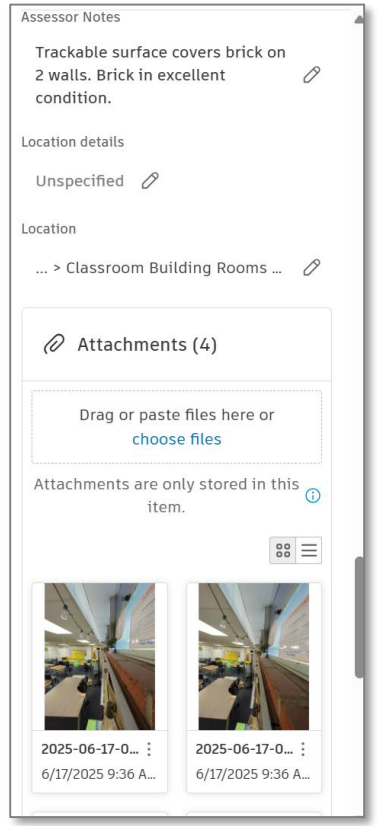
APPROACH

CAMPUS INTERVIEWS & ON-SITE INVESTIGATIONS

- Stakeholder Interviews
- Tabletop Reviews
- On-Site Assessments
- Local Coordination









APPROACH

ANALYZE DATA / IDENTIFY ADEQUACY & DEFICIENCIES

- Educational Program Suitability
- Safety & Security
- Technology Guidelines
- Energy Savings Opportunities
- Develop Scopes of Work



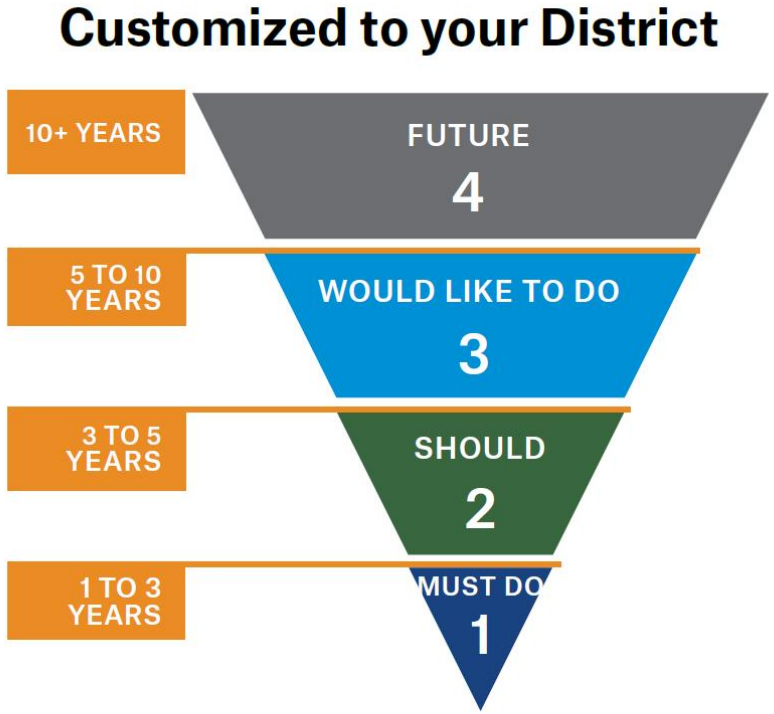
Example image: not a BUSD site

1. Data Collection
2. Evaluation Process
3. Facility Assessments
4. Analyze and Development
5. Implementation Plan

APPROACH

INTEGRATED FACILITIES MASTER PLAN

- Cost Estimates
- Project Prioritization
- Cost Matrix
- Implementation Strategies



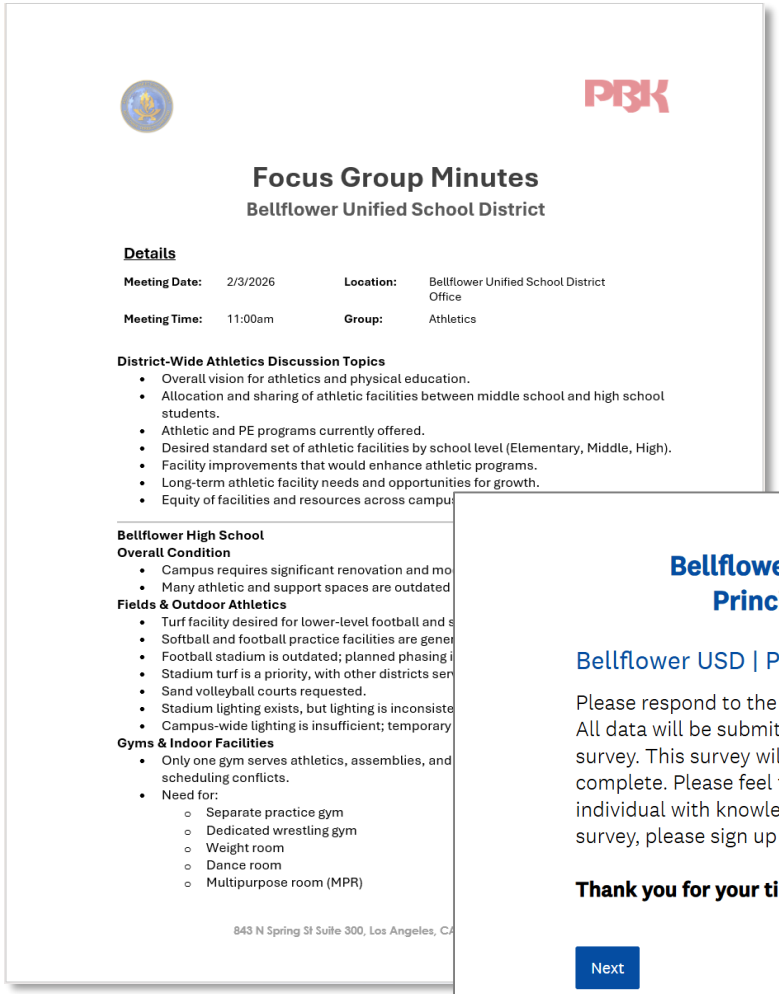


1. Data Collection
2. Evaluation Process
3. Facility Assessments
4. Analyze and Development
5. Implementation Plan

STAKEHOLDER ENGAGEMENT

Overview of Engagement Strategies

- Student Engagement Sessions
- PTA Council/Community Meetings
- Principal and Site Administrator Questionnaires/Interviews
- Leadership Focus Groups
- Online Survey



Focus Group Minutes

Bellflower Unified School District

Details

Meeting Date:	2/3/2026	**Location:**	Bellflower Unified School District Office
Meeting Time:	11:00am	**Group:**	Athletics

District-Wide Athletics Discussion Topics

- Overall vision for athletics and physical education.
- Allocation and sharing of athletic facilities between middle school and high school students.
- Athletic and PE programs currently offered.
- Desired standard set of athletic facilities by school level (Elementary, Middle, High).
- Facility improvements that would enhance athletic programs.
- Long-term athletic facility needs and opportunities for growth.
- Equity of facilities and resources across campu

Bellflower High School

Overall Condition

- Campus requires significant renovation and mo
- Many athletic and support spaces are outdated

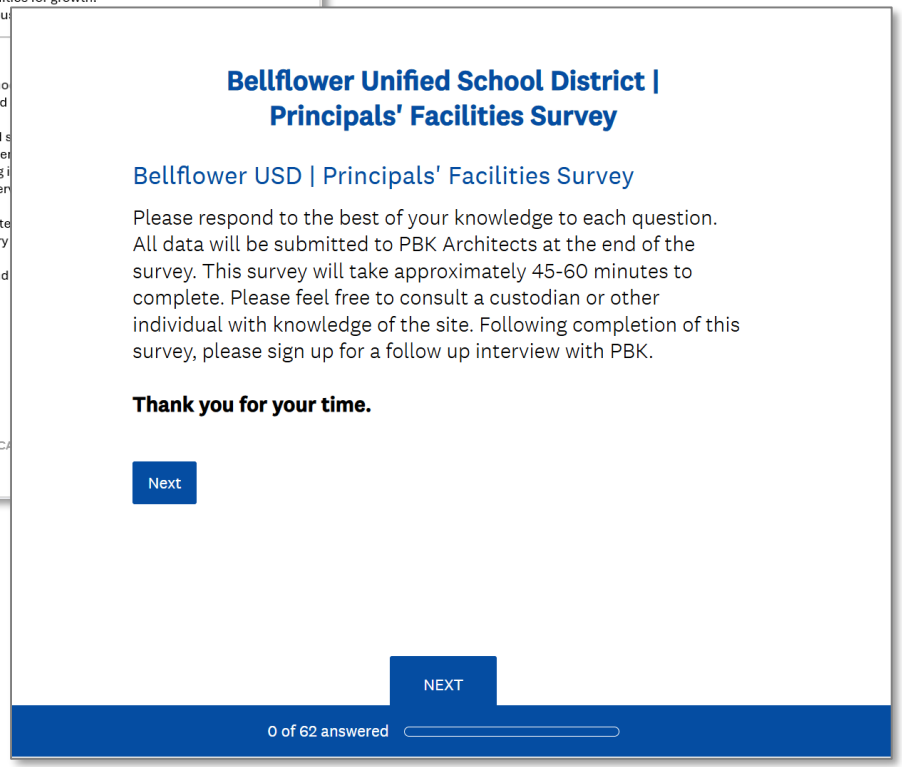
Fields & Outdoor Athletics

- Turf facility desired for lower-level football and s
- Softball and football practice facilities are gener
- Football stadium is outdated; planned phasing i
- Stadium turf is a priority, with other districts ser
- Sand volleyball courts requested.
- Stadium lighting exists, but lighting is inconsiste
- Campus-wide lighting is insufficient; temporary

Gyms & Indoor Facilities

- Only one gym serves athletics, assemblies, and scheduling conflicts.
- Need for:
  - Separate practice gym
  - Dedicated wrestling gym
  - Weight room
  - Dance room
  - Multipurpose room (MPR)

843 N Spring St Suite 300, Los Angeles, CA



Bellflower Unified School District | Principals' Facilities Survey

Bellflower USD | Principals' Facilities Survey

Please respond to the best of your knowledge to each question. All data will be submitted to PBK Architects at the end of the survey. This survey will take approximately 45-60 minutes to complete. Please feel free to consult a custodian or other individual with knowledge of the site. Following completion of this survey, please sign up for a follow up interview with PBK.

Thank you for your time.

Next

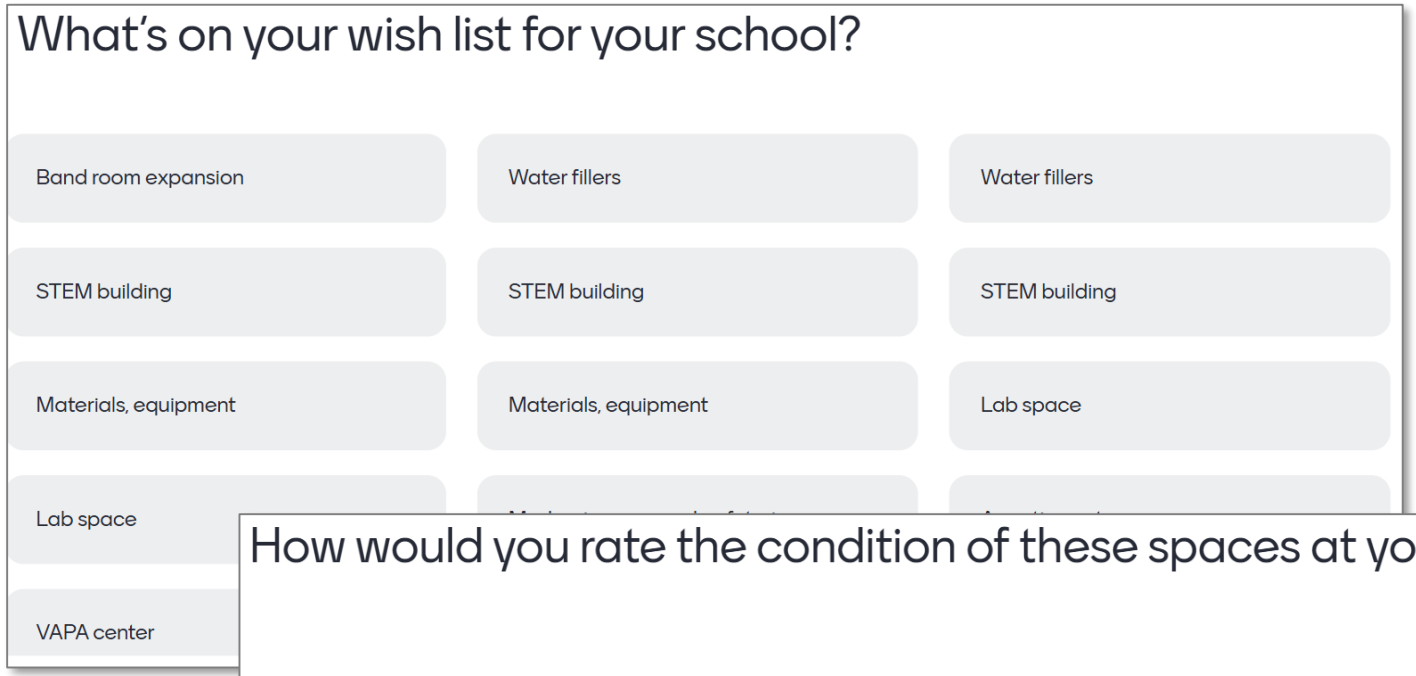
NEXT

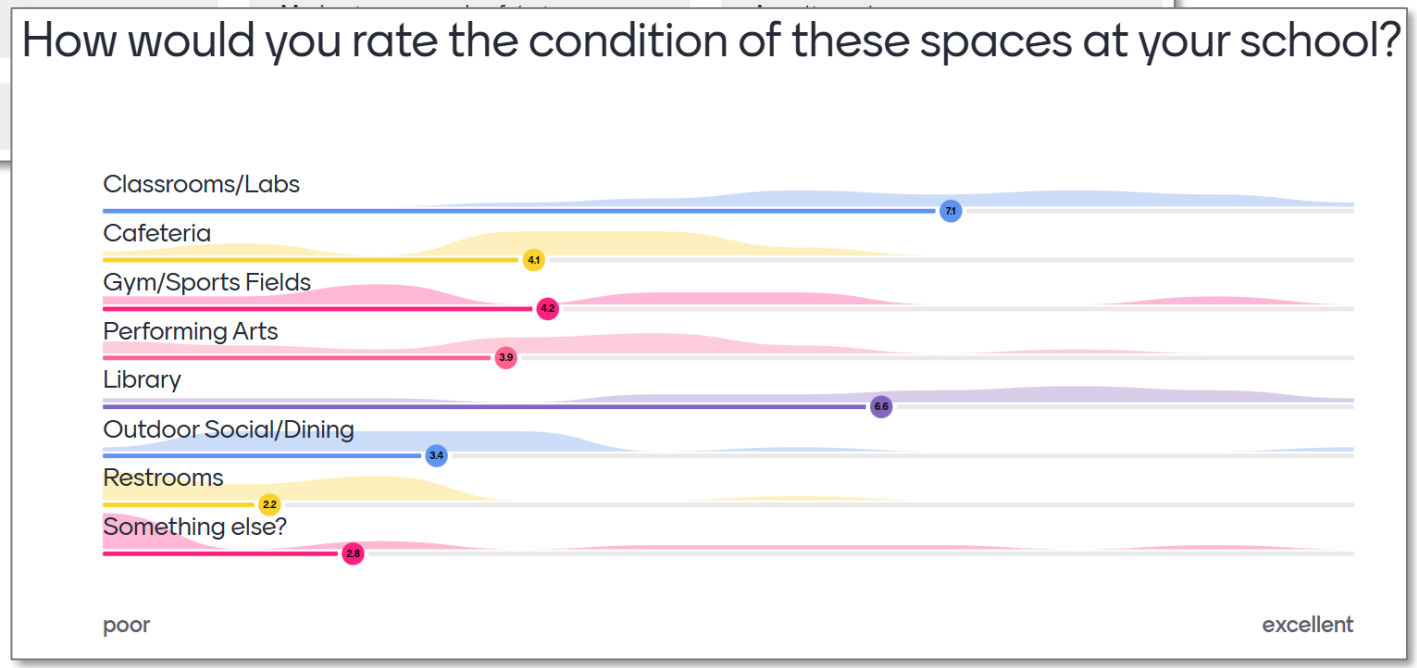
0 of 62 answered

STAKEHOLDER ENGAGEMENT

Student Engagement: Key Takeaways

- Modernized learning spaces – flexible and welcoming
- Many concerns about restrooms and water fillers
- Equity for resources and spaces across school sites

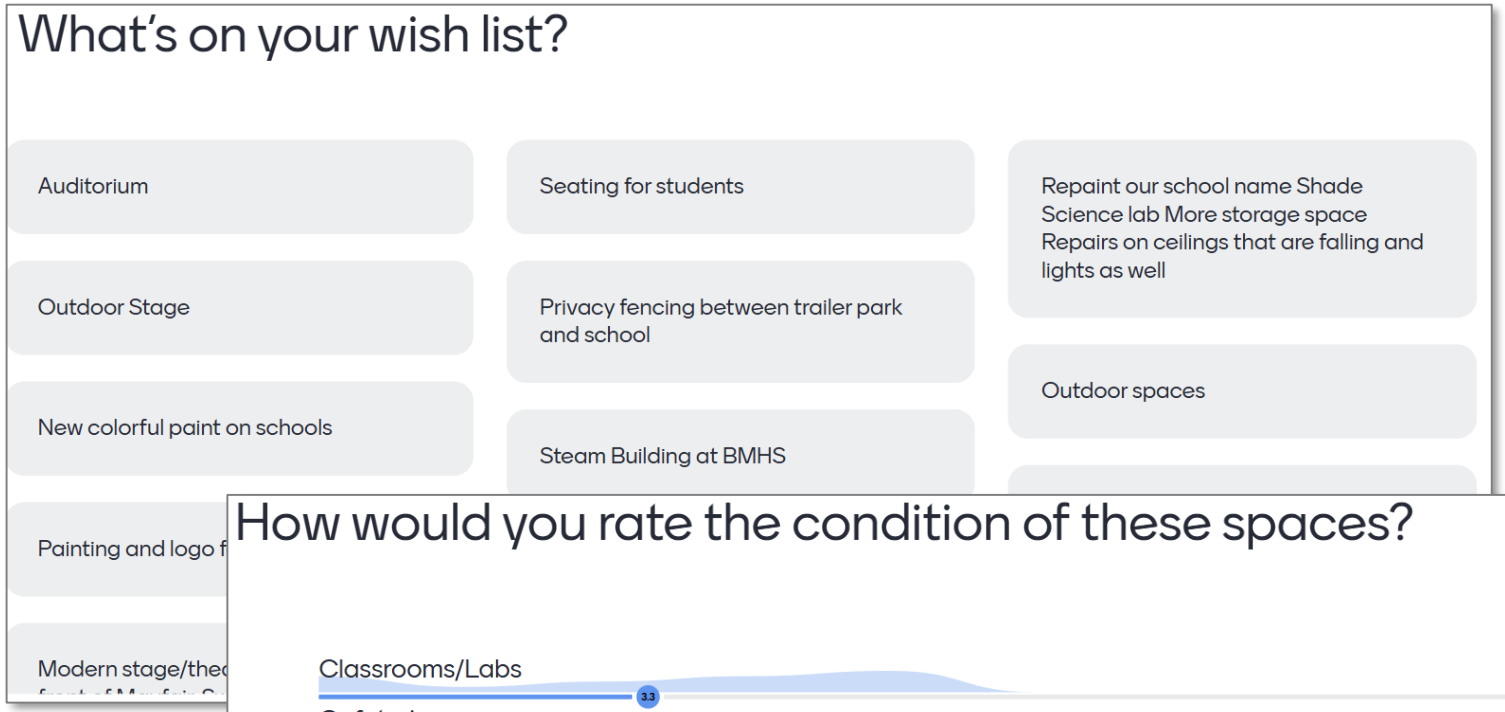


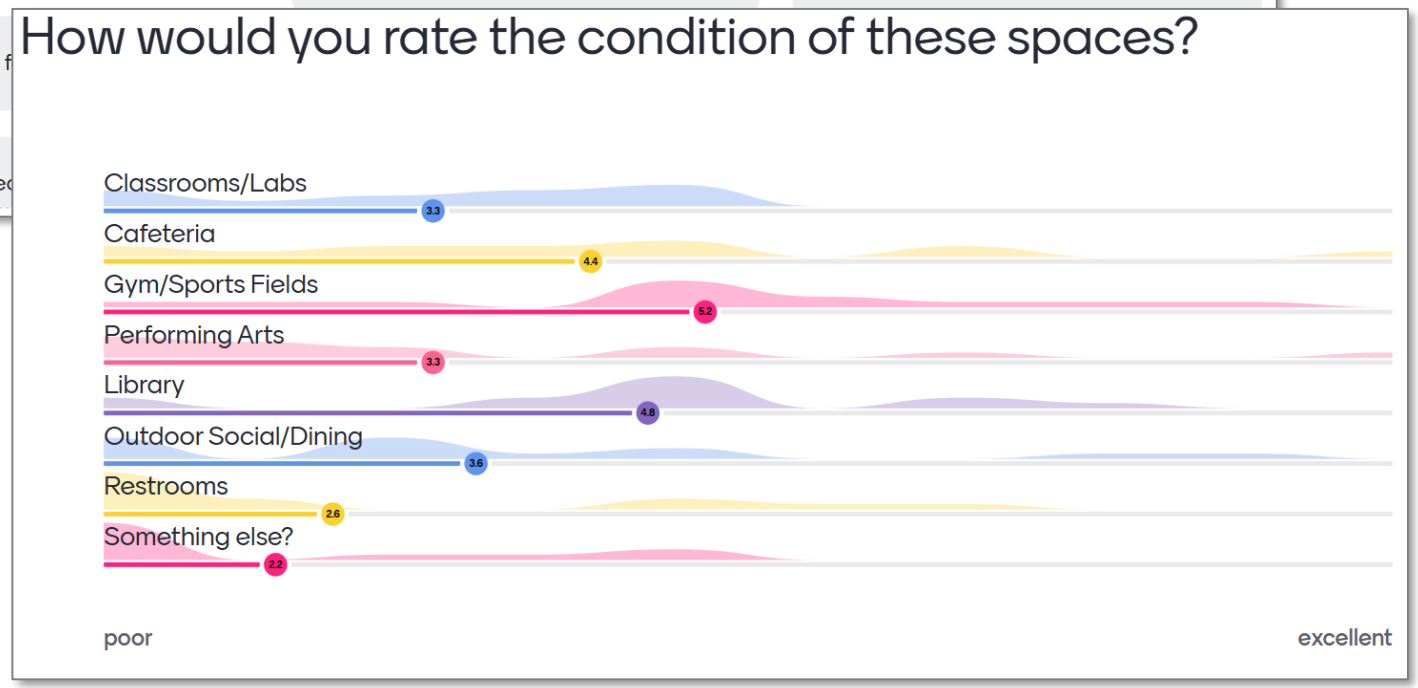


STAKEHOLDER ENGAGEMENT

PTA Council Meeting: Key Takeaways

- Modernized learning spaces – flexible and welcoming
- Many concerns about restrooms
- Equity for resources and spaces across school sites
- *PTA input echoes students' feedback*

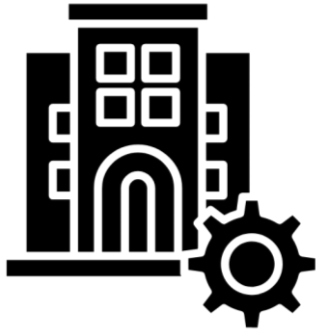




STAKEHOLDER ENGAGEMENT

School Principals & Site Administrators

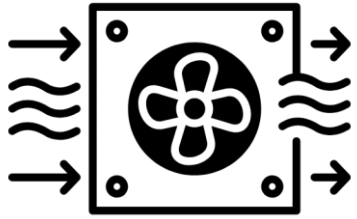
- Detailed questionnaire
- Interview and discussion
- Detailed, site-specific information



Infrastructure Modernization



Campus Improvements (including paving, lighting, & shading)



Air Conditioning

STAKEHOLDER ENGAGEMENT

Leadership Focus Groups

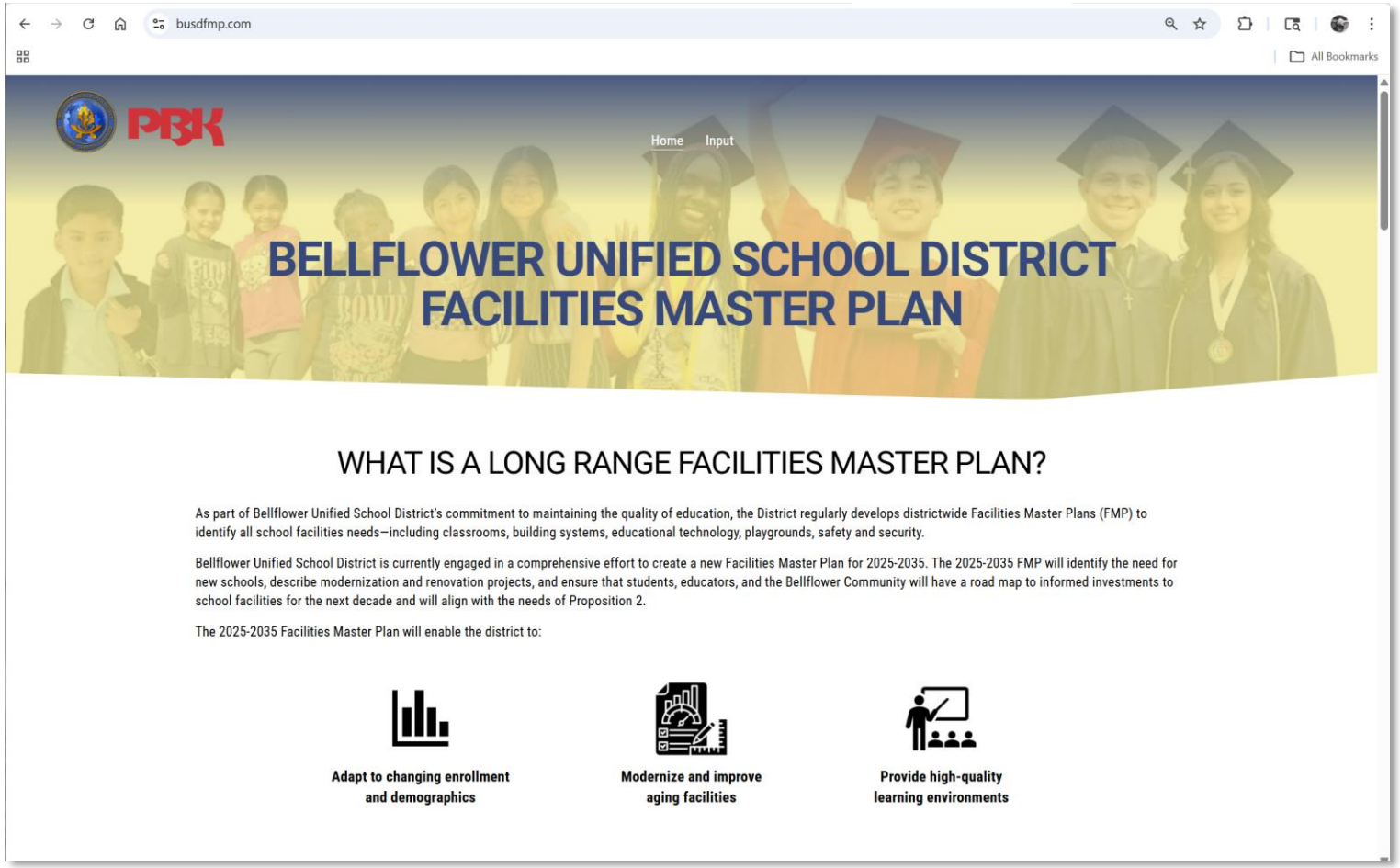
6 meetings including leadership from:

- Superintendent and Cabinet
- Educational Services
- Special Education
- Student Services
- Business Services
- Facility Maintenance & Operations
- Nutrition Services
- Central Administration
- Information Technology
- Transportation
- CSEA & BTA Unions

Selected Key Takeaways:

- Improvements to **restrooms** a district-wide priority
- **Diverse range of program offerings** with related facility needs
- **Cabling and utility** updates needed at school sites
- Infrastructure updates needed for **bus fleet electrification**
- Additional **science labs** needed

ADDITIONAL INFORMATON AND INPUT



- BUSDFMP.com
- Project info and event info
- Survey for school-specific feedback

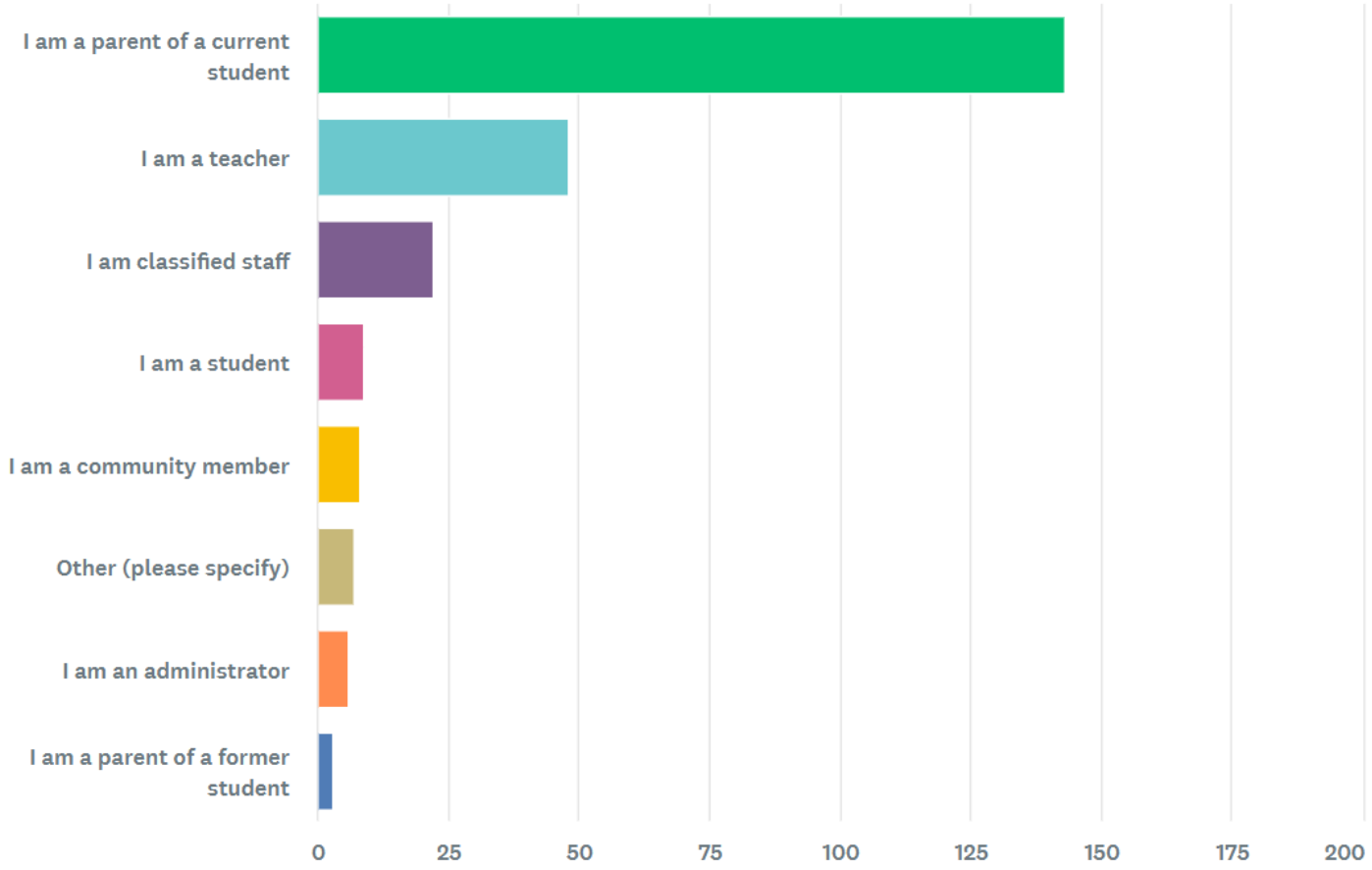
STAKEHOLDER ENGAGEMENT

Online Community Survey

- 228 total responses as of Feb 10th

Which of the following most accurately describes your status within Bellflower Unified School District?

Answered: 222 Skipped: 6



STAKEHOLDER ENGAGEMENT

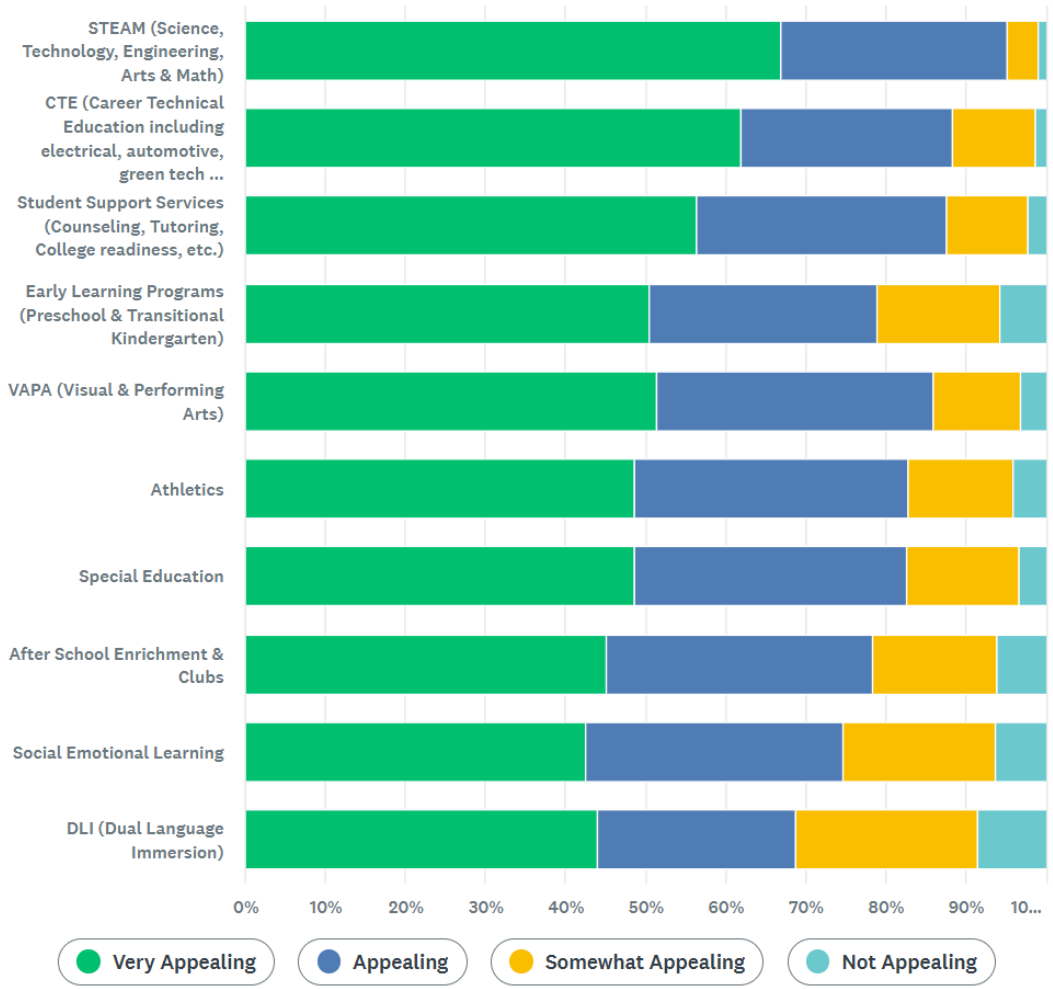
Online Community Survey: Q4

- STEAM programs cited as most appealing
- CTE and Student Support Services also scored high

> "It would be nice to have an actual space for music and choir performances."
>
> *Response from Mayfair MS/HS*

We want to understand which programs are most appealing to the community. Please rate the importance of investing facilities for the following programs:

Answered: 227 Skipped: 1



STAKEHOLDER ENGAGEMENT

Online Community Survey: Q6 & Q7

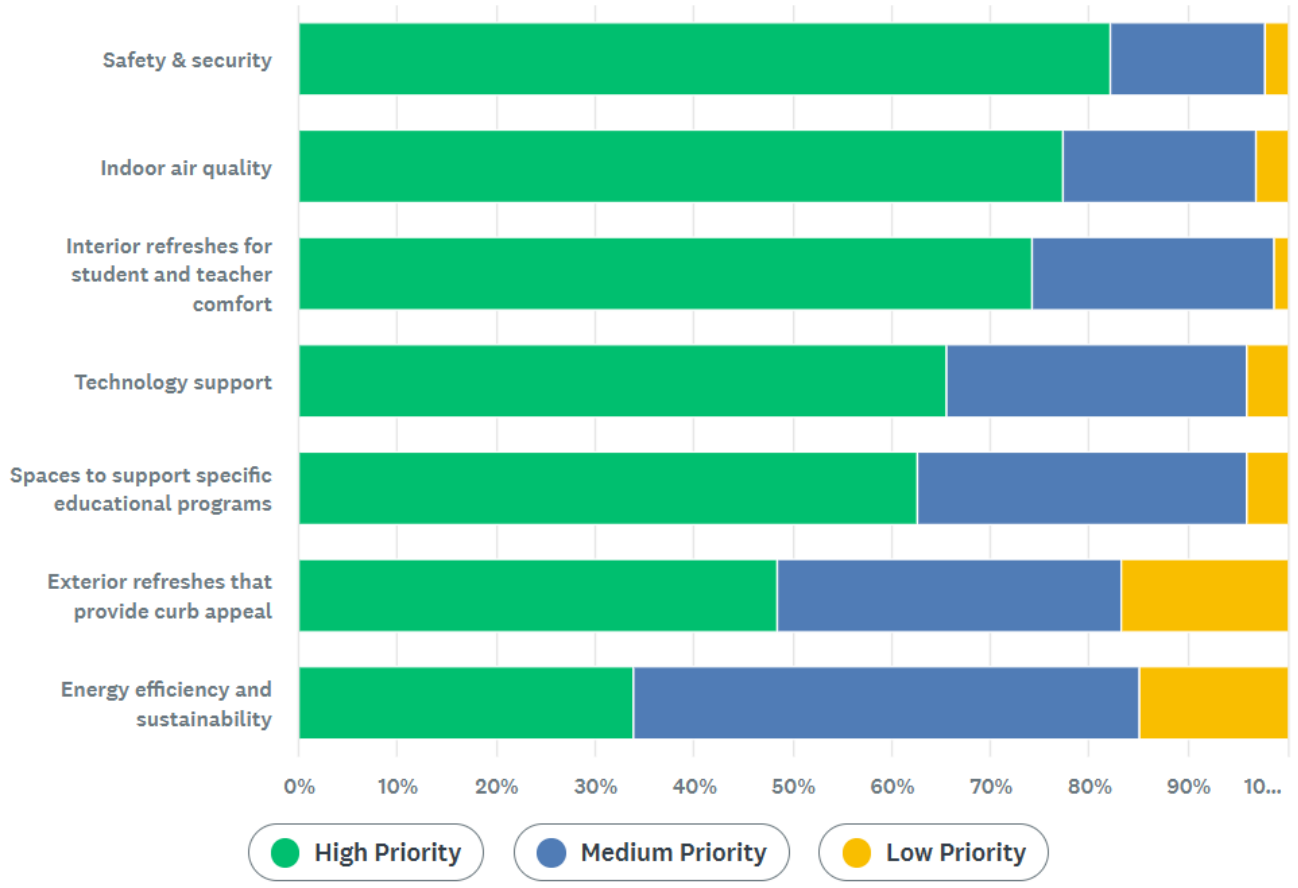
- Safety & Security was cited as highest priority for upgrades

"A color update could make a big impact. The beige has a sad feeling to it."

Response from Lindstrom ES

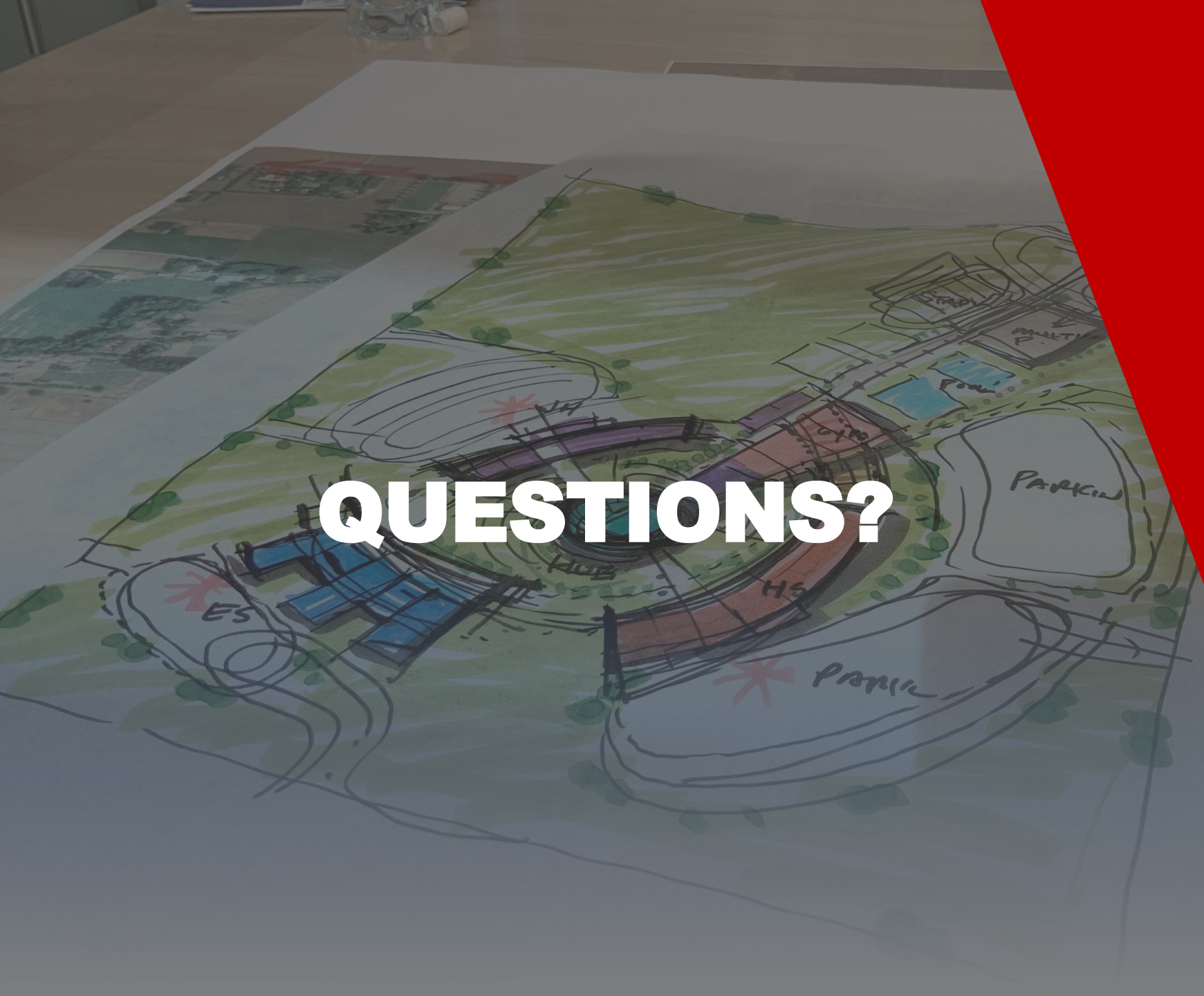
In your opinion, which types of facility upgrades should the district focus on at your school? Please rank the following using a high, medium, and low priority scale.

Answered: 228 Skipped: 0



NEXT STEPS

- Facility Condition Assessments
- Demographics and Enrollment Projections
- Site Plans for every Campus
- Educational Specifications
- Proposed Projects



QUESTIONS?