



Downey Unified
SCHOOL DISTRICT

Facility Master Planning

Architectural and Planning Services
Downey Unified School District

Presented By:
PBK Architects
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our team

90 + Master Plans Completed



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Partner
Project Leadership



Jeff Johnson, AIA, LEED AP
Senior Designer, Master Planner
Educational Visioning



Kristen Rose
Facility Planner
Stakeholder Engagement
Data Synthesis



Yong Yoo, AIA
Principal
Facility Assessments
Master Plan Scoping



Rex Wang
Director, LEAF Engineers
Mechanical, Electrical, Plumbing
Assessments

Approach to Master Planning

A multi-phased approach helps us to uncover needs and identify priorities.



Leading the Way with Community Engagement

Our process emphasizes community engagement and stakeholder input

outcomes of the master plan



What to do

Which projects at
which sites?



When to do it

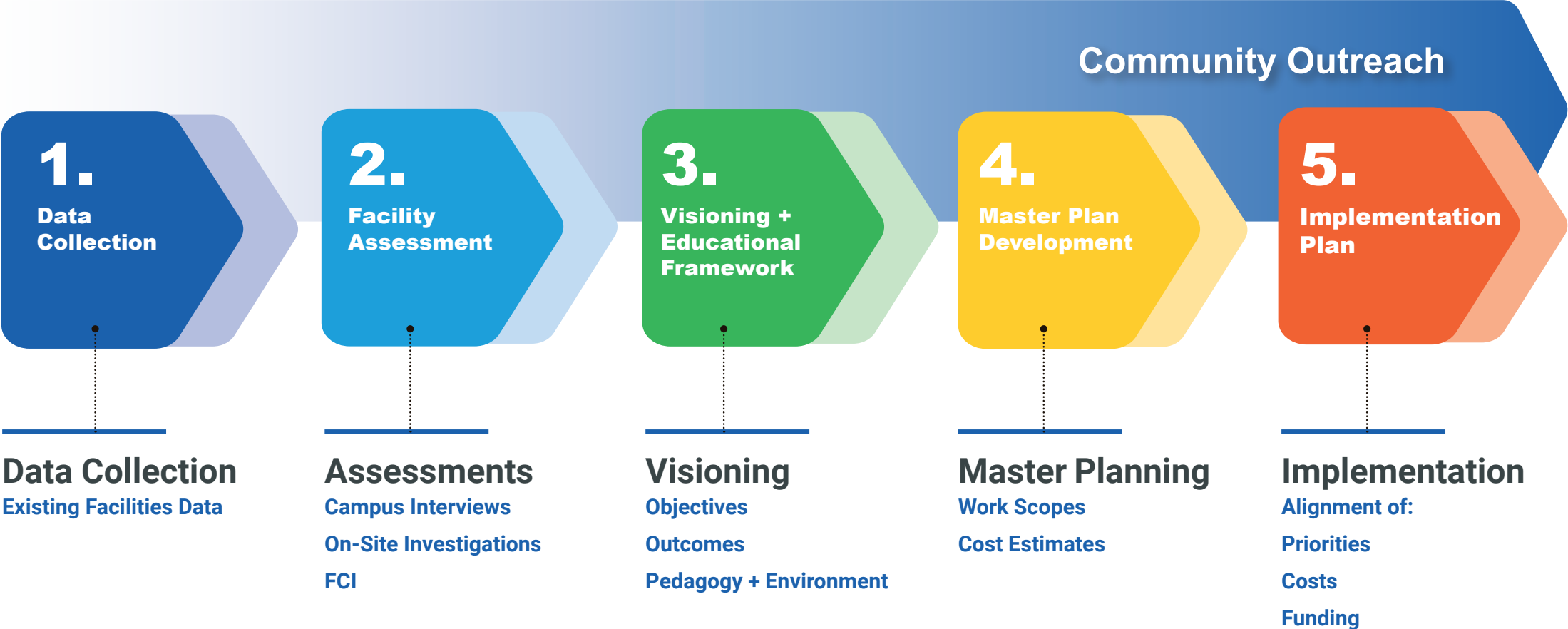
When does the
project start and end?



How much it costs

How much money do
we need to complete
the project?

our process





Data Collection

Existing Facilities Data

Data Collection

- District Strategic Plan(s)
- Site Maps
- Enrollment & Capacity Data
- Funding History & Eligibility
- Maintenance Reports
- Other Relevant Reports

Facility Assessments

2. Facility Assessment

Assessments

- Campus Interviews
- On-Site Investigations
- FCI

- Physical Site Walks
- Educational Adequacy Assessment
- Facility Condition Assessment
- Data Review Meetings
- Initial Costing

Site assessment teams utilize detailed checklists to evaluate building systems.



The facility assessments will lead to the development of a facility condition index rating for each building. This quantitative analysis will help the District in its prioritization of projects.

[illegible]

Visioning & Educational Framework

3.

Visioning + Educational Framework

Visioning
Objectives

Outcomes

Pedagogy + Environment

- Visioning Sessions — Leadership + Stakeholders
- Master Plan Vision Align with District Goals
- Mission and Student Performance Expectations
- Educational Specifications Development



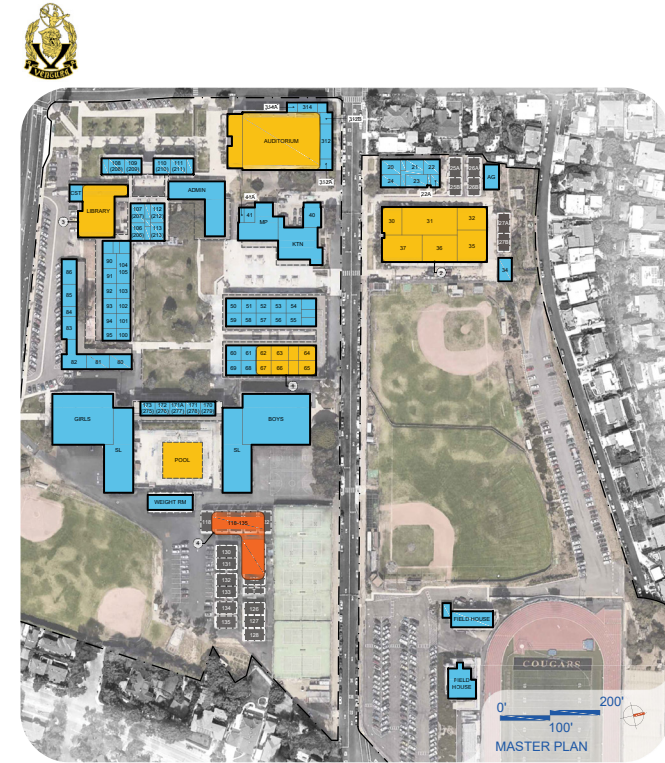
Master Plan Development

4.

Master Plan Development

Master Planning
Work Scopes
Cost Estimates

- Develop Scope of Work
- Integration of Educational Specifications
- Technology Guidelines
- Integration of Sustainability
- Develop Facility Master Plan Design/Graphic Plans



LEGEND

Long-Range Facilities Master Plan - Priority 4 Recommendations

- | | |
|-----------------------------|---------------------------------------|
| Physical Plant Improvements | ① Proposed STEM / Innovation Lab |
| Program Renovations | ② Proposed CTE Renovation |
| New Construction | ③ Proposed Student Union |
| Planned Portable Removal | ④ Proposed 2-Story Classroom Building |
- Property Line — — — — —

Implementation Plan



- Collect Input From Stakeholder Groups
- Identify Prioritization Criteria
- Use Scenario Modeling to Evaluate Alternatives and Associated Cost

Implementation

Alignment of:

Priorities

Costs

Funding

Community Engagement

- Workshops and Design Charettes
- Interviews, Briefings, and Focus Groups
- Hearings and Approval Processes
- Newsletters, Brochures, and Flyers
- Simulations and Visualizations



Clarify

Clarify purpose of community meetings and the process



Listen

Listen to the needs and desires of the parents, students, and staff individually for each school



Collaborate

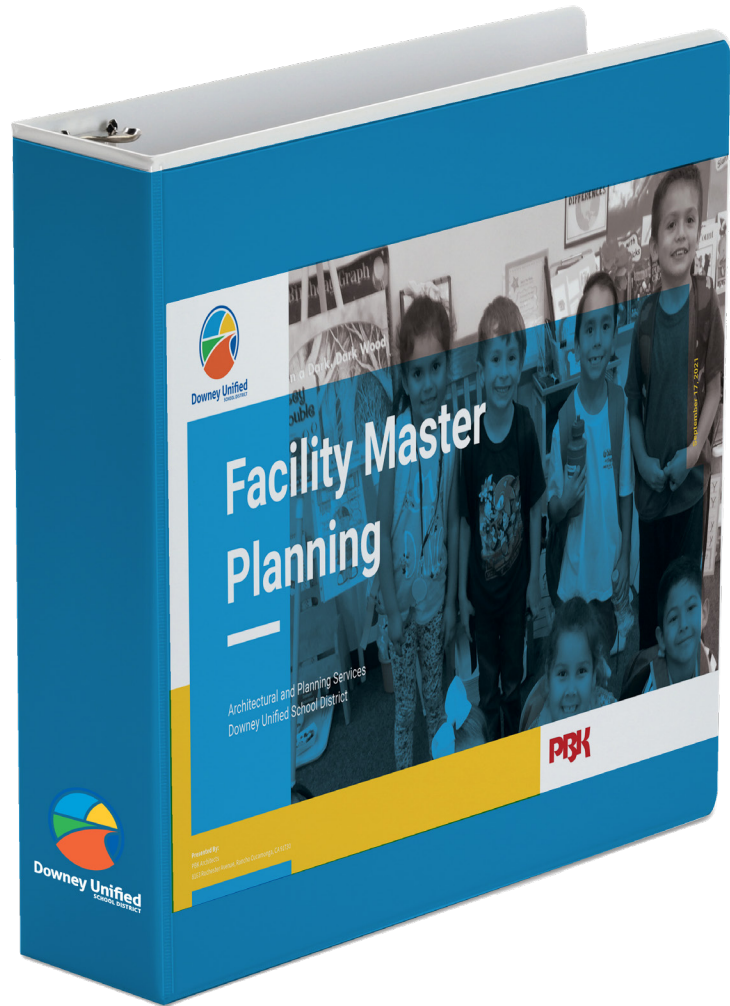
Develop a collaborative process customized for the District's and stakeholders



Drive Positive Outcomes

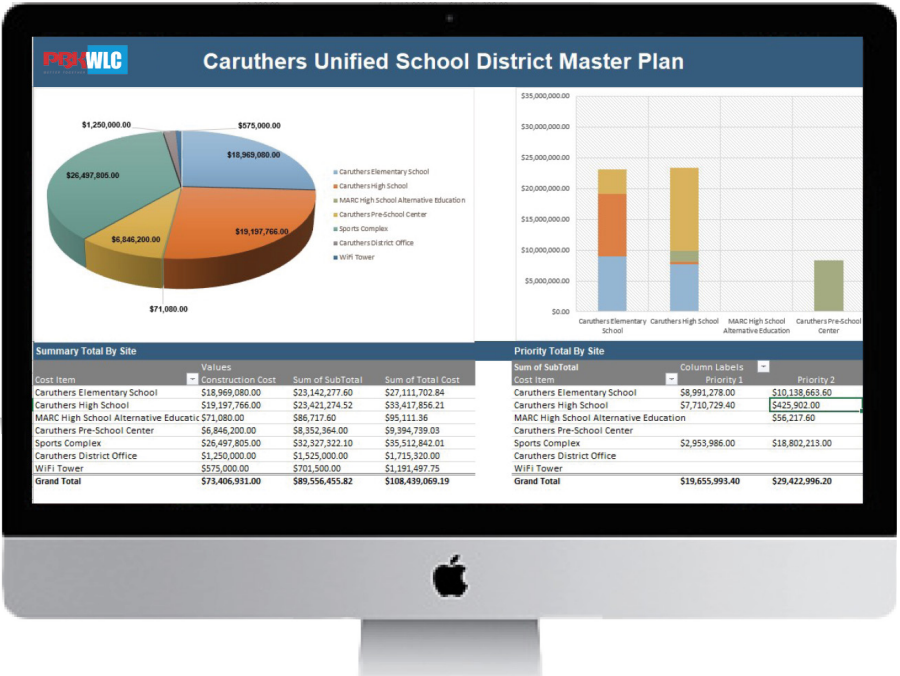
Provide insight and analysis to connect ideas and develop a way forward

Planning Document to Communicate Your Goals



Deliverable

Data-based tools to help you plan and track projects



Next Steps

The project plan is a flexible framework for managing the master plan project. It adapts to changing needs of the project and stakeholders.



Next Steps

In Progress

Site Walks

Teams are conducting the facility condition assessment site walks

Data Collection

Data collection is on-going

Up Next

Educational Visioning

Develop an understanding of how your facilities should be used to support your educational program

Site User Input

Engage with site representatives to collect user input and initial priorities.

Thank You.



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