

PLEASANTON
UNIFIED SCHOOL DISTRICT

FACILITIES MASTER PLAN 2022
PLEASANTON UNIFIED SCHOOL DISTRICT

SITE FUNCTIONALITY ASSESSMENT

HARVEST PARK IPALS PRESCHOOL





Site Functionality Assessment

HARVEST PARK iPALS PRESCHOOL

SITE DATA



Harvest Park iPals Preschool

4900 Valley Ave.
Pleasanton, Ca 94566

Current Enrollment (2021/22): 39
Ages Served: 3-5

Original Construction Date: 2009
Number of Portable Classrooms: 1

PRINCIPAL SURVEY

Top Priorities:

1. Bathroom design
2. Finding solutions to expand space and square footage
3. Covered walkways/play areas from outside elements, since students move to bathroom and/or play areas

SITE USE AND FUNCTIONALITY

The Harvest Park iPals Preschool serves children ages three to five and focuses on inclusion of students with all abilities, learning problem solving skills, relationship building, early academic skills, classroom readiness skills, and respect for others.

Classrooms

Four (4) of the five (5) classrooms are at-grade modular buildings and the other is a temporary portable with raised foundation. Each classroom includes one to two smaller rooms that the site uses as lobby, office/student support, or work rooms. The classroom area has various 'zones' as defined by flooring (carpet vs linoleum) or furniture, which define various play, dining/snack, and small-group instruction areas. All four (4) classrooms are connected by interior doors; the fifth portable is stand-alone.

Classrooms do not have direct access to restroom or changing facilities.

Student Services / Counseling

Speech therapists and psychologists utilize small offices attached to the classrooms. Waiting/ lobby space for parent meetings is limited.

Staff and Administrative Spaces

Due to space constraints, one administrator is located within the preschool site. Other preschool administrators use office space at Harvest Park Middle School.

Kitchen / Cafeteria / Food Service

This site does not have food service facilities.

Outdoor Play Equipment / Playfields / Hardcourts

The site received an all-inclusive playground with new equipment that meets their needs.

Restrooms

There is a stand-alone restroom facility adjacent to the classrooms for students and staff.

The principal would like restrooms to be attached to the classrooms to better support bathroom skills development.

Site / Parking / Drop-Off

This site shares a parking lot with Harvest Park Middle School which causes congestion at pick-up and drop-off.

The site is fenced, however it does not direct visitors to a secured check-in point.



PLEASANTON UNIFIED SCHOOL DISTRICT

FACILITIES MASTER PLAN



PROCESS



PLANNING



VISION



SITES

Site Functionality Assessment

HARVEST PARK IPALS PRESCHOOL



Main Lobby



Faculty Lounge / Work Room



Speech / Psychologist Office



Play Yard



Classroom



Interface with Harvest Park Middle School

Existing Site Plan | HARVEST PARK iPALS PRESCHOOL



Classrooms
PS Preschool

Student Services
PSY Psychologist
SP Speech

Admin / Faculty
M Main Office / Front Desk
WR Satellite Faculty Workroom

Support Spaces
T Toilet/Restroom

★ Main Entry
→ Drop-Off
LS - Lunch Shelter
☐ Portable Classrooms

Teaching Stations:	
PS (Preschool)	4
Classroom	0
Sub-Total:	4
Additional Spaces:	
Learning Center	0
Total:	4





Proposed Master Plan Diagram | EARLY CHILDHOOD EDUCATION CENTER



Classrooms

CR Classroom
PS Preschool

Student Services

LC Learning Center
CONF Conference Room
PSY Psychologist
SP Speech

Admin / Faculty

ADMIN Administration Offices
M Main Office / Front Desk
WR Satellite Faculty Workroom

Support Spaces

T Toilet/Restroom

This Master Plan proposal consolidates the district's three early childhood programs: iPals Preschool, STEAM Preschool, and Horizon Early Education.



Main Entry



Drop-Off

Teaching Stations:

PS (Preschool)	4
Classroom	3
Sub-Total:	7

Additional Spaces:

Learning Center	1
Total:	8



No Work



Modernization



Reconfiguration



New Construction



Master Plan Cost Estimate

EARLY CHILDHOOD EDUCATION CENTER

TOTAL PROGRAM COST
(2022\$)

1. Site-Wide: Deferred Maintenance	\$	-
2. Modernize & Reconfigure Classrooms	\$	697,000
3. Classrooms: New Construction	\$	4,066,000
4. Transitional Kindergarten	\$	-
5. Science & Electives Spaces	\$	-
6. Visual & Performing Arts	\$	-
7. Multi-Purpose Room & Food Service	\$	-
8. Library	\$	-
9. Student Support & Counseling Services	\$	998,000
10. Administration & Staff Support	\$	534,000
11. Physical Education Facilities	\$	-
12. Building Systems: Restrooms & HVAC	\$	411,000
13. Site Utilities	\$	-
14. Safety & Security	\$	59,000
15. Campus Arrival	\$	68,000
16. Outdoor Learning	\$	-
17. Exterior Play Spaces	\$	-
18. Flexible Furniture	\$	140,000
	\$	6,973,000

This Master Plan proposal consolidates the district's three early childhood programs: iPals Preschool, STEAM Preschool, and Horizon Early Education.

Total project cost includes construction costs and soft costs (design) for the scope of work identified.

The following items are excluded from this budget:

- utility hook-up fees and city connections
- off-site work
- land acquisition costs
- hazardous material surveys, abatement, and disposal
- escalation (all costs are in 2022 dollars)
- temporary housing brought in during construction