



# GAVILAN COLLEGE

FACILITIES MASTER PLAN  
2018



## MASTER PLAN : EXPLORATION

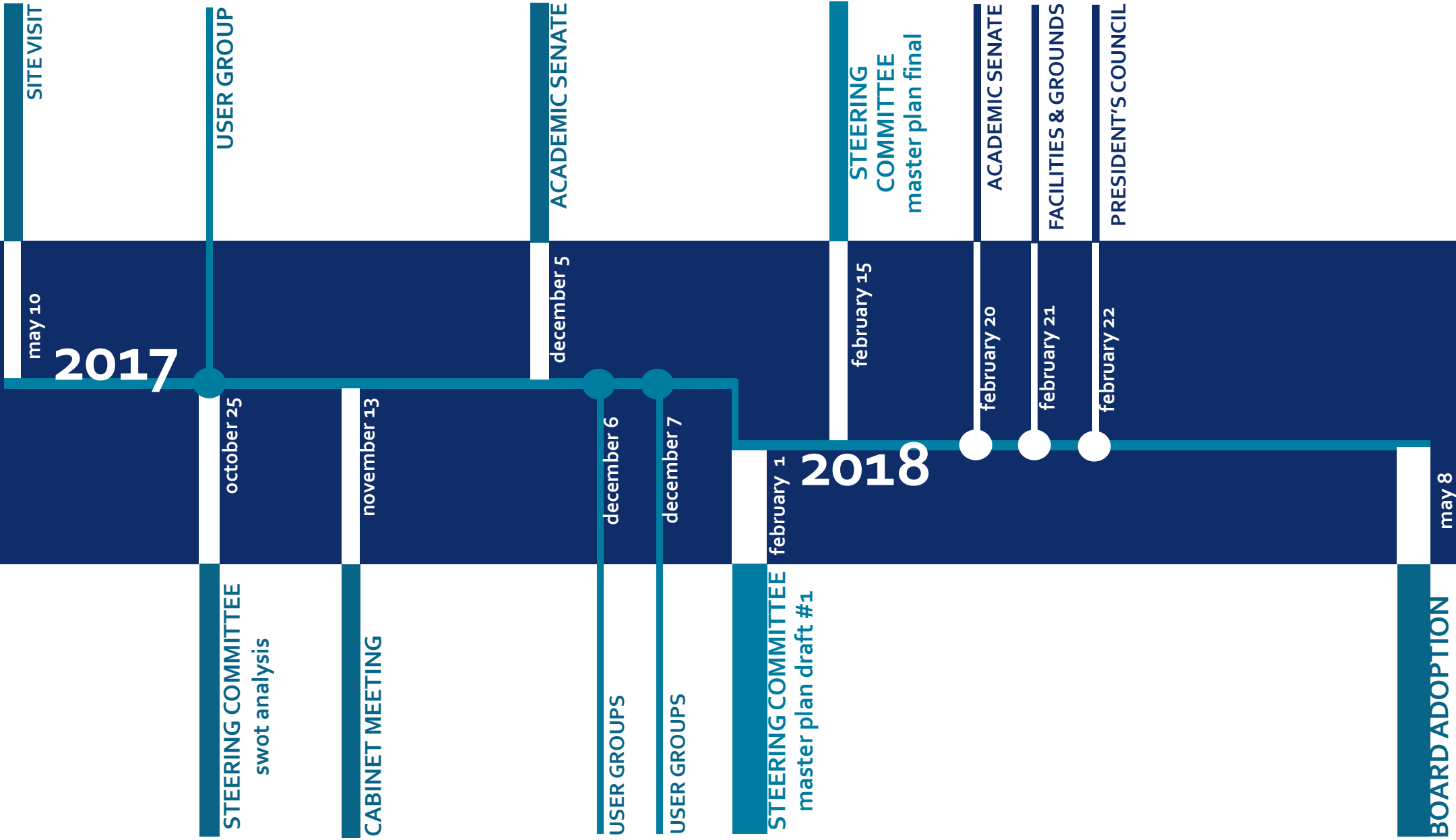
ACADEMIC SENATE - MASTER PLAN PROPOSAL : 2.20.18



CW/P



# TIMELINE



Creating a **framework** of  
**SYSTEMS** to **support** current  
& future **GROWTH** & campus  
**improvement: a roadmap**  
bringing **all projects** together  
to serve **one vision.**

# FACILITIES MASTER PLAN OVERVIEW

- Supporting student **access, learning & teaching.**
- Balancing & supporting **socialization & formal learning.**
- Maintaining student **safety.**
- Fostering **environmental responsibility.**
- **Highest & Best Use of Existing Facilities**
- Building Upon **your current planning documents**
- Creating **unique “places”.**



# Gavilan College

## 2030 Vision



Gilroy Campus ○ Master Plan Exploration



CW/P

# FACILITIES MASTER PLAN OVERVIEW

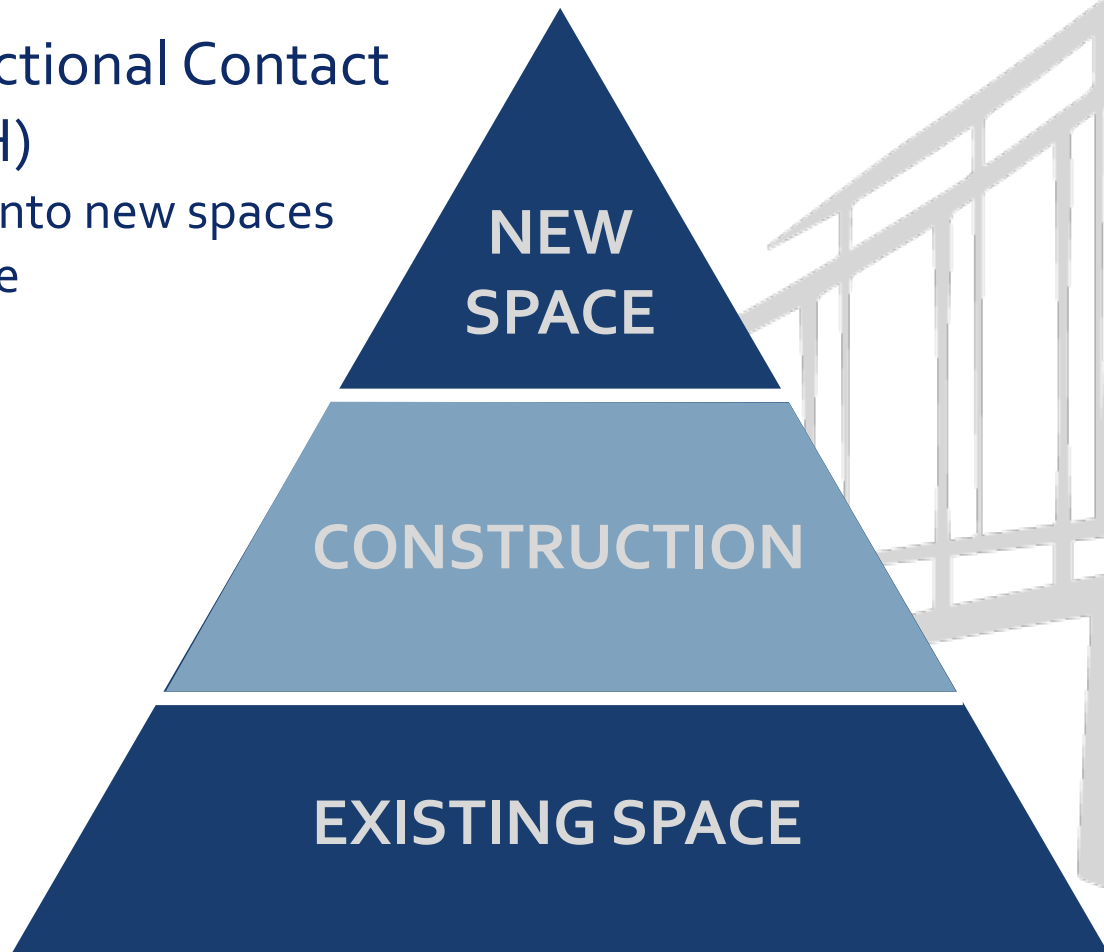
- Support the Educational Master Plan / Program of Work
- Improve Pedestrian Circulation – wayfinding, safety, and universal access
- Create a Campus Core with purposeful open space to support student engagement and socialization (a “Place”)
- Balance Parking/ Make Parking Pedestrian Friendly
  - Create Universally Accessible Transitions From Parking to the Core of Campus
- Improve Campus Infrastructure/ Create Central Plant



# PROJECTIONS AND ADDITIONAL SPACE

## Future Instructional Contact Hours (WSCH)

- Converted into new spaces by discipline



## BRIDGING FROM THE EMP TO THE FMP (quantitative analysis)

### Gavilan Growth Needs to 2030

	LAB	LECTURE
<b>Liberal Arts</b>		
• Communications		1
• Art	1	
• English		2
<b>STEM</b>		
• Life Sciences	2	
• Physical Sciences	1	
• Math		2
<b>CTE</b>		
• Allied Health		1
• Kinesiology	2	
<b>TOTAL</b>	<b>6 LAB</b>	<b>6 LECTURE</b>





## FROM THE USER GROUPS (qualitative discussion)

### Other Space Needs

- Consolidate Student Services
- Replace Aged/Outdated Facilities
  - Theatre
  - Library/ Learning Resource Center
- Provide a Place for Students
- Support Kinesiology and Athletics
- Improve Infrastructure/ Central Plant/ Water Treatment



# PROGRAM OF WORK



## Gilroy Campus

### NEW:

- A. Central Plant/ Water Treatment
- B. Visual and Performing Arts Complex
- C. STEM Center
- D. Student Services
- E. Library/ LRC/ Student Center/ Quad
- F. Kinesiology
- G. Administrative Services
- H. GECA or Future Academic Building or ?
- I. Future Academic Building

### REPURPOSED:

- 7. Administrative Services
- 9. General Academic or Swing Space
- 19. Multi-Purpose/ Conference Center

### EXISTING TO REMAIN KEY

- 1. Gym
- 2. Adaptive PE
- 3. Life Science
- 4. Physical Science
- 5. Math
- 6. Nursing
- 10. Humanities
- 11. Social Science
- 12. Business
- 13. Cosmetology
- 14. Mayock House
- 15. Security / Facilities
- 16. Chapel
- 17. GECA
- 18. Multi-Purpose Building





# PROGRAM OF WORK



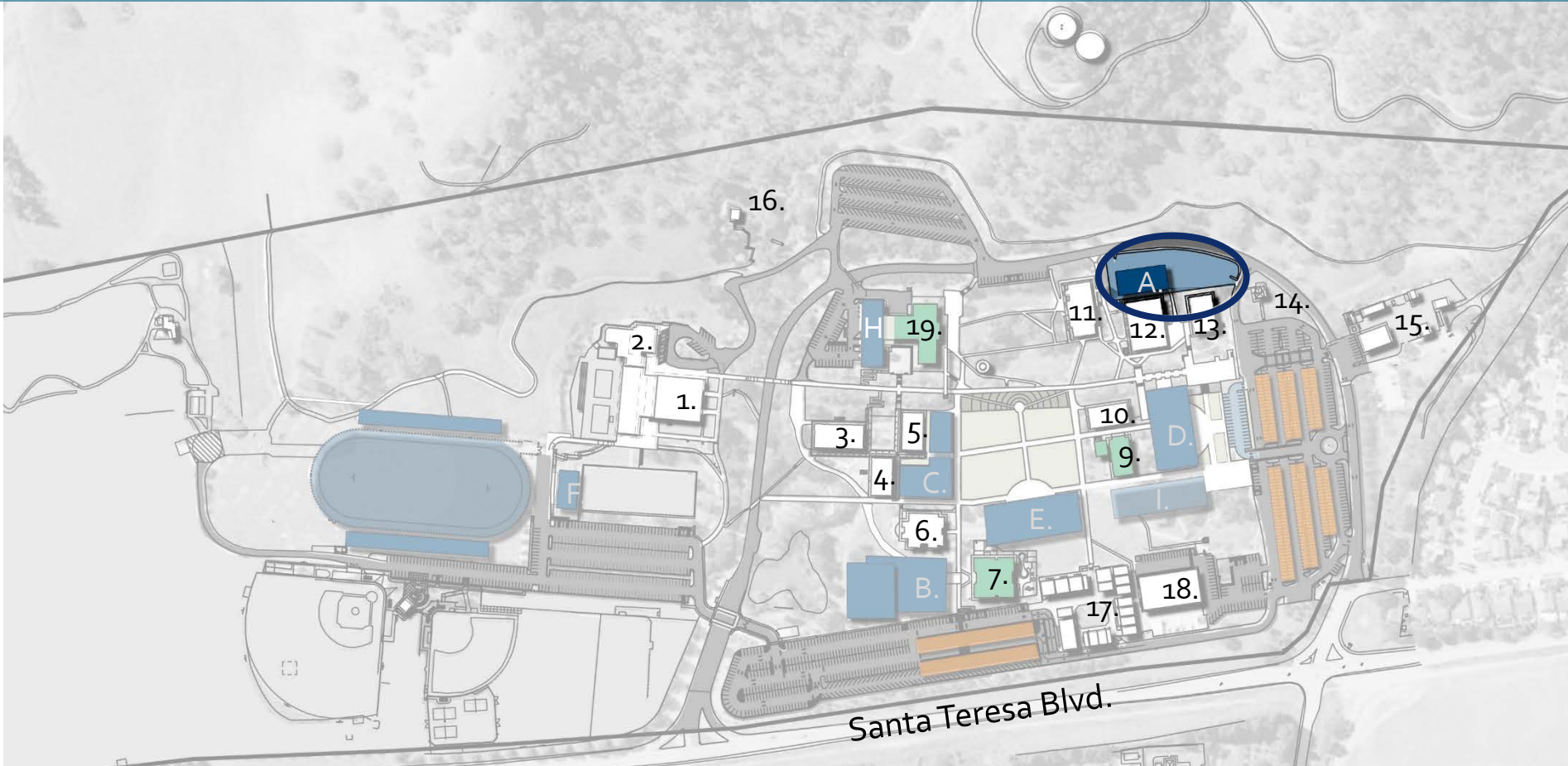
## A. Central Plant/Water Treatment

- Programs:**
- Central Plant
  - Water Treatment

- ASF / GSF / Mass:**
- TBD
  - TBD
  - 1 Story

- Site Work:**
- Some Parking

- Project Sequence:**
- Project Start Not Effected by Other Projects
  - Facility to Come Online at Time of First Project Completion



NEW:	REPURPOSED:	EXISTING TO REMAIN KEY:	
A. Central Plant/ Water Treatment	7. Administrative Services	1. Gym	11. Social Science
B. Visual and Performing Arts Complex	9. General Academic or Swing Space	2. Adaptive PE	12. Business
C. STEM Center	19. Multi-Purpose/ Conference Center	3. Life Science	13. Cosmetology
D. Student Services		4. Physical Science	14. Mayock House
E. Library/ LRC/ Student Center/ Quad		5. Math	15. Security / Facilities
F. Kinesiology/Athletics		6. Nursing	16. Chapel
G. Administrative Services		10. Humanities	17. GECA
H. GECA or Future Academic Building or ?			18. Multi-Purpose Building
I. Future Academic Building			



# PROGRAM OF WORK



## Gilroy Campus

### B. Visual and Performing Arts Complex

#### Programs:

- Theatre Arts
- Art/Ceramics
- Music
- Communications

#### ASF / GSF / Mass:

- 31, 573
- 48, 605 + (2,700 for communications?)
- 2-3 Story

#### Site Work:

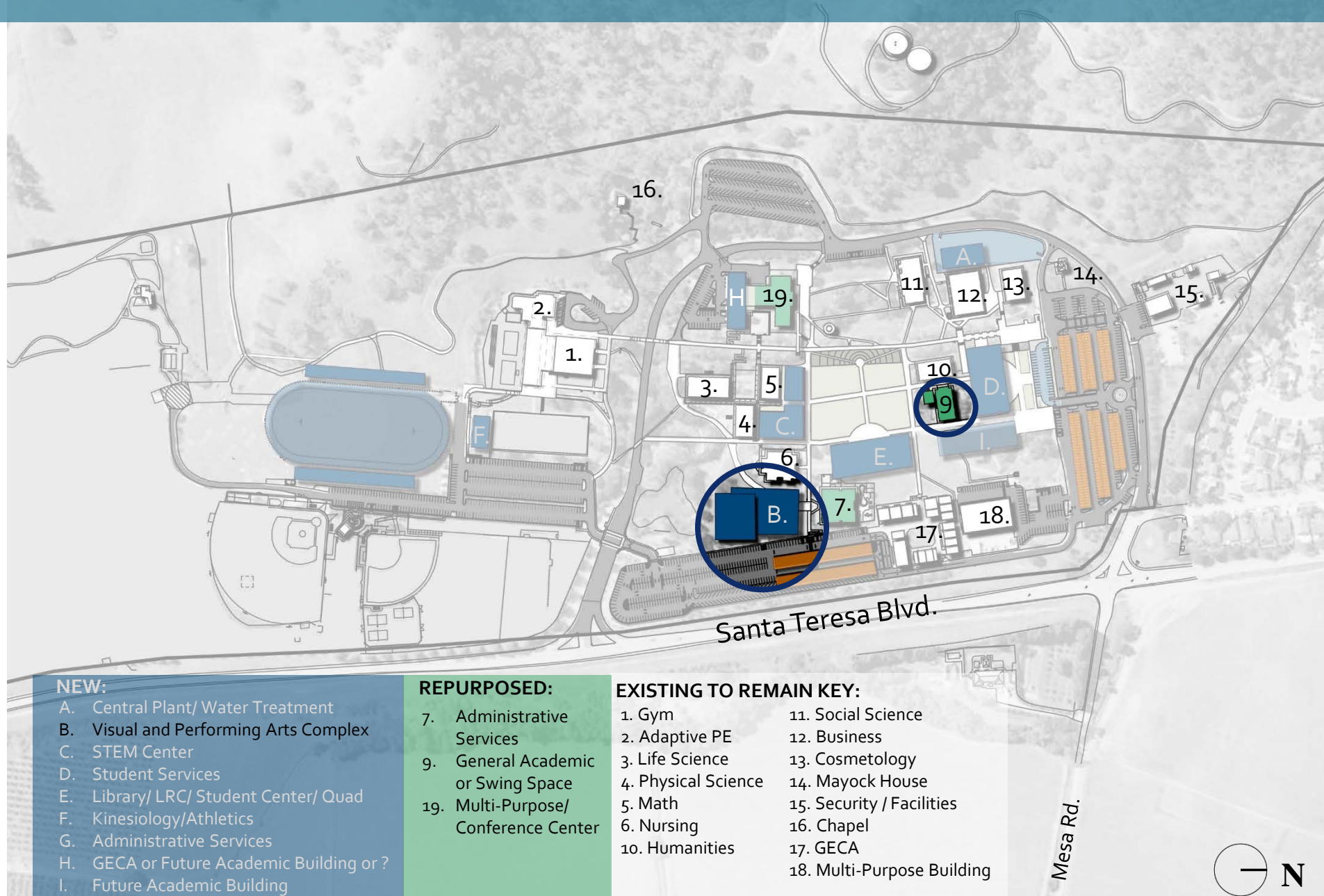
- New Southeast Gateway
  - New Entry / Drop-off/ Service Road
  - Improved East/West Pedestrian Circulation

#### Vacates:

- Current Theater, Art and Music Buildings

#### Project Sequence:

- Project Start Not Effected by Other Projects
- Repurpose Existing Art Building to:
  - General Use Classrooms
  - Swing Space



#### NEW:

- A. Central Plant/ Water Treatment
- B. Visual and Performing Arts Complex
- C. STEM Center
- D. Student Services
- E. Library/ LRC/ Student Center/ Quad
- F. Kinesiology/Athletics
- G. Administrative Services
- H. GECA or Future Academic Building or ?
- I. Future Academic Building

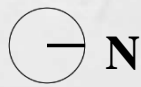
#### REPURPOSED:

- 7. Administrative Services
- 9. General Academic or Swing Space
- 19. Multi-Purpose/ Conference Center

#### EXISTING TO REMAIN KEY:

- |                     |                            |
|---------------------|----------------------------|
| 1. Gym              | 11. Social Science         |
| 2. Adaptive PE      | 12. Business               |
| 3. Life Science     | 13. Cosmetology            |
| 4. Physical Science | 14. Mayock House           |
| 5. Math             | 15. Security / Facilities  |
| 6. Nursing          | 16. Chapel                 |
| 10. Humanities      | 17. GECA                   |
|                     | 18. Multi-Purpose Building |

Mesa Rd.





# PROGRAM OF WORK



## C. STEM Center

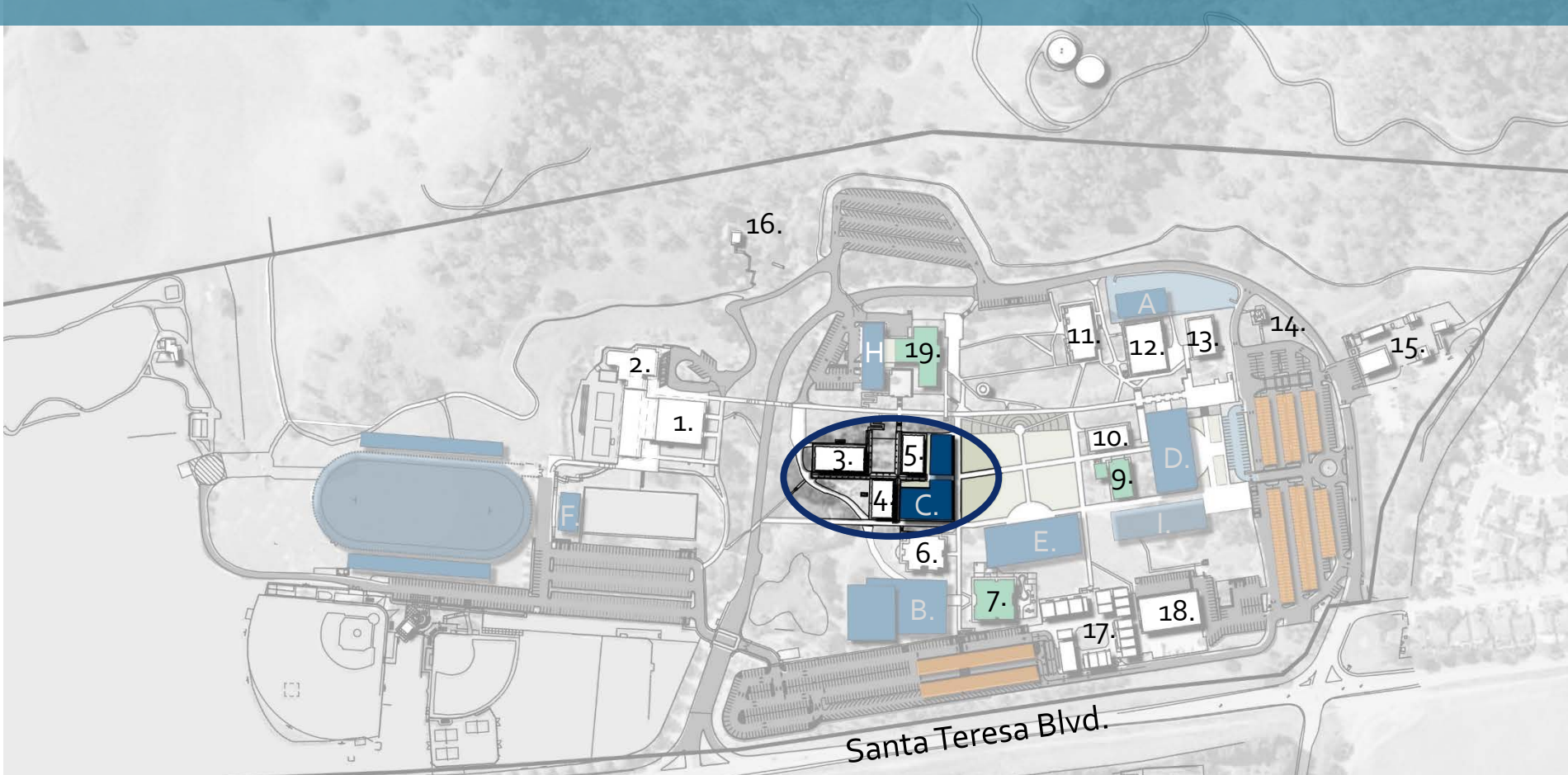
- Programs:**
- Biology
  - Chemistry/Physical Science
  - Mathematics
  - Engineering

- ASF / GSF / Mass:**
- 10,700
  - 16,000
  - 1 Story

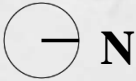
- Site Work:**
- STEM Courtyard and Improved Pedestrian Circulation

- Vacates:**
- One Chemistry Lab in the Physical Science Building

- Project Sequence:**
- Project Start Not Effected by Other Projects
  - Repurpose Vacated Space in Building 4 to Math Lecture Space



NEW:	REPURPOSED:	EXISTING TO REMAIN KEY:	
A. Central Plant/ Water Treatment	7. Administrative Services	1. Gym	11. Social Science
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H. GECA or Future Academic Building or ?			18. Multi-Purpose Building
I. Future Academic Building			



# PROGRAM OF WORK



## Gilroy Campus

### D. Student Services

#### Programs:

- Student Services  
Admissions & Records, Financial Aid, EOP&S/Care, CalWORKs, DSPS, Assessment, Counseling, Health Services, International Students, Career/Transfer, ASG, Student Services/ Administration
- Mail Room
- Bookstore

#### ASF / GSF / Mass:

- 21, 569
- 33, 182 + (5,500 for bookstore + 3 classrooms)
- 2 Story

#### Site Work:

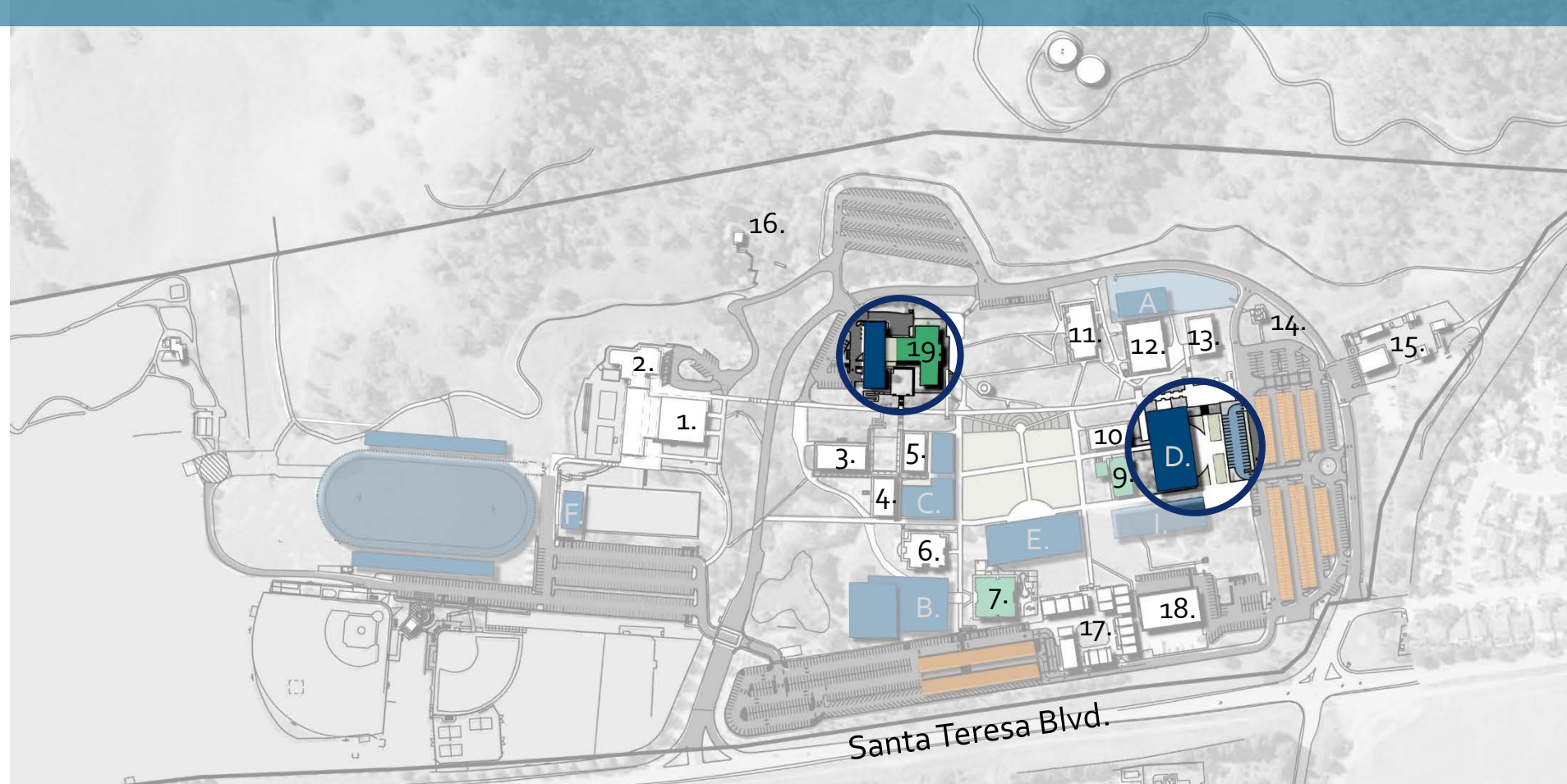
- North East Campus Gateway
  - New Entry / Drop-off / Parking Lot

#### Vacates:

- Current Student Services Building
- Student Services in Library Building

#### Project Sequence:

- Construction of Student Services Building  
Dependent on the Relocation of Theatre
- Repurpose Existing Student Services into Student Union



#### NEW:

- A. Central Plant/ Water Treatment
- B. Visual and Performing Arts Complex
- C. STEM Center
- D. Student Services
- E. Library/ LRC/ Student Center/ Quad
- F. Kinesiology/Athletics
- G. Administrative Services
- H. GECA or Future Academic Building or ?
- I. Future Academic Building

#### REPURPOSED:

- 7. Administrative Services
- 9. General Academic or Swing Space
- 19. Multi-Purpose/ Conference Center

#### EXISTING TO REMAIN KEY:

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|---------------------|----------------------------|
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| 10. Humanities      | 17. GECA                   |
|                     | 18. Multi-Purpose Building |





# STUDENT SERVICES ALTERNATIVE



## Gilroy Campus

### D. Student Services

#### Programs:

- Student Services
  - Admissions & Records, Financial Aid, EOP&S/Care, CalWORKs, DSPS, Assessment, Counseling, Health Services, International Students, Career/Transfer, ASG, Student Services/ Administration
- Mail Room
- Bookstore

#### ASF / GSF / Mass:

- 21, 569
- 33, 182 + (5,500 for bookstore + 3 classrooms)
- 2 Story

#### Site Work:

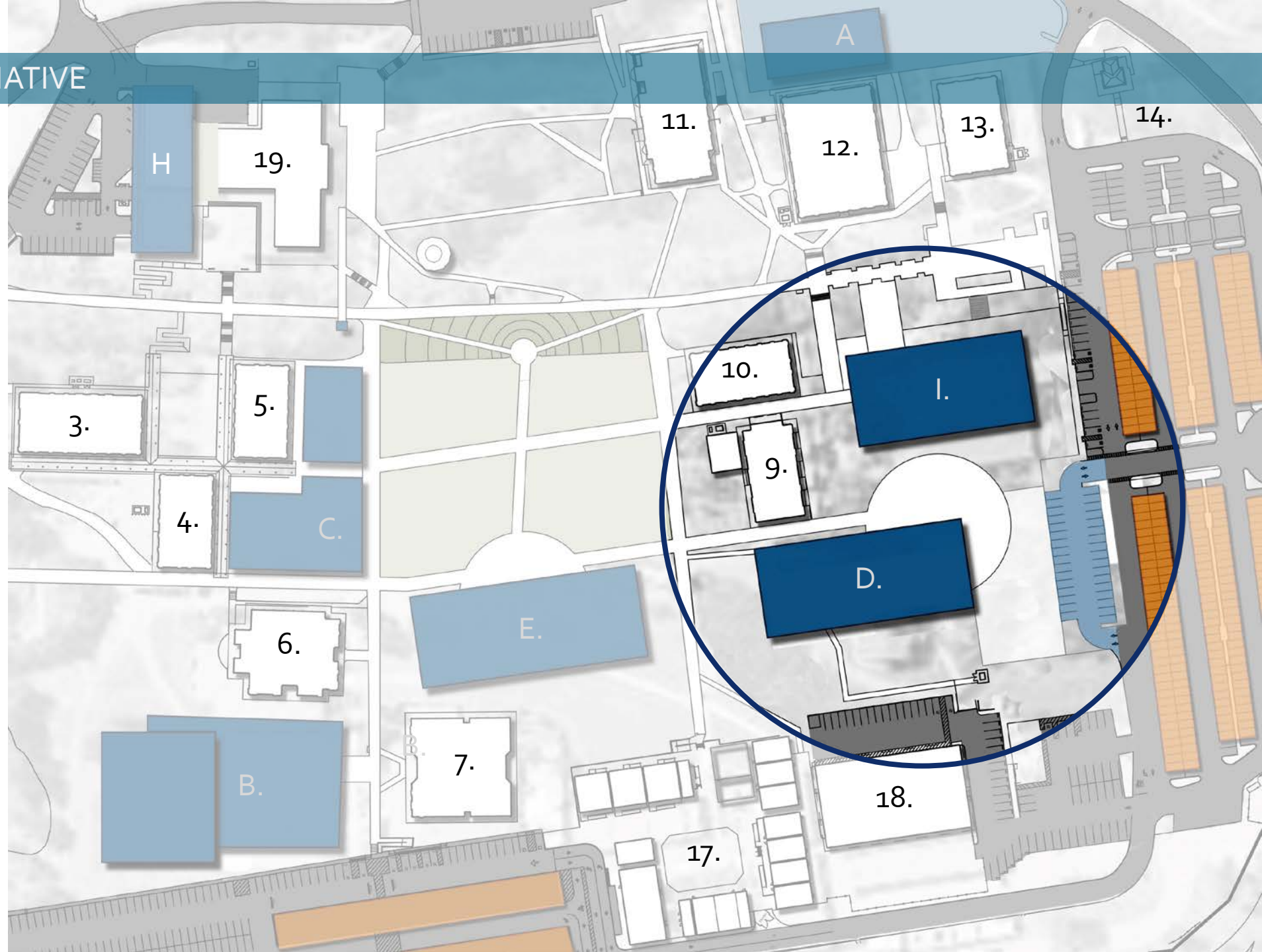
- North East Campus Gateway
  - New Entry / Drop-off / Parking Lot

#### Vacates:

- Current Student Services Building
- Student Services in Library Building

#### Project Sequence:

- Construction of Student Services Building
  - Dependent on the Relocation of Music Building
- Repurpose Existing Student Services into Student Union



# PROGRAM OF WORK



## E. Library/ LRC/ Student Center/ Quad

### Programs:

- Library Services
- Tutoring
- AV/ TV & Media/ Radio
- Reading/ESL Labs
- Computer Labs
- Food Service

### ASF / GSF / Mass:

- 39,000
- 60,000
- 2-3 Story

### Site Work:

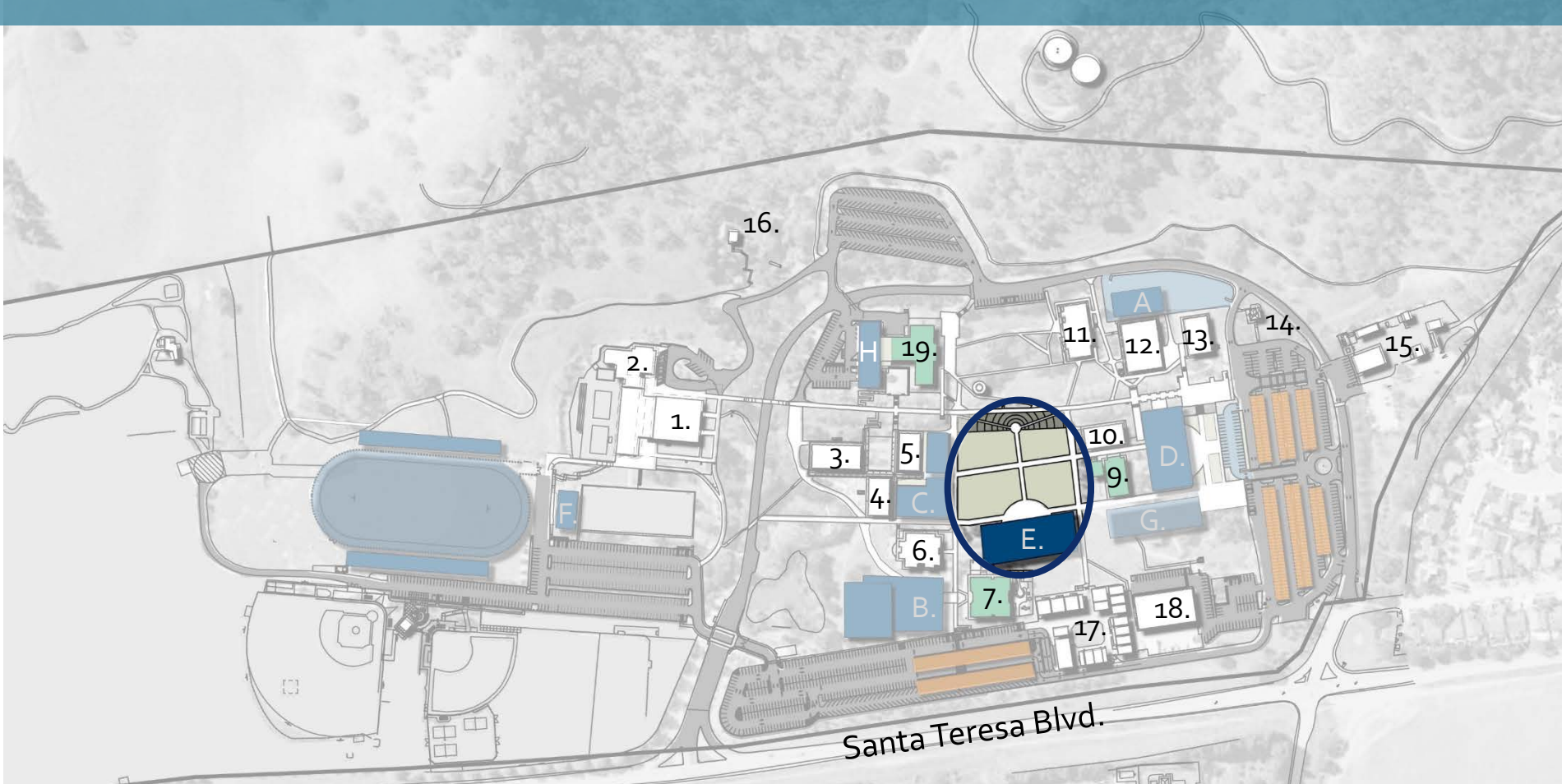
- Campus Quad
- Improved Pedestrian Spines
- Campus Gateway/ Accessible Transition

### Vacates:

- Current Library

### Project Sequence:

- Demolition of Existing Library is Dependent Upon Relocation of Student Services
- Quad and Pedestrian Improvements Dependent on Demolition of Existing Library



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H. GECA or Future Academic Building or ?			18. Multi-Purpose Building
I. Future Academic Building			



# PROGRAM OF WORK



## F. Kinesiology

- Programs:**
- Kinesiology
  - Athletics (Field and Related Spaces)
  - Restrooms

**ASF / GSF / Mass:**

- 9, 830
- 13, 374
- 2 Story

**Site Work:**

- Pre/Post Event Courtyard

**Vacates:**

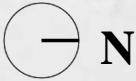
- Athletic Trainer (Currently in Gym)
- Weight Room (Currently in Gym)
- Existing Football Field

**Project Sequence:**

- Project Start Not Effected by Other Projects



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G. Administrative Services		7. GECA
H. GECA or Future Academic Building or ?		8. Multi-Purpose Building
I. Future Academic Building		9. Social Science
		10. Business
		11. Cosmetology
		12. Mayock House
		13. Security / Facilities
		14. Chapel
		15. GECA
		16. Multi-Purpose Building
		17. Social Science
		18. Business
		19. Cosmetology



# PROGRAM OF WORK



## G. Administrative Services

**Program:**

- VP Administrative Services Offices
- Business Office
- HR Department

**Location:**

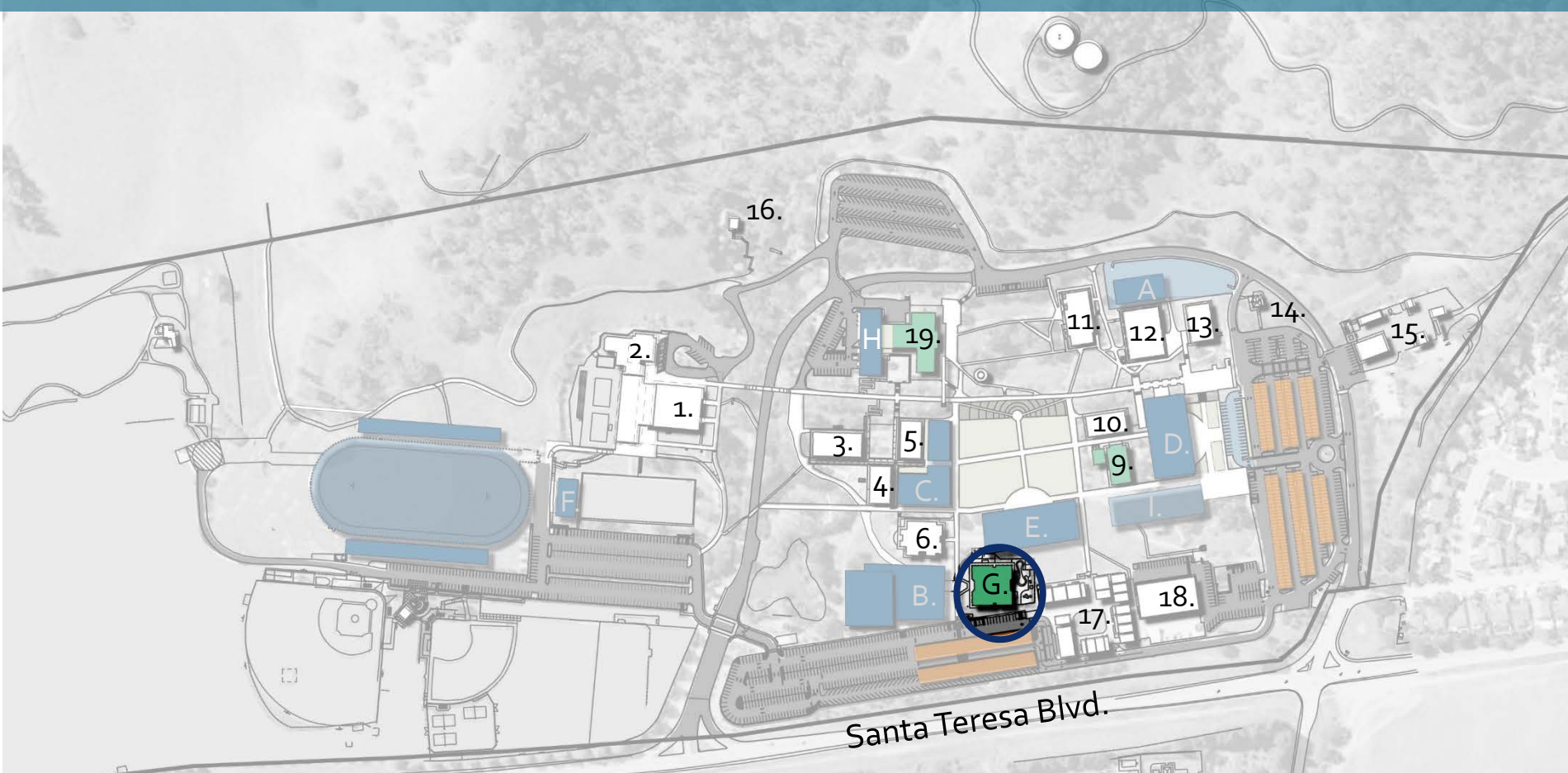
- Repurpose Current Child Development Building (7)

**Vacates:**

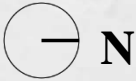
- Programs in the Multi-Purpose Building (Business Office, HR, HR Conference)

**Project Sequence:**

- Swing Space Required for Existing Office Program
  - Recommendation to use Building 19



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H. GECA or Future Academic Building or ?			18. Multi-Purpose Building
I. Future Academic Building			





# BUILDING 19 ALTERNATIVE



## H. Integrate GECA into Campus or Future Academic Building

### Program/ Location:

- Preserve multipurpose/conferencing at the North wing of Student Services for meeting space/event space
- New 2 story academic facility (replaces South wing)
  - GECA relocates
  - General Academic Building
- Improve parking and drop-off

### GSF / Mass: New Construction

- 28,000
- 2 Story

### Site Work:

- Parking and Campus Gateway
- Improved drop-off for GECA

### Vacates:

- GECA

### Project Sequence:

- Dependent upon relocation of Student Services
- Should follow renovation of Administrative Services to allow for swing space



### NEW:

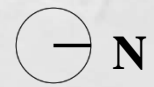
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| 10. Humanities      | 17. GECA                   |
|                     | 18. Multi-Purpose Building |





# PROGRAM OF WORK



## I. Future Building Pad

**Program:**  
Future Academic Building (Liberal Arts/Humanities)

**GSF / Mass:**  

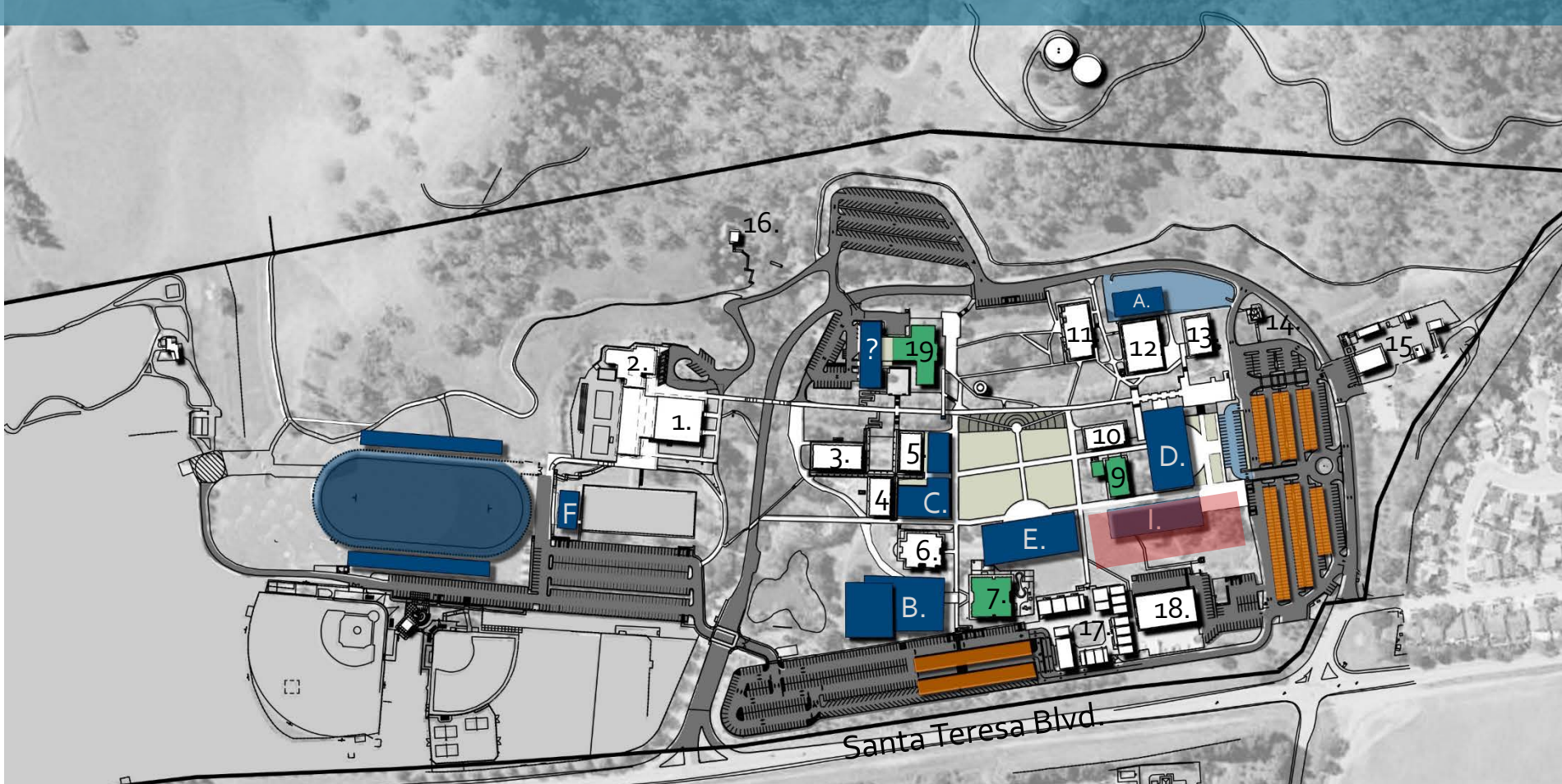
- +/- 60,000
- 2-3 Stories

**Site Work:**  

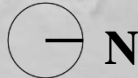
- Improved East/West Pedestrian Circulation

**Project Sequence:**  

- As future needs require, past 2030 projections



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I. Future Academic Building			

















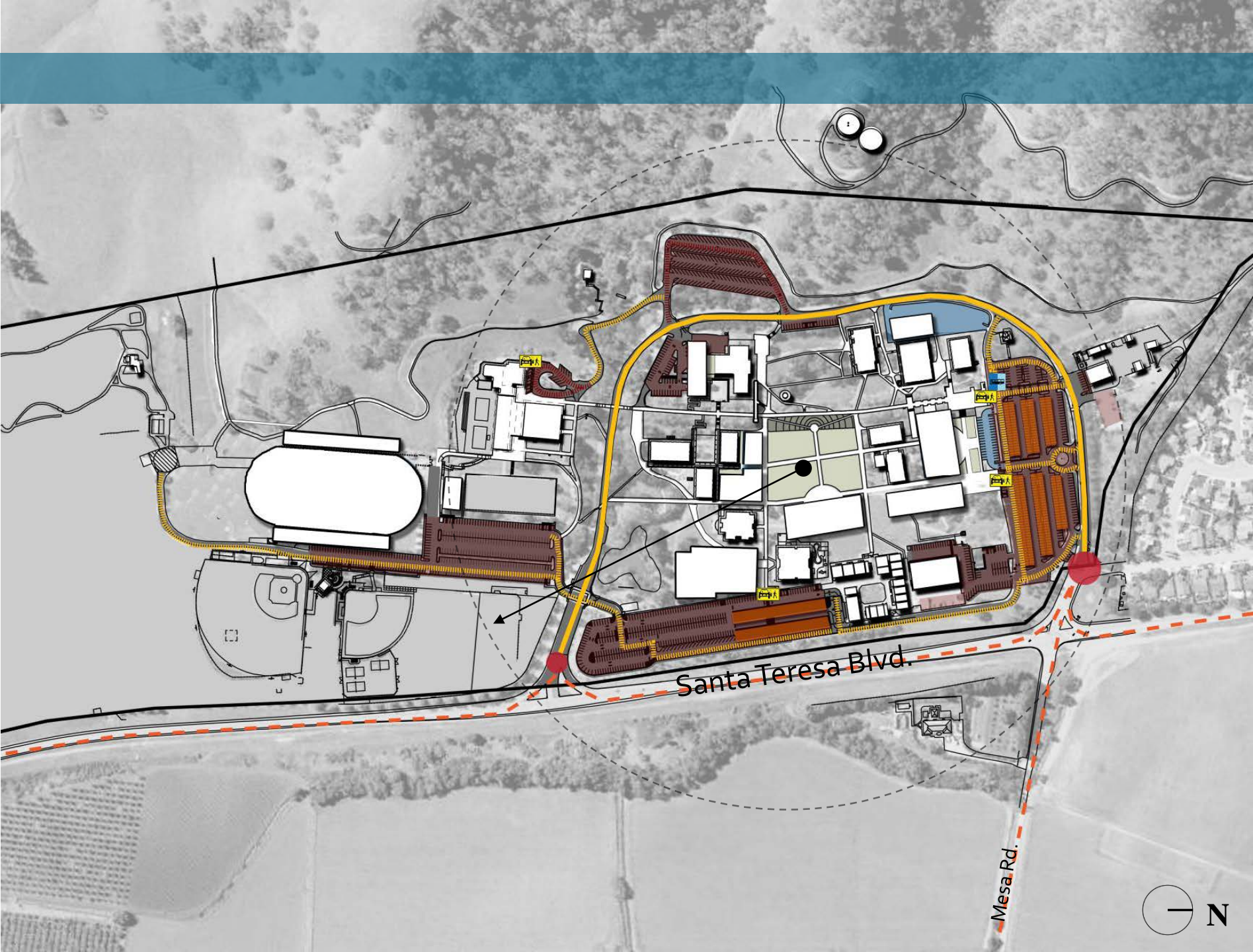
# VEHICULAR CIRCULATION



## Gilroy Campus

- Provides short-term/ convenient parking
- Improves Drop-offs
- Improves South Entrance to the new Visual and Performing Arts Complex

-  Campus Entrance
-  Vehicular Drop-Off
-  Vehicular Access
-  ¼ mile or 5 minute walk
-  Public Transit Lines
  -  VTA Route 18
  -  San Benito Express
-  Primary Vehicular Circulation
-  Secondary Vehicular Circulation(2-way)
-  Secondary Vehicular Circulation(1-way)
-  New Parking
-  Solar Covered Parking



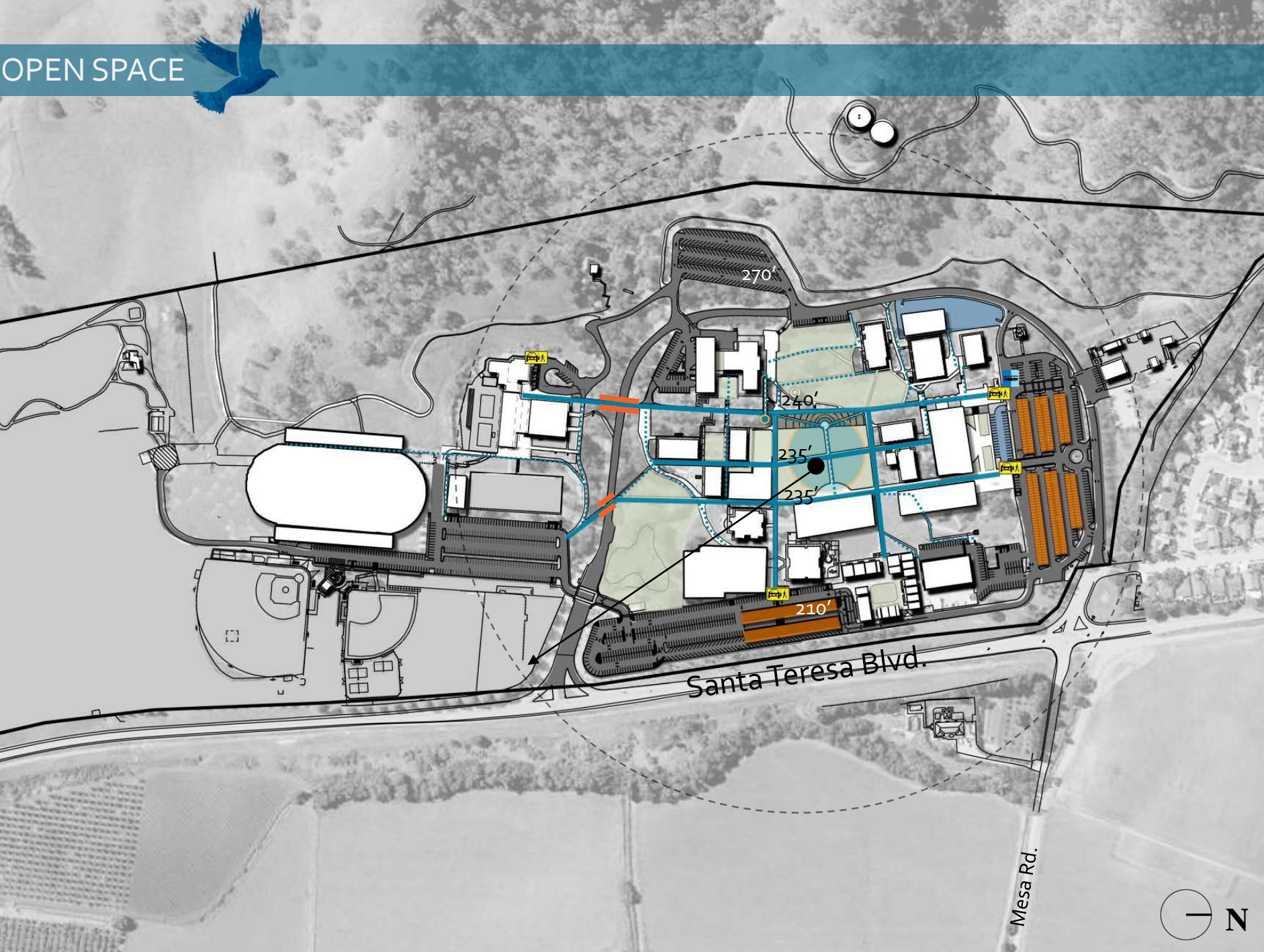


# PEDESTRIAN CIRCULATION / OPEN SPACE



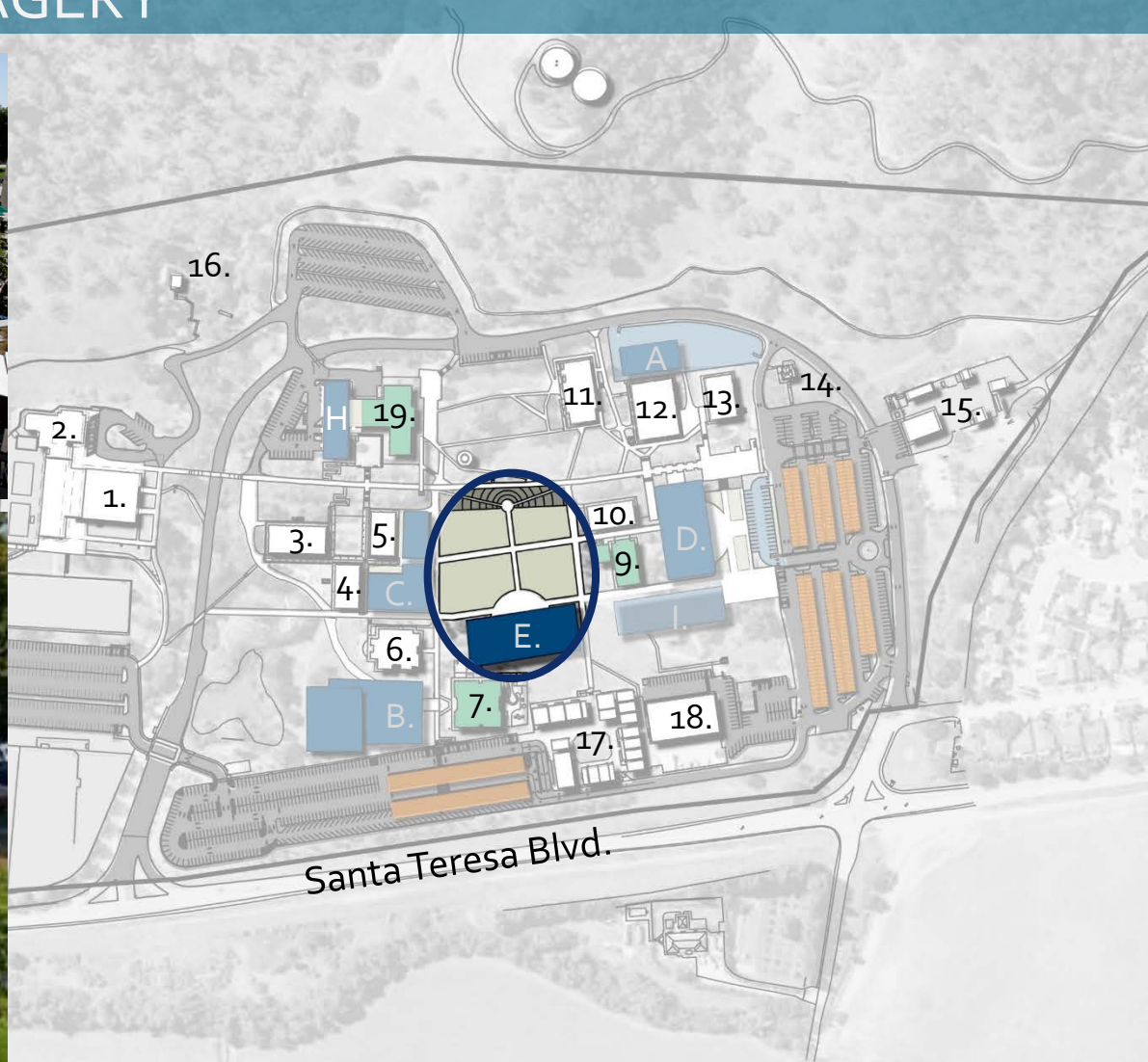
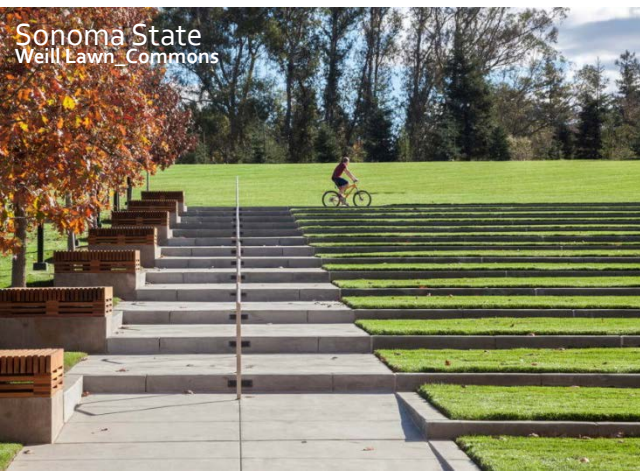
- Pedestrian Spines
  - Strengthens East/West
  - Creates Eastern North/South
- Improves Wayfinding
  - Simplifies pathways
  - Direct connections to each building
- Creates Central Quad
- Resolves universal access issues
  - Incorporates pedestrian stairs and elevators into new construction
- Improves connection from the core of campus to Southern Kinesiology/Athletics Zone

- Pedestrian Drop-Off/ Gateway
- Primary Pedestrian Access
- Secondary Pedestrian Access
- Improved Gathering Space
- Elevator
- ¼ mile or 5 minute walk
- Outdoor Space
- Bridge Crossing
- Public Transit Lines
  - VTA Route 18
  - San Benito Express
- New Parking
- Solar Covered Parking





# INSPIRATIONAL IMAGERY





 Gilroy Campus

- Support the Educational Master Plan/ Program of Work
- Establish a front door for the campus
  - Student Services : Students
  - Theatre : Community
- Create a campus core with purposeful open space
- Improve wayfinding and pedestrian circulation
- Create a place for students that is uniquely Gavilan College



# SAN BENITO CAMPUS





# REGIONAL CONTEXT



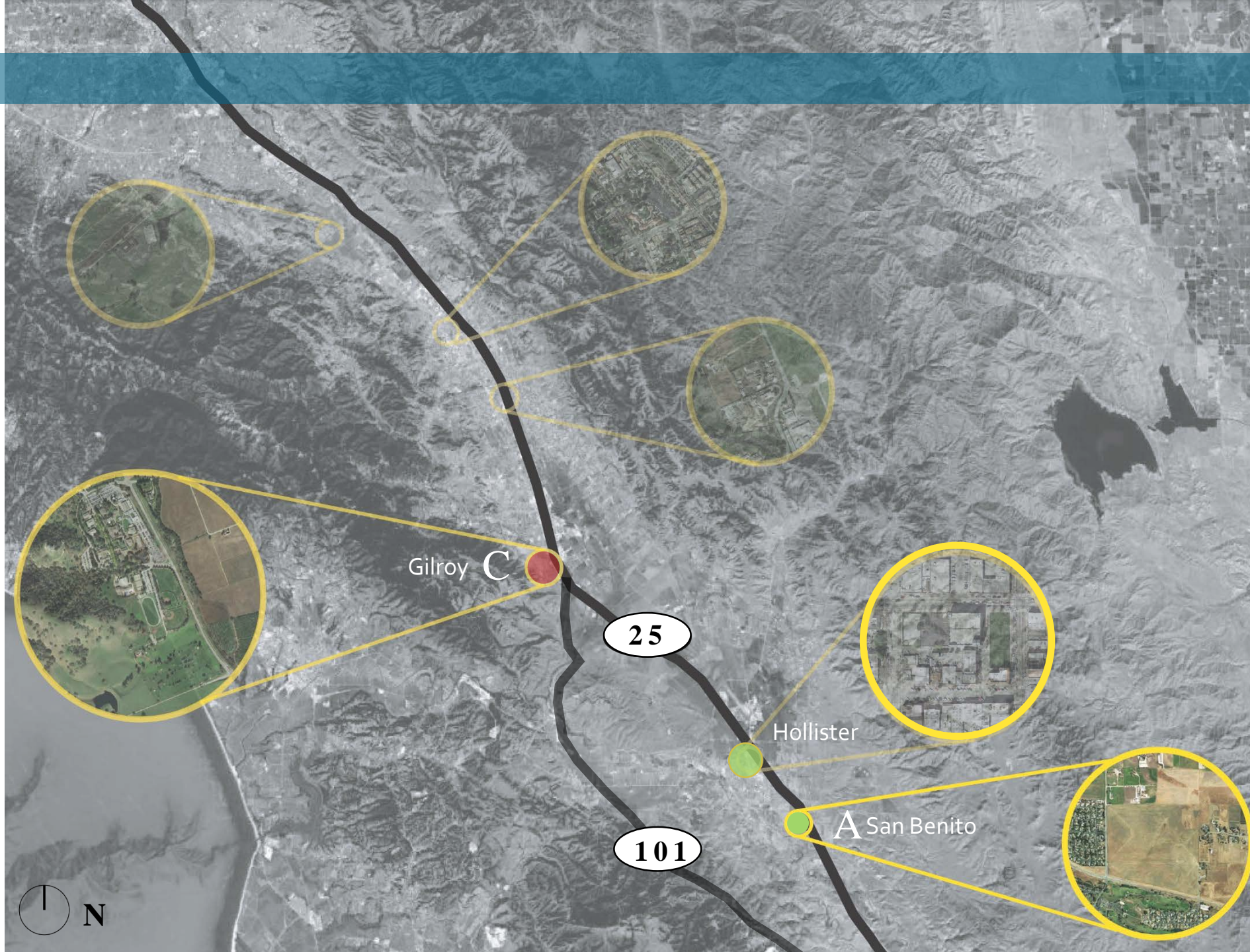
## DISTANCE:

**A-C : San Benito Campus  
to Gilroy Campus**

21.1 Miles = 25-40 Minutes

**Hollister to San Benito**

4.2 Miles = 10 Minutes





## San Benito Campus

### 2030 Projection (Phase 1):

#### Students:

- 500 FTE = approx. 1500 students

#### Programs:

- Academic Commons
  - Classrooms / Labs
- Administrative / Support Services
  - Physical Plant
  - Security
- Student Services
  - Food Service
  - Bookstore
  - Library / Learning Skills Center

#### GSF (Instructional/Support/Total)

20,000 instructional + 15,000 support= **35,000 total**

#### Parking:

- 375 Parking Stalls (4: 1 Ratio) needed

### Phase 2 Projection:

#### Students:

- 2,000 FTE = approx. 5000 students

#### Programs:

- Academic Commons
  - General Academic
  - Discipline Specific
- Administrative / Student Services / Student Life

#### GSF:

70,000 instructional + 35,000 support= **105,000 total**

#### Parking:

- 875 Additional Parking Stalls Needed  
(Total of **1,250 stalls**)



# BRIDGING FROM THE EMP TO THE FMP

## Phase 1 Building Program

	LAB	LECTURE	OFFICES	ASF	GSF
Academic Commons	4	5	6	11,720	18,171
Fitness Lab & Dance	1	0	0	1,000	1,333
Library Resource & Instructional Support	3	0	0	2,300	3,451
Administrative Complex	0	0	5	1,050	1,691
Student Support Services	0	0	12	4,115	6,615
Food Service / Merchandise				1,200	1,736
Plant & Security	0	0	3	1,300	1,956
<b>TOTAL</b>	<b>8</b>	<b>5</b>	<b>26</b>	<b>22,685</b>	<b>33,619</b>

\*\* Including and expanding existing program from the Hollister Site

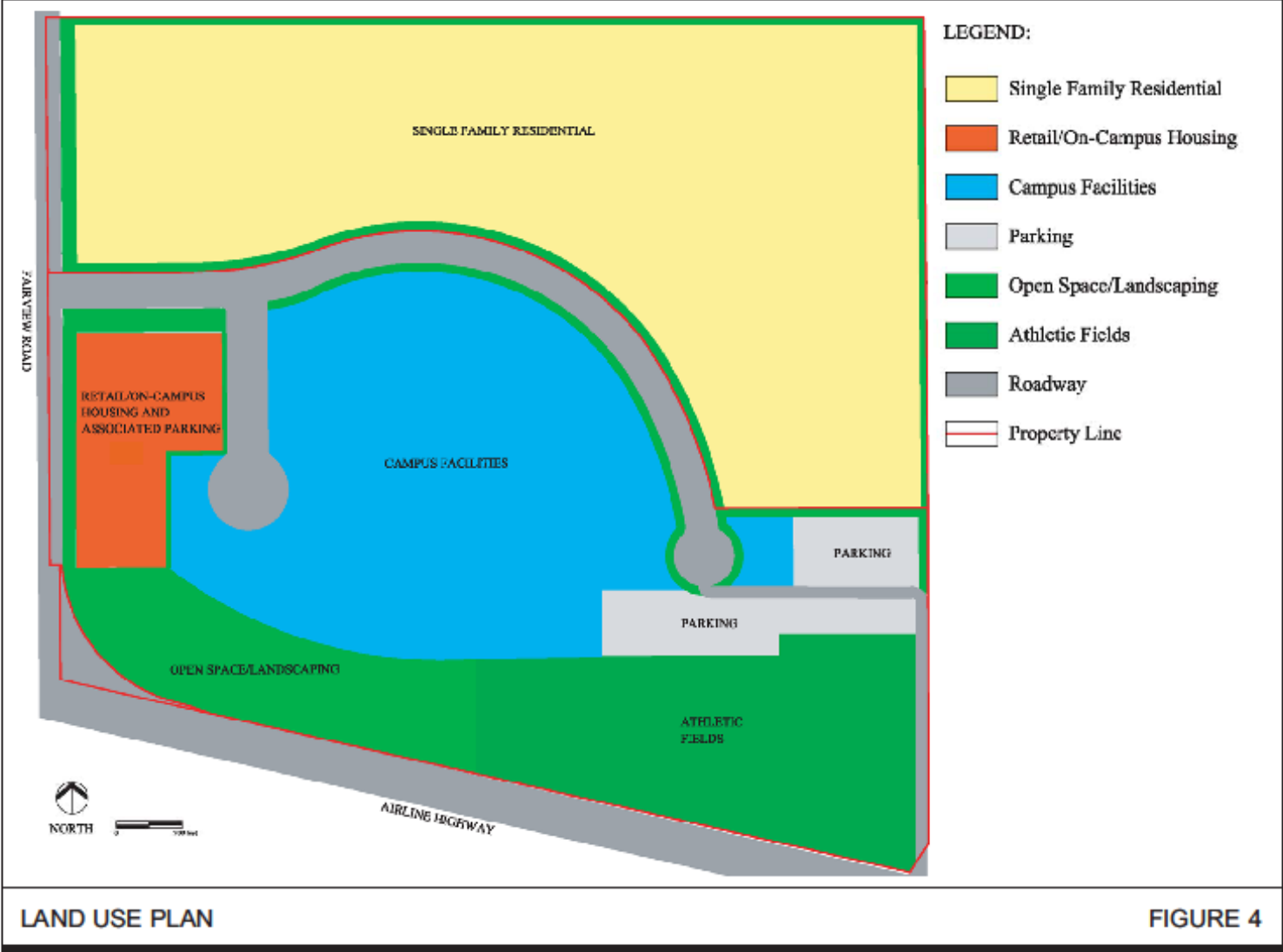


# PLANNING CONSIDERATIONS



## San Benito Campus

- Access to the site
  - Shared connection with residential unites to the North
  - Fairview Road vs. Airline Highway
- Establish a front door for the campus
  - Presence off of Airline Highway without providing an entrance there
- Population growth expected in the city of Hollister





# CAMPUS PHASE 1



## San Benito Campus

- Establish First Building
- Add Portables for Additional Classrooms as Needed
- Begin to develop Open Space
- Parking Within Close Proximity
- Establish M&O / Central Plant
- Retail Site Available to Develop as Required
- Next Building?
  - Academic
  - Student Center
  - Library / LRC
  - Athletics



# CAMPUS FULL BUILDOUT



## San Benito Campus

- Develop New Facilities While Maintaining Campus Life
- Balance Parking and Transition to Structured Parking as Needed
- Develop Campus Quad
  - Purposeful Space - Maintain Energy
  - Clear Wayfinding
- Develop Athletics Zone as Needed
- 2 Levels Supports +/- 450,000 gsf
- 3 Levels Supports +/- 630,000 gsf





# COYOTE VALLEY CAMPUS



Coyote Valley Center o Facilities Master Plan



CW/P



# REGIONAL CONTEXT



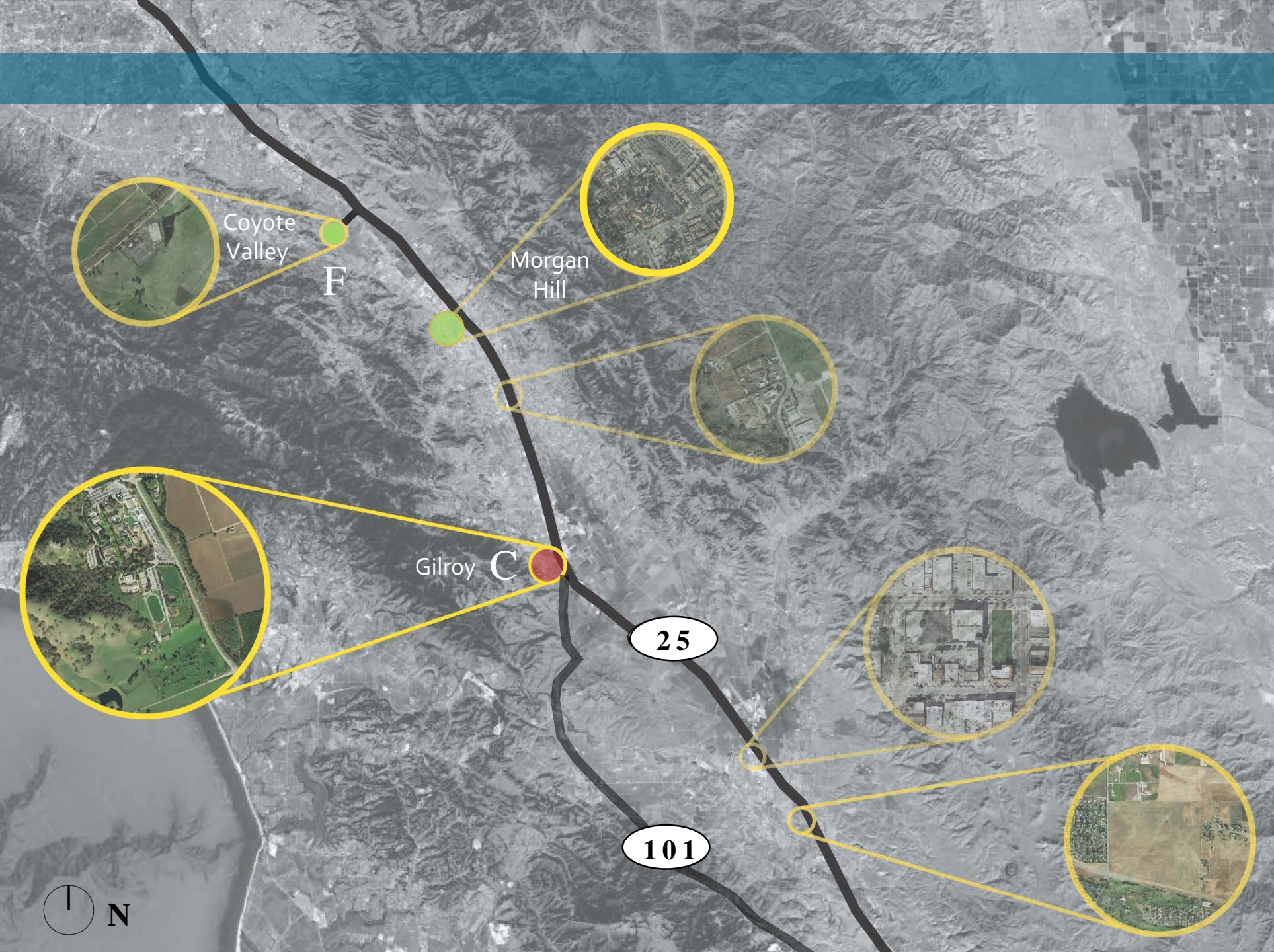
## DISTANCE:

**F-C : Coyote Valley to Gilroy Campus**

22.9 Miles = 25-40 Minutes

**Coyote Valley to Morgan Hill**

10.3 Miles = 15 Minutes







## Coyote Valley Campus

### Short Term Building:

#### Students:

- Service current student population

#### Programs:

- Student Services
  - Counseling
  - Support Space
  - Site Administration
- Computer Lab & Classrooms
- Biology Lab

#### ASF / GSF / Mass:

- 6,400
- 9,846
- 2 Story

#### Parking:

- Serviced with current parking stalls provided

### 2030 Projection (Phase 1):

#### Students:

- 500 FTE = approx. 1500 students

#### Programs:

- Academic Commons
  - Classrooms / Labs
- Administrative / Support Services Complex
  - Physical Plant
  - Security
- Student Services
  - Food Service
  - Bookstore
  - Library / Learning Skills Center

#### GSF:

20,000 instructional + 15,000 support= **35,000 total**

#### Parking:

- 375 Parking Stalls (4: 1 Ratio) needed

### Phase 2 Projection:

#### Students:

- 2,000 FTE = approx. 5000 students

#### Programs:

- Academic Commons
  - General Academic
  - Discipline Specific
- Administrative / Student Services / Student Life

#### GSF:

70,000 instructional + 35,000 support= 105,000 total

#### Parking:

- 875 Additional Parking Stalls Needed (Total of 1250 stalls)

# PROGRAM OF WORK



## Coyote Valley Campus

### 1. New Building

#### Programs:

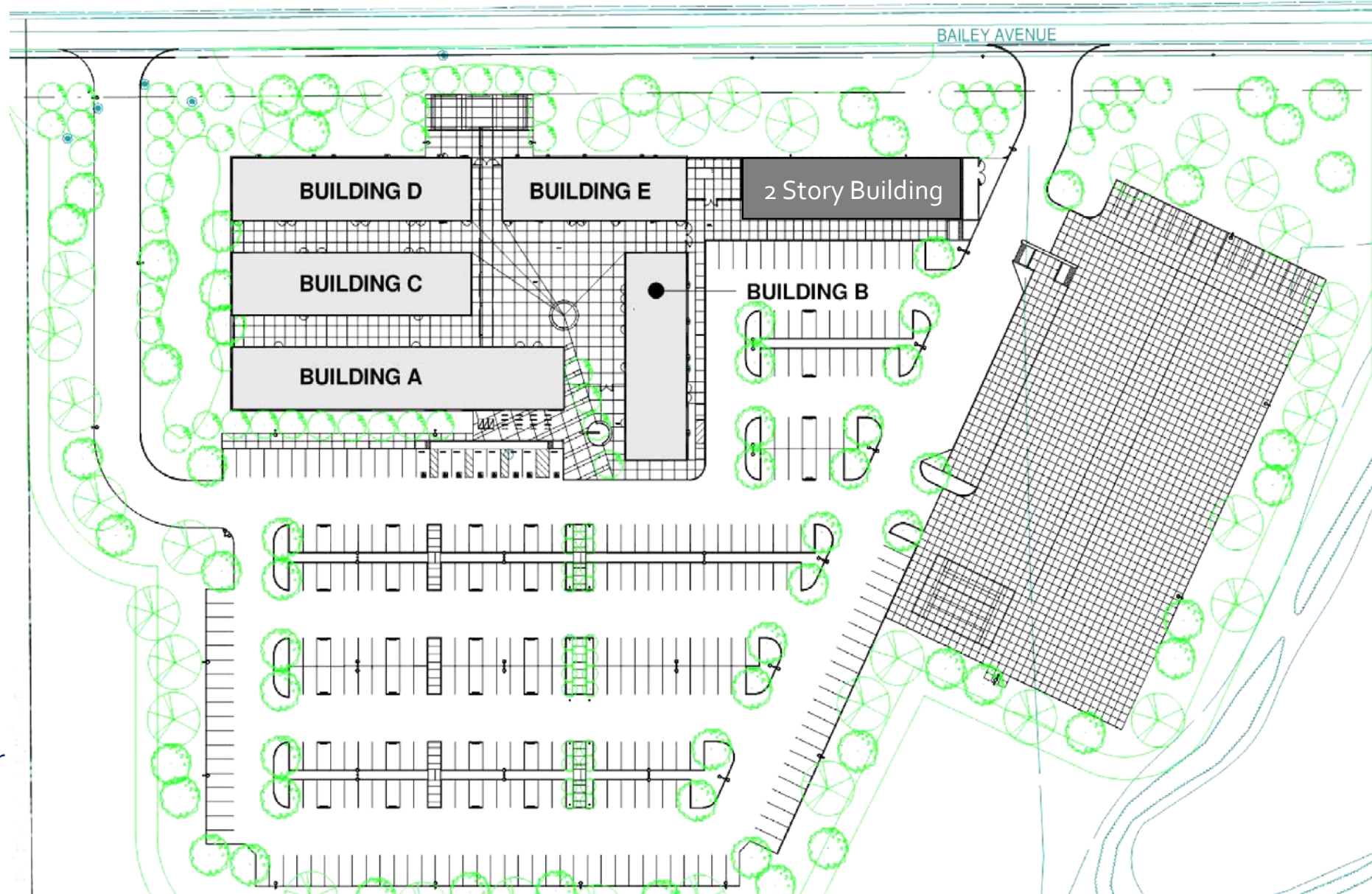
- Student Services
  - Counseling
  - Support Space
  - Site Administration
- Computer Lab & Classrooms
- Biology Lab

#### ASF / GSF / Mass:

- 6,400
- 9,846
- 2 Story

#### Project Sequence:

- Project Start not Effected by Other Projects
- The pad is currently developed





# PLANNING CONSIDERATIONS



## Coyote Valley Campus

- Access to the site
  - Connection to IBM Facility (Provide Signalized Entry)
    - “Tech Campus”?
- Preserving existing wetlands:
  - Existing Lake
  - Seasonal Wetland
  - Retention Basin

- Site Outline
- Existing Campus Facilities
- ① IBM Facility
- ② Existing Lake
- ③ Seasonal Wetland
- ④ Water Retention
- Primary Vehicular Direction
- Primary Views





**QUESTIONS**