GAVILAN COLLEGE
FACILITIES MASTER PLAN
2018

MASTER PLAN : EXPLORATION
ACADEMIC SENATE - MASTER PLAN PROPOSAL : 2.20.18
TIMELINE

2017

May 10: Site Visit
October 25: Steering Committee
November 13: Cabinet Meeting
December 6: User Groups
December 7: User Groups

2018

December 5: Steering Committee
February 1: STEERING COMMITTEE Master Plan Draft #1
February 15: STEERING COMMITTEE Master Plan Final
February 20: Academic Senate
February 21: Facilities & Grounds
February 22: President's Council

May 8: Board Adoption

Gavilan College ○ Facilities Master Plan
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
• 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
Future Instructional Contact Hours (WSCH)
• Converted into new spaces by discipline
## Gavilan Growth Needs to 2030

<table>
<thead>
<tr>
<th></th>
<th>Lab</th>
<th>Lecture</th>
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<tr>
<td><strong>Liberal Arts</strong></td>
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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• Replace Aged/Outdated Facilities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
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:
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

EXISTING TO REMAIN KEY
7. Administrative Services
9. General Academic or Swing Space
19. Multi-Purpose/ Conference Center
PROGRAM OF WORK

Gilroy Campus

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:
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
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

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

EXISTING TO REMAIN KEY:
- 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
- J. Gym
- K. Adaptive PE
- L. Life Science
- M. Physical Science
- N. Math
- O. Nursing
- P. Humanities
- Q. Administrative Services
- R. General Academic or Swing Space
- S. Multi-Purpose/ Conference Center

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

REPURPOSED:
- 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
- 16. Chapel
- 17. GECA
- 18. Multi-Purpose Building
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 Affected by Other Projects
- Repurpose Vacated Space in Building 4 to Math Lecture Space

EXISTING TO REMAIN KEY:
- Central Plant/Water Treatment
- Visual and Performing Arts Complex
- STEM Center
- Student Services
- Library/LRC/Student Center/Quad
- Kinesiology/Athletics
- Administrative Services
- GECA or Future Academic Building or?
- Future Academic Building

NEW:
- Gym
- Adaptive PE
- Life Science
- Physical Science
- Math
- Nursing
- Humanities

REPURPOSED:
- Administrative Services
- General Academic or Swing Space
- Multi-Purpose/Conference Center
D. **Student Services**

**Programs:**
- 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

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**EXISTING TO REMAIN KEY:**
1. Gym
2. Adaptive PE
3. Life Science
4. Physical Science
5. Math
6. Nursing
7. Humanities
8. Social Science
9. Business
10. Cosmetology
11. Mayock House
12. Security / Facilities
13. Chapel
14. GECA
15. Multi-Purpose Building

**REPURPOSED:**
- 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
- J. Administrative Services
- K. General Academic or Swing Space
- L. Multi-Purpose/ Conference Center
- M. Social Science
- N. Business
- O. Cosmetology
- P. Mayock House
- Q. Security / Facilities
- R. Chapel
- S. GECA
- T. Multi-Purpose Building

**NEW:**
- 11. Social Science
- 12. Business
- 13. Cosmetology
- 14. Mayock House
- 16. Chapel
- 17. GECA
- 18. Multi-Purpose Building
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

Gilroy Campus

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

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
- 2. Adaptive PE
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- 4. Physical Science
- 5. Math
- 6. Nursing
- 10. Humanities
- 11. Social Science
- 12. Business
- 13. Cosmetology
- 14. Mayock House
- 16. Chapel
- 17. GECA
- 18. Multi-Purpose Building
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

NEW:
A. Central Plant/ Water Treatment
B. Visual and Performing Arts Complex
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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
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14. Mayock House
15. Security / Facilities
16. Chapel
17. GECA
18. Multi-Purpose Building

Santa Teresa Blvd.
PROGRAM OF WORK

Gilroy Campus

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

NEW:
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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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12. Business
13. Cosmetology
14. Mayock House
15. Security / Facilities
16. Chapel
17. GECA
18. Multi-Purpose Building
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:
- Central Plant/ Water Treatment
- Visual and Performing Arts Complex
- STEM Center
- Student Services
- Library/ LRC/ Student Center/ Quad
- Kinesiology/Athletics
- Administrative Services
- GECA or Future Academic Building or ?
- Future Academic Building

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

EXISTING TO REMAIN KEY:
- Gym
- Adaptive PE
- Life Science
- Physical Science
- Math
- Nursing
- Humanities
- Social Science
- Business
- Cosmetology
- Mayock House
- Security / Facilities
- Chapel
- GECA
- Multi-Purpose Building
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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**PROGRAM OF WORK**

**NEW:**
- 1. Gym
- 11. Social Science
- 12. Business
- 13. Cosmetology
- 14. Mayock House
- 16. Chapel
- 17. GECA
- 18. Multi-Purpose Building

**REPURPOSED:**
- 2. Adaptive PE
- 3. Life Science
- 4. Physical Science
- 5. Math
- 6. Nursing
- 7. Administrative Services
- 8. General Academic or Swing Space
- 9. Multi-Purpose/Conference Center
- 10. Humanities
- 19. Multi-Purpose/Conference Center

**EXISTING TO REMAIN KEY:**
- A. Central Plant/ Water Treatment
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- C. STEM Center
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- E. Library/ LRC/ Student Center/ Quad
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- G. Administrative Services
- H. GECA or Future Academic Building
- I. Future Academic Building

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**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
1/4 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

Gavilan College  ○  Master Plan Exploration
GAVILAN COLLEGE VISION 2030

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
DISTANCE:

A-C : San Benito Campus to Gilroy Campus
21.1 Miles = 25-40 Minutes

Hollister to San Benito
4.2 Miles = 10 Minutes
SUMMARY OF CAMPUS BUILDOUT

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

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<tr>
<th>Service Area</th>
<th>Lab</th>
<th>Lecture</th>
<th>Offices</th>
<th>ASF (sq ft)</th>
<th>GSF (sq ft)</th>
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**Total**  
- Lab: 8  
- Lecture: 5  
- Offices: 26  
- ASF: 22,685  
- GSF: 33,619

**Including and expanding existing program from the Hollister Site**
San Benito Campus

- Access to the site
  - Shared connection with residential units 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
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
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

Parking (structured as needed)
COYOTE VALLEY CAMPUS
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)
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
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

PLANNING CONSIDERATIONS

Site Outline
- Existing Campus Facilities
- IBM Facility
- Existing Lake
- Seasonal Wetland
- Water Retention

Primary Vehicular Direction

Primary Views
QUESTIONS