



Gilroy Campus Facilities Master Plan Update

Final Draft
June 2024

INTRODUCTION

This Gilroy Campus Facilities Master Plan Update has been developed to serve as a guide for future development. This plan supports the College’s mission to “actively engage, empower, and enrich students of all backgrounds and abilities to build their full academic, social, and economic potential.”

The 2020 Gilroy Campus Specific Master Plan for Measure X Projects served as a reference for this planning effort.

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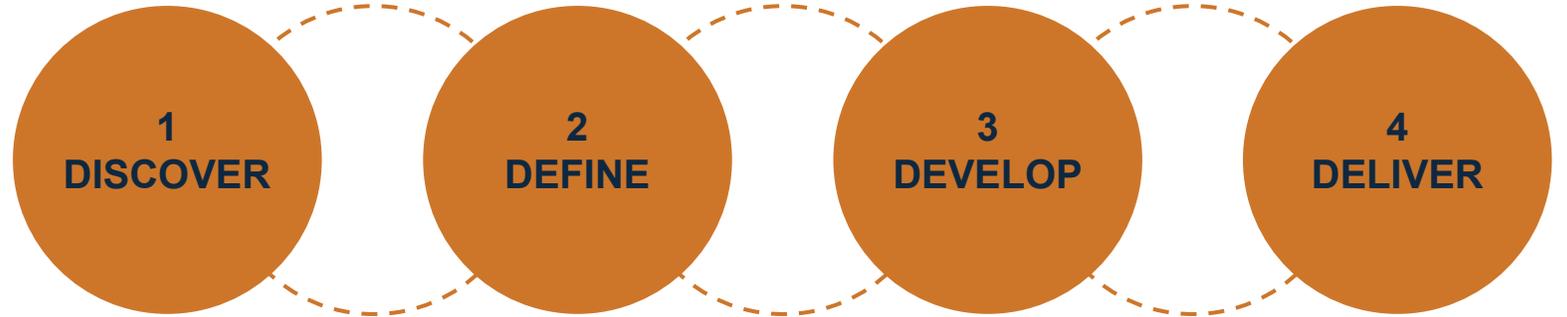
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PLANNING PROCESS

This Gilroy College Facilities Master Plan Update was developed using a dynamic and collaborative process that was integrated, participatory, and data-informed.

Multiple engagements, meetings, and workshops were conducted to engage with the Gavilan community and provide opportunities for input and feedback.



INTEGRATED + PARTICIPATORY + DATA-INFORMED



PLANNING PROCESS

At the foundation of this planning process are Gavilan’s Mission, Principles of Community, Aspirations, as well as its Visionary Educational Values and Goals.

Throughout the participatory process we explored the question:

How can we transform the physical environments to support Gavilan College’s mission and aspirations?

MISSION

Gavilan College actively engages, empowers and enriches students of all backgrounds and abilities to build their full academic, social, and economic potential.

ASPIRATIONS

DIVERSE

EQUITABLE

PURPOSEFUL

INCLUSIVE

PARTICIPATION

Open Campus Forum

The Campus Forum was conducted in English and Spanish on March 19, 2024, both in person and through a digital poll, with a total of over 200 participants. Students, faculty, administrators, and classified professionals shared their experience of the campus, what is working well, and what could be improved.



PARTICIPATION

Campus Planning Retreat

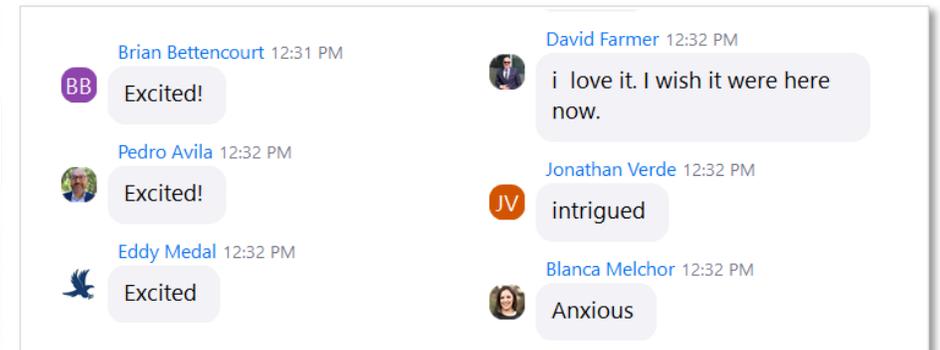
The Campus Planning Retreat was conducted on April 12, 2024, with approximately 50 participants. Students, faculty, administrators, and classified professionals reflected on quantitative facilities data and qualitative data from the Campus Forum, discussed their future vision for the campus, and explored how the physical environments could transform to support Gavilan College's mission and aspirations.



PARTICIPATION

Workgroup Meetings

A Workgroup was created as a subset of the Retreat participants to provide further input and collaborate on the Facilities Master Plan Update. The first Workgroup meeting was conducted on campus on April 3, 2024, and focused on the development of a Framework for Planning and discussion of many different potential future scenarios for the campus. The second Workgroup meeting was conducted virtually to refine the Framework for Planning and draft recommendations for the future campus.



PARTICIPATION

Thank you to the many students, faculty, administrators, and classified professionals who participated in the various engagements throughout the planning process!

They represent the following groups:

- Cabinet / College Leadership
- Board of Trustees
- Directors
- Deans
- Faculty Senate
- Classified Employees Union
- Associated Students of Gavilan College
- Women Supporting Women
- LGBTQ+
- GCLA - Gavilan College Latine Association
- Faculty
- Staff
- Students

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Campus Today

This planning process considers both quantitative and qualitative data that provide an understanding of the current campus and help inform discussions about the future. This section includes summaries of the following:

Quantitative Facilities Data

- Age of Buildings
- Condition of Buildings

Qualitative Data from Campus Forum

- Favorite Places
- Circulation Patterns
- Strengths
- Opportunities
- Additional Considerations

CAMPUS TODAY

APE	Adapted Physical Education
AR	Art
BU	Business
CDC	Child Development
CHP	Chapel
COS	Cosmetology
GECA	Gilroy Early College Academy
GY	Gym
HOB	Health Occupations Building
HU	Humanities
LI	Library
LS	Life Science
MA	Mathematics
MAY	Mayock House
MP	Multipurpose Building
MU	Music Hall
PB	Portable Buildings
PS	Physical Science
SC	Student Center/Administration
SF	Security/Facilities
SS	Social Science
TH	Theater

- Permanent Buildings
- Portable Buildings



AGE OF BUILDINGS ON CAMPUS

The majority of buildings on the Gilroy Campus were developed during the 1960s and 1970s. This established the organization of the campus along the pedestrian Sycamore Lane. A few additional buildings were developed during the 1980s, 1990s and 2000s.

- 1880s
- 1890s
- 1960s
- 1970s
- 1980s
- 1990s
- 2000s



CONDITION OF BUILDINGS ON CAMPUS

The Facility Condition Index is a tool used to gauge the physical condition of a building. The California Community College Chancellor's Office surveys colleges regularly to assess conditions and assign an FCI score. The FCI score for a building represents the ratio of the cost to renovate versus the cost to replace.

The majority of buildings on the Gilroy Campus have a medium or high FCI score and should be considered for modernization or replacement.

- Low FCI (Good Condition)
- Medium FCI (Fair Condition)
- High FCI (Needs Attention)



CAMPUS FORUM

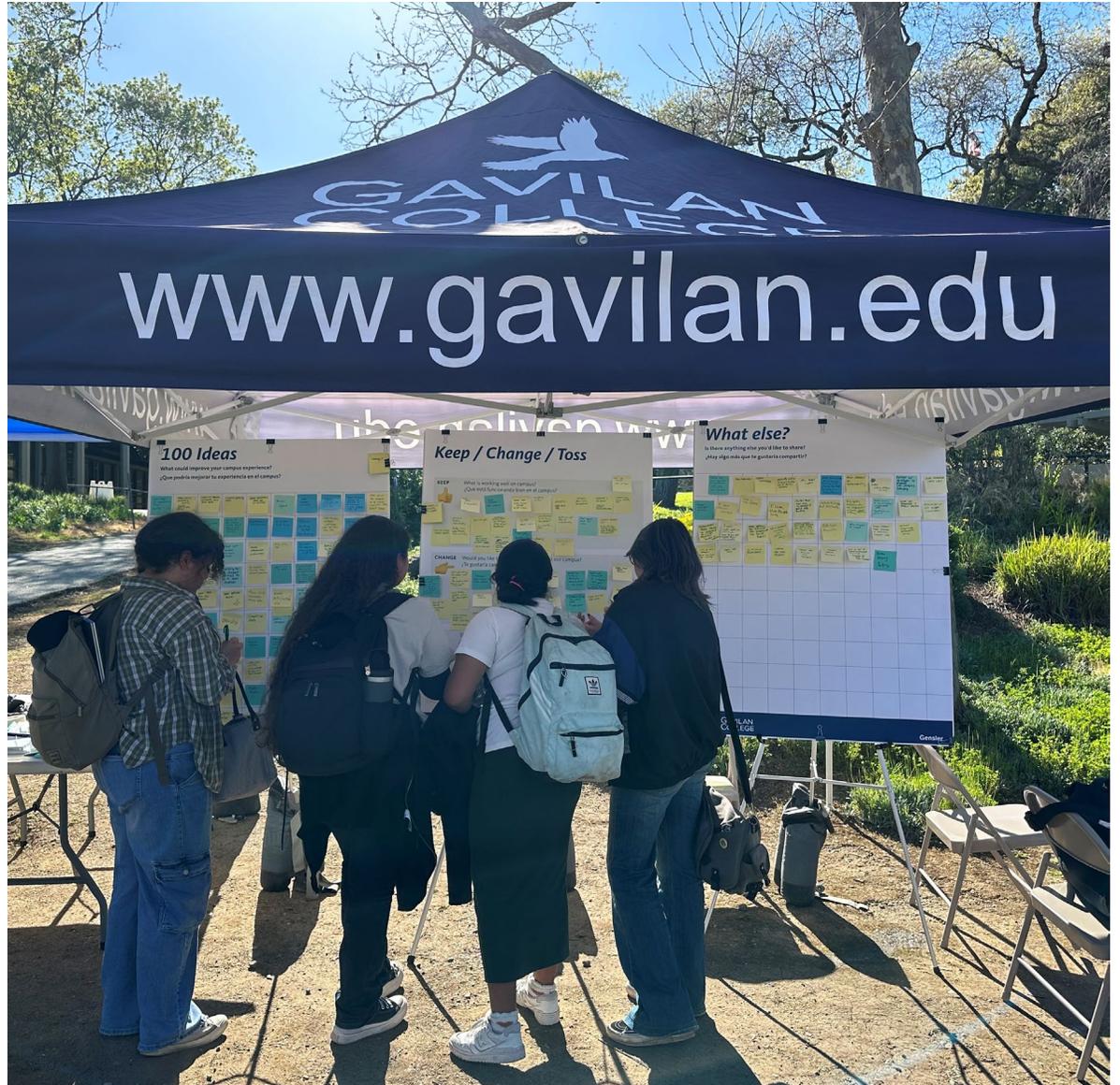
The Campus Forum was conducted both in person and through a digital poll, with a total of **over 200 participants**.

- The in-person session was held on March 19, 2024, from 10am to 6pm, and over 100 individuals participated.
- To provide additional opportunities to participate, Gensler created a digital poll with the same questions, which was available from March 20-27, 2024, and had 103 participants.

Both the in-person session and the digital poll offered the option to **communicate in English or in Spanish**, which was essential for many individuals to be able to participate. Many expressed appreciation for having a bilingual event!

The following pages summarize the findings from the Campus Forum and include:

- Favorite Places
- Circulation Patterns
- Strengths
- Opportunities, and
- Additional Considerations



CAMPUS FORUM

Circulation Patterns

We asked participants to draw their path on a typical day, starting with where they enter campus, and indicating what route they take as they move through campus. **Sycamore Lane** clearly emerged as the main circulation route, or spine of the campus, and participants indicated that it is effective for navigating through campus. Several key topics related to circulation also came up throughout the day that could inform future planning.

PARTICIPANTS SHARED:

Many paths are not accessible to all members of the campus community

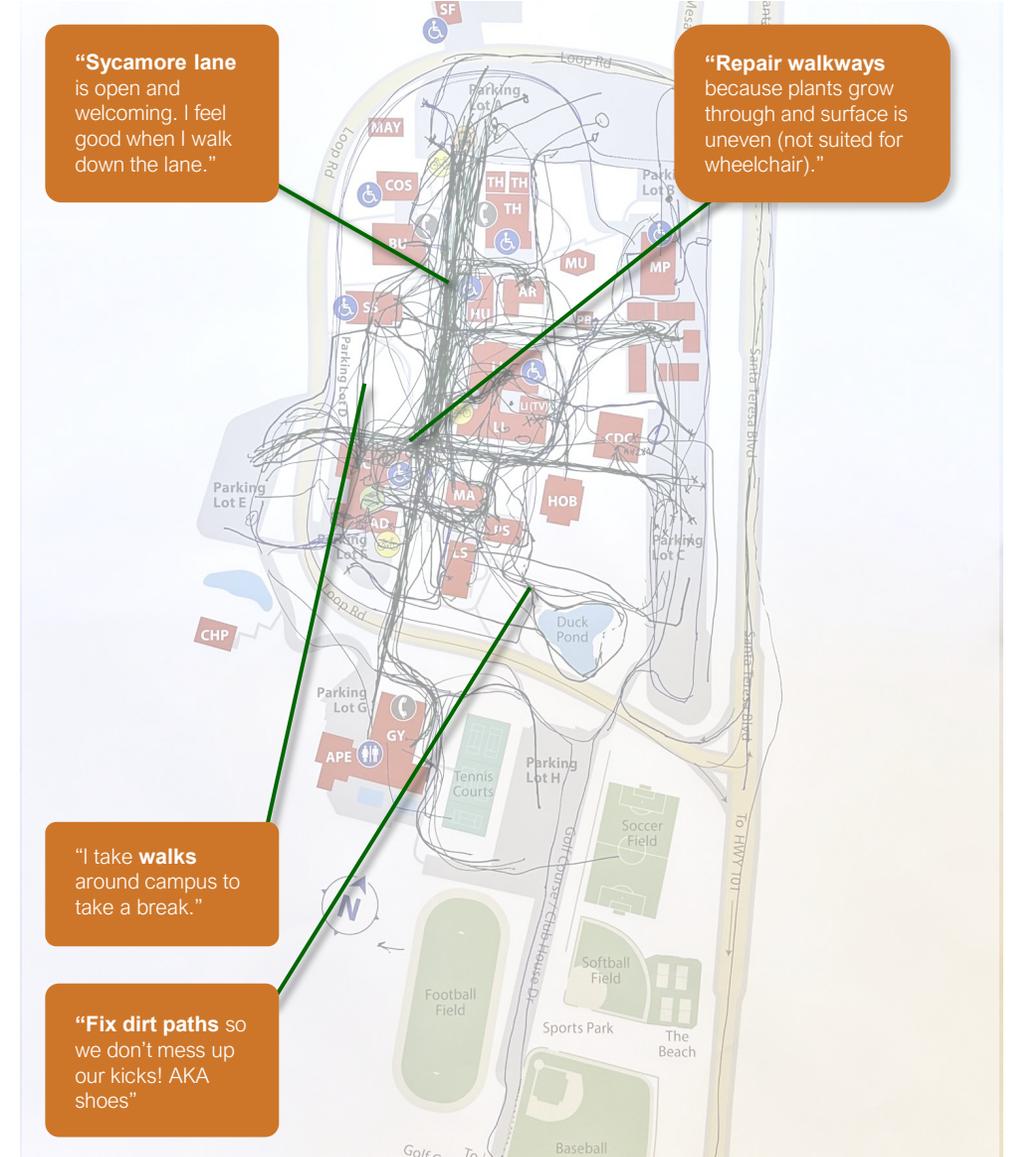
Most north-south paths are accessible, but paths connecting east-west typically have stairs or steep slopes.

Walking and driving surfaces are in poor condition

Roads have potholes and outdoor walkways have uneven surfaces and slipping hazards. There are dirt pathways that are heavily trafficked and problematic.

Many embrace walking the trails + paths on campus as a regular form of exercise

This is a great asset for the campus and could be leveraged even more by improving connectivity as well as signage and wayfinding.



CAMPUS FORUM

Strengths

We asked participants to share what aspects of campus are working well. Overall, they expressed a **high degree of satisfaction** with campus, and several themes emerged as part of this activity. It is worth noting that some aspects that participants expressed as strengths were also mentioned as areas for improvement in other activities.

PARTICIPANTS VALUE:

Integration of Nature with the Campus

Able to connect to nature between classes, peaceful environment feels uniquely special to Gavilan

Resources and Support for Students

Food cards, food pantry, supports lower income students

Welcoming Environment

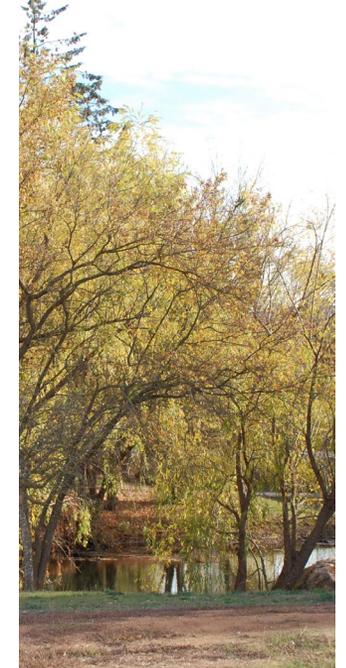
People are friendly, caring, polite, small town feel, campus speaks Spanish, feels like home

Basic Functional Requirements

Access to cafeteria, Sycamore Lane for circulation, free parking, provides charging locations, lighting effective in some areas



Photo source: Gavilan



CAMPUS FORUM

Physical Opportunities

We asked participants to share what could improve their campus experience, if there is anything they would like to change on campus, and if there is anything they would like to get rid of on campus. Although we received many responses such as “Everything is great, no need to change anything,” we also received a variety of comments across different themes. The following are related to the physical aspects of campus.

PARTICIPANTS SEE OPPORTUNITIES TO IMPROVE:

Building Conditions

Improve/add HVAC, more comfortable chairs, refresh restrooms, fix computers in library. Specific buildings mentioned: Theater, library, multipurpose building, gym (weight and equipment, locker room). Improvement for learning spaces: modernize classrooms, furniture for group collaboration, update technology, more classrooms and office spaces

Signage and Wayfinding

Desire for increased and clearer signage, signage in Spanish

Landscape Elements

Desire to address inadequate lighting, fix areas that flood, provide seating with shade, create more gathering spaces, and provide additional car charging

Student Spaces

Desire for on-site dorms, areas for rest, more areas for study, recreation, longer hours for gym and library

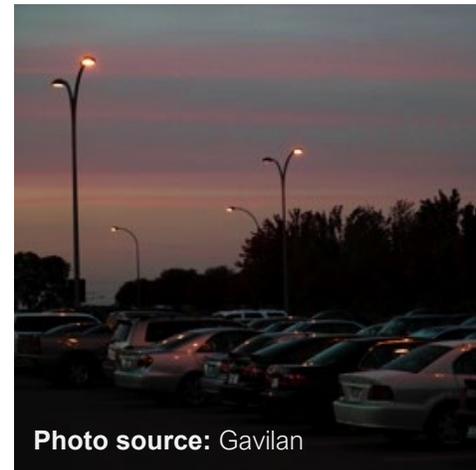
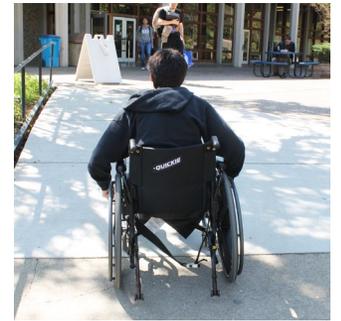


Photo source: Gavilan



CAMPUS FORUM

Cultural and Experiential Opportunities

We asked participants to share what could improve their campus experience, if there is anything they would like to change on campus, and if there is anything they would like to get rid of on campus. Although we received many responses such as “Everything is great, no need to change anything,” we also received a variety of comments across different themes. The following are related to the culture and experience of campus.

PARTICIPANTS SEE OPPORTUNITIES TO IMPROVE BY:

Celebrating Gavilan’s History and Culture

Take advantage of the Mayock House, Chapel, restore the carillon, statue of the ram, more art, move graduation to the field to elevate the feeling of the event

Expanding Choices for Programs and Instruction

Desire for more in-person classes instead of online classes, more schedule options and class type options, more weekend courses

Increasing Student Engagement and Activity

Host more team sports, organize fun activities, increase visibility of clubs

Expanding Choices for Food and Drink

Greater range of food options, more affordable food, desire for healthier options, vegetarian/vegan options, rotating menu, broader variety of snacks, add coffee bar, more vending machines and water filling stations

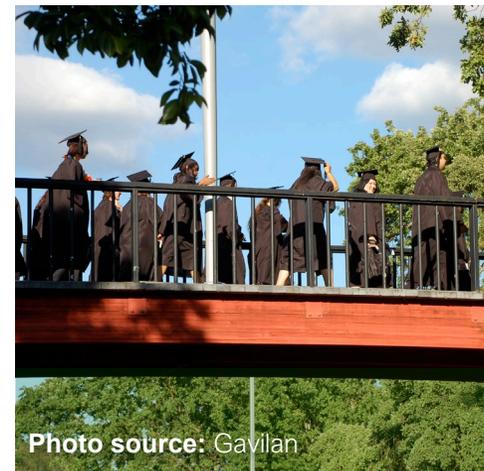
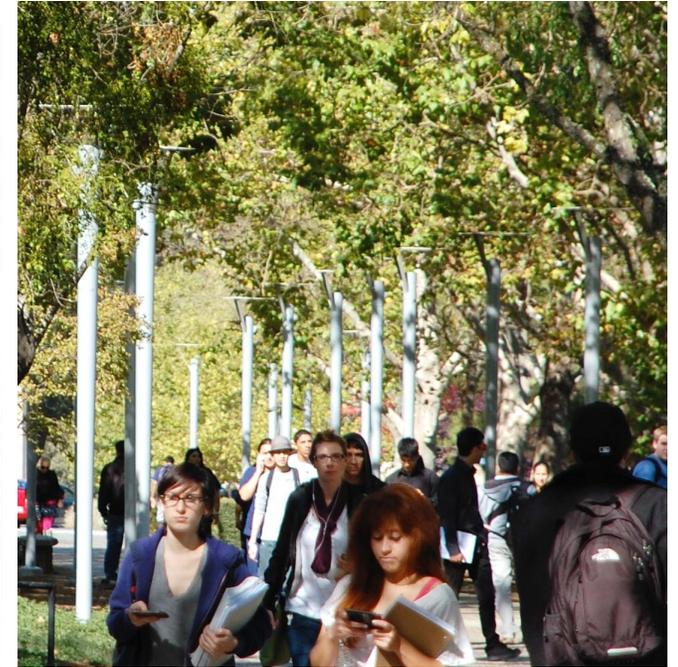


Photo source: Gavilan



CAMPUS FORUM

Questions that Emerged

We also asked participants if there was anything else that they would like to share. Many expressed **appreciation for the opportunity** to provide input, as well as reiterating their satisfaction with the campus. A few interesting questions came up in conversations throughout the day that Gavilan may consider in future planning.

PARTICIPANTS WERE CURIOUS ABOUT:

How will the Gilroy Campus relate to the other campuses in the future in terms of programs and courses offered?

Several individuals mentioned that they live closer to the other campuses and, if their coursework was available there, they would prefer to be closer to home.

How will we balance creating zones for different disciplines on campus while still encouraging interdisciplinary connection?

Several individuals mentioned that they only spend time on limited parts of campus or don't know folks outside of their program.

What is the campus's relationship with GECA and how does it fit into future plans?

Employees mentioned confusion about what areas they have access to, and GECA students described feeling like they don't belong on campus, even though they have some college classes.

What is Gavilan's brand?

Several individuals mentioned different ways that the name and logo appear on campus and were curious about how it could be more clear and consistent in the future.



Future Campus

The recommendations for the 2024 Facilities Master Plan Update are based on the quantitative and qualitative data described in the previous section, as well as input from representative members of the Gavilan community. A set of Facilities Guiding Principles were developed to guide discussions related to facilities planning and link to projects identified in the recommendations. This section includes the following:

Framework for Planning

- Guiding Principles
- General Strategies

Recommendations

- Future Campus
- Campus Zoning
- Arrival Experience
- Pedestrian Experience

FRAMEWORK FOR PLANNING

GUIDING PRINCIPLES	Student Success	Culture of Belonging	Access and Connections	Stewardship of Resources	Community Engagement
GENERAL STRATEGIES	<ul style="list-style-type: none"> • Integrate and consolidate related functions and services • Increase access to academic support and learning centers • Support the whole student 	<ul style="list-style-type: none"> • Develop welcoming and inviting environments across campus • Create spaces where everyone feels represented and valued • Enhance outdoor areas to support collaboration and engagement 	<ul style="list-style-type: none"> • Clarify campus zoning to support functional adjacencies • Improve navigation, accessibility, and wayfinding • Enhance the pedestrian experience by celebrating paths and trails 	<ul style="list-style-type: none"> • Relocate functions in temporary structures to permanent facilities • Address building deficiencies across campus • Right-size facilities where appropriate • Prioritize sustainability in decision-making 	<ul style="list-style-type: none"> • Strengthen entrances from each direction, visibility, and access • Develop campus site and facilities to welcome external communities • Develop campus to accommodate community events and activities

FUTURE CAMPUS

Campus Zoning

The future campus has the opportunity to strengthen zones of activity for enhanced academic synergy and improved student experience. Recommended zones are:

- Arts + Humanities
- Athletics
- Business + Other Services
- Child Development
- CTE
- Facilities
- GECA
- Library + Student Services
- STEM
- Student Housing
- Student Union

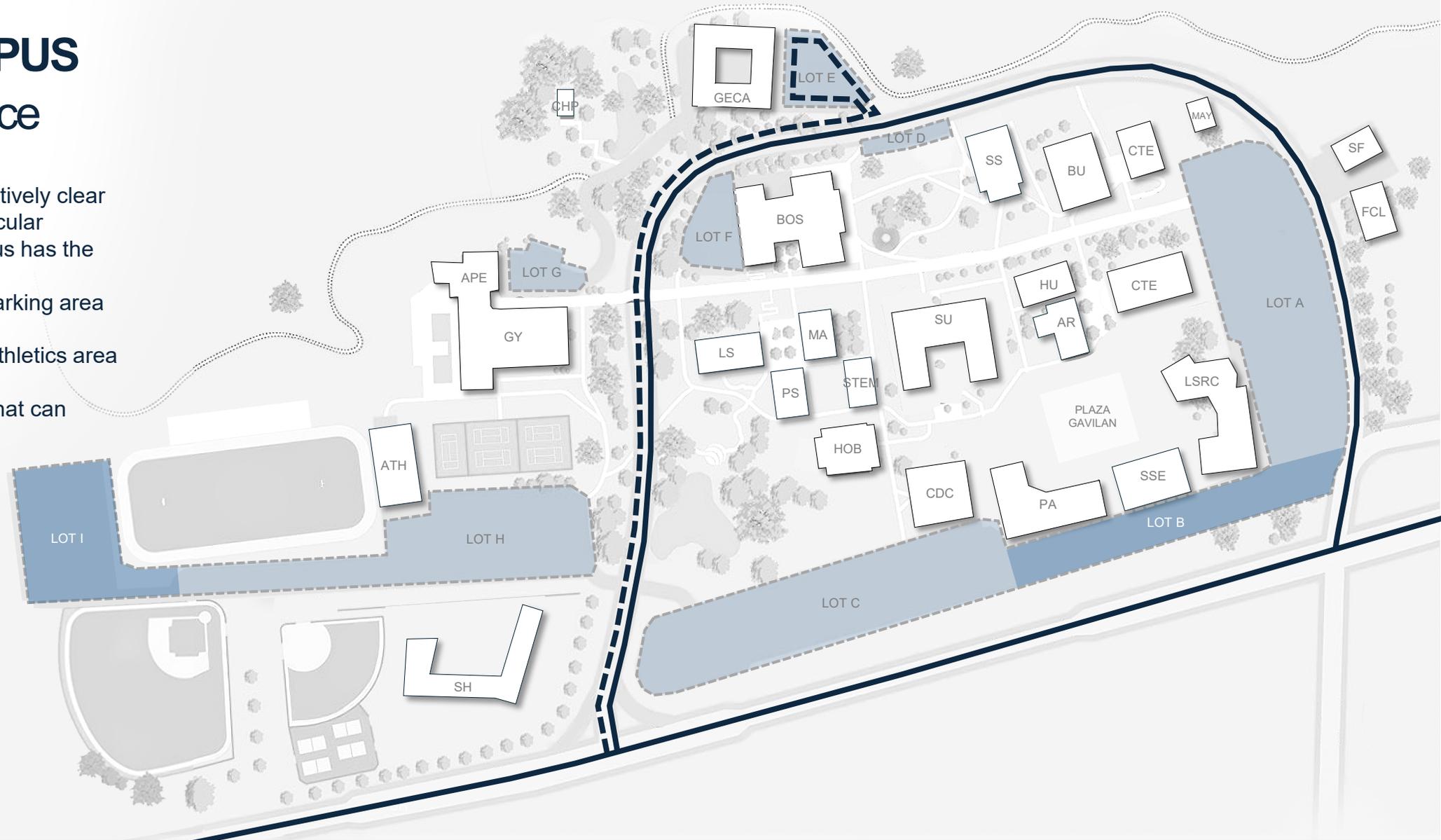


FUTURE CAMPUS

Arrival Experience

The current campus has relatively clear organization for vehicular circular circulation. The future campus has the opportunity to provide:

- A separate drop-off and parking area for GECA,
- Additional parking in the athletics area (Lot I), as well as
- Reconfiguration of Lot B that can connect Lots A and C.



FUTURE CAMPUS

Pedestrian Experience

The walking paths and trails are a key aspect of the Gilroy Campus. Sycamore Lane provides clear and effective organization in the north-south direction. The future campus has the opportunity to:

- Improve accessibility and clarity for east-west circulation,
- Establish a second north-south axis for the new development along the eastern edge of campus, and
- Create new campus green/open spaces that connect the LSRC to the pond and future student housing.



- Primary
- - - Secondary
- Green/Open Space

FUTURE CAMPUS

NEW BUILDINGS

- LSRC
- STEM
- GECA
- Student Housing
- Athletics
- Facilities
- Student Union
- Performing Arts
- CTE

CHANGE OF USE

- Life Sciences
- Gym
- Admin and Student Center
- Multipurpose Building
- Cosmetology



ALIGNMENT WITH GUIDING PRINCIPLES

All recommendations for the Gilroy Campus have been developed to support the Facilities Guiding Principles created during the planning process. This chart highlights the alignment of each project to these principles.

	Student Success	Culture of Belonging	Access and Connections	Stewardship of Resources	Community Engagement
NEW BUILDINGS					
LSRC	✓	✓	✓	✓	✓
STEM	✓	✓	✓	✓	✓
GECA	✓	✓	✓		✓
Student Housing	✓	✓	✓		
Athletics	✓	✓	✓		✓
Facilities				✓	
Student Union	✓	✓	✓		✓
Performing Arts	✓	✓	✓	✓	✓
CTE	✓	✓	✓		✓
CHANGE OF USE					
Life Sciences	✓			✓	
Gym	✓	✓	✓	✓	✓
Admin and Student Center				✓	✓
Multipurpose Building	✓	✓	✓	✓	
Cosmetology	✓			✓	✓

Preliminary Sequencing

The recommendations described in the previous chapter (Future Campus) present an overall picture of the Gilroy Campus and include recommendations for long-term site and facilities improvements. The transformation of the campus will occur in a series of phases and will be informed by several factors including funding availability, logical movement of functions, and limited campus disruption.

This chapter describes a potential sequencing plan and includes the following:

- Campus Today
- Projects Currently in Design and Planning
- New Projects in a Preliminary Sequence
- Recommendations Summary

CAMPUS TODAY

APE	Adapted Physical Education
AR	Art
BU	Business
CDC	Child Development
CHP	Chapel
COS	Cosmetology
GECA	Gilroy Early College Academy
GY	Gym
HOB	Health Occupations Building
HU	Humanities
LI	Library
LS	Life Science
MA	Mathematics
MAY	Mayock House
MP	Multipurpose Building
MU	Music Hall
PB	Portable Buildings
PS	Physical Science
SC	Student Center/ Administration
SF	Security/Facilities
SS	Social Science
TH	Theater

- Permanent Buildings
- Portable Buildings



STUDENT UNION

A new Student Union can be developed in the heart of campus. Food services from the current Student Center can be relocated and new programming related to cultural activities and student life can be accommodated. This will be especially valuable when student housing is developed and creates a 24/7 campus.



- New Buildings
- Change of Use

BUSINESS + OTHER SERVICES

With the available space in the Administrative Building and Student Center, the building can undergo a change of use and accommodate non-student-facing services and other business functions.



- New Buildings
- Change of Use

STUDENT SERVICES EXTENSION

With the available space in the Multipurpose Building, it can undergo a change of use and accommodate the student services that are not planned for the LRSC.



- New Buildings
- Change of Use

GILROY EARLY COLLEGE ACADEMY (GECA)

The future campus has the opportunity to provide a new home for GECA in a permanent building and in a location that balances providing independence from and connection with College activities.



- New Buildings
- Change of Use

PERFORMING ARTS

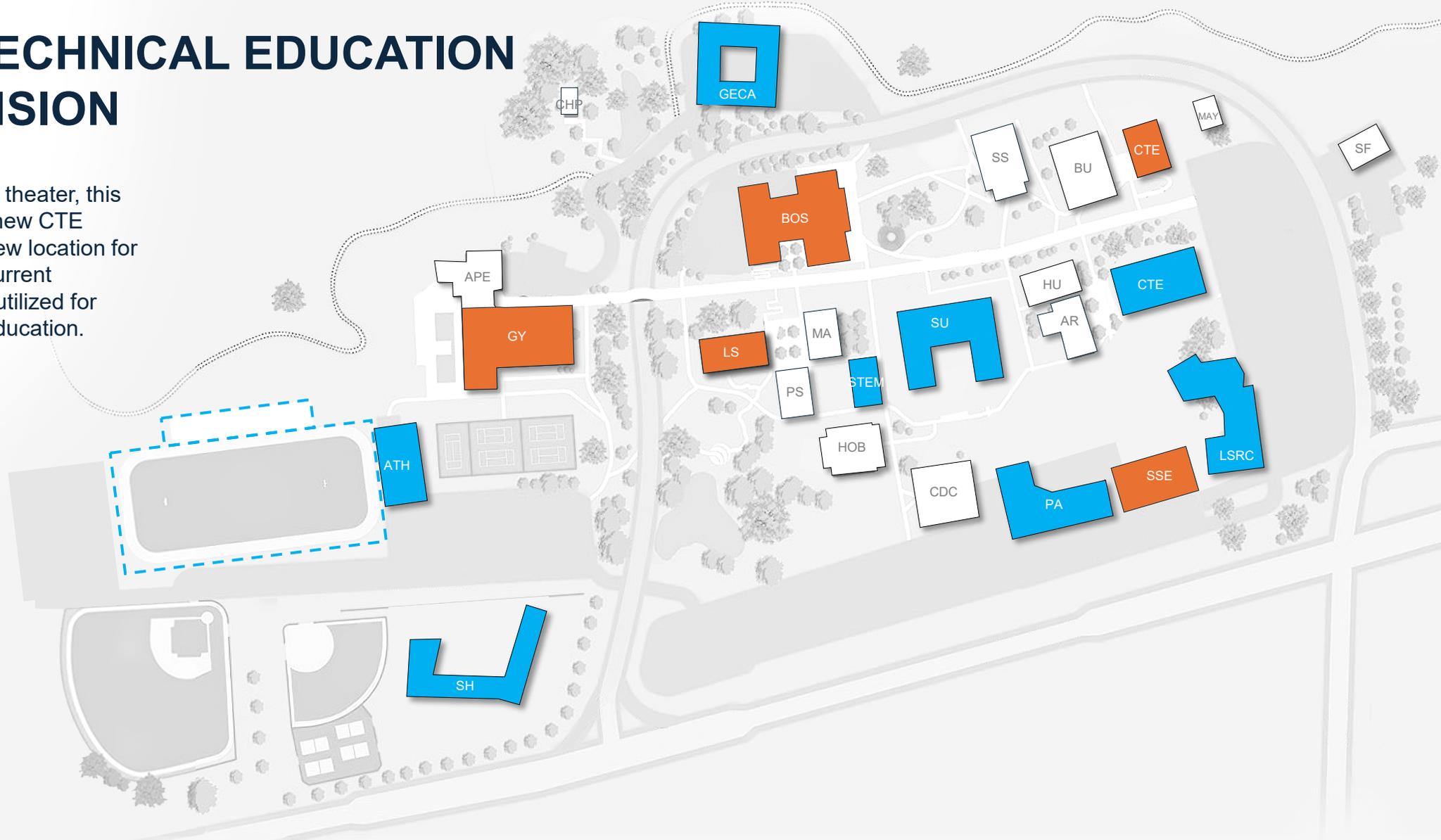
With the new location for GECA, this site can be developed for a new Performing Arts Center, which can accommodate program from the Theater Building and the Music Building.



- New Buildings
- Change of Use

CAREER + TECHNICAL EDUCATION (CTE) EXPANSION

With the new location for the theater, this site can be developed for a new CTE Building, which could be a new location for Cosmetology, allowing the current Cosmetology Building to be utilized for other career and technical education.



- New Buildings
- Change of Use

FACILITIES

There is also the need to provide additional space for facilities services. The site adjacent to the current Security/Facilities Building would be ideal for this purpose.



- New Buildings
- Change of Use

PLAZA GAVILAN

The future campus has the opportunity to accommodate the program currently located in the Music Building and Portable Building within other buildings and create a new plaza that serves a variety of purposes, including large events and community activities.



- New Buildings
- Change of Use

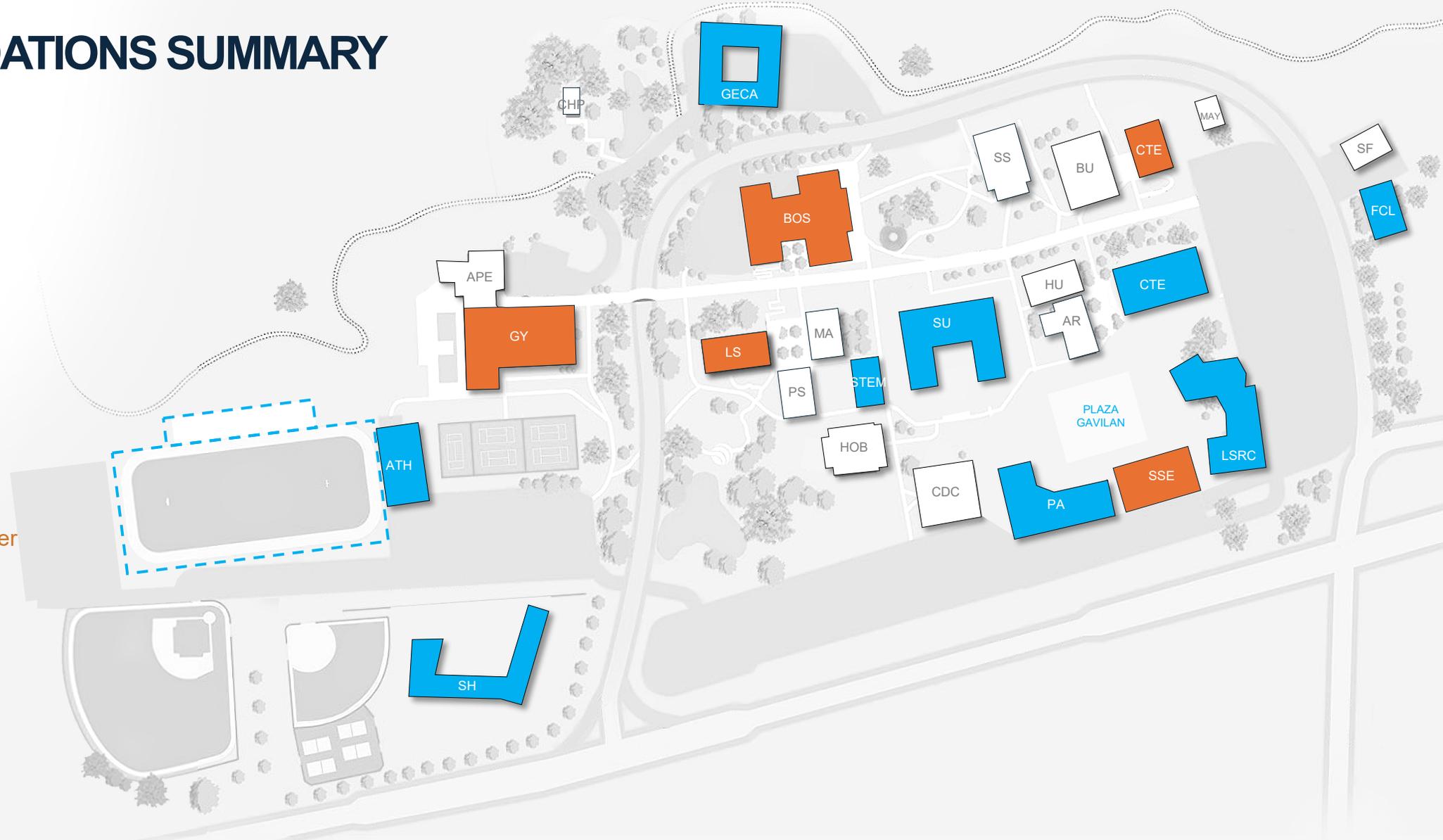
RECOMMENDATIONS SUMMARY

New Buildings

- LSRC
- STEM
- GECA
- Student Housing
- Athletics
- Facilities
- Student Union
- Performing Arts
- CTE

Change of Use

- Life Sciences
- Gym
- Admin and Student Center
- Multipurpose Building
- Cosmetology





TEAM

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