



GAVILAN COLLEGE

FACILITIES MASTER PLAN
2018



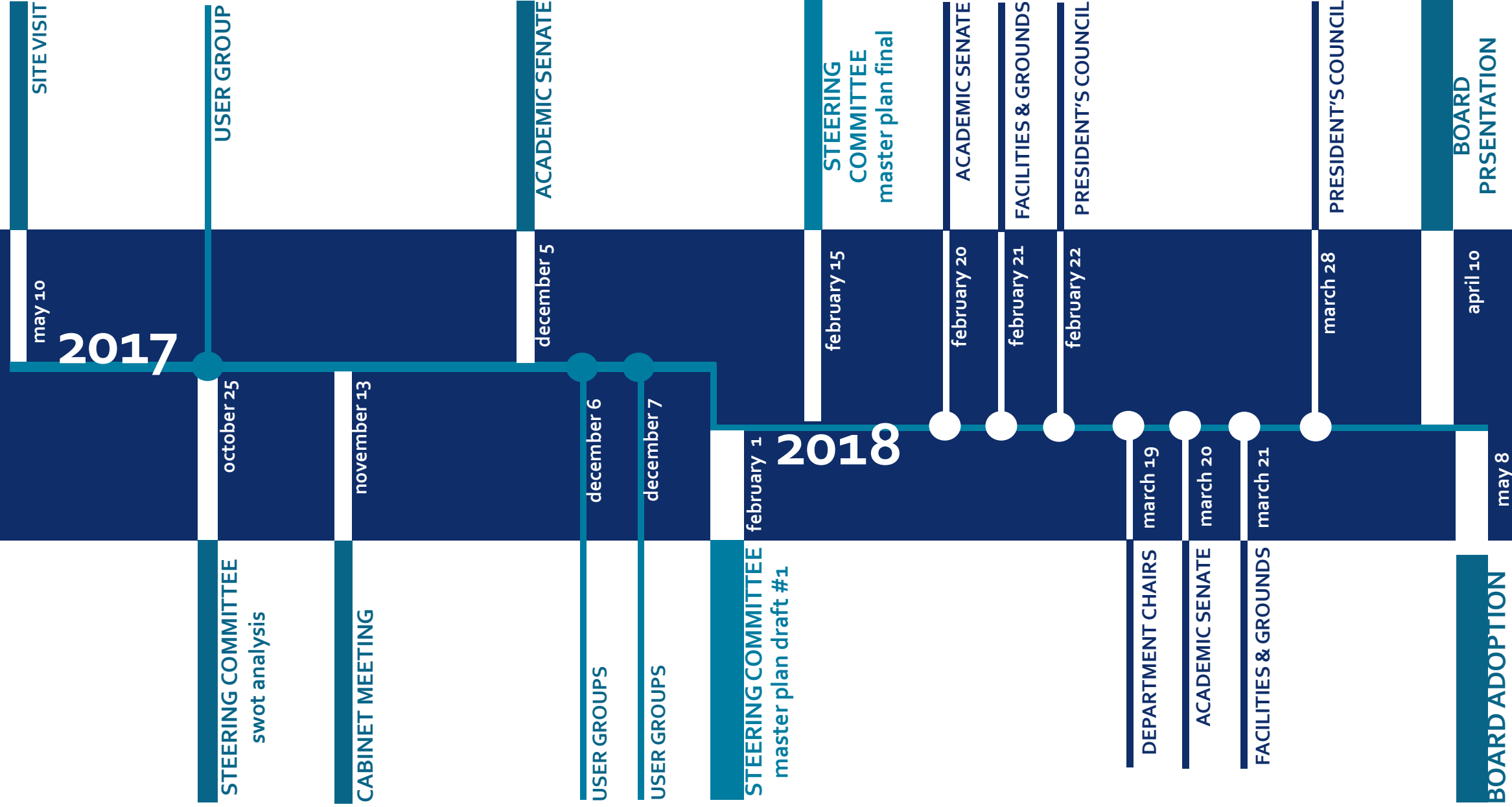
MASTER PLAN : EXPLORATION

PRESIDENT'S COUNCIL - MASTER PLAN REVIEW : 3.28.18



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 GOALS

- 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 a **unique “place”**



Gavilan College

2030 Vision



Gilroy Campus ○ Master Plan Exploration

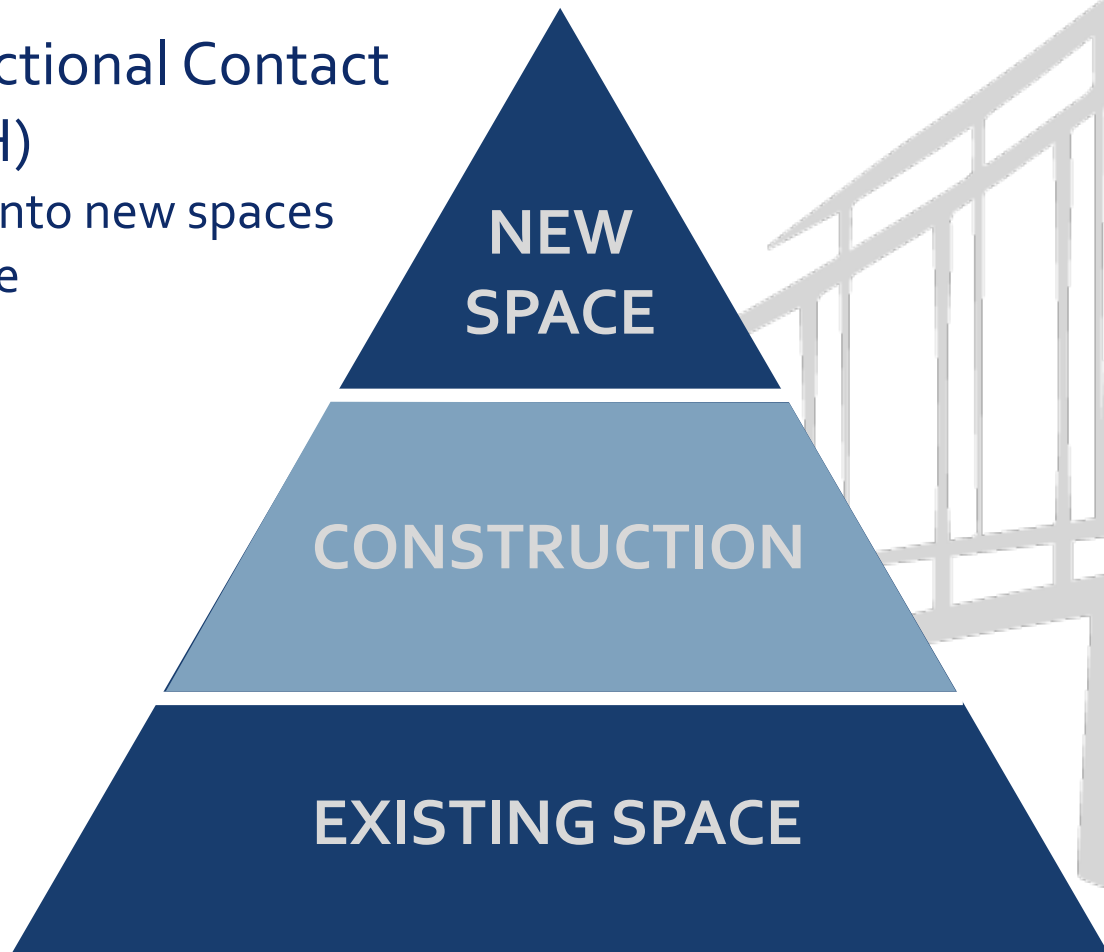


CW/P

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



FROM THE USER GROUPS (qualitative discussion)

Other Goals

- Consolidate Student Services
- Replace Aged/Outdated Facilities
 - Theatre
 - Library/ Learning Resource Center
- Support Kinesiology and Athletics
- Improve Pedestrian Circulation – wayfinding, safety, and universal access
- Create a Campus Core with purposeful open space to support student engagement and socialization (a “Place”)
- Improve Infrastructure/ Central Plant/Water Treatment





NEW:

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

REPURPOSED:

- 7. Administrative Services
- 9. General Academic or Swing Space
- 18. Career & Tech. Education
- 19. Multi-Purpose/ Conference Center

LIFE/SAFETY UPGRADE:

- 14. Mayock House
- 16. Chapel
- 20. Bridge

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
- 15. Security / Facilities
- 17. GECA



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:	LIFE/SAFETY UPGRADE:
A. Central Plant/ Water Treatment	7. Administrative Services	1. Gym	14. Mayock House
B. Student Services	9. General Academic or Swing Space	2. Adaptive PE	16. Chapel
C. Library/ LRC/ Student Center/ Quad	18. Career & Tech Ed.	3. Life Science	20. Bridge
D. STEM Center	19. Multi-Purpose/ Conference Center	4. Physical Science	
E. Visual and Performing Arts Complex		5. Math	
F. Kinesiology/Athletics		6. Nursing	
G. GECA or Future Academic Building or ?		11. Social Science	
H. Future Academic Building		12. Business	
		13. Cosmetology	
		15. Security / Facilities	
		17. GECA	
		10. Humanities	



PROGRAM OF WORK



B. Student Services

Programs:

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

ASF / GSF / Mass:

- 28,019
- 43,106
- 2 Story

Site Work:

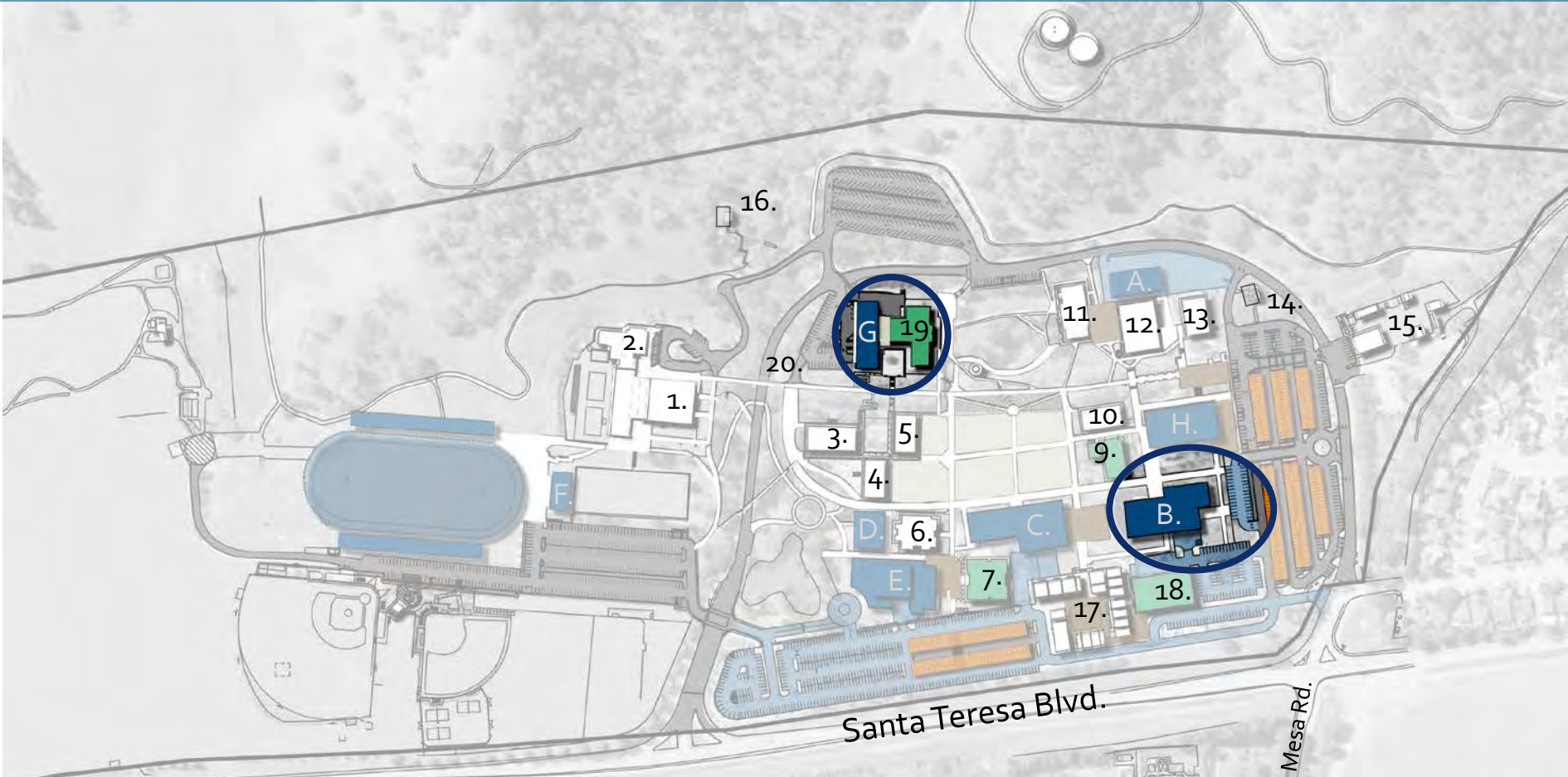
- North East Campus Gateway
 - New Entry / Drop-off / Parking Lot

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. Student Services
- C. Library/ LRC/ Student Center/ Quad
- D. STEM Center
- E. Visual and Performing Arts Complex
- F. Kinesiology/Athletics
- G. GECA or Future Academic Building or ?
- H. Future Academic Building

REPURPOSED:

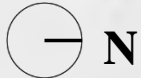
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- 19. Multi-Purpose/ Conference Center

EXISTING TO REMAIN KEY:

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- 5. Math
- 6. Nursing
- 10. Humanities
- 11. Social Science
- 12. Business
- 13. Cosmetology
- 15. Security / Facilities
- 17. GECA

LIFE/SAFETY UPGRADE:

- 14. Mayock House
- 16. Chapel
- 20. Bridge



PROGRAM OF WORK



Gilroy Campus

C. Library/ LRC/ Student Center/ Quad

Programs:

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

ASF / GSF / Mass:

- 43, 500
- 69, 923
- 2-3 Story

Site Work:

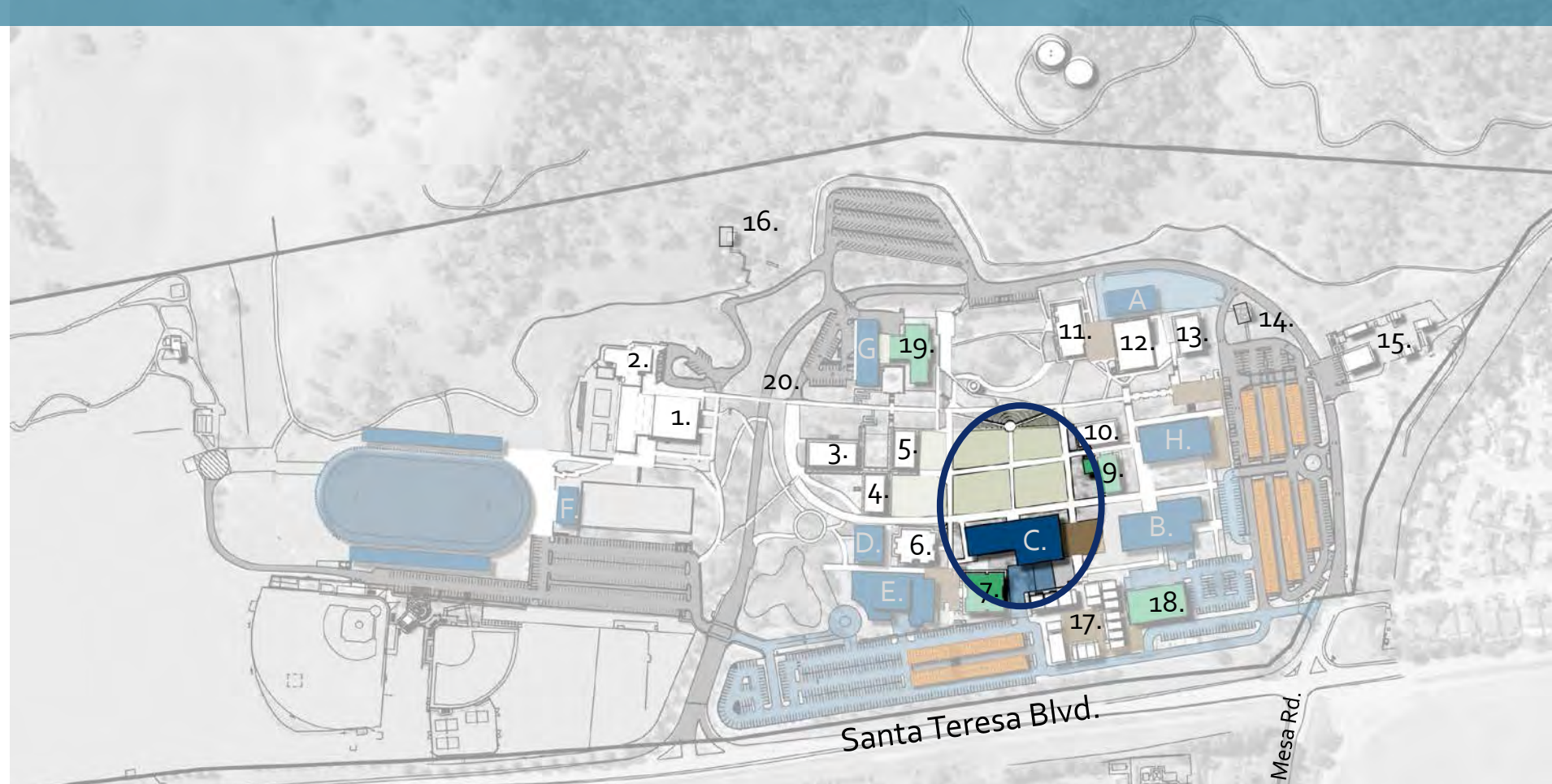
- Campus Quad
- Improved Pedestrian Spines
- Campus Gateway/ Accessible Transition
- Service Entry

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. Student Services
- C. Library/ LRC/ Student Center/ Quad
- D. STEM Center
- E. Visual and Performing Arts Complex
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- G. GECA or Future Academic Building or ?
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REPURPOSED:

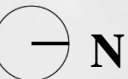
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LIFE/SAFETY UPGRADE:

- 14. Mayock House
- 16. Chapel
- 20. Bridge



INSPIRATIONAL IMAGERY



PROGRAM OF WORK



D. STEM Center

Programs:

- Biology
- Chemistry/Physical Science
- Mathematics
- Engineering

ASF / GSF / Mass:

- 10,700
- 16,000
- 1 Story

Site Work:

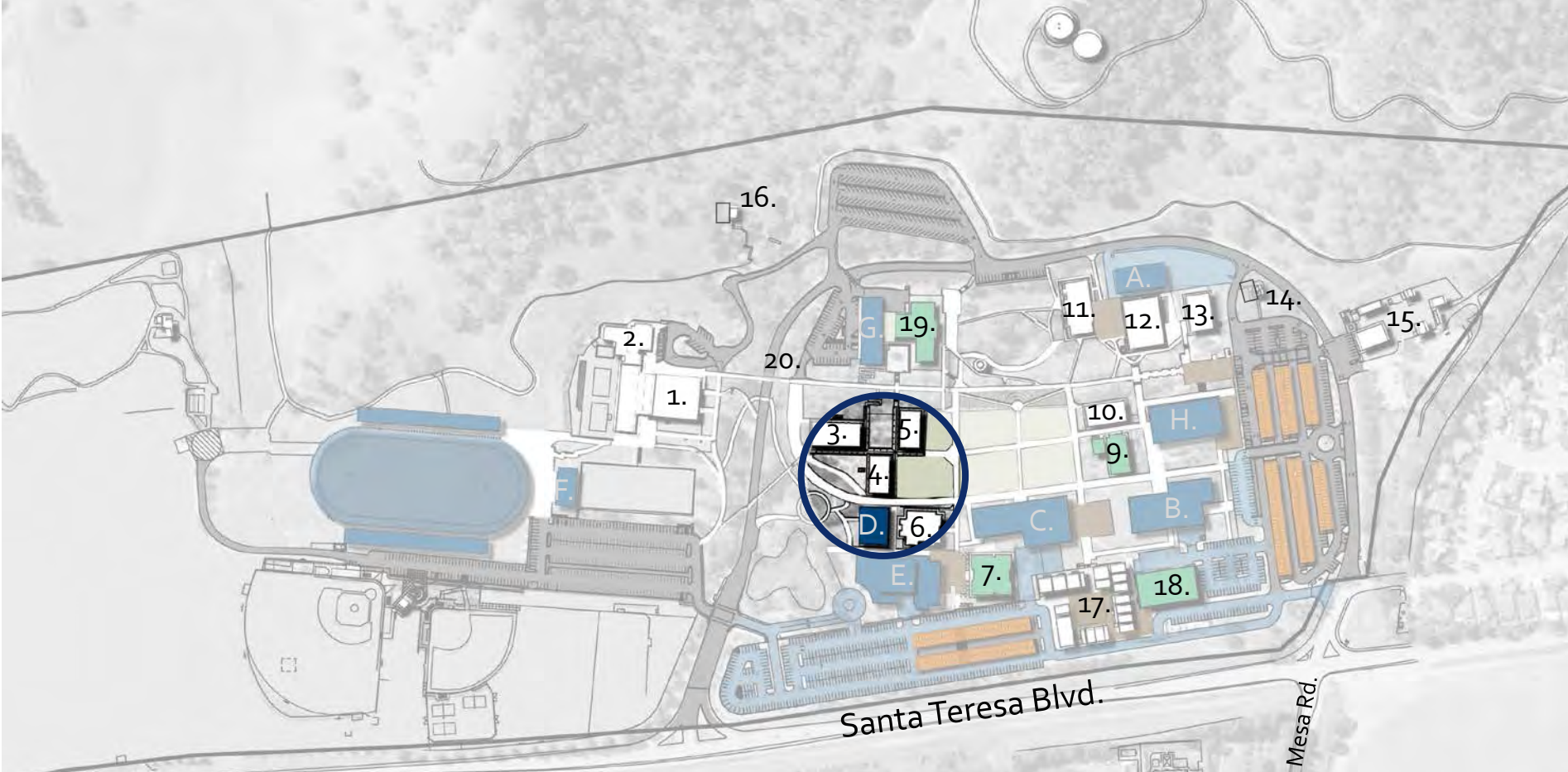
- STEM Courtyard and Improved Pedestrian Circulation

Vacates:

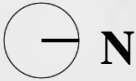
- One Chemistry Lab in the Physical Science Building

Project Sequence:

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



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		12. Business	
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		15. Security / Facilities	
		17. GECA	



PROGRAM OF WORK



E. Visual and Performing Arts Complex

Programs:

- Theatre Arts
- Art/Ceramics
- Music
- Communications

ASF / GSF / Mass:

- 34,463
- 53,020
- 2-3 Story

Site Work:

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

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:

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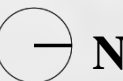
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- 6. Nursing
- 10. Humanities
- 11. Social Science
- 12. Business
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- 15. Security / Facilities
- 17. GECA

LIFE/SAFETY UPGRADE:

- 14. Mayock House
- 16. Chapel
- 20. Bridge



PROGRAM OF WORK



F. Kinesiology

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

ASF / GSF / Mass:

- 9, 830
- 15, 123
- 2 Story

Site Work:

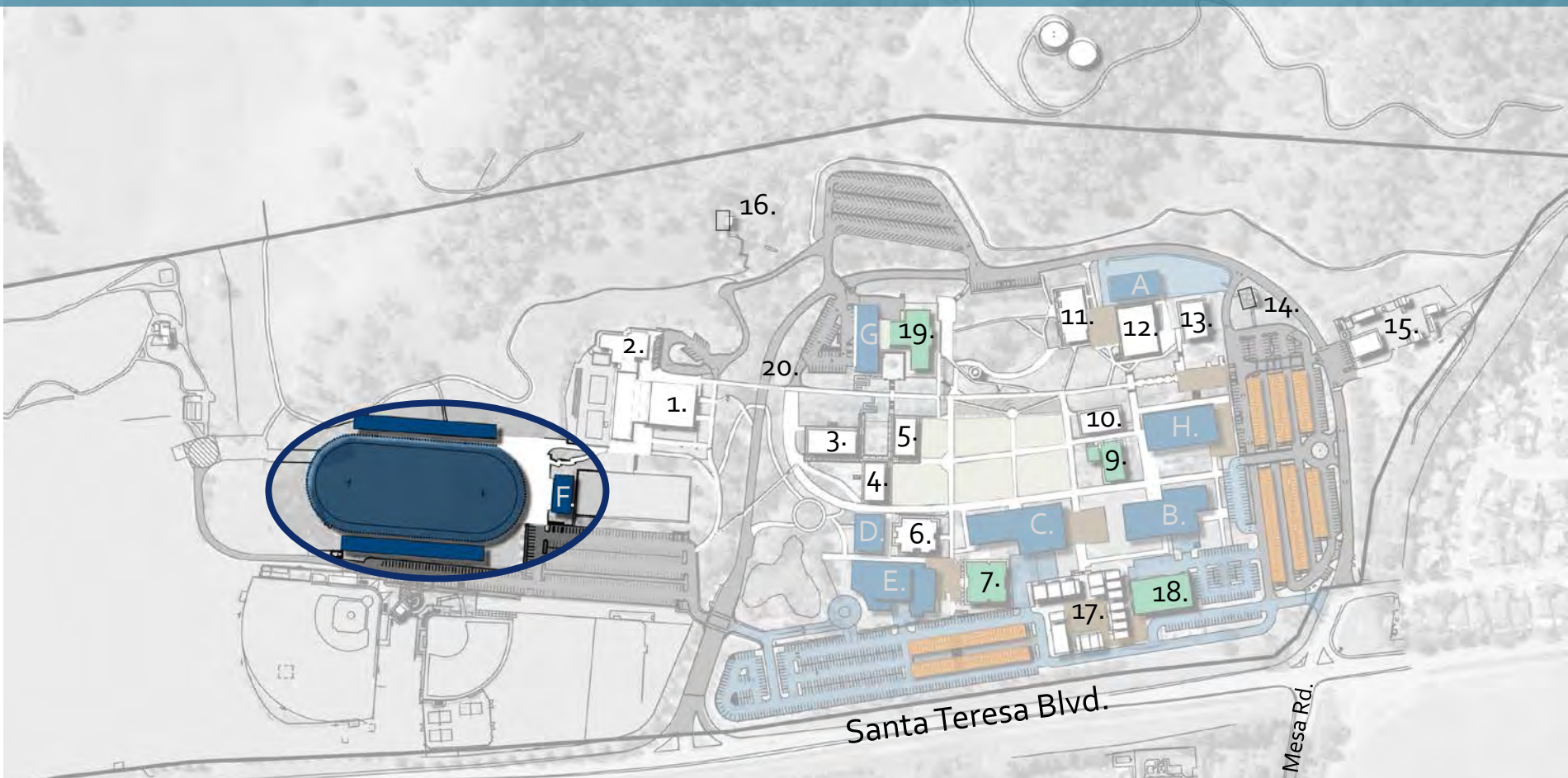
- Pre/Post Event Courtyard

Vacates:

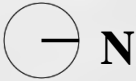
- Athletic Trainer (Currently in Gym)
- Weight Room (Currently in Gym)
- Existing Football Field

Project Sequence:

- Project Start Not Effected by Other Projects



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PROGRAM OF WORK



Administrative Services

Program:

- VP Administrative Services Offices
- Business Office
- HR Department

Location:

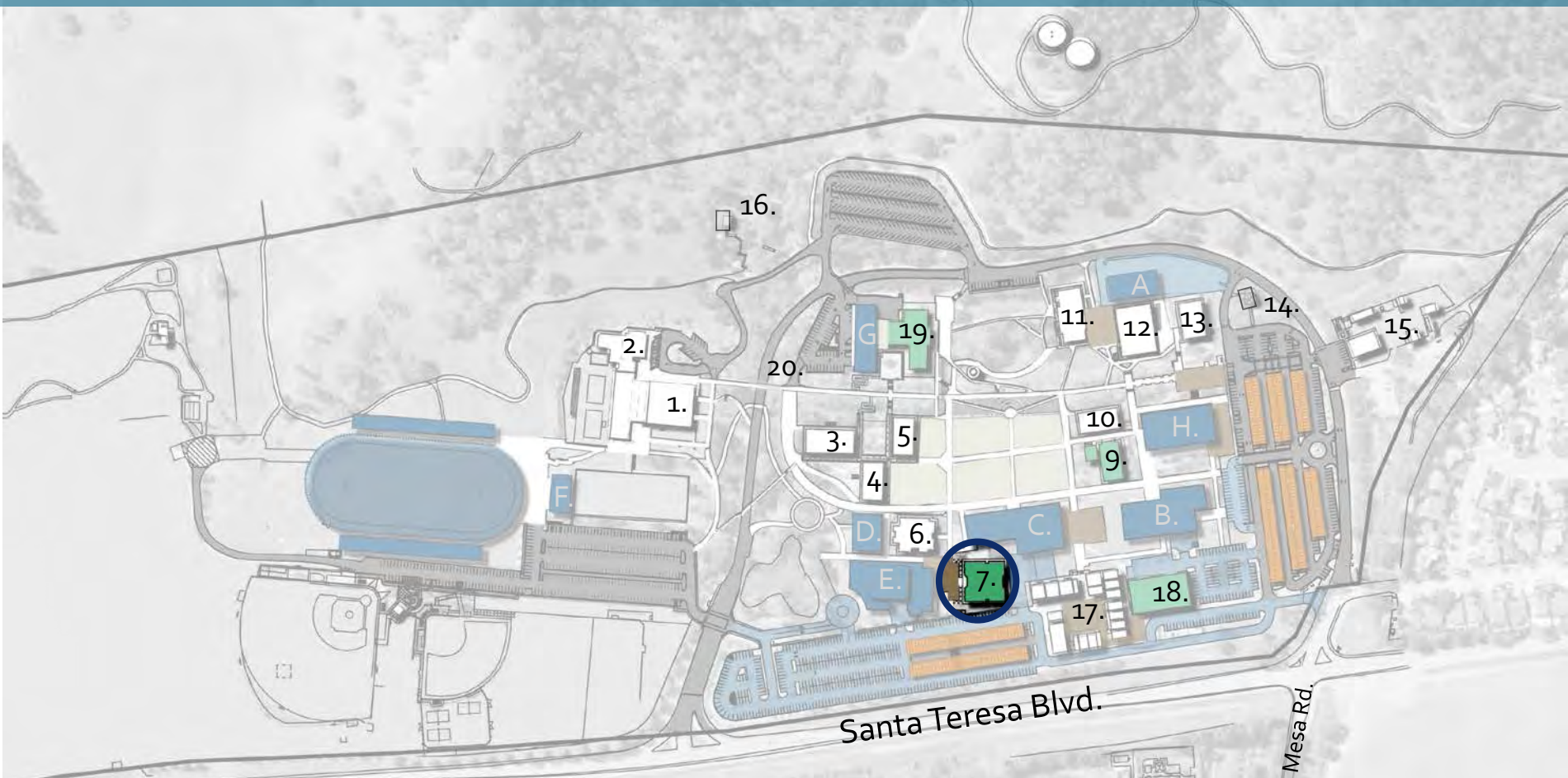
- Repurpose Current Child Development Building (7)

Vacates:

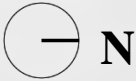
- Programs in the Multi-Purpose Building (Business Office, HR, HR Conference)

Project Sequence:

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



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PROGRAM OF WORK



Life and Safety Upgrades

Program/ Location:

- Mayock House
- Chapel
- Existing Pedestrian Bridge

GSF: Retrofit

- 1,552

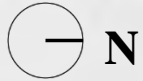
Site Work:

Project Sequence:

- Project Start Not Effected by Other Projects



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		15. Security / Facilities	
		17. GECA	
		10. Humanities	



PROGRAM OF WORK



Career & Tech. Education / GECA Drop Off

Program/ Location:

- TBD?

GSF: Retrofit

- 14,586

Site Work:

- CTE Yard
- GECA Entry / Drop-off
- Parking Reconfiguration

Project Sequence:

- Impacts to service access for projects D & E



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- E. Visual and Performing Arts Complex
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REPURPOSED:

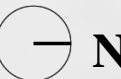
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LIFE/SAFETY UPGRADE:

- 14. Mayock House
- 16. Chapel
- 20. Bridge



BUILDING 19 ALTERNATIVE



Gilroy Campus

G. Integrate GECA into Campus or Future Academic Building

Program/ Location:

- Begins the conversation of establishing a permanent home for GECA on the Gavilan Campus
- **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:

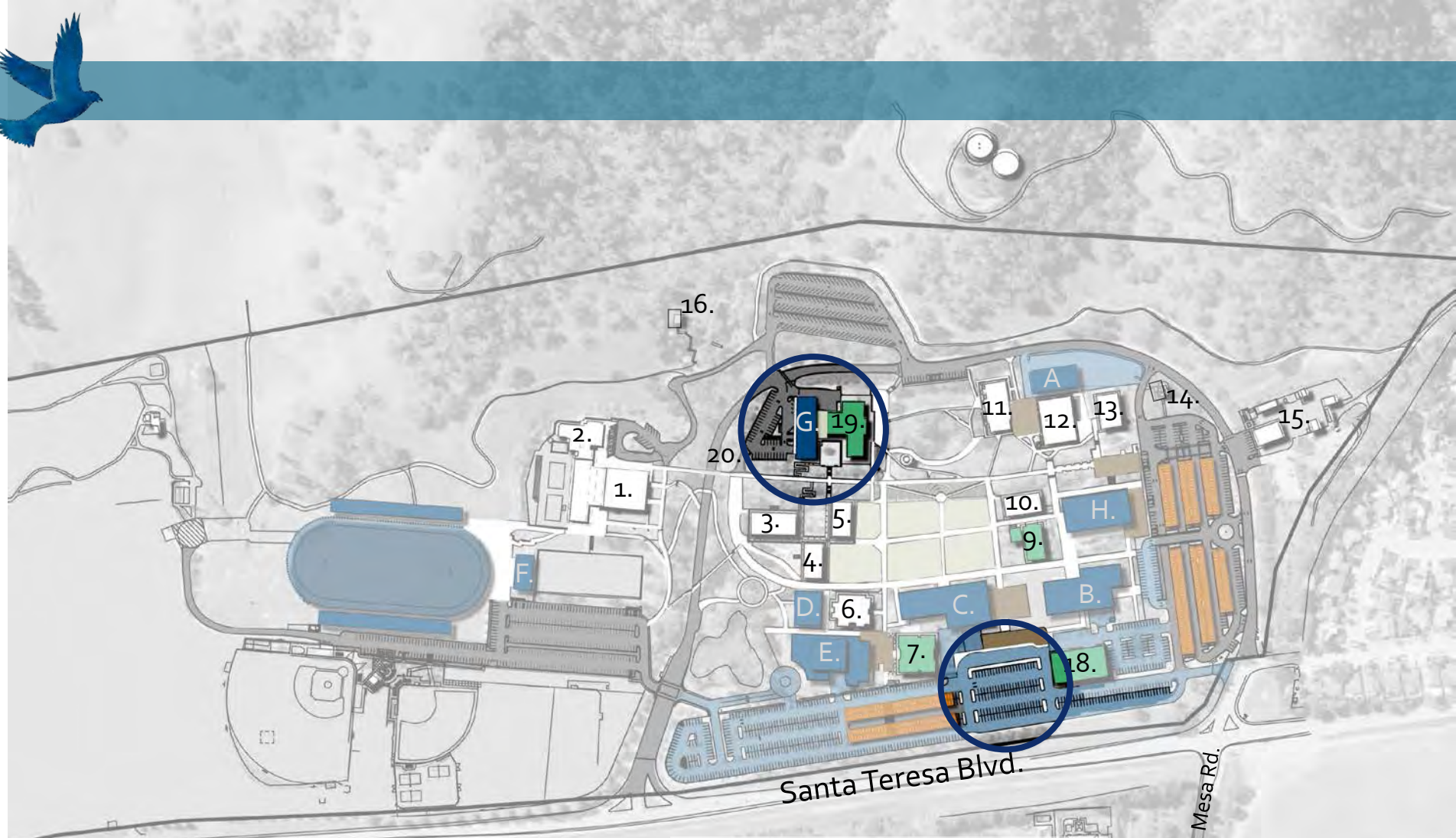
- Parking and Campus Gateway
- Improved drop-off for GECA

Vacates:

- GECA

Project Sequence:

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



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- 17. GECA

LIFE/SAFETY UPGRADE:

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- 20. Bridge



PROGRAM OF WORK



H. Future Academic Building

Program:
Future Academic Building (Liberal Arts/Humanities)

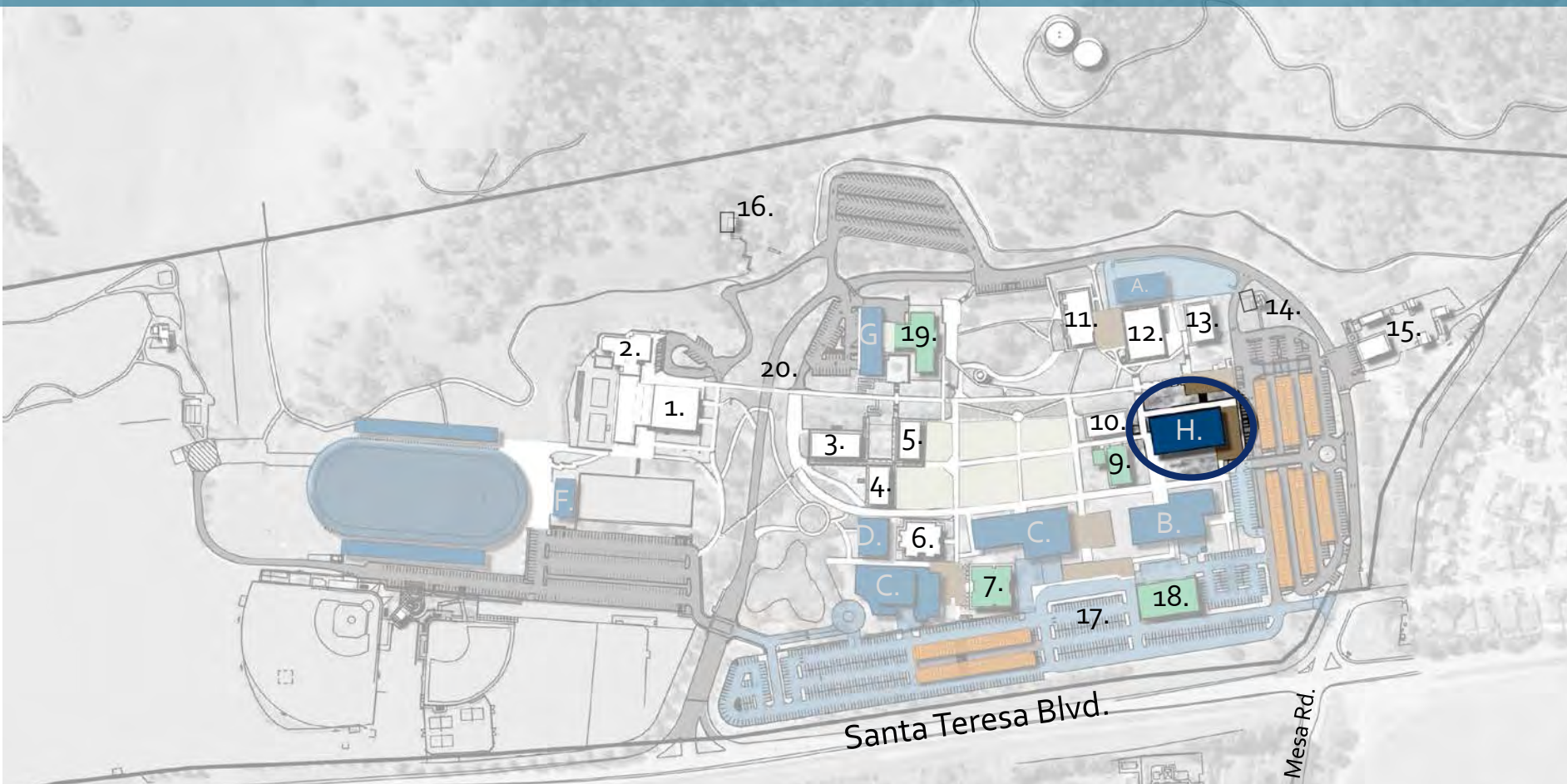
- GSF / Mass:**
- +/- 60,000
 - 2-3 Stories

Site Work:

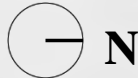
- Improved East/West Pedestrian Circulation

Project Sequence:

- As future needs require, past 2030 projections



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



VEHICULAR CIRCULATION



Gilroy Campus

- Provide short-term/ convenient parking for Student Services
- Improve Student Drop-offs
- Improve South Entrance to Lot E
- Provide Public Drop-Off at New Visual and Performing Arts Complex
- Enhance Vehicular Entries and Signage

-  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

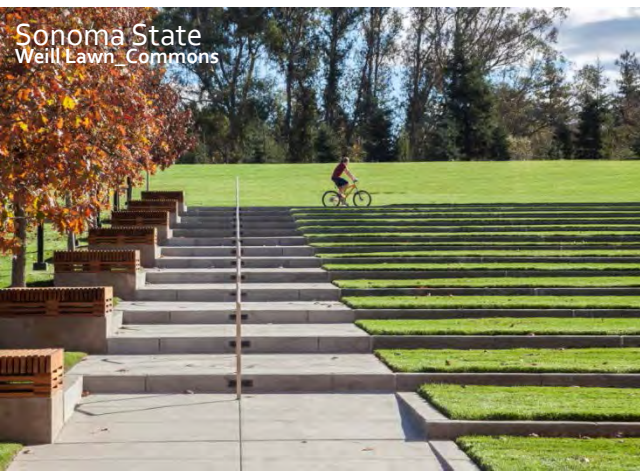


- Pedestrian Spines
 - Strengthens East/West
 - Creates Eastern North/South
- Improve Wayfinding
 - Simplifies pathways
 - Direct connections to each building
- Create Central Quad
- Resolve universal access issues
 - Incorporate pedestrian stairs and elevators into new construction
- Improve connection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

- Pedestrian Drop-Off/ Gateway
- Primary Pedestrian Access
- Secondary Pedestrian Access
- 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



GAVILAN COLLEGE VISION 2030



Gilroy Campus

- Supports the Educational Master Plan
- Replaces or improves aged and outdated facilities
- Establishes front doors to the campus
 - Student Services : First Time Students
 - Theatre : Community
- Creates a campus core with purposeful open space supporting student activity and socialization
- Improves wayfinding, pedestrian circulation, and provides universal access
- Improves campus infrastructure
- Improves campus presence to Santa Teresa Blvd.
- Creates a place for students that is uniquely Gavilan College



SAN BENITO CAMPUS



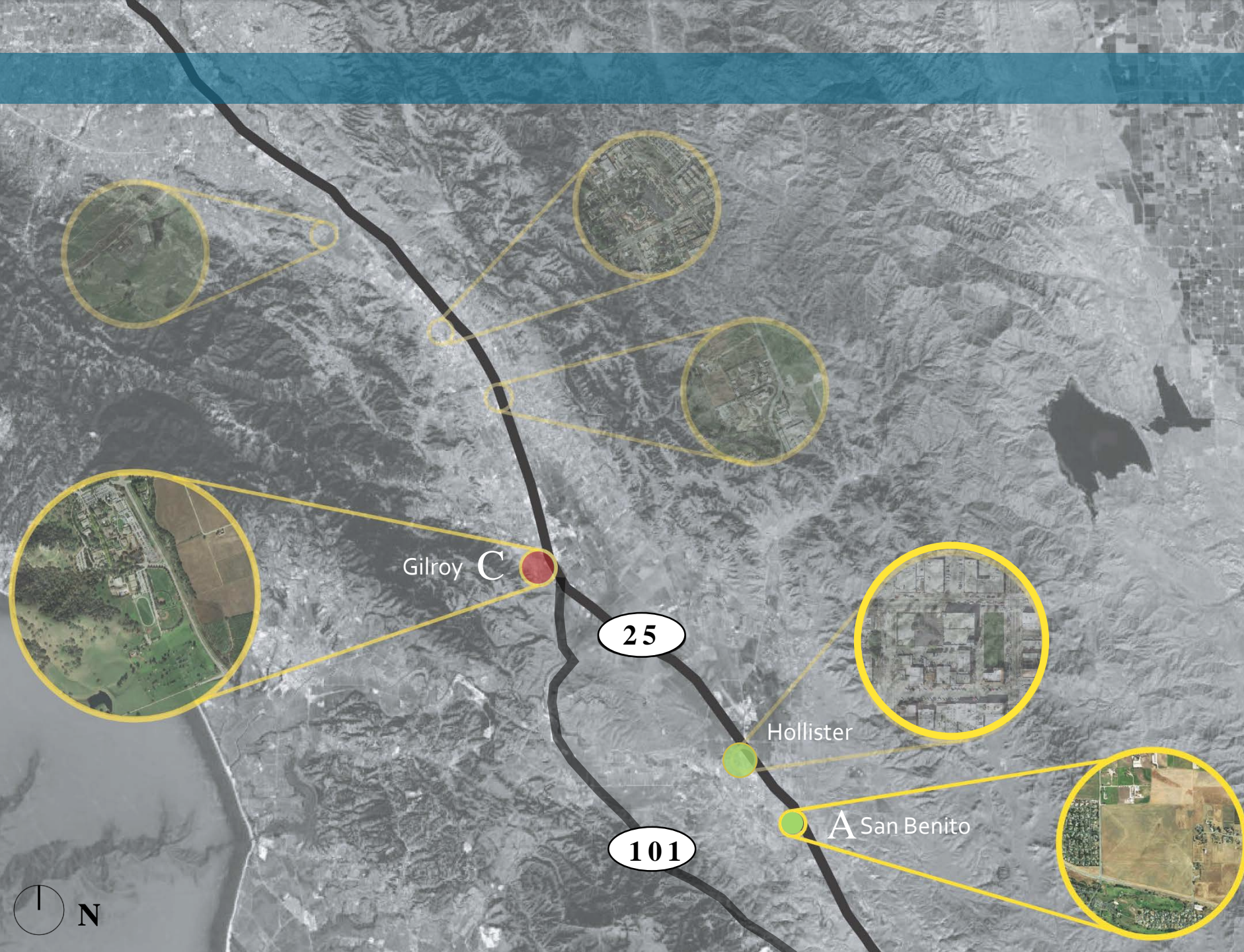
REGIONAL CONTEXT



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
TOTAL	8	5	26	22,685	33,619

** Including and expanding existing program from the Hollister Site

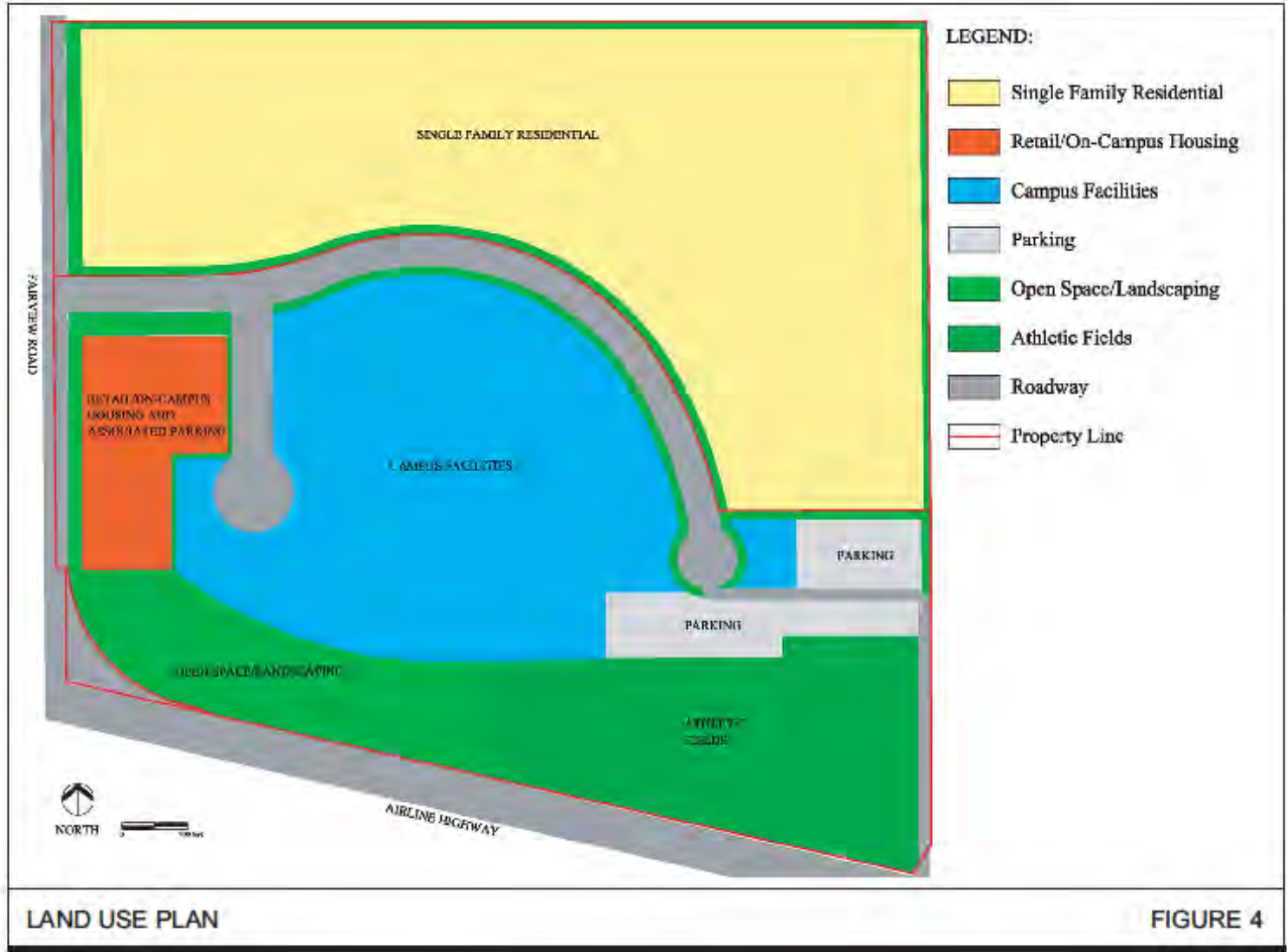


PLANNING CONSIDERATIONS



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

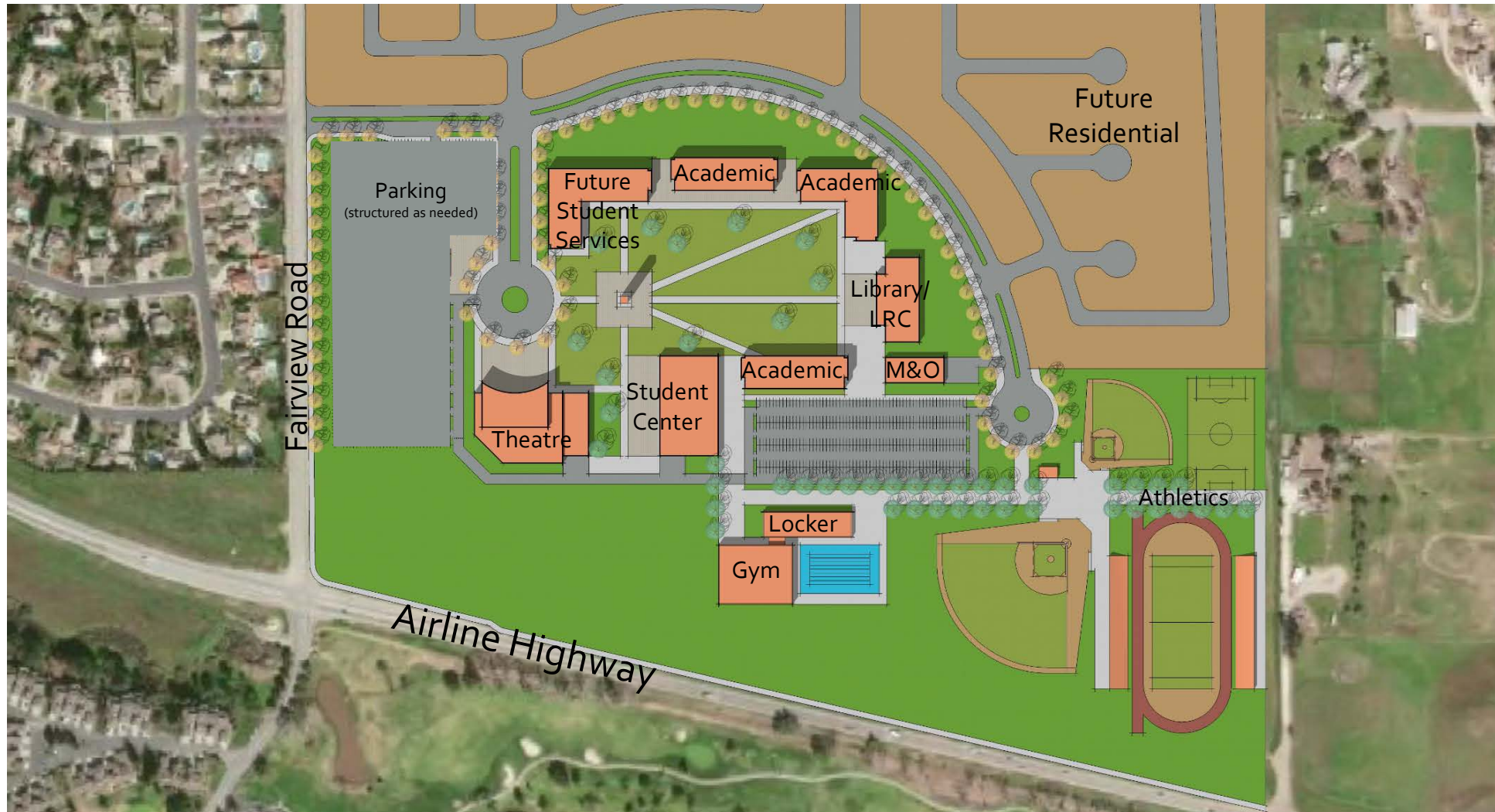


CAMPUS FULL BUILDOUT



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



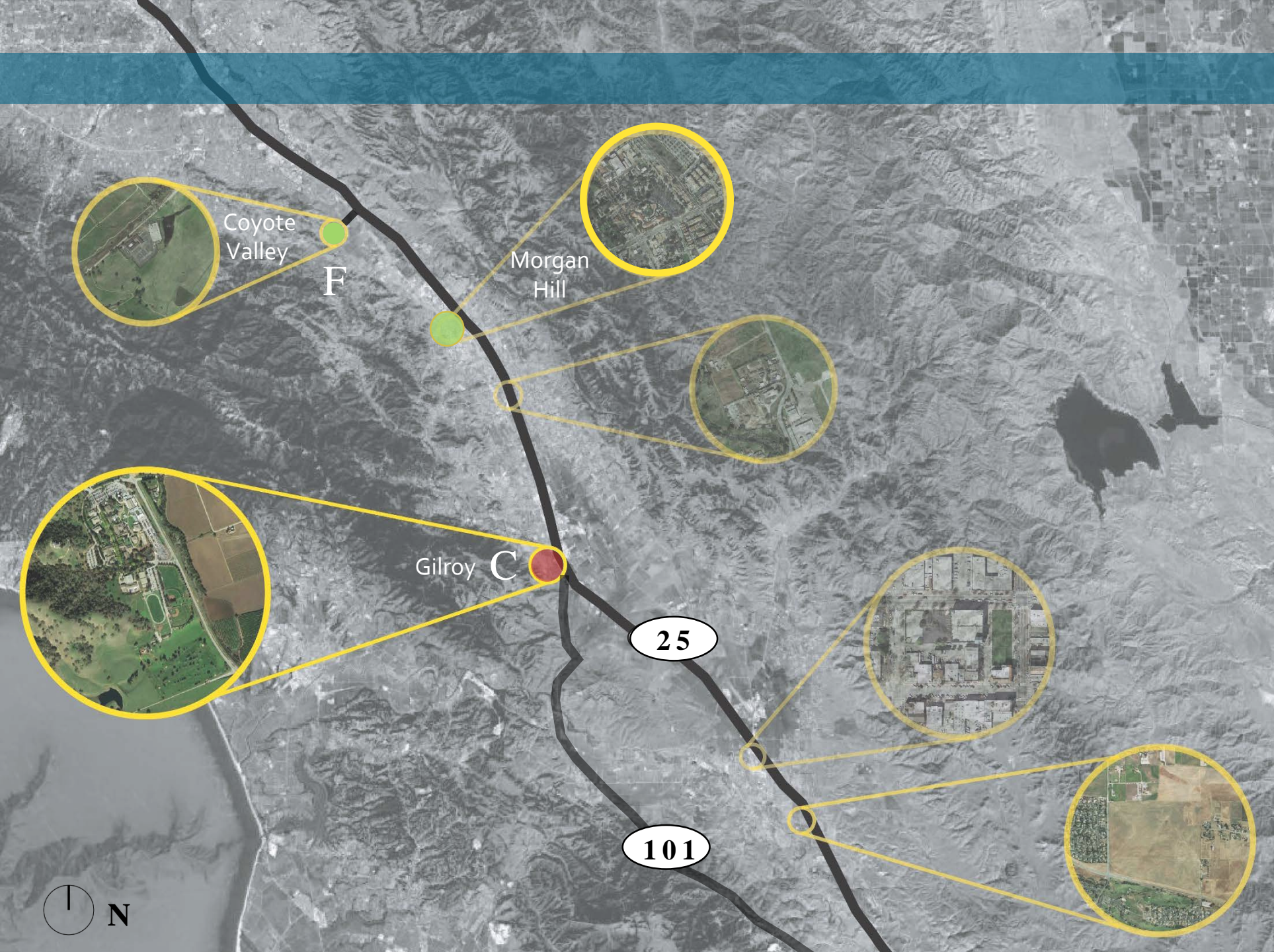
DISTANCE:

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

2-Story 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:

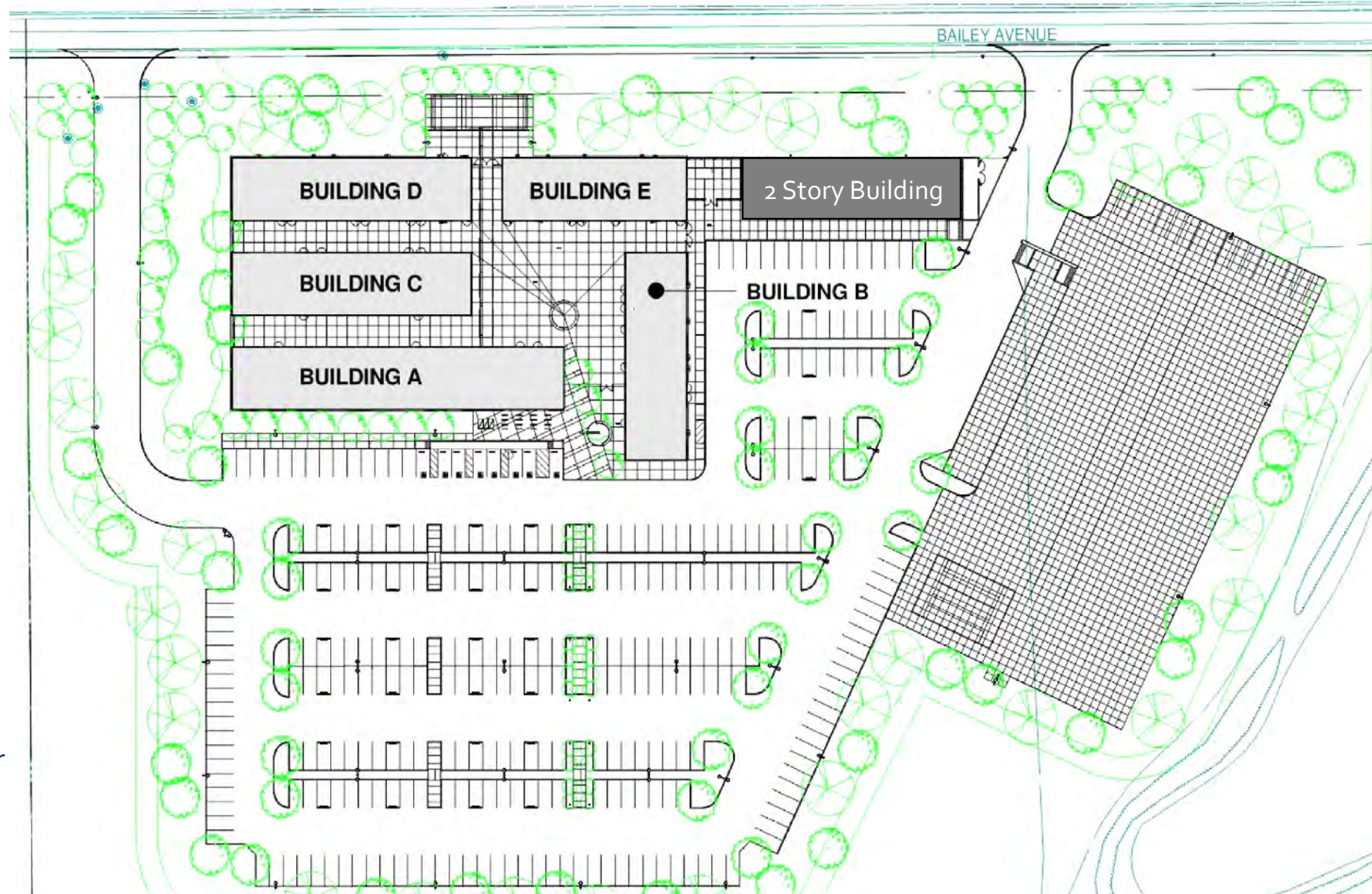
- Student Services
 - Counseling
 - Support Space
 - Site Administration
- Computer Lab & Classrooms
- Biology Lab
- Expanded Parking

ASF / GSF / Mass:

- 6,400
- 9,846
- 2 Story

Project Sequence:

- Project Start not Effected by Other Projects



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
 - Water Retention Basin

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





QUESTIONS