

# SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT

## 2025 FACILITIES MASTER PLAN AMENDMENT TO THE 2022 FACILITIES MASTER PLAN

JULY 21, 2025 DRAFT



SAN MATEO COUNTY  
COMMUNITY  
COLLEGE DISTRICT

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# INTRODUCTION



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# LETTER FROM THE CHANCELLOR



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“  
*Student success is more than a measure of academic completion; it is the foundation of a just and thriving community. SMCCCD is committed to providing clearly defined academic and career pathways that align with students’ goals and the region’s workforce needs.*  
”

*San Mateo County Community College District Strategic Plan SMCCCD: Future Focused, 2025 - 2030*



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## PURPOSE

The 2025 Facilities Master Plan Amendment (FMPA) to the District’s 2022 Facilities Master Plan (FMP) updates each campus’s Facilities Master Plan to align the District’s long-term facilities planning with evolving institutional priorities and needs, community needs, and enrollment trends.

The 2022 Districtwide Facilities Master Plan, and each of the College’s Educational Master Plan that it is based upon are the foundation for this 2025 Amendment. As such, the information in this document does not duplicate the 2022 FMP information, but rather it validates, expands, and adds to it, based on the district, campus, and community feedback received during the amendment process and the updated District’s Strategic Plan.

## PROCESS

The 2022 Districtwide Facilities Master Plan (FMP) went through a rigorous collaborative stakeholder engagement process across all campuses and the community and included visioning, assessments, identifying the FMP projects, and creating the Master Plan.

The 2025 planning process was equally collaborative and inclusive, building upon the 2022 FMP by focusing on the institutional priorities, the proposed FMP projects, and the impacts that the recent revisions to the guidelines from the California Community Colleges Chancellor’s Office (CCCCO) Capital Outlay Program and the Division of the State Architect (the agency responsible for the approval of community college construction projects) may have on the proposed FMP projects.

Students, staff, faculty, and leadership across all campuses; facilities, maintenance, and information technology services staff; district leadership; the board of trustees; and the community were engaged in the amendment process over the course of 30+ meetings held between March and July 2025 and community forums planned to be held in August 2025.

During these meetings, the facilities needs and projects identified in the 2022 FMP across all sites were reviewed, elaborated upon, and added to, with follow-up meetings and discussions on items requiring further detail as needed. Institutional priorities were also reviewed and refined in light of the latest data and the latest District Strategic Plan 2025 - 2030.



PARTICIPANTS

The participants are too many to list individually (and some were part of more than one group), so we have summarized the majority by listing the committees/groups we met with:

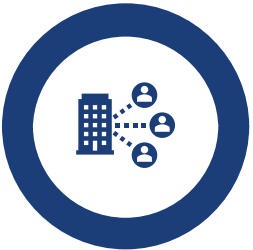
- **Board of Trustees:**
  - Dr. Lisa Petrides
  - Mike Guingona, President
  - Wayne Lee, Vice President
  - Richard Holober
  - John Pimentel
  - Michael Llanell-Vararaj, Student Trustee
- **Executive Team:**
  - Melissa Moreno, J.D., Chancellor
  - Dr. Richard Storti, Executive Vice Chancellor, Administrative Services
  - Dr. Aaron McVean, Vice Chancellor, Educational Services and Planning
  - David McLain, Executive Director of Community & Government Relations
  - Kim Lopez: President of Cañada College
  - Dr. Manuel Alejandro Pérez, President of College of San Mateo
  - Dr. Newin Orante: former President of Skyline College
  - Dr. Nathan Carter, President of Skyline College

- **Districtwide Facilities and Technology Management Team:**
  - Michele Rudovsky, Chief Facilities & Operations Officer
  - Marie Mejia, Director of Capital Projects
  - Karen Pinkham, Facilities Manager at Cañada College
  - Robert Gutierrez, Facilities Manager at College of San Mateo
  - Maxwell Warne, Facilities Manager at Skyline College
  - Daman Grewal, Chief Information Officer
  - Yoseph Demissie, Director of Information Technology Support Services

- Cañada College President’s CIP Cabinet
- Cañada College Instructional Planning Council (IPC)
- Cañada College Planning and Budget Council (PBC)
- Cañada College Classified Senate
- Cañada College Academic Senate
- College of San Mateo President’s CIP Cabinet
- College of San Mateo Instructional Planning Committee (IPC)
- College of San Mateo Associated Students
- College of San Mateo Classified Senate
- College of San Mateo Academic Senate
- Skyline College President’s CIP Cabinet
- Skyline College Governance Council
- Skyline College Associated Students
- Skyline College Classified Senate
- Skyline College Academic Senate
- Skyline College Kinesiology & Wellness User Group
- Skyline Learning Communities & Support Programs User Group

PLANNING PRINCIPLES

The planning principles developed during the 2022 Facilities Master Plan process remain relevant to the campuses and the district in 2025.



STUDENT-CENTERED FACILITIES

The District is recognized for its iconic architecture and quality of facilities. It is a priority that campus facilities are focused on supporting student needs.

Projects shall enhance the experience of campus facilities for all users while ensuring the Colleges use resources sustainably.



BELONGING + ACCESS

The SMCCCD Colleges shall foster a sense of belonging for students, employees, and visitors.

An emphasis on equity, inclusion, and interculturality is critical to all elements of the FMP, from creating new affinity spaces to considering universal access and wayfinding.



21ST CENTURY CAMPUS

The pandemic has led to a paradigm shift in how we approach the delivery of education and student services.

As hybrid modalities become the “new normal,” the District shall pursue projects to support new ways of learning, collaborating, and working for students.



SUSTAINABILITY

Sustainability is a priority District-wide. By focusing on efficiently utilizing existing space, the master plan is inherently sustainable.

Key projects shall prioritize sustainable practices in facilities use and maintenance in alignment with state and national net zero goals.



COMMUNITY ENGAGEMENT

The District is situated among a dynamic community of residents, businesses, institutions, and organizations.

The FMP shall aim to improve access to campus, deepen external relationships and continue the College’s legacy as a community institution.

Source: Planning Principles from the 2022 Districtwide Facilities Master Plan (Steinberg Hart)

DISTRICTWIDE





# DISTRICT CONTEXT

San Mateo County Community College District has three colleges serving over 45,000 students annually. Cañada College, located in Redwood City; College of San Mateo, located in San Mateo; and Skyline College, located in San Bruno, provide access to higher education for students and communities of San Mateo County, Silicon Valley, and the greater Bay Area. All colleges offer a wide range of transfer programs, career-technical programs, and middle college high school, as well as dual enrollment and concurrent enrollment for high school students.

Like all California Community College Districts, SMCCCD’s annual headcount enrollment dipped during the pandemic and post-pandemic period of 2020 - 2023, however, unlike other districts SMCCCD’s annual headcount is now above pre-pandemic levels. The San Mateo County’s Free College initiative and flexible course delivery (in person, online synchronous, online asynchronous, and hybrid modalities) have been instrumental in boosting enrollment above pre-pandemic levels.

With respect to population growth, like the rest of the country, there is an expected decline in the K-12 and 18-24 age groups as birth rates decline, but San Mateo County remains densely populated with a higher percentage of adults having a bachelor’s degree or higher (56% compared to California’s 38% and the United States 36%). At the same time, disparities in high educational attainment persist within specific communities based on race/ethnicity, and given that educational attainment is still the best predictor of per capita income, a degree or certification is more important in this region of California than in any other area of the United States.

In 2025 the District updated its strategic plan to address these evolving needs, and the 2025 Facilities Master Plan Amendment reframes the 2022 Facilities Master Plan districtwide concepts into district priorities aligned with the District’s 2025 - 2030 Strategic Plan goals and initiatives.

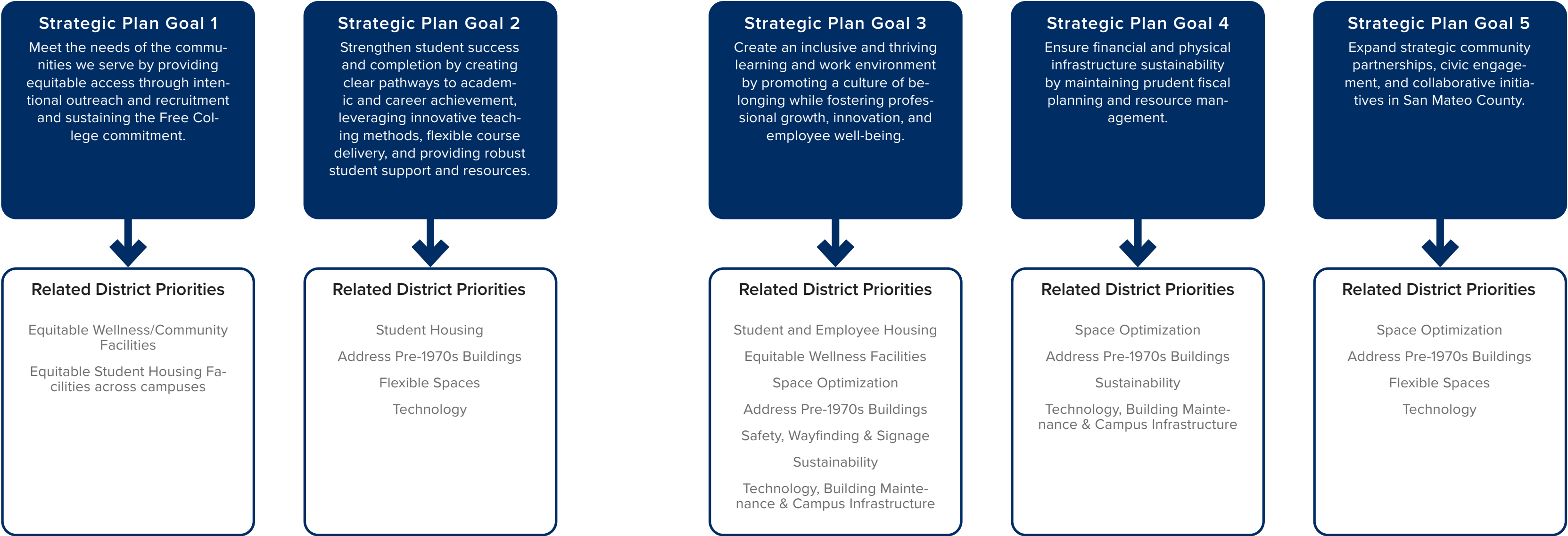


STRATEGIC PLAN ALIGNMENT

The District’s Strategic Plan, “SMCCCD: Future Focused,” guides the direction, development, and allocation of resources for the next five years, from 2025 to 2030.

The seven goals and six strategic initiatives of the District’s strategic plan move forward SMCCCD’s values for Academic Excellence; Student Success and Equity; Community; Social Justice; Diversity; Inclusion and Belonging; Empowerment; Transparency; Authenticity and Accountability; Innovation and Continuous Improvement; and Sustainability.

The district’s priorities for the 2025 Facilities Master Plan Amendment have been aligned with the first five goals of the District’s 2025 - 2030 Strategic Plan, as depicted here.





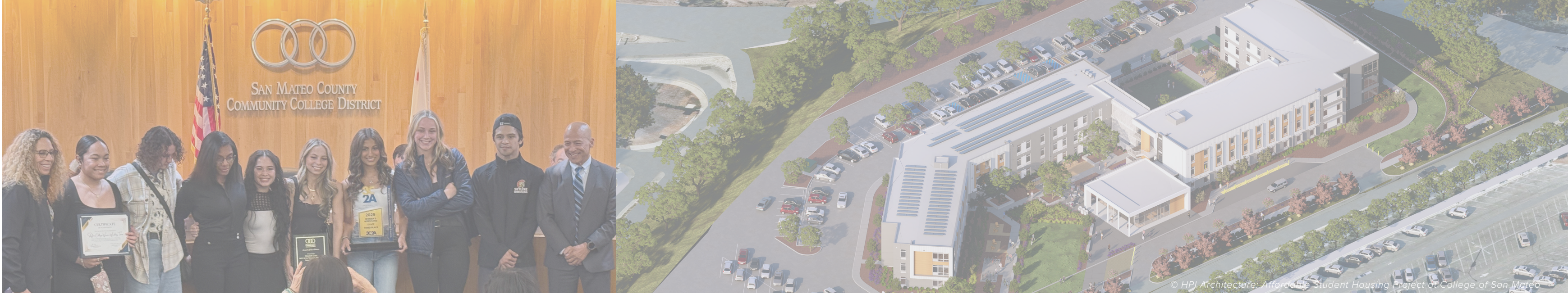
## DISTRICT PRIORITIES

San Mateo County CCD has identified nine district priorities for addressing the facilities needs across all of its sites. These priorities align with the latest District Strategic Plan (SMCCCD: Future Focused 2025 - 2030), the college's Educational Master Plans, and the 2025 FMP Amendment stakeholder engagement across the campuses and the District.

The District priorities are:

- Equitable Facilities
- Student and Employee Housing
- Address Pre-1970s Buildings
- Space Optimization
- Flexible Spaces
- Technology
- Safety, Signage & Wayfinding
- Sustainability
- Building Maintenance & Campus Infrastructure Replacements

This chapter provides a summary of each priority, with references to some of the campus projects. Details on these and other campus projects are elaborated upon in each college's FMP Amendment chapter.



## Equitable Facilities

While each college in the district is unique in its program offerings, its culture, and its physical surroundings, the District wants to ensure that each college has equitable access to support facilities that bolster student enrollment & student success and promote student, staff, and faculty retention. This includes affordable housing; facilities that support tutoring, learning communities, and basic needs; as well as athletic, wellness, and community facilities.

Without equitable facilities, students who are able to travel to another college in the district that has these facilities will do so, while those who cannot will miss out on these resources. This creates and reinforces inequities for students and is not consistent with the District's values.

Prioritizing the Skyline College Kinesiology and Wellness facility is one example of providing equitable facilities across its campuses. Skyline College lacks the Kinesiology and Wellness facilities that exist at College of San Mateo and Cañada College. Both colleges have facilities that accommodate needs for the college's kinesiology and athletic programs while also providing health and wellness facilities for their students, staff, faculty, and local communities.

## Student + Employee Housing

San Mateo County remains one of the most expensive counties in the United States to live in. This affects the district's ability to hire and retain faculty and staff and makes it hard to retain students across the district. In addition, closing the equity gaps in student completion and success becomes even more challenging since housing insecurities tend to disproportionately affect underrepresented groups. This is why the District has prioritized housing for both employees and students since the early 2000s.

The District started with employee housing, with each campus having one: College of San Mateo (completed in 2005), Cañada College (completed in 2010), and Skyline College (completed in 2022).

Early in 2023, the District won state grant funding for an affordable student housing facility located on the College of San Mateo (CSM) campus. While students attending any of the colleges within the District can reside at this 316-bed facility (and a shuttle service between campuses will facilitate this), districtwide student surveys show that the need for affordable student housing is far greater than what the new facility at CSM will provide.

To address this gap in affordable student housing, and in alignment with its priority to provide equitable resources to its campuses, the District submitted another state grant application in mid-2023 for an affordable student housing facility at Skyline College, and they will be submitting

an application for one at Cañada College in mid-2026. The State has not scored any of the affordable student housing grant applications submitted in mid-2023 and there is no current funding identified.

While the District's current focus is on affordable student housing, the District recognizes that there is still a need for more employee housing. The Facilities Master Plan Amendment continues to identify possible locations on its campuses for employee housing along with locations for student housing.



Address Pre-1970s Buildings

More than a third of the buildings on each campus are pre-1970s buildings that have not had any significant upgrades outside of minor renovations required by individual programs housed within or the replacement of one or two building systems that approached failure (roof, elevator, etc.).

These buildings represent core instructional and support buildings for each campus, yet they no longer provide the most optimal teaching, learning, and support environments. A majority of them are constructed in a manner that significantly limits electrical & technology capacity, as well as thermal comfort. All of these are essential in accommodating modern teaching and learning pedagogies and in creating the educational environments that help students succeed.

CANADA COLLEGE PRE-1970S BUILDINGS						
Bldg#	Building Name	Year Built	Age of Building	Year of Last Major Modernization*	Gross Square Footage	% of Campus GSF
3	FINE ARTS	1968	57		63,299	36%
5	STUDENT CENTER	1968	57		30,218	
6	GENERAL CLASSROOM	1968	57		6,698	
8	ADMINISTRATION	1968	57		6,650	
16	SCIENCE	1968	57		16,972	
17	SCIENCE	1968	57		12,147	
18	SCIENCE	1968	57		25,542	
13	ACADEMIC CLASSROOM	1968	57	2023	31,473	
TOTAL Canada College Gross Square Footage					451,207	
COLLEGE OF SAN MATEO PRE-1970S BUILDINGS						
Bldg#	Building Name	Year Built	Age of Building	Year of Last Major Modernization*	Gross Square Footage	% of Campus GSF
1	ADMINISTRATION	1963	62		24,930	47%
2	MUSIC	1963	62		11,877	
3	THEATRE	1963	62		28,027	
4	FINE ARTS	1963	62		13,062	
7	MAINTENANCE CENTER	1963	62		15,245	
8	GYMNASIUM	1963	62		55,813	
9	LIBRARY/KCSM	1963	62		49,402	
12	EAST HALL	1963	62		22,376	
14	SOUTH HALL	1963	62		26,158	
15	FACULTY OFFICES	1963	62		17,114	
16	WEST HALL	1963	62		26,158	
46	FINE ARTS CERAMICS 4A	1963	62		5,283	
18	NORTH HALL	1965	60		27,648	
37	TENNIS COURT RESTROOMS	1965	60		512	
30	TEAM HOUSE	1966	59		7,786	
17	STUDENT ACTIVITIES & GOVERNMENT	1965	60	2020	14,850	
19	EMERGING TECHNOLOGIES	1963	62	2025	30,856	
TOTAL College of San Mateo Gross Square Footage					710,248	
SKYLINE COLLEGE PRE-1970S BUILDINGS						
Bldg#	Building Name	Year Built	Age of Building	Year of Last Major Modernization*	Gross Square Footage	% of Campus GSF
1	FINE ARTS	1969	56		77,587	31%
3	PHYSICAL EDUCATION	1969	56		40,851	
8	ACADEMIC BLDG	1969	56		44,668	
14	LOMA CHICA	1954	71		11,000	
17	TRACK FIELD HOUSE	1969	56		1,530	
7	SCIENCES & ALLIED HEALTH	1969	56	2007	67,988	
2	CAMPUS CENTER	1969	56	2026	51,906	
TOTAL Skyline College Gross Square Footage					561,502	

\* A "Major Modernization" is a modernization that includes upgrades to some or all of the existing building systems. Existing building systems include building structure, exterior walls and windows, mechanical, electrical, etc.



These buildings have other issues as well: with multiple code revisions since the 1970s, these buildings no longer meet current accessibility, fire & life safety, structural, and green codes. They are not energy efficient, and with building systems at the end of their useful life, they are a burden on maintenance and operational costs.

Given all these issues, the costs to modernize these buildings often exceed the cost to replace them, which is why the Division of the State Architect (DSA), the agency overseeing the design and construction of community colleges, and the California Community Colleges Chancellor’s Office (CCCCO), the agency overseeing the state funded capital outlay program, have recently revised requirements and guidelines for modernization projects.

DSA regulates seismic retrofits and structural upgrades for existing community college buildings based on the cost of reconstruction, and they state that seismic retrofits are required if the modernization upgrades exceed 50% of the building’s replacement value.

The CCCCCO has also revised its guidelines for state funded capital outlay modernization projects, whereby the State expects modernization projects costing more than 75% of the replacement costs to be torn down and rebuilt rather than modernized.

The extent of the modernizations required for most of the pre-1970s buildings across the District can easily exceed 75% of the replacement cost. This is because construction costs in San Mateo County are

among the highest in the state, and the metrics used by both state agencies are based on an average construction cost for the state and not by county or region.

As such, the expectation is that the modernizations proposed in the 2022 FMP, and reconfirmed in the 2025 FMPA, will actually be “Replacement Modernizations” categorized as a replacement facility that houses the same usable square footage as the existing facility.

The majority of these pre-1970s buildings are architecturally significant, defining the campus character. The District is committed to building replacement modernization facilities that will maintain the architectural cohesiveness of each of its campuses.





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Space Optimization

Evolving teaching pedagogies and the addition of flexible instructional delivery models have impacted the way traditional instructional spaces are being utilized. With an increase in remote and hybrid course offerings, some classrooms and labs are underutilized. Meanwhile, other spaces on campus are in short supply, for example, individual study rooms and adequate space to accommodate the increase in student services and programs that help students succeed.

Another trend having an impact on the use of campus facilities is the recent recognition by a significant majority of the younger generation that it is hard to establish meaningful connections in social media environments. These students want to form communities that are based on real-life interactions, shared experiences,

and a sense of belonging. In other words, students are in need of more places to study, collaborate, play, congregate, engage, eat, and celebrate *in person* so that they can form these genuine and meaningful connections. The same is true for staff and faculty.

Underutilized spaces can be repurposed to address these needs. They also present an opportunity to create interdisciplinary hubs or centers in the areas of technology, innovation, and the life sciences, in alignment with key local employment sectors and the District’s workforce development mission. These hubs would foster cross-sector collaboration, enhance hands-on and experiential learning, and support the development of new or expanded career education programs that

are both relevant to students and responsive to emerging industry demands.

The optimization of space is already underway on all three campuses. A portion of underutilized classrooms have been, or are in the process of being, repurposed to address a number of needs. The process is ongoing, and leadership at all the colleges is actively exploring opportunities for further refinements to space efficiencies. However, additional improvements to utilization will require modernizations to right-size and reconfigure instructional spaces for flexibility (e.g., removal of tiered seating where appropriate) and to reconfigure support buildings such as libraries to better serve student needs that have evolved greatly in the 50 years since the libraries were built.

Flexible Spaces

Instructional spaces that support the ability to be easily reconfigured from traditional lecture to seminar discussion to group work, all within the same instructional period, are highly desired by faculty. These spaces facilitate the active teaching and learning required by modern teaching pedagogies.

Tiered lecture spaces do not facilitate this flexibility; however current projection technology means that good sight lines can be accomplished with a flat floor for up to 110 - 120 students, especially if multiple screens are provided. Updating tiered lecture spaces of this size to be on a flat floor would greatly increase the flexibility of these spaces, not only for instructional purposes, but also to host meetings, workshops, and community events.

Student support spaces also require flexibility. Several built-in features and existing configurations of the library facilities across all three campuses impede the flexibility required to accommodate different studying styles, increased collaboration, and spaces for students to take online courses without disrupting others.

In addition, a number of educational institutions and non-profits are looking to improve student learning and tutoring outcomes by using immersive technologies like virtual reality headsets (VR), and some colleges and universities have already started integrating the use of VR into their classrooms and training materials.

Having flexible spaces on each campus that can easily accommodate the use and

experimentation of new technologies, like VR and artificial intelligence (AI), will allow the District to take advantage of innovations in teaching pedagogies while also preparing students for the workforce settings they may encounter.





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Photo by Sean Arbabi © College of San Mateo, SMCCCD

## Technology

Maintaining a highly functional and secure technology environment is essential to advancing the District’s mission and ensuring the effective delivery of instructional, administrative, and student support services. Over the past two decades, technological demands have grown exponentially and will continue to do so as new tools and platforms emerge. However, the District’s current technology infrastructure and network devices are aging and operating beyond their intended capacity, making it increasingly difficult to support today’s connectivity requirements.

The District’s Information Technology Services (ITS) has identified the technology infrastructure and services needs that would address this aged and outdated infrastructure, as well as the campus feedback on technology-related issues:

- **Districtwide Network Devices and Services Replacement** (includes WAPs, campus core, switches, fiber plants, routers, and firewalls) is essential for enhanced security, improved performance, increased scalability, and the provision for future technological advancements.
- **Districtwide phone system upgrade:** to create a unified communication system that will streamline communication, enhance collaboration, and improve operational efficiency.
- **Districtwide Individual Building Battery Backup (UPS):** the District maintains over 120 network rooms across all its sites, including each campus’s Main Point of Entry (MPOE). An upgrade to the uninterruptible power supply (UPS) is essential to guarantee reliable power

protection for critical IT systems, enhance business continuity, and mitigate the risks associated with power outages.

- **Districtwide Cloud Computing Core Infrastructure:** over the years, the District has transitioned numerous high-impact, frequently utilized technological services to cloud-based platforms. This includes essential web services and databases that serve students, faculty, and staff across the District and its colleges, as well as cyber threat mitigation products. In light of the continued demand for asynchronous teaching and learning, the District needs to strategically embrace cloud computing and services, while other server-based services will also require migration to a cloud-based solution. Doing this will allow the District

to manage the rapid expansion of server computing while reducing hardware and software costs (and the ongoing maintenance and support costs associated with these), and it will provide college-wide and District services the ability to swiftly modify their resources in response to demand, ensuring enhanced flexibility and adaptability.

- **Distributed Antenna System (DAS) for Cellular Service:** due to the District’s geographical locations, cellular coverage is often minimal or entirely absent in the majority of the buildings and parking lots on each campus. This poses problems for public safety and security, continuity of instruction, and support services, especially in areas with limited Wi-Fi. The installation of a distributed antenna system would help

address this issue. Currently the District has funding to address the Skyline Campus buildings (the campus with the most coverage issues), but it does not have funding to cover the Skyline Campus outdoor areas, nor the other two colleges and the District site.

- **Replacement of Outdated Faculty Staff Equipment & Instructional Lab Equipment:** replace end user devices that have a heightened vulnerability to cyberattacks and data breaches, in addition to diminished productivity and higher repair costs.
- **Classroom Upgrades:** upgrade the balance of classrooms to current standards for infrastructure and devices.
- **Upgrade Event Announcement System (EAS):** from analog to digital.

- **Upgrade Districtwide Access Control System and Security Systems:** upgrade access control system from analog to digital and upgrade Districtwide security cameras and video management server.





Photo by Gino DeGrandis © College of San Mateo, SMCCCD



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## Safety, Wayfinding & Signage

Having accessible, safe, and secure campuses is essential for the well-being of students, staff, faculty, visitors, and the community. Some solutions to these issues require modifications to campus facilities, and addressing Cañada College's vehicular and pedestrian conflicts is one such example. Improving, extending access, and maintaining pedestrian pathways is another. Providing welcoming, clearly signed, and safe pedestrian pathways and crossings at the campus arrival points, be it bus stops or vehicular drop-offs, is yet another.

The 2022 Facilities Master Plan included an assessment of each campus's signage and wayfinding system, and it identified a number of improvements needed for each campus to ensure that all the campuses

are universally accessible and that the vehicular and pedestrian signage is legible and clear. Those 2022 FMP recommendations are still relevant to this 2025 Amendment and they include:

- Simplify vehicular sign messages;
- Improve the design of building identification;
- Clarify pedestrian navigation;
- Use consistent accessibility signage;
- Reduce excessive signage.

## Sustainability

The District has been at the forefront of adopting and increasing sustainability on all of its campuses for decades, and it continues to have multiple sustainability goals for energy, waste, and water reductions. These goals are measured annually, and areas of improvement are also identified annually.

During the 2025 FMP Amendment process, campus stakeholders brought up the addition of photovoltaic panels (PVs) as a suggestion. Increasing PVs is just one of the many strategies the District is considering to increase sustainability across all of its campuses. In fact, the 2022 Facilities Master Plan identified a number of complementary goals, best practices, and campus recommendations, which are still relevant for the 2025 FMP Amendment.

## Building Maintenance & Campus Infrastructure Replacements

The State provides scheduled maintenance funds to California Community College Districts to address building maintenance. However, the State has not been able to provide these funds consistently on an annual basis, and when funding has been available, it has been a fraction of what is actually needed by each district.

Not having adequate maintenance funds to address districtwide age or repairs for items like roofs, elevators, windows, doors, lighting & other electrical components, mechanical heating and cooling components, plumbing, etc. significantly impacts the delivery of instruction and services. Delays in getting these addressed often compound the issues and make the repairs or replacement more expensive.

Other items requiring scheduled maintenance funds include items that are needed for the districtwide safety of students, staff, and the community. Items like periodic re-turfing of athletic fields, exterior pathway repairs, replacement of emergency lighting systems, repairs and upgrades to the event announcement systems, access control and security camera repairs, fire mitigation, and emergency preparedness.

Several components of each campus's infrastructure (both above ground and below ground) are also in need of replacement due to the age of these systems. In addition to the technology items already identified, several components of the electrical infrastructure are in need of upgrades or replacement, as are the heating boilers on all campuses.

While the District continues to leverage state funding (and was able to secure state funding for the Skyline College Boilers Replacement project), the other two campuses' replacement remains unfunded. In addition, the College of San Mateo needs to add chilling capacity to serve the west side of its campus.

Although parking lots and roadways have been repaired throughout the years, a significant portion of them across all campuses are in need of complete replacement. This is because the roads are being damaged by the heavier buses serving the campuses (zero-emission buses are heavier), and because patch repairs start becoming less effective (and are required more frequently) the older the base layers are for the parking lots and roadways.



CAÑADA  
COLLEGE





# INTRODUCTION

Cañada College located in Redwood City, has been providing enriching and life-changing educational opportunities for residents of San Mateo County since 1968. Offering 80 degree programs, 51 certificate programs, 27 transfer programs, and over 50 student support services and clubs, Cañada College serves more than 11,500 diverse students.

## Mission Statement

Cañada College engages and empowers students in transforming their lives and communities through quality education.

## Vision Statement

Cañada College provides equitable education such that students from diverse backgrounds are able to achieve their educational goals and benefit the world.

## College Values

- Social Justice and Racial Equity
- Transforming Lives
- Community Partnerships
- Academic Excellence
- Sustainability
- Transparency and Authenticity
- Adaptability and Resilience
- Student Centered
- Cultural Empathy



College Planning Goals

Cañada College’s Educational Master Plan 2022 - 2027 (EMP) provides the foundation for setting college priorities and resource allocations, and it is aligned with the District’s Strategic Plan and the California Community College Chancellor’s Vision for Success. The EMP identifies the following goals:

Goal 1: Student Access, Success, and Completion

Ensure student access to relevant student services and instructional programs, and work to continuously remove barriers to student access, success, and completion.

Goal 2: Equity-Minded and Antiracist College Culture

Transform college culture to be equity-minded and antiracist. Create a sense of belonging for all community members, and foster educational practices that reflect importance of individualized learning experiences, shared building of knowledge, and social justice at Cañada College.

Goal 3: Community Connections

Establish equity-minded partnerships with other educational institutions, employers, governments, and community-based organizations that result in seamless pathways for students and community members pursuing further education, careers, and lifelong education.

Goal 4: Accessible Infrastructure and Innovation

Invest responsibly in physical, technological, and transportation infrastructure to create sustainable, equitable access to the College and support equitable educational outcomes across the diverse members of the community the College serves.

EXISTING CAMPUS PLAN

The facing page shows the existing campus plan. The legend identifies the year the building was completed and, if applicable, the year any major modernization was completed.





## PROJECTS SINCE 2022 FMP

The following projects (shown on the campus plan) have either been completed or are in progress since the 2022 Facilities Master Plan was published:

- **Building 13** the State supported major renovation project was completed in 2023.
- **Building 9** minor reconfigurations were completed in 2023.
- **Replacement of Athletic Turfs** are in progress.
- **New Child Development Center (CDC)** located near the modulares is currently in design and is scheduled for occupancy in Fall 2026.



## 2025 FACILITIES NEEDS

The 2025 Facilities Master Plan Amendment stakeholder engagement process identified the following facilities needs:

- **Add Student Housing** - see the 2025 Facilities Master Plan Projects detail for New Student Housing on the next page.
- **Address Pre-1970s Buildings Modernizations** - see District Priority for pre-1970s buildings modernization for background on why modernizations are now going to be replacement modernizations. A number of pre-1970s buildings on the campus have not had any significant modernizations in the last 50 years. These include Buildings 3, 5, 6, 8, 16, 17, and 18. While Building 3 is the top priority, the other buildings will need to be addressed as well. See the 2025 Facilities Master Plan Projects detail for Building 3 Replacement Modernization on the next pages.
- **Tennis Courts Replacement Modernization** - see the 2025 Facilities Master Plan Projects detail for Tennis Courts Replacement Modernization on the next pages.

- **Optimize Space** - see District Priority for Space Optimization for more detail.
- **Increase Flexibility of Space Use** - see District Priority for Flexible Spaces for more detail.
- **Address Campus Wide Projects** that include Accessibility, Drop-Off, Pedestrian Paths, Safety, Wayfinding and Signage see the 2025 Facilities Master Plan Project details for Loop Road Improvements and New Campus Trail on the next pages, and see the 2022 FMP for more detail on Wayfinding and Signage.
- **Increase Sustainability** - see District Priority for Sustainability for more detail.
- **Address Building Maintenance, Technology, and Campus Infrastructure Replacements** - see District Priority for these for more detail.



## 2025 FMP PROJECTS

There are many facilities needs, and the intent of the 2025 Facilities Master Plan Amendment is to identify the recommended projects that are planned to be pursued in the next 10 years for Cañada College.

These projects align with the priorities detailed in the latest Cañada College Educational Master Plan and the District's 2025 - 2030 Strategic Plan.

## New Student Housing

The New Student Housing project seeks to add affordable student housing to the campus. Cañada College is located on a hillside in Redwood City, surrounded by mostly single-family homes. While it is easily accessed by car via Interstate 280, it has only one public transportation service connecting it to the region. The combination of very high costs of living and limited public transportation services has created obstacles for student retention, completion, and success, which is why adding affordable student housing on campus is a priority for the college.

In Fall 2025, the District will be initiating a conceptual planning study for adding student housing to the campus. On the facing page are some locations that will be analyzed for feasibility of accommodating approximately 300 student beds. While the District plans on submitting an application for the proposed student housing at Cañada College to the State (as part of next year's Five Year Capital Plan), there is no available funding identified by the State nor the District at this time.

Each site presents opportunities and constraints. Location 1 is an existing parking lot at the edge of campus, close to Interstate 280, and location 2 has an existing photovoltaic (PV) array mounted on the ground. This PV array is close to the time it needs to be replaced, and the intent with this location (should it be selected) would be to place the replacement PV array on top of the new student housing facility. While locations 1 and 2 have the advantage of being topographically "flatter," they are further away from the main campus, and providing accessible pathways onto the campus may prove challenging.

Locations 3, 4, and 5 are closer to campus and offer opportunities for direct access onto the campus; however, they are also hilly sites with footprints that may be too small to accommodate the number of beds needed. Locations 3 and 4 also have trees and fauna that would be impacted.

One site on the campus has been reserved for future potential employee housing. This location seems appropriate for this use since it is located close to the existing employee housing complex.





### Building 3 Replacement Modernization

The B3 Replacement project will be the same size as the existing facility and has been submitted to the State as a Replacement Modernization Initial Project Proposal as part of the Five Year Capital Plan.

This project replaces the 57-year old building so that the visual arts, music and theater programs can be reconfigured for operational efficiencies and be equipped with sufficient and appropriate technology and electrical and mechanical systems required by current teaching pedagogies and current codes. These are currently limited by the existing building construction.

Efficiencies gained in the reconfiguration will facilitate the addition of an art gallery to showcase student work, and the 550-seat capacity theater will be equipped with modern theater systems (lighting, sound, rigging, etc.). This facility will also save the District maintenance and operation costs associated with the reoccurring repairs needed on the existing roof, elevator, and below-grade waterproofing; and the energy costs associated with the single-pane glazing and existing mechanical systems.



### Tennis Courts Replacement Modernization

The Tennis Courts Replacement Modernization project seeks to address needs associated with this area of the campus:

- The existing tennis courts at Cañada College are well used by students and the community. These courts are due for a replacement (complete rebuild) since resurfacing them (where only the top layer is replaced) will not adequately address the maintenance issues and longevity of the courts.
- Based on demand, some of the courts may be converted for pickleball use to augment the existing capacity at the Kinesiology and Wellness building.
- There is a need to add more parking in close proximity to the courts.
- There is a need to address the hillside erosion issues in this area. Mudslides have occurred both uphill and downhill of the tennis courts.

This project would integrate the solution for the mudslides with the rebuild of the courts and, if feasible, add more parking in this area.



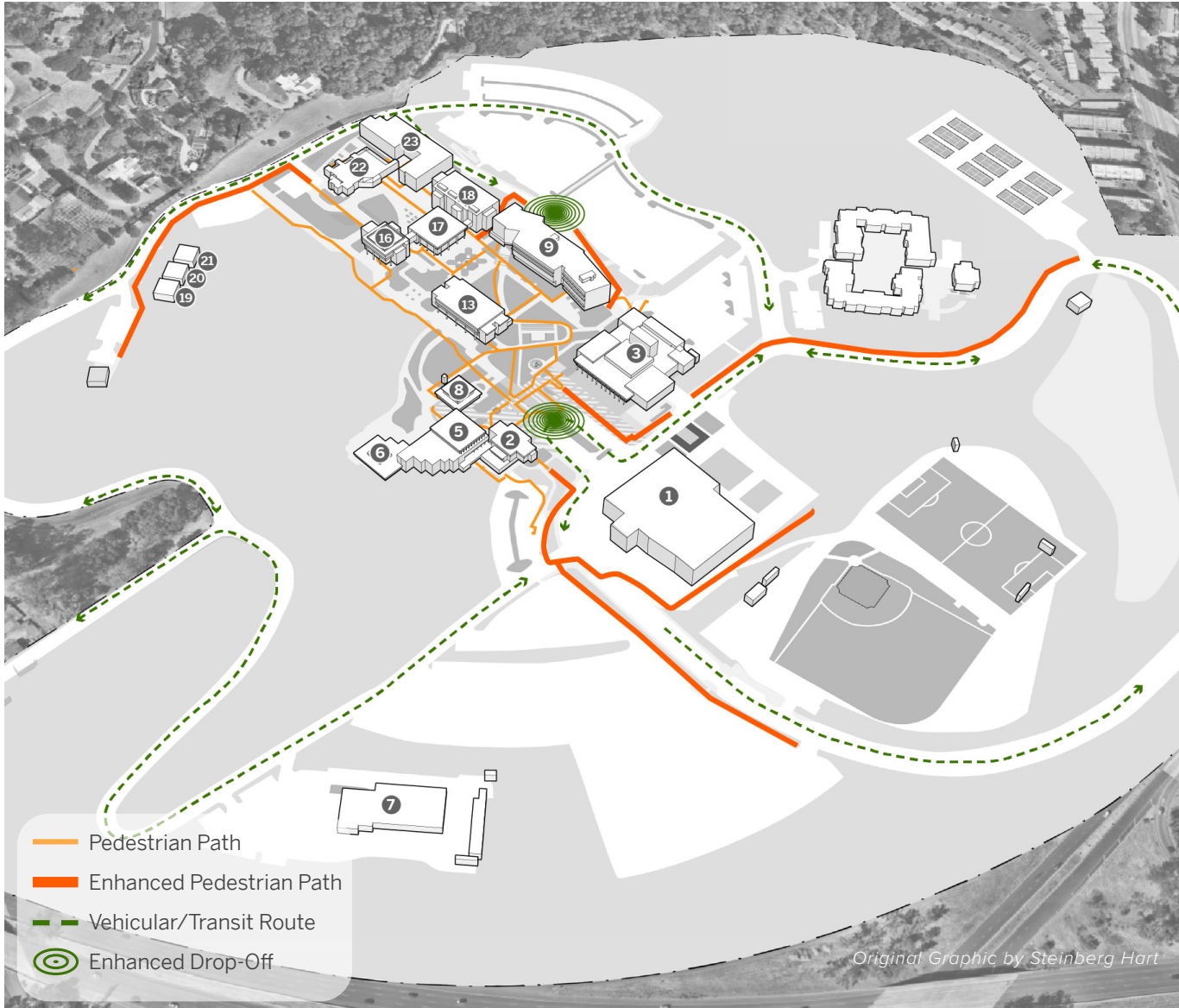


## Loop Road Improvements

The Loop Road Improvements project seeks to address a number of pedestrian safety issues while also improving pedestrian connections between the two zones of the campus.

The existing Loop Road separates the athletic fields and the Kinesiology and Wellness facility (Building 1) from the rest of the campus, presenting safety issues for pedestrians crossing between these two zones of the campus. Other pedestrian and vehicular conflicts along Campus Circle have also been noted. A few solutions have been suggested, including the idea that the portion of the Loop Road in front of Building 1 be closed off for all except emergency vehicles; however, the public transit bus stop and vehicular drop-off would be impacted by this solution.

To address these safety issues and to better connect the athletic/wellness zone with the rest of the campus, a traffic study that looks holistically at addressing these issues is recommended to determine the best solution.



## New Campus Trail

The Campus Trail project seeks to address the lack of sidewalks at the peripheries of the campus and to explore the feasibility of adding a campus trail loop.

The community enjoys running, walking and biking around the campus and ends up doing so on the Loop Road and Campus Circle, which creates safety issues with vehicular conflicts. The College would like to add a campus trail loop to address these safety issues.

The recommendation is that the College initiate a feasibility study to see how a campus trail might be accommodated.

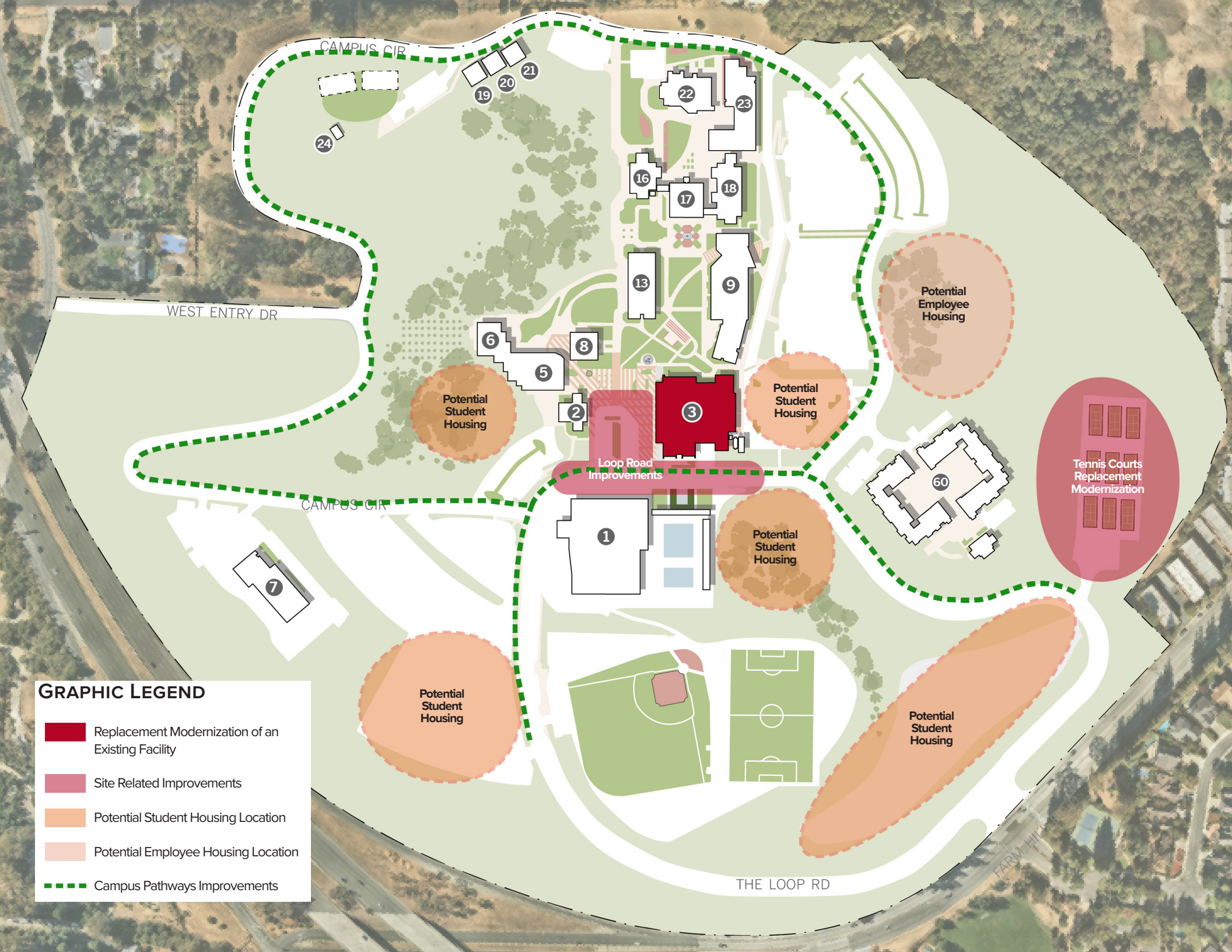




2025 FACILITIES MASTER PLAN

The facing page shows the recommended facilities master plan projects for Cañada College:

- New Student Housing (with various possible locations identified)
- Building 3 Fine and Performing Arts Replacement Modernization
- Tennis Courts Replacement Modernization
- Loop Road Improvements
- New Campus Trail





COLLEGE OF  
SAN MATEO





# INTRODUCTION

College of San Mateo located in San Mateo, has been a gateway to higher education since 1922. Offering 79 degree programs, 75 certificate programs, hundreds of transfer programs, and over 50 student support services and clubs, College of San Mateo serves more than 16,500 diverse students.

## Mission Statement

We are the community’s college. College of San Mateo creates access and inclusion, fosters academic excellence, and ensures equitable outcomes so students can realize their full potential.

## Vision Statement

To deliver a liberatory education that inspires individual achievement and generational impacts.

## College Values

- Accountability
- Authentic Care
- Celebration
- Critical Reflection
- Empowerment
- Excellence
- Growth (Personal & Professional)
- Inspiration & Innovation
- Integrity
- Solidarity



College Planning Priorities

College of San Mateo’s CSM Forward Educational Master Plan 2023 - 2028 (EMP) provides the foundation for setting college priorities and resource allocations, and it is aligned with the District’s Strategic Plan and the California Community College Chancellor’s Vision for Success. The EMP identifies the following institutional priorities:

Priority 1

CSM focuses on **teaching and learning**, and prioritizes **student-focused support**, especially relating to **antiracism/equity** work that supports access and success for students most in need.

Priority 2

CSM calls for **community partnerships** to support stronger teaching and learning. This also aligns with the emphasis on **effective** internal and external **communications**.

Priority 3

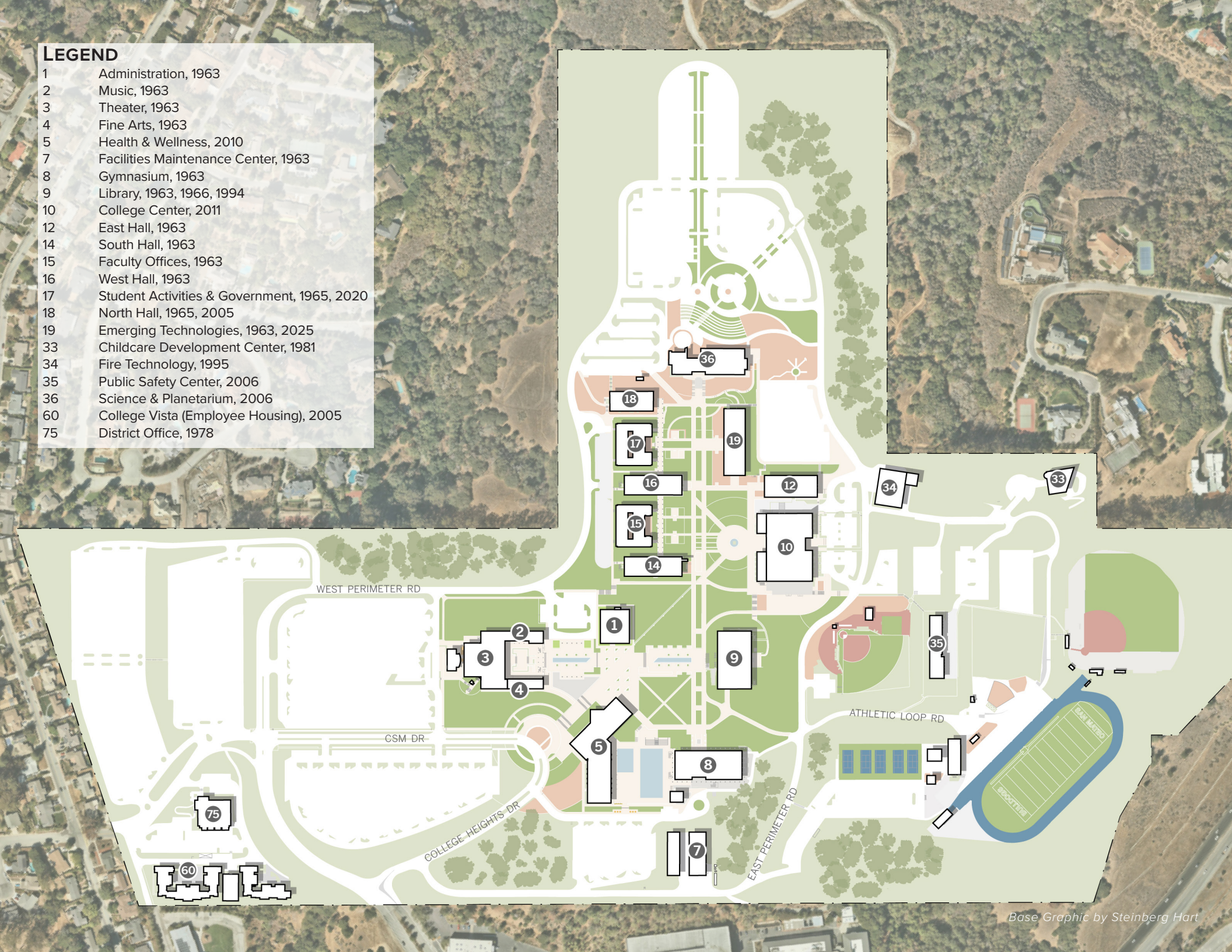
CSM’s **teaching and learning** make innovative use of new technology; **strategic planning** is required to develop delivery options that speak to student need, as well as **student-focused support** to ensure students are well served in different modalities.

Priority 4

**Strategic planning** supports sound allocation of CSM’s resources. Planning also calls for **effective communication**, both internal and external.

EXISTING CAMPUS PLAN

The facing page shows the existing campus plan. The legend identifies the year the building was completed and, if applicable, the year any major modernization was completed.

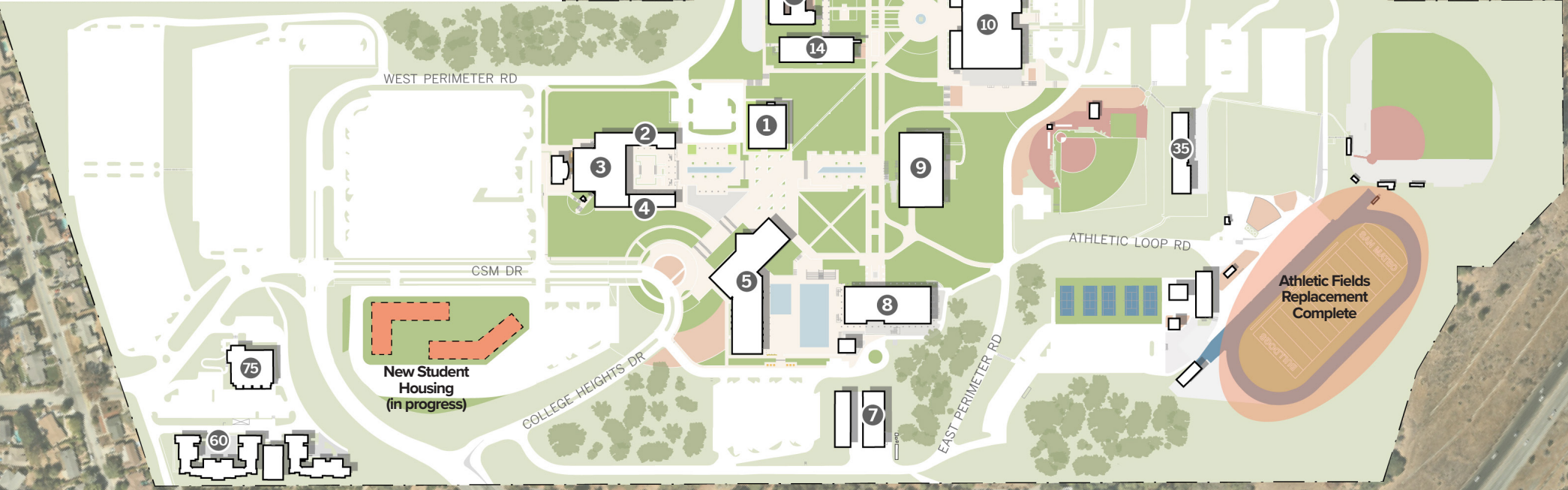




## PROJECTS SINCE 2022 FMP

The following projects (shown on this campus plan) have either been completed or are in progress since the 2022 Facilities Master Plan was published:

- **Building 19** a significant renovation project will be complete in 2025.
- **Replacement of Athletic Turfs** at track and football field are in complete.
- **New Student Housing Facility** is currently in permitting, and expected to be complete in the summer of 2027.



Base Graphic by Steinberg Hart

## 2025 FACILITIES NEEDS

The 2025 Facilities Master Plan Amendment stakeholder engagement process identified the following facilities needs:

- **Address Pre-1970s Buildings Modernizations** - see District Priority for pre-1970s buildings modernization for background on why modernizations are now going to be replacement modernizations. A number of pre-1970s buildings on the campus have not had any significant modernizations in the last 50 years. These include Buildings 1, 2, 3, 4, 6, 7, 8, 9, 12, 14, 15, 16 and 18. While Buildings 9, 8 and 7 are the top priority, the other buildings, and in particular Buildings 2, 3, and 4 will need to be addressed as well. See the 2025 Facilities Master Plan Projects details for Buildings 9, 8 and 7 Replacement Modernizations on the next pages.
- **Optimize Space** - see District Priority for Space Optimization for more detail. In the process of optimizing space, the College might be able to find a space suitable to house an Art Gallery in Buildings 2, 3, 4 or 10.
- **Increase Flexibility of Space Use** - see District Priority for Flexible Spaces for more detail.
- **Address Campus Wide Projects** that include Accessibility, Drop-Off, Pedestrian Paths, Safety, Wayfinding and Signage see District Priority for these for more detail.
- **Increase Sustainability** - see District Priority for Sustainability for more detail.
- **Address Building Maintenance, Technology, and Campus Infrastructure Replacements** - see District Priority for these for more detail.



2025 FMP PROJECTS

There are many facilities needs, and the intent of the 2025 Facilities Master Plan Amendment is to identify the recommended projects that are planned to be pursued in the next 10 years for the College of San Mateo.

These projects align with the priorities detailed in the latest College of San Mateo Educational Master Plan and the District’s 2025 - 2030 Strategic Plan.



Building 9 Replacement Modernization

The B9 Replacement project will be the same size as the existing facility and has been submitted to the State as a Replacement Modernization Initial Project Proposal as part of the Five Year Capital Plan.

This project will replace the 62-year old building so that the library and media studios can be reconfigured to meet current library and media needs that have changed significantly over the last 50 years. Space efficiencies gained in the media studios will be converted to house information technology support services for students, staff, and faculty, and the facility will continue to house the KCSM Jazz radio station that serves students and the community.

The replacement will also facilitate the ability to provide enough technology, electrical, and mechanical capacity to power the modern library and media technologies, all of which are currently restricted by the existing building construction. This facility will also save the District maintenance and operation costs associated with the reoccurring repairs needed on the elevators and building systems and the energy costs associated with the single-pane glazing and existing mechanical systems.

Building 8 Replacement Modernization

The B8 Replacement project will be a state-of-the-art Multipurpose Student Athlete Center that replaces the 62-year old gymnasium to provide instructional and support space for the college’s athletic teams.

The proposed facility would provide two multipurpose gyms, strength and training spaces large enough to house multiple teams, sports medicine therapy areas, lockers, recruitment areas, and academic areas for student athletes to meet with tutors and study together. The facility will also have a large Hall of Fame lobby to celebrate the college’s outstanding achievements in athletics and the success of its student athletes.

It is recommended that the college initiate a feasibility study to understand square-footage requirements given all that is desired to be included in the space; and to understand possible other locations given that the Multipurpose Student Athlete Center is more desirable and optimized in efficiency when physically connected to practice fields.





**Building 7 Replacement Modernization**

The B7 Replacement project will replace the 62-year old complex that houses the Facilities Maintenance Center and Corporation Yard. The outdated infrastructure and building systems are past their useful life and need to be replaced. The Corporation Yard also needs to be expanded, protection for the service vehicles and equipment needs to be added, and the lighting and fencing need to be upgraded.

**Building 1 Modernization**

The existing District Office (number 75 on campus map) cannot accommodate all of the current districtwide services and programs. Some of these services and programs are already housed in Building 1 on the College of San Mateo campus, but additional space is required. The B1 Modernization project would modernize available and inefficient space within the existing building to accommodate these needs.

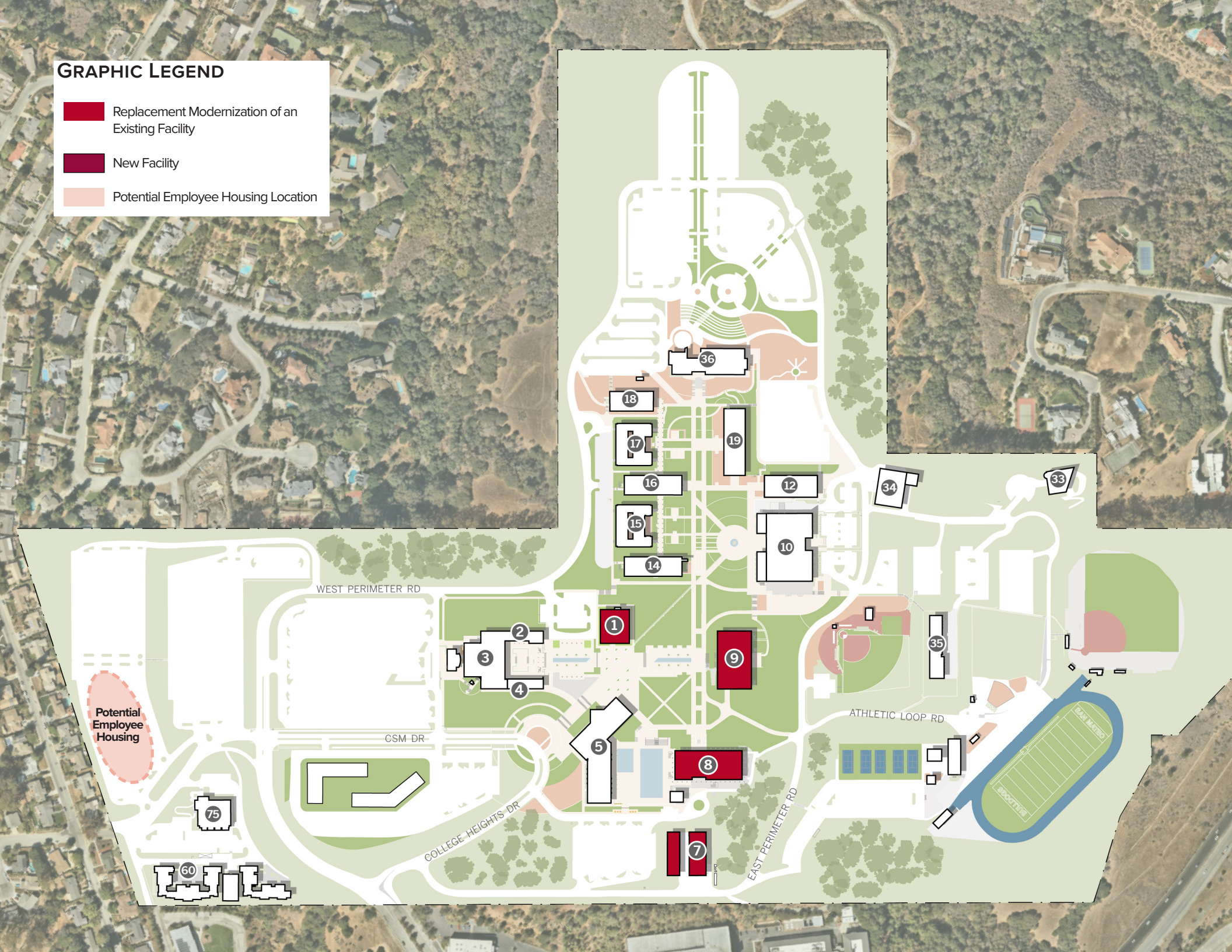
**2025 FACILITIES MASTER PLAN**

The facing page shows the recommended facilities master plan projects for College of San Mateo:

- Building 9 Library Replacement Modernization
- Building 8 Replacement for Multipurpose Student Athlete Center
- Building 7 Facilities Maintenance Center and Corporation Yard Replacement Modernization

The facing page shows the recommended facilities master plan projects for the District:

- Building 1 Administration Modernization





SKYLINE  
COLLEGE





# INTRODUCTION

Skyline College located in San Bruno, has striven to create opportunities for learners at every level and every age to help lower the barriers to higher education since 1969. Offering 33 degree programs, 48 certificate programs, 29 transfer programs, 1 Bachelor of Science degree, and over 50 student support services and clubs, Skyline College serves more than 17,500 diverse students.

## Mission Statement

To empower and transform a global community of learners.

## Vision Statement

Skyline College inspires a global and diverse community of learners to achieve intellectual, cultural, social, economic and personal fulfillment.

## College Values

- Social Justice
- Campus Climate
- Open Access
- Student Success and Equity
- Academic Excellence
- Community Partnership
- Institutional Transparency
- Sustainability



College Planning Goals

Skyline College’s The People’s Plan Educational Master Plan 2023 - 2028 (EMP) provides the foundation for setting college priorities and resource allocations, and it is aligned with the District’s Strategic Plan and the California Community College Chancellor’s Vision for Success. The EMP identifies the following strategic goals, some of which have been briefly summarized:

Goal 1: Be an antiracist and equitable institution

With antiracism and equity as our number one goal, the College is moving from understanding where we are, to defining a common language and shared framework, to building and honing our skills and tools, to implementation of those tools to transform administrative practices and student learning.

Goal 2: Increase student enrollment by being responsive to the communities we serve

Expand engagement with local communities and deepen community partnerships to learn how the College can best serve our surrounding communities. The College will offer programs and services that meet local needs, effectively communicate what we offer, facilitate registration and financial aid processes, and then support and inspire students to persist in reaching their goals.

Goal 3: Ensure that all students have the support and resources needed to achieve their educational goals

Goal 4: Cultivate civic-mindedness to empower self and strengthen society

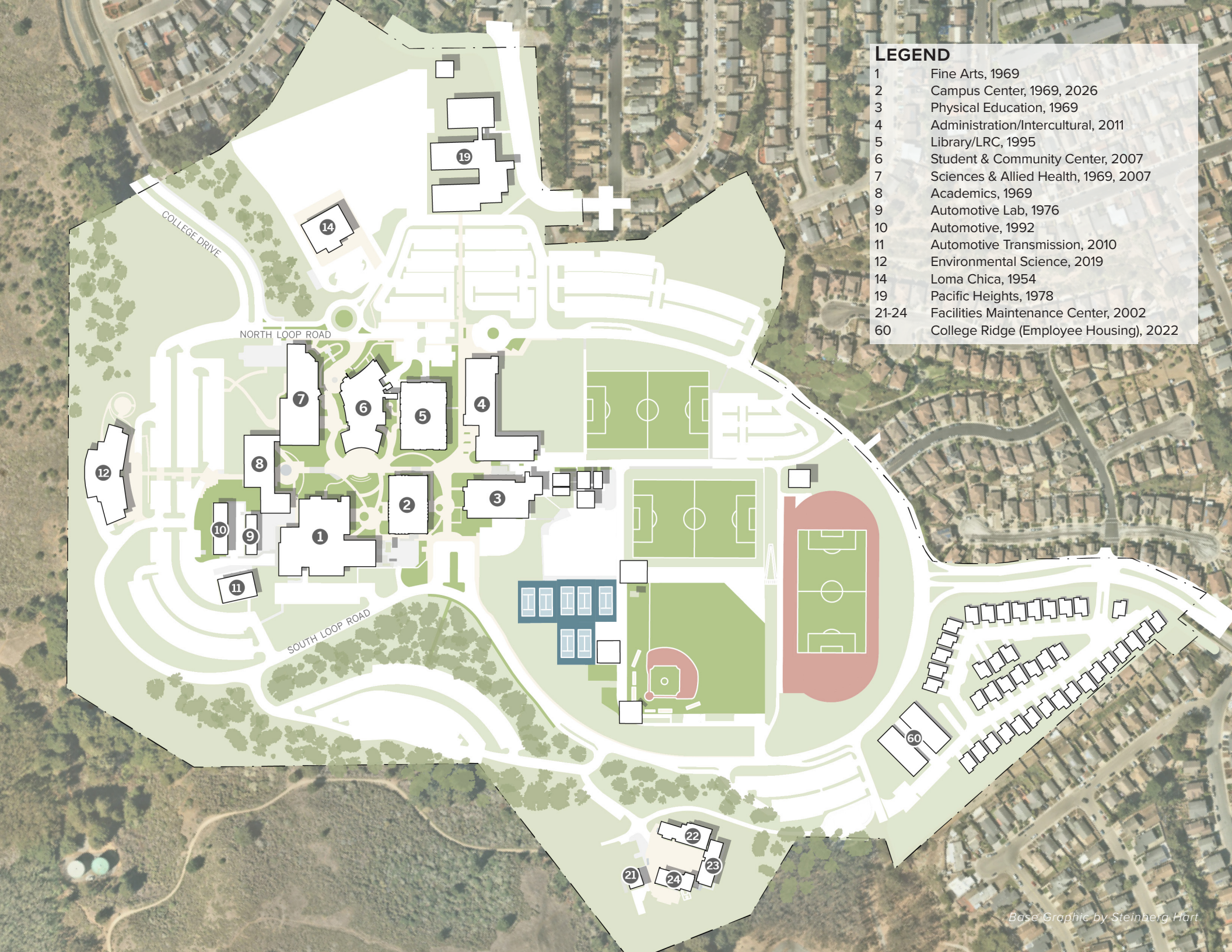
Goal 5: Foster a thriving learning and work environment

Skyline College is dedicated to fostering a thriving campus climate where all college community members experience a welcoming, collaborative, innovative, and inspiring environment. The College will work toward creating a more colorful, vibrant, and inviting campus to help deepen student engagement and sense of connectedness. By prioritizing the well-being and morale of employees, investing in their professional and leadership development, and embracing the true tenets of participatory governance, Skyline College will establish the necessary foundation for best serving our students.

Goal 6: Ensure fiscal stability to support the College mission and maintain public trust

EXISTING CAMPUS PLAN

The facing page shows the existing campus plan. The legend identifies the year the building was completed and, if applicable, the year any major modernization was completed.





## PROJECTS SINCE 2022 FMP

The following projects (shown on the campus plan) have either been completed or are in progress since the 2022 Facilities Master Plan was published:

- **Building 2** the State supported major modernization project will be complete in 2026.
- **Building 1** minor renovations are complete.
- **Replacement of Athletic Turfs** are in progress.
- A **New Boiler Plant Replacement** facility located south of Building 3 in Parking Lot D was approved for State funding and will commence shortly.
- A Technology project for adding a **Distributed Antenna System (DAS)** to improve cellular coverage within the campus buildings is in progress.



## 2025 FACILITIES NEEDS

The 2025 Facilities Master Plan Amendment stakeholder engagement process identified the following facilities needs:

- **New Kinesiology & Wellness Building** - see the 2025 Facilities Master Plan Project detail for the New Kinesiology & Wellness Building on the next pages.
- **Add Student Housing** - see the 2025 Facilities Master Plan Projects detail for New Student Housing on the next page.
- **Address Pre-1970s Buildings Modernizations** - see District Priority for pre-1970s buildings modernization for background on why modernizations are now going to be replacement modernizations. A number of pre-1970s buildings on the campus have not had any significant modernizations in the last 50 years. These include Buildings 1, 8, and 14. While Building 1 is the top priority, the other buildings will need to be addressed as well. See the 2025 Facilities Master Plan Projects detail for Building 1 Replacement Modernization on the next pages.

- **Building 5 Library & Learning Resource Center Replacement Modernization** - see the 2025 Facilities Master Plan Project detail for Building 5 Replacement Modernization on the next pages.
- **Optimize Space** - see District Priority for Space Optimization for more detail. In the process of optimizing space, the College is seeking to collocate and expand the spaces for Skyline College's learning communities and support programs.
- **Increase Flexibility of Space Use** - see District Priority for Flexible Spaces for more detail.
- **Address Campus Wide Projects** that include Accessibility, Drop-Off, Pedestrian Paths, Safety, Wayfinding and Signage see District Priority for these for more detail.
- **Increase Sustainability** - see District Priority for Sustainability for more detail.
- **Address Building Maintenance, Technology, and Campus Infrastructure Replacements** - see District Priority for these for more detail.



## 2025 FMP PROJECTS

There are many facilities needs, and the intent of the 2025 Facilities Master Plan Amendment is to identify the recommended projects that are planned to be pursued in the next 10 years for Skyline College.

These projects align with the priorities detailed in the latest Skyline College Educational Master Plan and the District's 2025 - 2030 Strategic Plan.

### New Kinesiology & Wellness Building

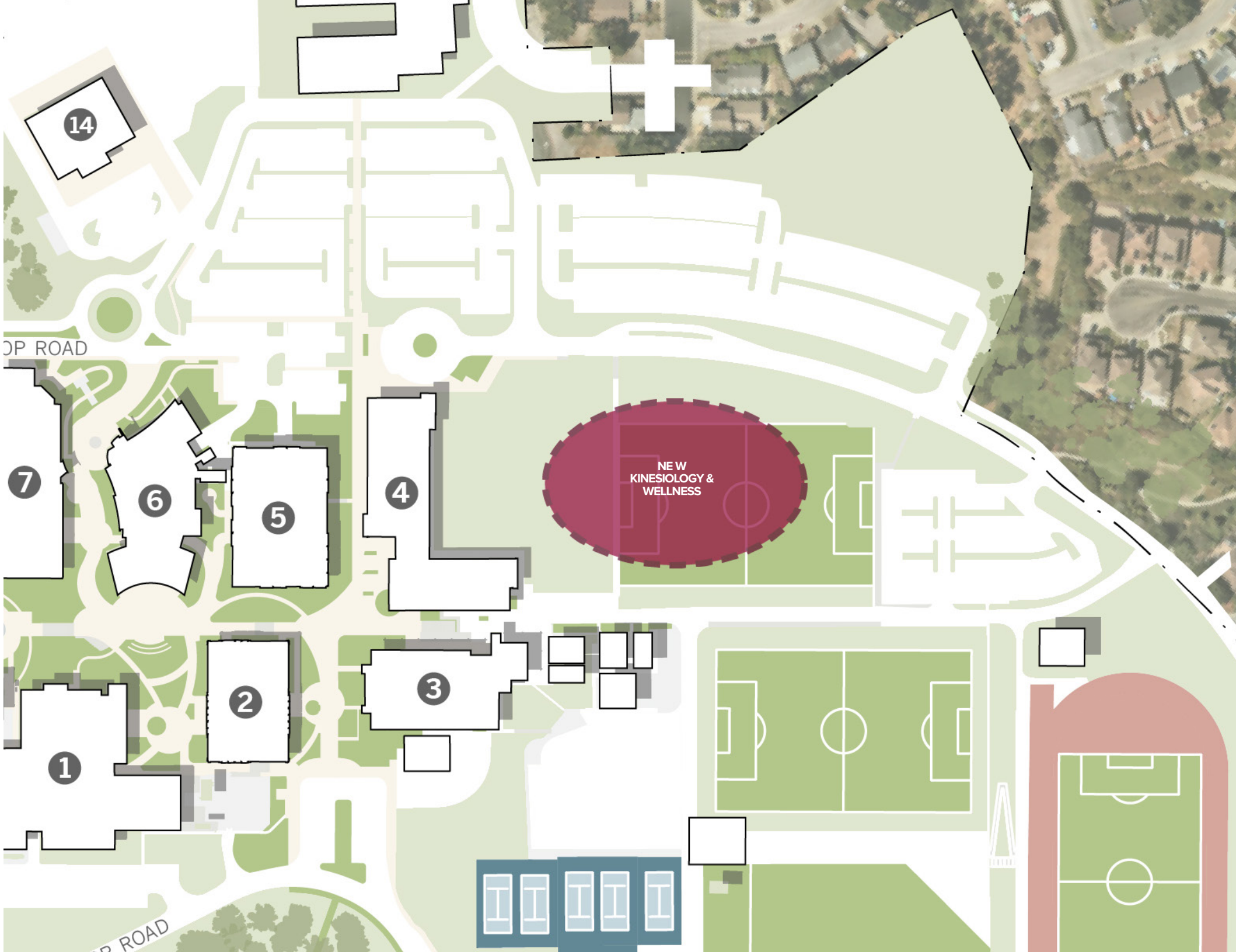
The New Kinesiology & Wellness Building will provide much-needed space for the college's Kinesiology, Athletics, and Dance (KAD) programs and Intercollegiate Athletic programs, in addition to providing the general student body and the community with equitable health and wellness facilities that exist at the College of San Mateo and at Cañada College.

Skyline College offers multiple KAD and wellness programs including clinical kinesiology, sports medicine, adaptive physical education, combatives (wrestling & martial arts), dance, fitness, and individual and team sports, and has numerous intercollegiate athletic teams comprising baseball, women's volleyball, men's and women's basketball, soccer, and wrestling. All of these programs currently share one gym space and an undersized fitness space housed in Building 3, which limits enrollment and creates scheduling issues whereby teams are practicing as late as 10 pm. Colleges having multiple intercollegiate sports typically have more than one gym to avoid scheduling practices so late.

The New Kinesiology & Wellness Building will augment space for these programs and provide Skyline College with a dedicated second gym, a dedicated larger fitness room, a combative studio, exercise studios and some team rooms (to replace the current portables). It will also provide the college and the community with dedicated athletic and wellness spaces.

All of the spaces will be fully enclosed due to the colder and foggy climate experienced at Skyline College, and part of the indoor space could house a revenue generating indoor sport, similar to the other campuses.

The New Kinesiology and Wellness Building is proposed to be located east of Building 4.

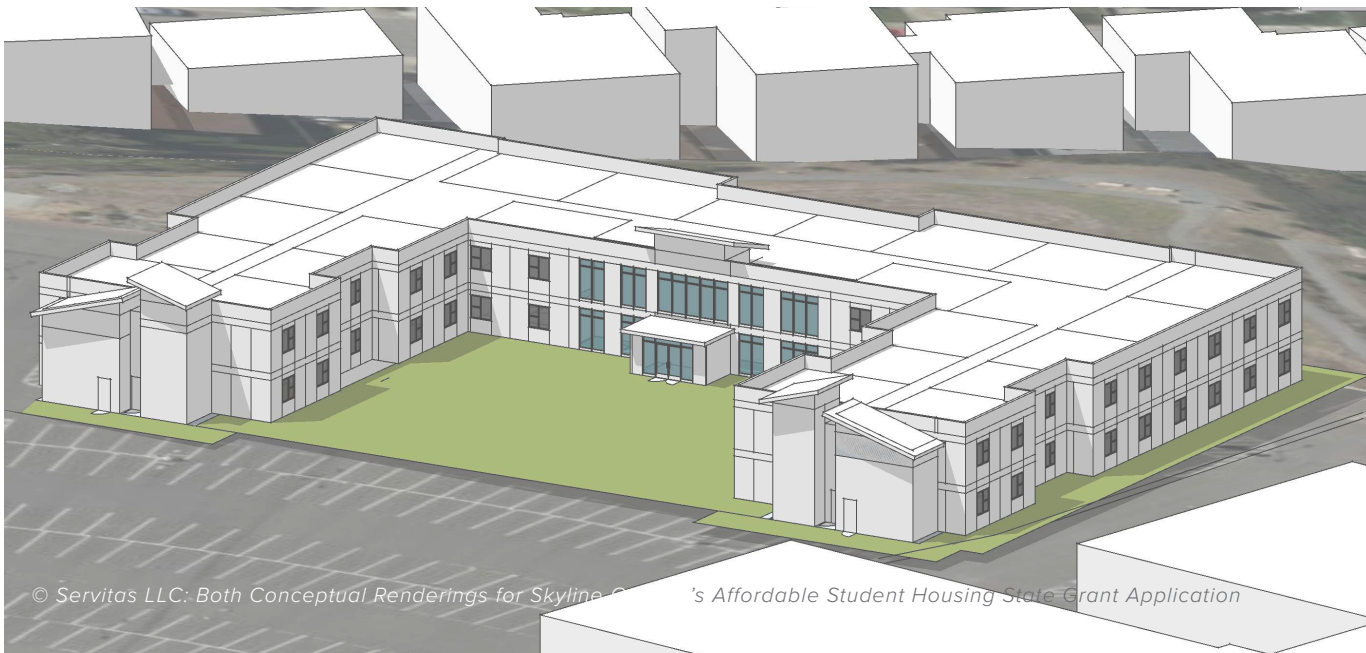
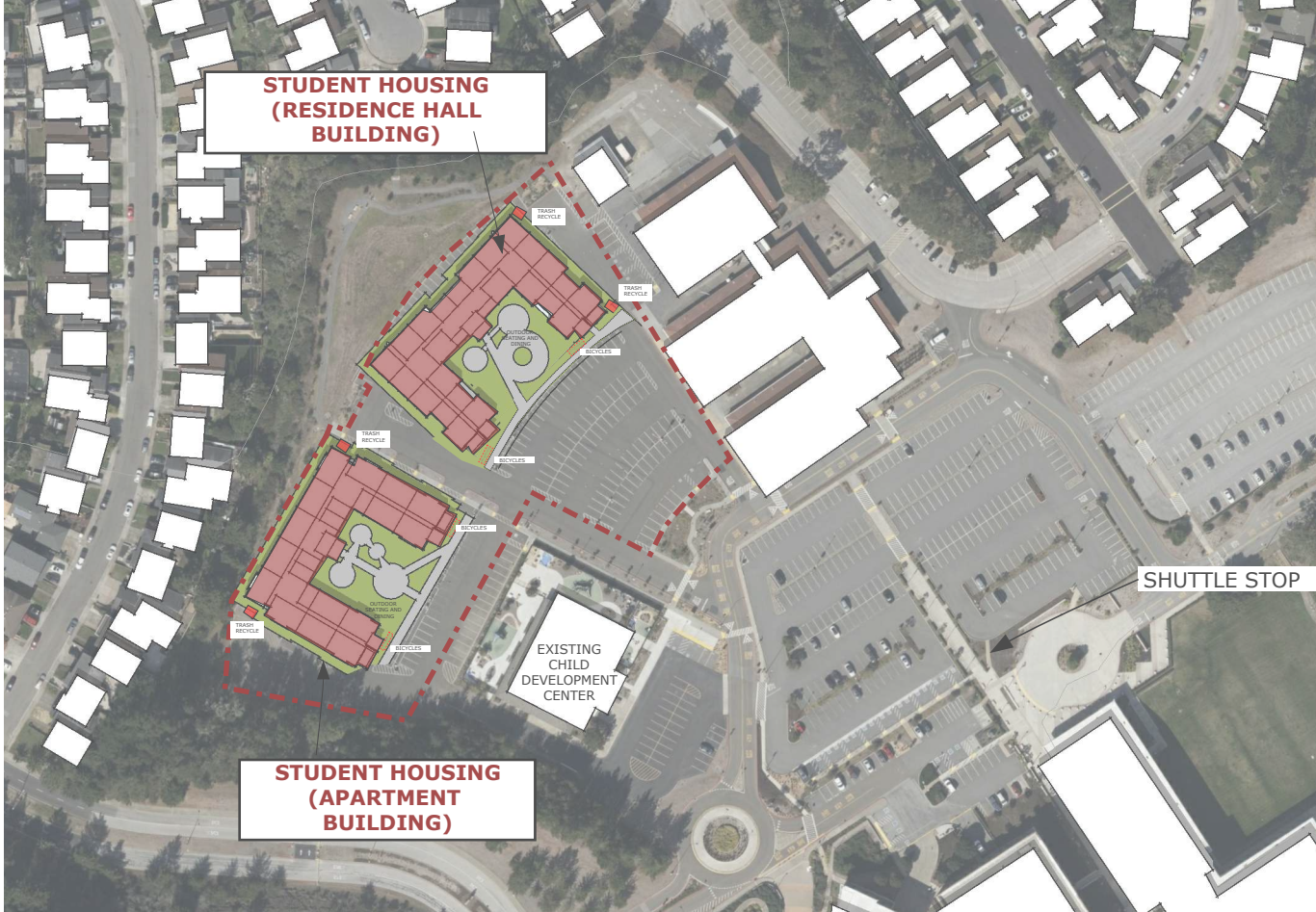




New Student Housing

The New Student Housing project seeks to add affordable student housing to the campus. Skyline College is located on a hillside in San Bruno, surrounded by single-family and multi-family homes. While it is easily accessed by car via California Highway 1 and Interstate 280, it has few public transportation services connecting it to the region. The combination of very high costs of living and limited public transportation services has created obstacles for student retention, completion, and success, which is why adding affordable student housing on campus is a priority for the college.

In mid-2023, the District submitted an Affordable Student Housing State grant application for a 298-bed facility located in Lot L. After careful review of the 2022 FMP suggested locations, this site was selected for its size and easier access to the main campus. The other available location in Lot C is being reserved for future employee housing.



Building 1 Replacement Modernization

The B1 Replacement project will be the same size as the existing facility and has been submitted to the State as a Replacement Modernization Initial Project Proposal as part of the Five Year Capital Plan.

This project replaces the 56-year old building so that the teaching and learning spaces for the visual and performing Arts, can be reconfigured for operational efficiencies and be equipped with sufficient and appropriate technology and electrical and mechanical systems required by current teaching pedagogies and current codes. These are currently limited by the existing building construction. A 500-seat theater provides the only large assembly space on the campus and supplements the learning experience with cultural, drama, and lecture events.

The replacement will also save the District maintenance and operation costs associated with the reoccurring repairs needed on water intrusion issues and all of the building systems, and the energy and water costs associated with the existing inefficient systems.



Photo by Mabel Lynn © Skyline College, SMCCCD



Photo by Yesika Wong © Skyline College, SMCCCD



**Building 5 Replacement Modernization**

The B5 Replacement project will be the same size as the existing facility and has been submitted to the State as a Replacement Modernization Initial Project Proposal as part of the Five Year Capital Plan.

This project will replace the Library/Learning Resource Center facility so that it can be reconfigured appropriately to deliver the support services needed for student success. The current building arrangement and infrastructure hinder the ability for these services to meet these goals effectively. The Learning Center (tutoring, supplemental instruction, TRIO, BAM) will be expanded while the library stacks will be reduced. The project will increase the number of group study rooms and will create diverse, comfortable, and flexible study spaces. The replacement will also expand the Disability Resource Center and the Center for Transformative Teaching and Learning.

**2025 FACILITIES MASTER PLAN**

The facing page shows the recommended facilities master plan projects for Skyline College:

- New Kinesiology & Wellness Building
- New Student Housing
- Building 1 Replacement Modernization for Visual and Performing Arts
- Building 5 Replacement Modernization for Library / Learning Resource Center

