



san José · evergreen  
COMMUNITY COLLEGE DISTRICT



# Facilities Master Plan Existing Conditions Report

November 2024

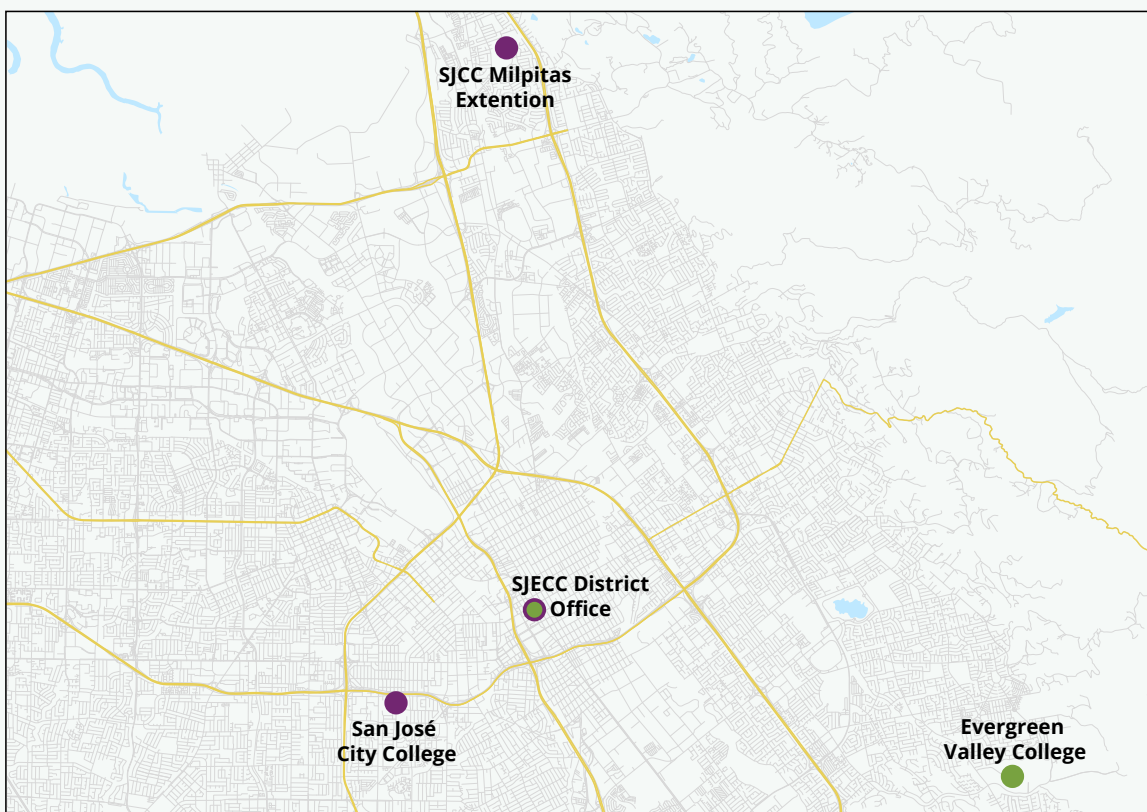
# Executive Summary

In early 2024, the San José Evergreen Community College District (SJECCD) began the process to update its Facilities Master Plan (FMP) for 2027-2037. The FMP is a strategic document that outlines the long-term vision, goals, and guidelines for development, management, and maintenance of physical assets and infrastructure for SJECCD properties, namely Evergreen Valley College, San José City College, the Milpitas Extension, and the District Office. The FMP process is overseen by the Facilities Task Force made up of administrators, faculty, classified professionals, facilities experts, and student representatives from each college.

## Existing Conditions Report

The SJECCD Facilities Master Plan's Existing Conditions Report (FMP ECR) is a comprehensive assessment of the current conditions at SJECCD, based on extensive data gathering and outreach, laying the groundwork for strategic, data-informed decisions to shape the 2027-2037 Facilities Master Plan. The FMP ECR identifies key issues and opportunities for campus grounds, buildings and infrastructure and a list of emerging projects.

Figure 1. Map of SJECCD Properties



## Issues

### **Aging Infrastructure and Maintenance Needs:**

Although some updates were completed with prior bond measures (e.g., Measure X), many older buildings need further renovation or replacement. Key areas include addressing capital replacement and renewals (scheduled and deferred maintenance), and bringing safety, health, universal access, and technology up to current standards.

### **Sustainability Challenges:**

Both campuses require infrastructure upgrades to reduce environmental impact, such as transitioning to electrified systems and implementing energy-efficient practices.

### **Declining Enrollment and Shifts in Instructional Mode:**

Enrollment has dropped 30% in full-time equivalent students (FTES) since 2010, partly due to regional demographic shifts and the rise in online instruction. This trend presents challenges in space planning and the need to develop a strategic approach to how space is used based on future instructional modes.

### **Space Utilization and Low Fill Rates:**

Both Evergreen Valley College and San José City College have more space than currently needed, with some classrooms underused or unused. Low space utilization suggests an opportunity to reorganize and repurpose spaces to meet current needs and foster vibrancy.

### **Lack of Student-Centric Spaces:**

There is a shortage of designated spaces for studying, socializing, and essential services (e.g., food services, basic needs). Enhancements in these areas could improve student engagement and retention on-campus and in-person, leading to greater student success.

### **Navigation, Wayfinding and Campus Identity:**

The inconsistent design of public spaces and signage affects the overall sense of campus identity and accessibility. Current signage and campus maps are often outdated or confusing, creating navigational challenges. Building and public space improvements have the potential to strengthen the sense of place.

## Opportunities

### **Improve Infrastructure to Operate More Effectively:**

To enhance operational effectiveness, infrastructure improvements are essential. If deferred maintenance is more thoroughly addressed, more spaces could be used effectively, which can also reduce energy consumption, operational costs, and create a more sustainable and productive environment.

### **Adopt Sustainability Initiatives:**

Aligning campus upgrades with the District's sustainability goals, such as electrification, water conservation, and energy efficiency, offers a chance to create environmentally responsible facilities.

### **Update Learning Spaces:**

Improving learning spaces in classroom and specialized labs with updated technology, classroom layout, and the right furniture is vital to support in-person, online and hybrid teaching needs.

### **Space Optimization and Repurposing:**

The abundance of underutilized space provides an opportunity to repurpose or reallocate areas for high-demand needs, such as creating additional specialized labs or larger classrooms and more student support spaces. Strategic spatial planning could also concentrate activities in specific areas to build a more vibrant campus atmosphere and consolidate uses on campus to decrease operations.

### **Create More Student-Centered Facilities:**

Adding designated gathering, study, and support areas, as well as food service and conveniences, could make the campuses more welcoming and supportive while students are on campus. Enhancement could address indoor and outdoor spaces, small and big groups, and a variety of different activities to improve the sense of place on campus.

### **Create an Attractive, Inviting, and Vibrant Campus Environment:**

Students who come to campus and take classes in person tend to have more student success. Creating an inviting, attractive, lively, vibrant, and welcoming atmosphere increases student engagement and a stronger sense of community. This is an opportunity to consider how the facilities and programs are located to increase the vibrancy of each college campus and improve the campus experience.

## Emerging Projects, Programs and Spaces to Consider

This Existing Conditions Report includes an emerging list of projects for the District to consider and prioritize. This list emerged from input gathered during outreach (including stakeholder interviews), data analysis, and site visit observations and includes the programs that have been discussed so far. The programs may change. The next step of the process involves prioritizing emerging projects listed based on cost, urgency and strategic alignment into categories of what is needed, what should be addressed, and what could be addressed.

### Evergreen Valley College

Facilities Name	Recommended Improvement	Opportunity
Basic Needs Center	Potentially new	In a student-centered location
Childcare	Potentially new	In a convenient location
Cultural/Meditation Rooms	Potentially new	In a student-centered location
District Office	Potentially new	In the (old) SSB
ESports and Gaming Room	Potentially new	In a student-centered location
Laboratories	Potentially new	Near Sequoia
Makerspace	Potentially new	Near programs that would use it
Museum	Potentially new	In a visible place
Places to get food	Potentially new	In more places
Storage for maintenance	Potentially new	In each building
Student Activity Center	Potentially new	In a central location
Touchdown spaces	Potentially new	In each building
Acacia	Remove	Demolish Acacia and replace with surface parking or a new lab building on part of the site
Admissions and Records	Remove	Remove abandoned roof-mounted generator and chiller
Campus-wide	Remove	Remove storage items from mechanical and electrical rooms to increase safety
Acacia	Replace	Transformer
Admissions and Records	Replace	Transformer, electric DHW with heat pumps, main switchboard
Campus-wide	Replace	Guard Rails on Roof and Access Equipment
Cedro	Replace	Replace electric DHW with heat pumps
Library	Replace	Two leaking hot water pumps
Pond Water Pump	Replace	Replace aging pond water pump
Sequoia	Replace	Replace gas-fired DHW with heat pumps
(Old) Student Services Building	Replace	Replace electric hot water generators with heat pumps

## Evergreen Valley College

Facilities Name	Recommended Improvement	Opportunity
Sequoia	Renovate	Update existing lab spaces
Central Plant	Renovate	Redesign for electric, update SLD
Gullo I	Renovate	Building has water damage, leaking pipes
Gullo I/Physical Education Pathway	Renovate	Redesign without stairs
Physical Education Slope	Renovate	Regrade to make more usable
Physical Education & Gymnasium	Renovate	Remodel locker rooms and gymnasium, improve maintenance access
(Old) Student Services Building	Repurpose	Repurpose for new uses
(Old) Admin and Records	Repurpose/ Renovate	Repurpose for new uses, improve maintenance access, replace transformer
Library/Educational Technology Center	Repurpose/ Renovate	Redesign study areas and student-centered spaces
Gullo I	Repurpose/ Renovate	Repurpose bookstore, fix plumbing and lighting
(Old) SSC Patio	Remodel	Add tables and chairs and more shade
(Old) Student Services Building	Remodel	Insulate piping in Mechanical Room
Amphitheater	Remodel	Redesign path to the top seats
Central Green	Remodel	Redesign with seating and more activation
Gullo I Cafeteria Patio	Remodel	Redesign paths and landscaping
Gullo I Lawn	Remodel	Redesign with seating and more activation
Gullo II Plaza	Remodel	Redesign for more activation
Language Arts Pathway	Remodel	Redesign with seating and more activation
Language Arts Patio	Remodel	Redesign paths and landscaping
LETC	Remodel	Install cooling System in IDF Room LE-102
LETC Back Patio	Remodel	Add tables and chairs
Montgomery Hill Observatory	Remodel	Redesign paths and landscaping
MS3	Remodel	Maintain mechanical room insulation and fully insulate the HHW system
Pathways	Remodel	Improve pedestrian safety with traffic calming devices
Performing Arts	Remodel	Insulate HHW system around pumps
Recreation Field Deck	Remodel	Add shade
Recreation Picnic Area	Remodel	Add shade
Secondary Pathway	Remodel	Improve pedestrian safety
Western Circle	Remodel	Add tables and chairs

## Evergreen Valley College

Facilities Name	Recommended Improvement	Opportunity
(Old) Student Services Building	Maintenance	Fix leak in Mechanical Room
Admissions and Records	Maintenance	Install better maintenance access
Campus Electrical	Maintenance	Document and verify site distribution.
Campus-wide	Maintenance and replace	Exterior electrical gear on older buildings shows significant signs of wear and rusting, suggesting it may be nearing the end of its life cycle
Campus-wide	Maintenance	Improve equipment access for safety
Central Plant	Maintenance	Provide updated SLD label
Classroom Technology	Maintenance	Update displays, lighting, AV, and FF&E
GE Grove Landscaping	Maintenance	Return to natural landscape
Gullo II	Maintenance	Address deteriorating rooftop pipework insulation, protect and maintain aging exhaust equipment
Gymnasium	Maintenance	Install better maintenance access
Parking Lots	Maintenance	Resurface
Photovoltaic Yard	Maintenance	Clear vegetation, fix PV connection points on the switchboard, fix/install drive motors/heliostats so panels can be pointed the right way
Visual Arts	Maintenance	Provide label for switchboards, panel boards, and circuit breakers, fix Unit EF-B9 (It is vibrating and making noises)

## San José City College

Facilities Name	Recommended Improvement	Opportunity
Basic Needs Center	Potentially new	In a student-centered location
Childcare Development Center	Potentially new	In a student-centered location
Large Conference Rooms	Potentially new	In a central location
Medium Meeting Rooms	Potentially new	In a central location
Multi Cultural Complex	Potentially new	In a central location
New Central Building	Potentially new	In a central location
Places to get food	Potentially new	In more places
Storage for maintenance	Potentially new	In each building
Student Activity Center	Potentially new	In a central location
Touchdown spaces	Potentially new	In each building
100 Building	Remove	Replace with surface parking or future campus infill
Campus-wide	Remove	Remove storage items from mechanical and electrical rooms to increase safety
Business Education	Remove/Reno/Replace	Trees encroaching on building foundation
General Education	Remove/Reno/Replace	Has poor program fit
Theater Arts	Remove/Reno/Replace	Any improvements to the building will require a full ADA upgrade
Building 200	Replace	Replace gas-fired equipment and electric DHW boiler with heat pumps
Business Education	Replace	Replace gas-fired equipment and electric DHW boiler with heat pumps, Cover ground-mounted condenser unit with a permanent cover
Campus Lighting	Replace	Replace lighting that do not meet Title 24 energy standards
Central Plant	Replace	Controls are 25 years old and proprietary
Cosmetology	Replace	Replace Domestic hot water heater, boilers, corroded heat pump
Equipment Access	Replace	Carbon fiber guard rail on roofs disintegrating and loose
General Education	Replace	Replace main switchboard.
Library	Replace	Replace controls and aging AHUs
Multi-Disciplinary	Replace	Replace electric DHW with heat pumps
Parking Garage	Replace	Replace with a new "A"key
Science Complex	Replace	Replace electric and gas fired DHW system with heat pumps
Student Services Center	Replace	Controls are 25 years old and proprietary



## San José City College

Facilities Name	Recommended Improvement	Opportunity
Technology Center	Replace	Replace AHU with multi-fan array and a minimum of six compressors
Theater Building	Replace	Replace AHU and HVAC, replace gas-fired DHW with heat pumps
Track and Field, Bleachers	Replace	Replace bleachers and press box
Wellness Center	Replace	Replace electric DHW with heat pumps
Cosmetology and Reprographics Plaza	Renovate	Renovate existing, expand or relocate
General Education	Renovate	Add a back up cooling system for Electrical and MPOE rooms
General Education Parking Lot	Renovate	More SJCC identity on Moorpark Frontage
Jaguar Gym	Renovate	Design to support adjacent open spaces
Leigh Avenue and Kingman Frontage	Renovate	Add a vehicular entrance, parking, and signage
Multidisciplinary Frontage	Renovate	Redesign for more open space utilization, more SJCC identity
Science Complex	Renovate	Convert some classrooms to laboratories
Science Parking Lot	Renovate	More SJCC identity along fence line along Moorpark frontage
Soccer Field	Renovate	Remove baseball seating, redesign for more usable recreation, add a pedestrian entrance
Theater Plaza	Renovate	Redesign for more utilization
Theater/Drama Frontage	Renovate	Redesign for more utilization, more SJCC identity on Moorpark frontage
Reprographics	Repurpose	Potentially relocate to District Office
Student Center	Repurpose	Repurpose bookstore and adapt cafeteria
Technology Center	Repurpose	Remove SJCC programming and replace with revenue generating uses
Wellness Center	Repurpose	Increase utilization
Adaptive PE	Relocate	In a location near parking
Admin and Finance	Relocate	Does not need to be in a central location
Dental Program	Relocate	In a location near parking
District Office	Relocate	Potentially in the Technology Center
President's Office	Relocate	Does not need to be in a central location
Business Garden and Pathway	Remodel	Redesign for more utilization
Career Technology Corridor	Remodel	Add low-maintenance landscaping
Central Lawn	Remodel	Design for more activation
Central Plant	Remodel	Install a chiller for redundancy/spare capacity

## San José City College

Facilities Name	Recommended Improvement	Opportunity
General Education	Remodel	Install back up cooling for the MPOE
General Education Picnic Area	Remodel	Add low-maintenance landscaping
Leigh Avenue Parking Garage Frontage	Remodel	More aesthetic identity
Leigh Avenue Surface Parking Lot Frontage	Remodel	More aesthetic identity
Leland Drop Off	Remodel	Redesign the entry experience
Library	Remodel	Not enough rear access clearance for substation and MSB
Maintenance and Operations	Remodel	Install sprinklers
Moorpark and Leigh Entry Plaza	Remodel	More SJCC identity
Moorpark Frontage and Parking Lot	Remodel	More SJCC identity
Multi-Sports Field	Remodel	More landscaping at residential edge
Southern Campus Border	Remodel	More landscaping at residential edge
Student Center Dining Garden	Remodel	Redesign for more utilization
Student Center Cafeteria	Remodel	Minimize view of back of house
Student Center Main Plaza	Remodel	Complete "the Smile"
Student Center/Library Plaza	Remodel	Redesign for more utilization and improve lighting
Tech Center	Remodel	Install more AHUs for energy efficiency and backup
Bascom Parking Lot	Maintenance	Resurface
Building 100	Maintenance	Coat AC Unit galvanized ductwork
Campus-wide	Maintenance	Classroom Technology: Update displays, lighting, AV, FF&E
Campus-wide	Maintenance	Clean and clear storage from electrical and mechanical rooms
Campus-wide	Maintenance	Improve equipment access for safety
Campus-wide	Maintenance	Install Earthquake Valves on all buildings (not just Wellness Center, SSC, and Building 200)
Campus-wide	Maintenance	Provide labels for the latest SLD next to switchgear, document campus-wide electrical demand and load distribution
Campus-wide	Maintenance	Update lighting to meet energy standards
Central Plant	Maintenance	Label equipment, fix refrigerant leak system, install a chiller, replace controls
Science Complex	Maintenance	Fix the main meter

Figure 2. Evergreen Valley College - Potential Changes

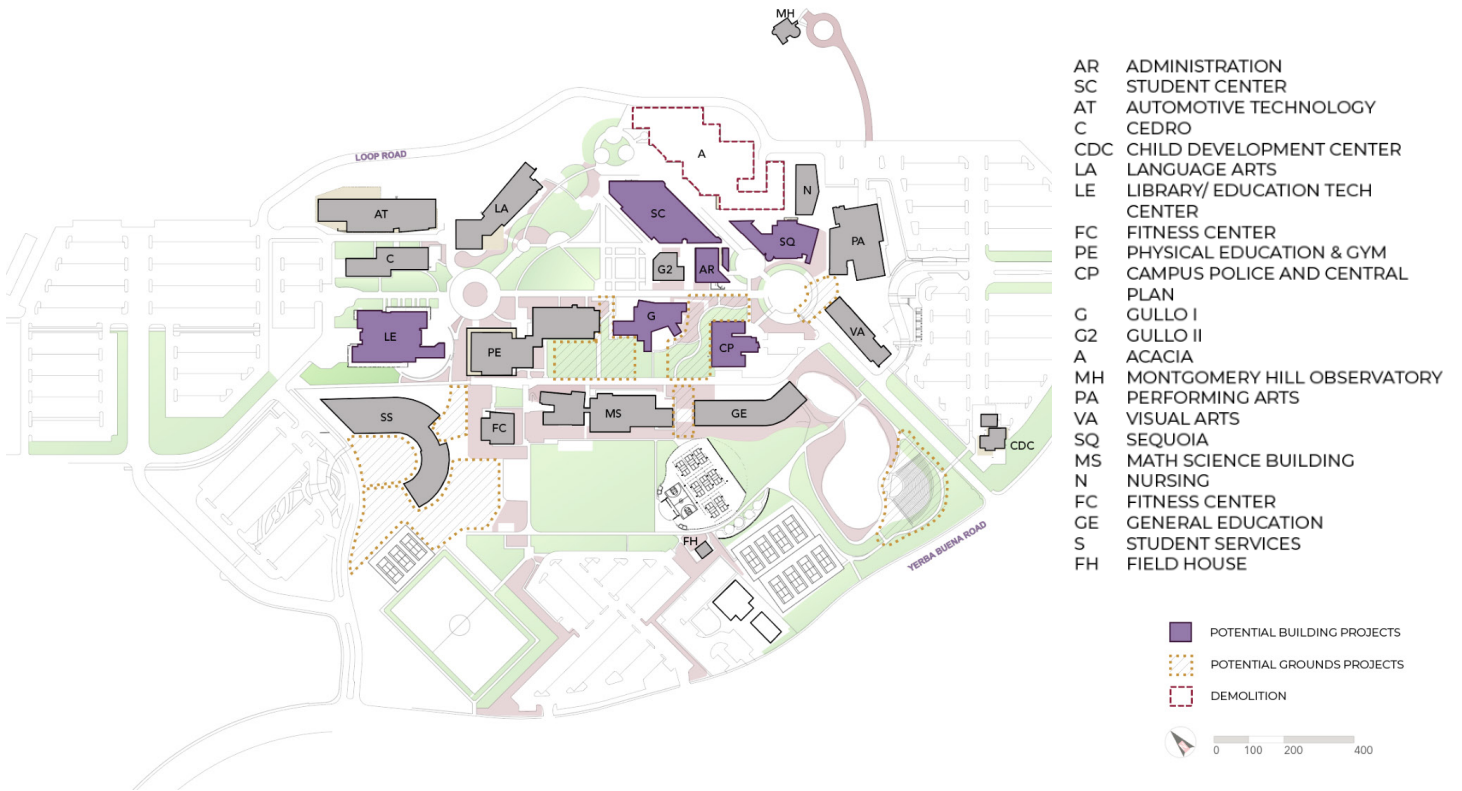


Figure 3. San José City College - Potential Changes

