san josé·evergreen
COMMUNITY COLLEGE DISTRICT

Facilities Master Plan Update

DRAFT September 2025

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Message from the Chancellor

San José–Evergreen Community College District Facilities Master Plan Update

As Chancellor of San José–Evergreen Community College District, I am proud to share this update to our Facilities Master Plan, a critical step in ensuring our campuses and facilities continue to meet the evolving needs of our students, faculty, classified staff, and the broader community we serve.

This plan reflects months of thoughtful collaboration, analysis, and engagement. It provides a clear framework for future investments in our physical environment, aligning our facilities with our educational mission, student success goals, and commitment to equity. As we look ahead to the next decade, this plan positions us to respond proactively to emerging challenges and opportunities, from shifts in enrollment and technology to sustainability and fiscal responsibility.

Our vision remains clear: to provide welcoming, accessible, and inspiring places that support learning, innovation, and community connection. I want to thank all those who contributed to this important effort, and I look forward to working together to bring this plan to life.

Sincerely,

Dr. Beatriz Chaidez

Chancellor, San José–Evergreen Community College District

Land Acknowledgments

San José City College Land Acknowledgment

We recognize that every member of the San José community has, and continues to benefit from, the use and occupation of this land since the institution's founding in 1921.

Consistent with our values of community, inclusion, and diversity, we have a responsibility to acknowledge and make visible the college's relationship to the original people.

As members of the community, it is vitally important that we recognize the history of the land on which we stand. We also recognize that the Muwekma Ohlone People are alive and flourishing members of the broader Bay Area.

We acknowledge that the land on which we gather at San José City College sits on the unceded ancestral homeland of the Muwekma Ohlone, who are the original peoples of the San Francisco Bay Area.

We recognize that we benefit from living, working, and learning on their traditional homeland, and we affirm their sovereign rights as first peoples.

Evergreen Valley College Land Acknowledgment

We acknowledge that we gather at Evergreen Valley College on the unceded aboriginal homeland of the Tamien Nation, past, present, and future.

We honor with gratitude the Tamien People who teach us that our relationship with the land is reciprocal, and we must work in unison to keep the world in balance.

As educators, we believe in the power of words and make this land acknowledgment as a commitment to partner and advocate for a more equitable and inclusive future.

Acknowledgments

The development of the SJECCD Facilities Master Plan has been a collaborative effort involving the planning team and the Facilities Master Plan Task Force. To ensure broad representation and diverse perspectives, the District reached out to the Academic Senate, Classified Senate, and Student Government Association to request representatives to serve on an advisory group. All individuals recommended by constituent groups were invited to participate, creating a Task Force that reflects the voices and interests of Evergreen Valley College, San José City College, and the District. In addition, the Chancellor's Cabinet serves as the FMP Steering Committee. We are grateful to all the people who have contributed their expertise, guidance, and valuable input in developing this Existing Conditions Report for the Facilities Master Plan.

Evergreen Valley College

- Vacant, Faculty Representative
- Joséphine Aguirre, Classified Professional Representative
- Michael Osorio, Student Services Representative
- Kathy Tran, Finance Representative
- Henry Fuentes, Academic Division Representative
- Edgar Jimenez Granados, Student Representative
- Henry Estrada, Faculty Representative

San José City College

- Mark Branom, Faculty Representative
- Yesenia Ramirez, Classified Professional Representative
- Blake Balajadia, Student Services Representative
- Saloshni Chand, Finance Representative
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Executive Summary

In early 2024, the San José Evergreen Community College District (SJECCD) began the process of updating its Facilities Master Plan (FMP) for 2027-2037.

The FMP is a strategic document that outlines the long-term vision, goals, and guidelines for the development, management, and maintenance of physical assets and infrastructure for SJECCD properties, including Evergreen Valley College (EVC), San José City College (SJCC), the Milpitas Extension, and the District Office.

This document is grounded in technical analyses, builds on extensive community comments and ideas, and draws on goals from previous facility, strategic and educational master plans. The FMP and other key planning documents will guide decisions related to new campus projects.

The FMP includes overarching plans for the EVC and SJCC campuses, as well as the campus landscapes, infrastructure, sustainability, and individual buildings. The FMP also outlines an implementation process for completing the projects it identifies.

The FMP is designed to be a living document that will be reviewed and updated by the District approximately every five years. While the document identifies the approximate location, sizing and programming for future projects, the final detailed designs of new projects will be developed as projects are funded, comprehensively programmed, and executed. As such, the FMP is intentionally flexible to accommodate future academic and community needs, resource allocations, and phasing considerations.

Figure 1. Map of SJECCD Properties

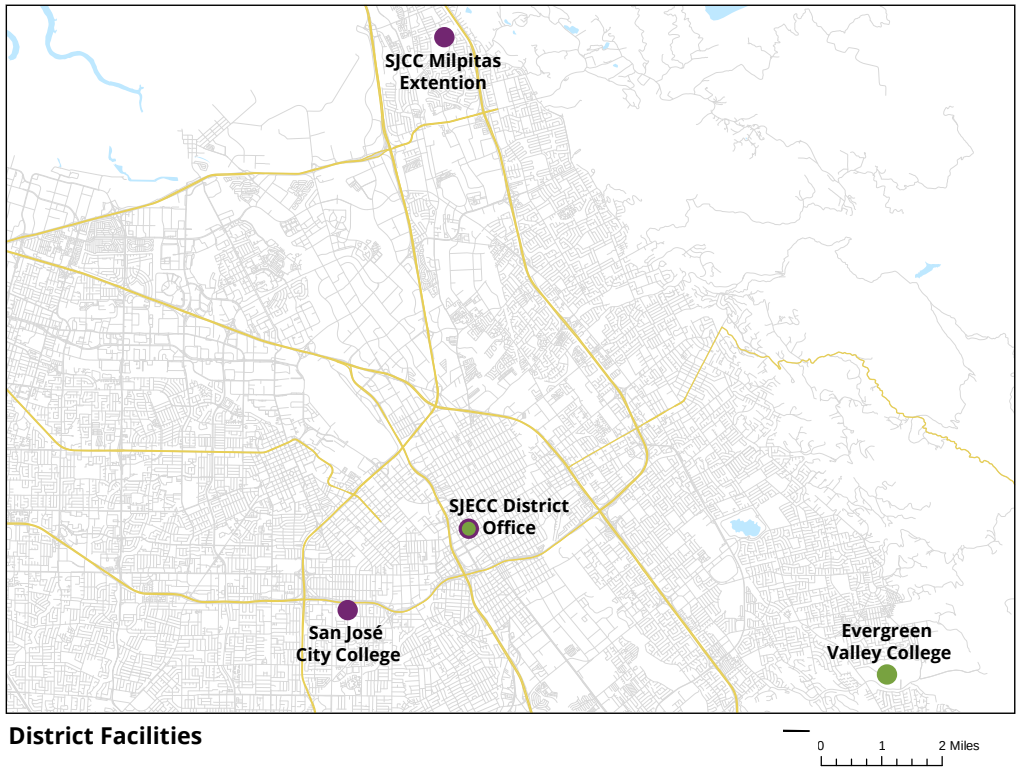


Figure 2. Community Engagement Timeline

Community Engagement

This Facilities Master Plan (FMP) is the result of an 18-month planning process grounded in both technical analysis and broad campus engagement, bringing together professional consultants, District leadership, and a wide range of campus stakeholders in a collaborative planning effort. The FMP development process was overseen by the Facilities Task Force, made up of administrators, faculty, classified professionals, facilities experts, and student representatives from each college, as well as the District Office.

Phase 1: Existing Conditions Analysis and Opportunities Assessment

The consultant team began by engaging faculty, classified professionals, administrators, and students to assess existing conditions, identify opportunities for improvement, and shape the draft plan direction—through a series of outreach activities summarized in the Existing Conditions Report. These early engagements included:

- **Facilities Task Force** formation and meetings.
- **Kick-off Meetings** held with the Chancellor's Executive Cabinet and Presidents' Cabinets.
- **Stakeholder Interviews** conducted with campus leadership, faculty, and classified professionals at SJCC, EVC, and Milpitas.
- **Districtwide Survey** distributed in May 2024, with 517 responses providing insight into campus priorities.
- **Campus Site Tours** conducted in Summer 2024 to assess building, landscape, and infrastructure conditions.
- **Outreach Meetings** held in Fall 2024, including lunch-and-learns, virtual sessions, and Districtwide forums.

Phase 2: Visioning and Plan Development

As the planning process shifted toward visioning and plan development, the Task Force continued to play a key role in guiding priorities and shaping early concepts.

- **Priority-Setting Workshops**
  The Task Force participated in facilitated sessions to identify which project types and categories should take precedence.
- **Concept Review Sessions**
  The group reconvened to provide feedback on early strategies, draft scenarios, and preliminary ideas.
- **Campus Open Houses and Online Survey**
  In early 2025, the planning team hosted a series of open houses at both colleges and distributed a Districtwide online survey to gather input from students, faculty, staff, and the public.

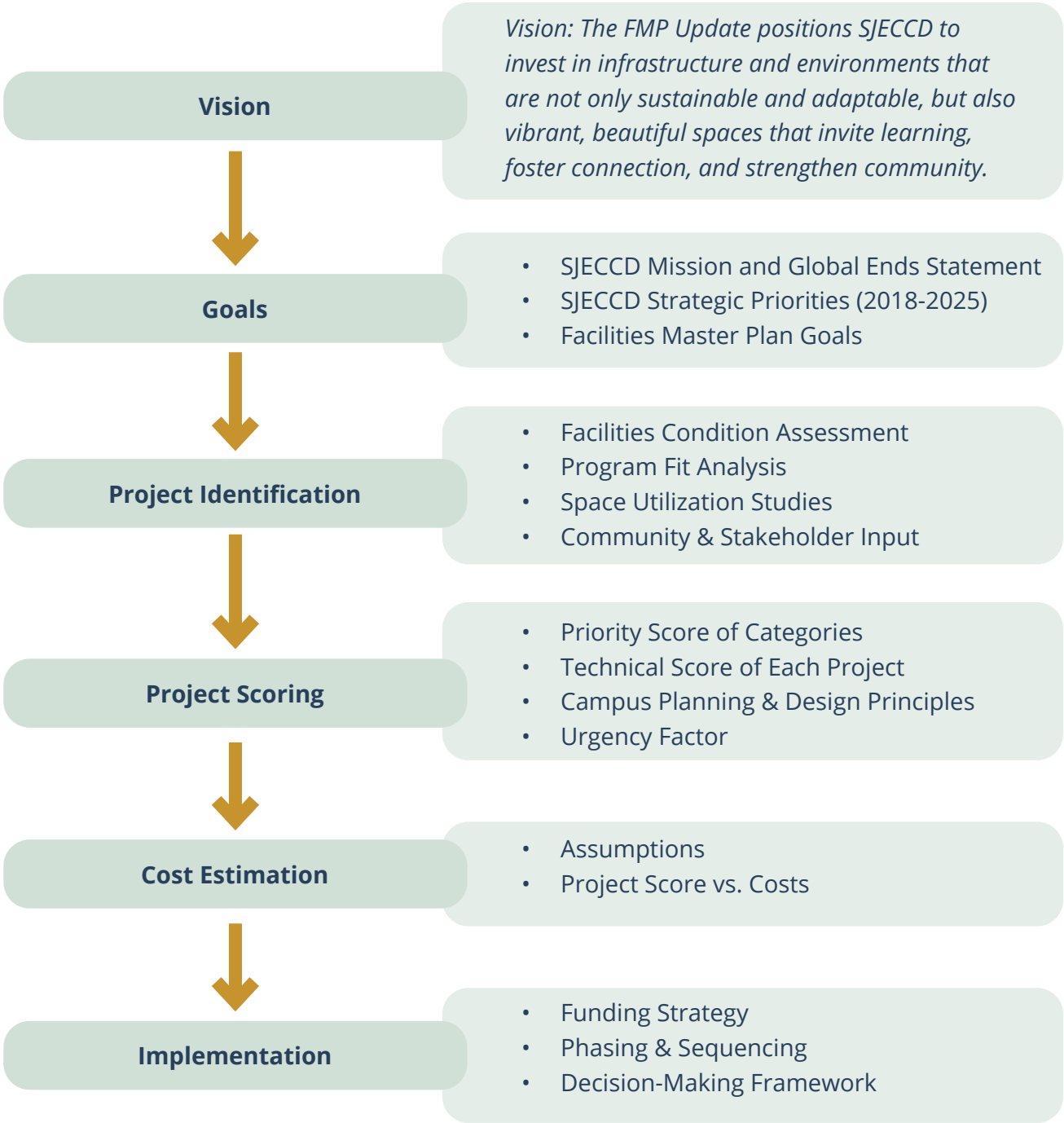
These engagements helped surface remaining project ideas and informed early elements of the Draft FMP, including scoring criteria, draft project lists, and preliminary cost estimates.

Phase 3: Plan Refinement and Adoption

In the final phase, the planning team will release a Draft Facilities Master Plan and gather input through a final round of campus engagement. This includes presentations to the Task Force, campus open houses, community forums, and online feedback opportunities. Insights from these events will inform revisions to the draft and help build consensus around the final plan. This phase ensures the FMP reflects District priorities and broad community input before it is finalized and adopted.

Facilities Master Plan Update Methodology

This FMP Methodology Flow diagram illustrates the step-by-step process for developing the 2027–2037 Facilities Master Plan. It begins with the District's mission, strategic priorities, and community input, then moves through the articulation of goals and design principles, project identification, and a structured evaluation framework. The process produces a prioritized portfolio of Districtwide and campus-specific projects, concluding with cost, sequencing, and flexible implementation strategies to guide decision making over the next decade.



Goals

The 2027–2037 Facilities Master Plan aligns with SJECCD's mission, Global Ends Statement, and Strategic Priorities (2018–2025), translating them into physical planning goals that support equity, sustainability, and innovation. It advances:

- Student Success with flexible, accessible learning environments.
- Workforce Development through community-serving spaces
- Sustainability & Efficiency via infrastructure and space optimization.
- Technology with hybrid-ready, future-proof campuses.
- Campus Culture through strong identity and inclusive environments.

FMP Goals Summary

- **Advance Equity & Belonging:** Foster inclusive, welcoming spaces through universal design, cultural centers, and gathering areas.
- **Modernize & Right-size Facilities:** Align buildings with evolving programs; renovate or remove outdated space.
- **Strengthen Student Life & Community Use:** Activate campus hubs and provide shared amenities for students and neighbors.
- **Ensure Sustainability & Resilience:** Improve energy/water use, reduce environmental impact, and modernize systems.
- **Enhance Campus Identity & Wayfinding**: Improve wayfinding, landscape quality, and the sense of place on each campus.

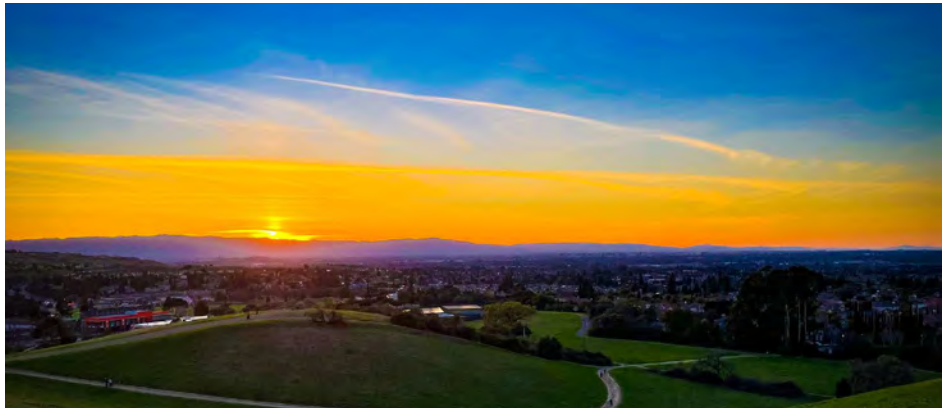
Project Identification

Enrollment and Programs Baseline

The facility needs of a community college district shift over time with evolving programs, enrollment trends, and the condition of existing spaces. Over the past decade, California's community colleges—including SJECCD—have faced major disruptions from the pandemic, demographic changes, and shifts in how education is delivered.

Between 2000 and 2021, enrollment declined across the California Community College system. Future projections suggest fewer high school graduates not eligible for UC or CSU. SJECCD's enrollment reflects similar trends across the Bay Area.

Some patterns are expected to continue: more online lecture courses, students commuting from farther away, and steady demand for in-person labs and Career Technical Education (CTE). SJECCD anticipates relatively stable enrollment over the FMP period, with greater emphasis on in-person instruction that leverages campus facilities to support student success.



Program Fit Analysis and Space Utilization Studies

To guide facility planning, the team developed a model based on projected enrollment and growth in high-demand programs. This included analysis of enrollment and staffing trends, demographic impacts, and shifts to online instruction, using Weekly Student Contact Hours (WSCH) to assess demand by program.

Existing instructional and office spaces were analyzed for usage, identifying surpluses and gaps. These insights informed projections of future needs and shaped a programming tool for testing phasing and alternative scenarios.

Existing Conditions Assessment

The planning team conducted in-depth evaluations of campus buildings, landscapes, and utilities through site visits, past assessments, and operational reviews. This included documenting outdoor space use, infrastructure conditions, and developing detailed facility profiles for SJCC and EVC—forming the foundation for plan recommendations.

Key Findings from the Existing Conditions Assessment

- Aging Facilities: While recent investments (e.g., Measure X) have improved many buildings, others—like the Theater and GE buildings at SJCC and Acacia and Gym at EVC—still require major upgrades or replacement.
- Maintenance and Efficiency: Operational upkeep, life safety, and system efficiency are top priorities due to the campuses' size and complexity.
- Shifting Campus Use: Post-pandemic and demographic changes have reduced on-campus presence, affecting space utilization.
- Underwhelming Open Spaces: Public Space Public Life (PSPL) studies show a need for more usable and inviting outdoor areas. Native and educational landscaping can enhance campus appeal.
- Inactive Campus Hubs: Social activity is dispersed. The plan recommends concentrating improvements in central hubs to build energy and connection.

A full summary of findings is provided in the Existing Conditions Report (late 2024).

Project Scoring

The Facilities Master Plan (FMP) builds on a collaborative, multi-phased process grounded in data and community input. It began with a Districtwide assessment in 2024, incorporating space utilization studies, infrastructure reviews, and stakeholder outreach across Evergreen Valley College (EVC), San José City College (SJCC), and the Milpitas Extension. No projects were identified for the recently renovated District Office.

Step 1: Surfacing Campus Needs

The planning team compiled a broad list of potential projects through site tours, technical assessments, surveys, open houses, PSPL studies, and Task Force feedback.

Step 2: Organizing Projects by Category

Projects were grouped into nine thematic categories:

1. Infrastructure (non-discretionary upgrades like utilities and MEP systems)
2. Academic Upgrades
3. Student Spaces
4. Accessibility
5. Campus Commons
6. Sustainability
7. Everyday Essentials
8. Community-Facing Spaces
9. Office Improvements

Over 100 potential projects were consolidated into comprehensive project scopes, balancing campus input and operational needs.

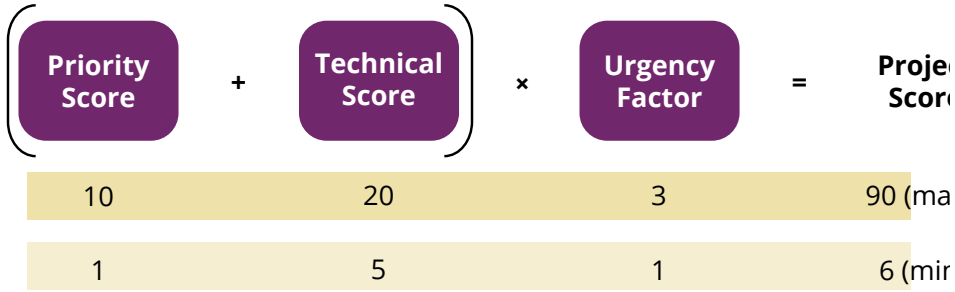
Step 3: Scoring & Prioritization

The planning team developed a transparent scoring system to evaluate projects using three factors:

- **Priority Score:** Based on FMP Task Force rankings of project types.
- **Technical Score:** Based on facility condition, location, program fit, flexibility, and aesthetics.
- **Urgency Factor:** Categorized each project as Must Do, Should Do, or Could Do.

Infrastructure was automatically ranked highest due to its critical importance. Other categories were force ranked by the Task Force, confirming a shared consensus on priorities. Final project scores range from 6 to 90, helping to guide implementation decisions while remaining flexible for funding and phasing.

Figure 3. Project Scoring Rubric



Cost Estimation

Cost estimates, developed in projected 2027 dollars, include hard costs (construction, infrastructure) and soft costs (design, Fixtures, Funrishings, and Equipment), with landscape upgrades integrated into project scopes. Technology, staffing, and operational costs are excluded but noted as future considerations.

Implementation

Because total project costs exceed available funding, the FMP serves as a strategic guide, not a construction schedule. Future implementation will depend on resources such as a potential Prop 39 bond, state grants, or COPs, with all projects subject to Board of Trustees approval.

The FMP is a living plan, updated over time to reflect evolving needs, funding, and priorities. Phasing is flexible, allowing the District to align improvements with program demand, regulatory changes, and campus enhancements, ensuring resilient, equity-focused investments.

Proposed Projects

The following pages provide illustrative plans for future development at the Evergreen Valley College, San José City College and Milpitas Extension campuses. This is followed with a Combined Project List, that lists a summary of projects across the District by ranking, and includes cost estimates for each project in projected 2027 dollars.

Evergreen Valley College Illustrative Plan

Figure 4. EVC Illustrative Plan

San José City College Illustrative Plan

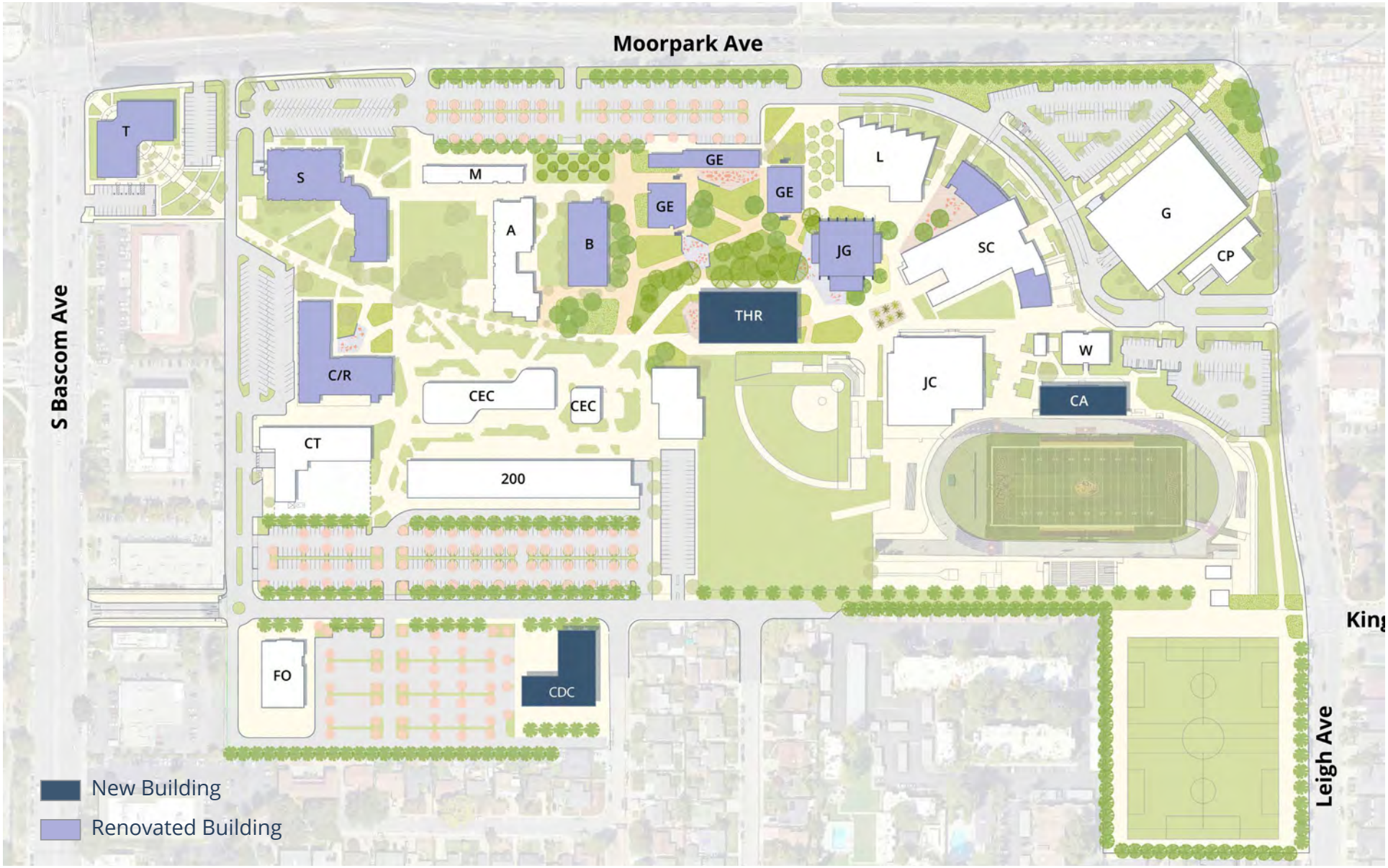


Figure 5. SJCC Illustrative Plan

Milpitas Extension

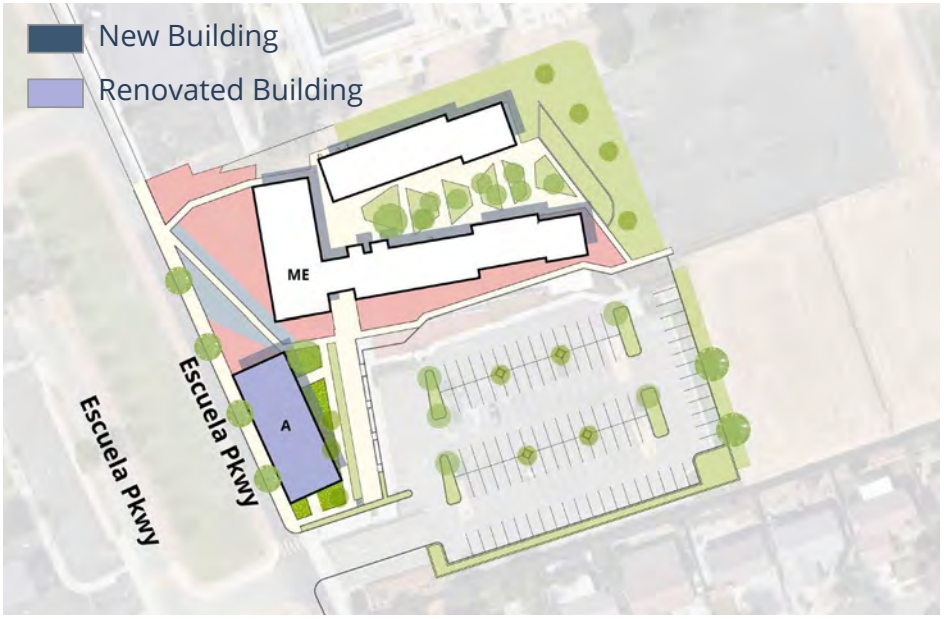


Figure 6. Milpitas Extension Illustrative Plan

Document Organization

The Facilities Master Plan is organized into six chapters, followed by appendices that provide technical backup, supporting data, and reference materials.

- **Chapter 1: Introduction**
  Outlines the purpose, scope, and guiding principles of the Facilities Master Plan.
- **Chapter 2: People, Programs, and Space**
  Summarizes the District's demographics, programs, and space needs.
- **Chapter 3: Planning Framework and Methodology**
  Explains the planning approach, scoring system, and project prioritization process.
- **Chapter 4: Infrastructure Improvements**
  Identifies key infrastructure improvements, sustainability, and Districtwide improvements across campuses.
- **Chapter 5: Evergreen Valley College**
  Presents proposed building, landscape, and infrastructure upgrades at EVC.
- **Chapter 6: San José City College**
  Details facility and open space improvements proposed for SJCC.
- **Appendix A**: Cost Estimates
  Provides preliminary cost estimates for the entire District.

Combined Project List

Campus	No.	Project	Score	Category	Hard Costs	Soft Costs	TOTAL COST	*Cumulative Total*	$ Milestones
District	EVC-I2	Operations Cost Reduction Project	90	Infrastructure	$6,421,538	$3,123,934	$9,545,472	*$9,545,472*	
District	SJCC-I2	Operations Cost Reduction Project	90	Infrastructure	$7,081,217	$3,484,658	$10,565,875	*$20,111,347*	
District	EVC-I1	Campuswide Infrastructure Improvement Projects	90	Infrastructure	$90,499,141	$31,945,192	$122,444,332	*$142,555,679*	
District	SJCC-I1	Campuswide Infrastructure Improvement Projects	90	Infrastructure	$63,049,108	$22,337,680	$85,386,789	*$227,942,468*	$200 Million
EVC	EVC-A1	Acacia Demolition and Landscaping	90	Infrastructure	$14,113,519	$4,939,732	$19,053,251	*$246,995,719*	
SUBTOTAL ESSENTIAL INFRASTRUCTURE PROJECT COSTS					$ 181,164,524	$ 65,831,196	$ 246,995,719		
SHOULD/COULD DO PROJECTS COMBINED SUMMARY									
SJCC	SJCC-GE	Central Office (GE)	81	Infrastructure	$20,041,351	$7,014,473	$27,055,823	*$274,051,542*	
SJCC	SJCC-JG	Jaguar Gym	78	Infrastructure	$15,006,235	$5,252,182	$20,258,417	*$294,309,959*	
SJCC	SJCC-C/R	Cosmetology/ Reprographics	78	Academic Upgrades	$7,879,200	$2,757,720	$10,636,919	*$304,946,879*	$300 Million
SJCC	SJCC-D/THR	Theater Arts Demo & Landscaping	75	Accessibility	$13,299,274	$4,654,746	$17,954,019	*$322,900,898*	
EVC	EVC-G	Gullo I	75	Student Spaces	$14,022,936	$4,908,028	$18,930,964	*$341,831,862*	
SJCC	SJCC-B	Healthcare Career Center (Business)	72	Infrastructure	$10,518,333	$3,681,417	$14,199,750	*$356,031,611*	
EVC	EVC-PE/FH	PE Portables & Field House	72	Everyday Essentials	$14,610,048	$5,113,517	$19,723,565	*$375,755,176*	
EVC	EVC-LE	Library Education Tech Center	72	Student Spaces	$19,112,265	$6,689,293	$25,801,558	*$401,556,734*	$400 Million
EVC	EVC-SC	Evergreen Center (SSC)	69	Student Spaces	$76,938,896	$26,928,613	$103,867,509	*$505,424,243*	$500 Million
EVC	EVC-PEa	Physical Education & Gymnasium	69	Infrastructure	$14,526,548	$5,084,292	$19,610,840	*$525,035,082*	
SJCC	SJCC-SC	Student Center	66	Student Spaces	$7,736,671	$2,707,835	$10,444,506	*$535,479,588*	
SJCC	SJCC-S	Science Complex	66	Academic Upgrades	$3,752,006	$1,313,202	$5,065,208	*$540,544,796*	
SJCC	SJCC-CA	North Bleachers, Press Box, and Recreation Fields	63	Community-Facing Spaces	$26,384,492	$9,234,572	$35,619,065	*$576,163,861*	
SJCC	SJCC-CDC	New Child Development Center	48	Everyday Essentials	$22,341,103	$7,819,386	$30,160,489	*$606,324,350*	$600 Million
SJCC	SJCC-NTH	New SJCC Theater	46	Community-Facing Spaces	$44,115,673	$15,440,486	$59,556,159	*$665,880,508*	
EVC	EVC-AR	Student Resource Hub (A&R)	38	Everyday Essentials	$1,626,370	$569,230	$2,195,600	*$668,076,108*	
SJCC	SJCC-T	Technology Center	36	Office Improvements	$17,322,744	$6,062,960	$23,385,704	*$691,461,813*	
EVC	EVC-VA	Visual Arts	36	Academic Upgrades	$2,886,144	$1,010,150	$3,896,294	*$695,358,106*	
SJCC	SJCC-ME	Milpitas Extension Dual Enrollment Expansion	34	Academic Upgrades	$10,912,330	$3,819,315	$14,731,645	*$710,089,751*	$700 Million

Combined Project List, Continued

Campus	No.	Project	Score	Category	Hard Costs	Soft Costs	TOTAL COST	*Cumulative Total*	$ Milestones
EVC	EVC-MH	Montgomery Hill Observatory	34	Accessibility	$2,030,723	$710,753	$2,741,476	*$712,831,227*	
EVC	EVC-CD	Child Development Center - Demolition and Replacement	30	Infrastructure	$3,156,749	$821,315	$3,167,930	*$715,999,157*	
SJCC	SJCC-I3	Sustainability and Climate Action Plans & Library Elevator	25	Sustainability	$6,410,671	$2,460,129	$8,870,800	*$724,869,957*	
SJCC	SJCC-100	100 Building	25	Academic Upgrades	$9,420,242	$3,297,085	$12,717,326	*$737,587,283*	
EVC	EVC-I3	Sustainability and Climate Action Plans	25	Sustainability	$0	$216,394	$216,394	*$737,803,677*	
EVC	EVC-SQ	Sequoia	24	Infrastructure	$4,011,217	$1,403,926	$5,415,142	*$743,218,820*	
EVC	EVC-M	New Museum	23	Community-Facing Spaces	$4,525,392	$1,583,887	$6,109,279	*$749,328,099*	
EVC	EVC-C	Cedro	21	Infrastructure	$2,641,176	$924,412	$3,565,587	*$752,893,686*	
SJCC	SJCC-WV	Wellness Center	18	Academic Upgrades	$2,414,810	$845,183	$3,259,993	*$756,153,679*	
SJCC	SJCC-L	Library	18	Infrastructure	$16,329,658	$5,715,380	$22,045,038	*$778,198,717*	
EVC	EVC-I4	Pond and Amphitheater	18	Infrastructure	$335,150	$117,302	$452,452	*$778,651,169*	
EVC	EVC-CP	Campus Police	16	Infrastructure	$1,268,195	$443,868	$1,712,063	*$780,363,232*	
EVC	EVC-PA	Performing Arts	15	Infrastructure	$3,919,131	$1,371,696	$5,290,827	*$785,654,060*	
SJCC	SJCC-200	200 Building	9	Other	$14,758,705	$5,165,547	$19,924,251	*$805,578,311*	$800 Million
SUBTOTAL SHOULD/COULD PROJECT COSTS					$414,254,434	$145,138,293	$558,582,592		
TOTAL PROJECT CONSTRUCTION COSTS					$595,418,957	$210,969,488	$805,578,311		

Figure 7. Evergreen Valley College Central Plaza

Rendering of the redesigned Central Plaza at Evergreen Valley College, envisioned as a vibrant, shaded hub for campus life. The former Student Center becomes the Evergreen Center, offering dining, community-facing spaces, and student services on the ground floor, with academic and incubator spaces above. Adjacent buildings are adapted to support academic, student, and community functions, helping to activate the plaza. The design enhances daily campus use and large events with expanded seating, shade, and flexible gathering areas, while centralizing food and services to strengthen the campus core.

Figure 8. Evergreen Valley College North-South Connection

Rendering of a new north-south pathway at Evergreen Valley College, creating a stronger connection between MS3 and the Central Plaza. This transformation is made possible through the renovation of Gullo I, including the removal of the former loading dock and the relocation of kitchen facilities to the Evergreen Center (formerly the Student Center). The result is a universally accessible, pedestrian-friendly route that activates the heart of campus with new opportunities for movement, rest, and social connection.

Figure 9. San José City College Gateway

Rendering of the new gateway to San José City College, designed following the relocation of the Theater Drama building. A redesigned drop-off area and enhanced landscaping create a more welcoming entrance for students and visitors. The new Health Career facility, which houses the Dental Assisting Program on the ground floor, and the remodeled Central Office building, formerly known as the General Education building, frame this updated entry point to campus.

Figure 10. San José City College Eco Commons

Rendering of the new Eco Commons at San José City College, showcasing expanded outdoor gathering areas, vibrant native landscaping, and updated wayfinding signage that supports wellness, connectivity, and student life. The space is anchored by a remodeled Jaguar Gym and the renovated Central Office building (formerly the General Education building). The open space design reflects a broader campus vision to unify and activate the campus core, creating a more consistent, welcoming, and student-centered environment.

Chapter 1
Introduction

01

The District and Its History

FMP Overview and Planning Context

Outreach Summary

The District and Its History

The San José-Evergreen Community College District (SJECCD) is comprised of San José City College (SJCC), the first community college in Santa Clara County, established in 1921; Evergreen Valley College (EVC), established in 1975; and the San José Evergreen Community College Extension in Milpitas, which opened in 2016.

SJECCD was officially formed in 1963, when San José City College separated from the San José Unified School District to become an independent entity focused on higher education. In response to the region's growing population, the District opened Evergreen Valley college in 1975. In 1986, the District was formally renamed the San José-Evergreen Community College District.

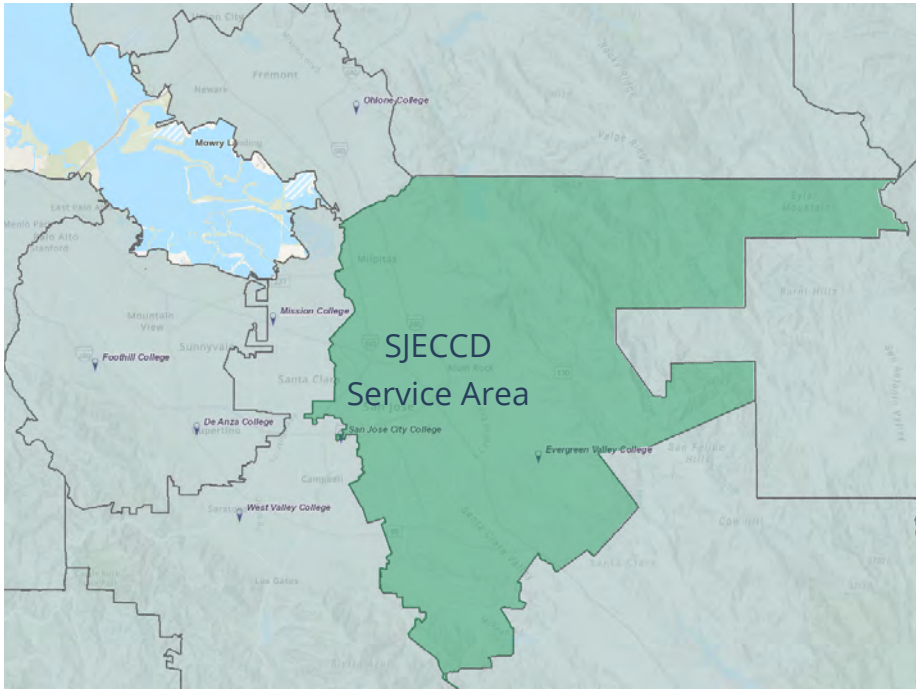
Today, SJECCD encompasses more than 1.6 million gross square feet of building space across 160 acres, serving 19,000 students per semester. In addition to its core campuses, the District offers a range of high school, community education, and non-credit programs to support lifelong learning. These off-campus programs fall outside the scope of this Facilities Master Plan.

Located in the heart of Silicon Valley and the dynamic San Francisco Bay Area mega-region, the District operates in a highly competitive and richly resourced educational environment. Five community college districts serve Santa Clara County, creating a landscape of diverse higher education options.

The SJECCD service area covers 300 square miles, including most of the city of San José and all of the city of Milpitas. It encompasses the areas served by Milpitas Unified School District, San José Unified School District, and East Side Union High School District.

The District offers a broad range of academic programs, including high school dual enrollment, associate degrees, certificate programs, and transfer pathways to four-year universities. It maintains strong partnerships with the local community and local businesses, collaborating on initiatives that promote workforce development, economic growth, and expanded educational opportunities. To support student success, the District also provides a range of services such as counseling, tutoring, financial aid, and career guidance.

Figure 11. Service Area Map

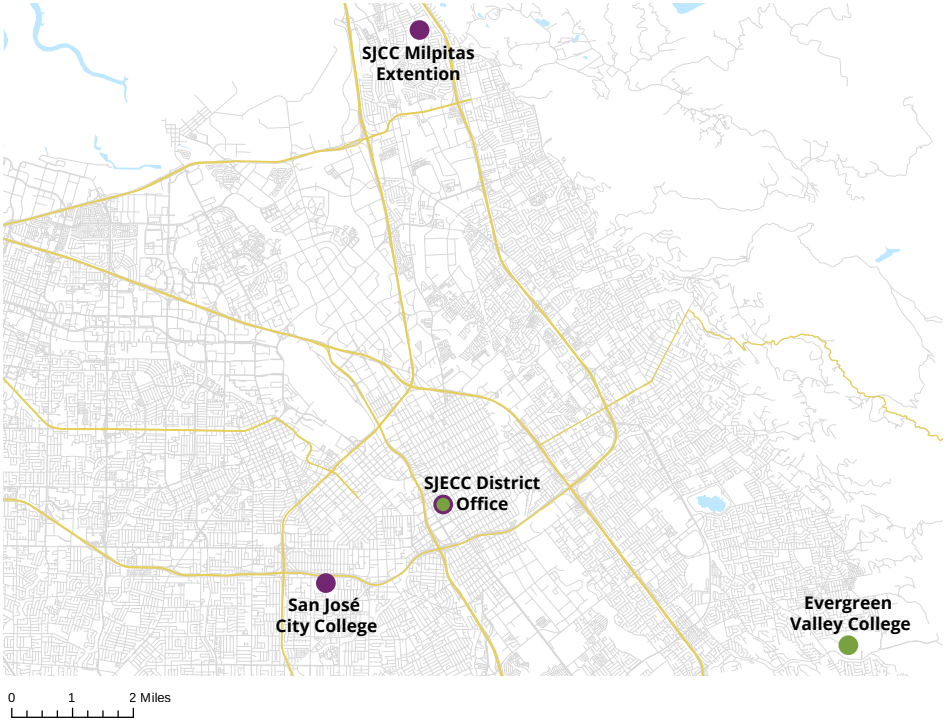


SJECCD District Office

The SJECCD District Office, located at 40 S. Market Street in Downtown San José, is a 41,570 square foot, seven-story building acquired by the District in 2014. It was subsequently renovated using Measure X funds following the last Facilities Master Plan (FMP) Update.

The District Office houses key administrative functions, including the Chancellor's Office, Human Resources, Fiscal Operations, Management Planning and Information Services, and Institutional Research. Because the facility was recently renovated and is currently meeting the District's operational needs, this FMP will not focus on upgrades or modifications to the District Office. It is possible that the District might consider moving District offices onto one or both of the core campuses in the future, given the potential for available space on the campuses, but this is not a current consideration.

Figure 12. San José-Evergreen Community College District (SJECCD) Locations



Evergreen Valley College

History

Evergreen Valley College (EVC) occupies a 163-acre campus in the southeastern foothills of San José adjacent to Yerba Buena Road. Planning for the college began on July 1, 1964, when the San José-Evergreen Community College District (SJECCD) officially separated from San José Unified School District to form an independent college district. The site for a second college in the District was purchased in 1967, named Evergreen Valley College in 1970, and the first two buildings opened to students in 1975.

Since its founding, EVC has served as a vital educational hub for the diverse communities of East San José, offering a broad range of programs that prepare students for transfer, careers, and lifelong learning.

EVC Vision Statement

To be the leading college advancing opportunity, equity, and social justice through supporting students' aspirations, education, and career attainment.

EVC Mission Statement

Evergreen Valley College guides all students to pathways that reach their educational and career goals through equity-centered, innovative academic programs and support services. By creating a learning environment where everyone feels welcomed and supported, we are committed to a culture of inquiry, growth, and respect that creates an equitable society in which all can prosper.

Figure 13. Fountain

Figure 14. Aerial View of EVC Campus

San José City College

History

Founded in 1921 as San José Junior College, SJCC is the oldest community college in Santa Clara County and among the oldest in California. Originally located in Downtown San José under San José State College's oversight, it moved to its current Moorpark Avenue campus in 1953 and was renamed San José City College in 1958. In the 1960s–70s, SJCC's campus extended from Bascom to Menker Avenue, but some land was sold for the construction of I-280; the College later acquired new land for athletics and a multipurpose field.

SJCC Vision Statement

Through a framework of equity, San José City College will be an exceptional learning environment that challenges and empowers students through teaching excellence, robust student support programs, and innovation in order to prepare students to succeed and thrive in a dynamic global environment.

SJCC Mission Statement

The mission of San José City College is to provide student-centered and culturally-responsive curriculum and services for career pathways, university transfer, and life-long learning. We strive to accomplish this by promoting an inclusive, multicultural learning community that values social justice, along with excellence in teaching and learning.

Figure 15. Science Complex

Figure 16. Aerial View of SJCC Campus

Milpitas Extension

San José City College also manages the Milpitas Extension, located at 1450 Escuela Parkway in Milpitas. Opened in 2016, the Extension is a unique partnership between the Milpitas Unified School District (MUSD) and the San José-Evergreen Community College District (SJECCD). The 12,769 square foot extension houses some of the most technologically-advanced classrooms in the District. It serves as a model for future academic spaces and supports high school dual enrollment, career pathway development, and flexible instructional programs that connect K–12 and college learning environments.

High School Dual Enrollment and Middle College

In addition to serving college-level students, both San José City College (SJCC) and Evergreen Valley College (EVC) offer dual enrollment programs to local and charter high schools expanding access to higher education for historically underrepresented student populations.

SJCC operates the Milpitas Extension, a unique collaboration between the Milpitas Unified School District (MUSD) and the District that established an Educational Innovation Lab. Since its inception, this partnership has evolved to support innovative programming, flexible operations, and the development of new academic pathways designed to shorten time to degree completion, enhance the student experience, and establish best practices for K-12 and community college collaboration.

EVC offers dual enrollment programs known as academies, which blend theory and practice through a hands-on, exploratory learning model similar to summer camp. These programs are designed to spark interest in higher education and expose students to college-level material in an engaging, experiential format.

EVC also offers Accel Middle College on its campus, a cooperative program between East Side Union High School District and Evergreen Valley College. Accel serves high school juniors and seniors who attend college courses during the morning and high school classes in the afternoon, all held on the EVC campus. Students earn both high school and college credit, allowing them to complete their secondary education while gaining early exposure to college life and academic expectations.

FMP Overview and Planning Context

The 2027–2037 Facilities Master Plan (FMP) sets the strategic direction for capital investments across the San José–Evergreen Community College District (SJECCD). It aligns with the District's mission, educational goals, and operational needs while responding to statewide priorities from the California Community Colleges Chancellor's Office. Rather than providing a fixed construction schedule, the FMP offers a long-range decision-making and prioritization framework to guide facility development across SJCC, EVC, the Milpitas Extension, and the District Office.

The FMP is written in alignment with previous and ongoing planning efforts, ensuring consistency across institutional priorities and operational strategies. It integrates key findings and goals from a range of high-impact planning documents, including but not limited to:

- **Educational Master Plans** (SJCC 2021, EVC 2022)
- **Technology Master Plans** (SJCC 2018, EVC 2017, District 2024)
- **Previous Facilities Master Plans** ("Previous Facilities Master Plans")
- **ADA Assessments**
- **Strategic and Institutional Effectiveness Plans**
- **District Resolution No. 101320-6** on climate action and sustainability

Together, these documents form the planning context for the 2027–2037 FMP, guiding the prioritization of improvements across District facilities. The update reflects SJECCD's commitment to delivering high-quality, equitable, and future-ready learning environments.

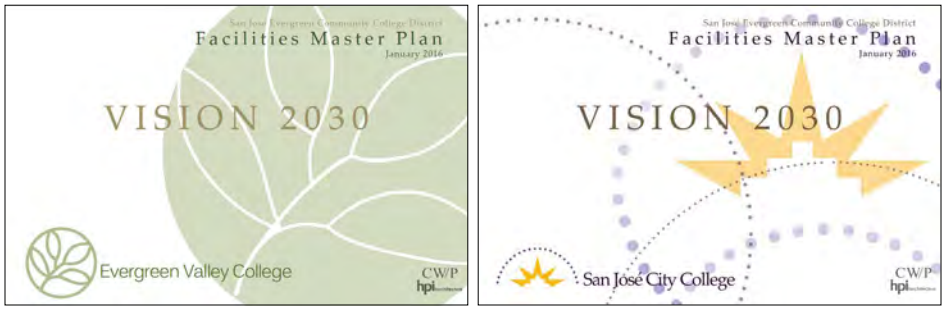
This FMP provides a Districtwide overview of facilities needs, from campuswide systems to individual buildings, and offers a high-level framework for future development.

To ensure that Districtwide physical resources align with strategic priorities, the FMP considers the following core components:

- Infrastructure and Efficiency Improvements
- Public Realm, Grounds, and Landscape Improvements
- Building Modernization and Redevelopment
- High-Level Space Planning
- Project Cost Estimates and Prioritization
- Sustainability and Climate Action Goals

The plan ensures that instructional and support spaces align with curriculum requirements and anticipated program growth. This includes input from faculty and academic deans, as well as student services leaders, ensuring facilities are tailored to current and future educational needs.

Figure 17. Previous Facilities Master Plan



The FMP also includes building programming strategies to optimize the use of both existing and planned facilities. These recommendations aim to increase the utility of campus environments, encourage campus engagement, and strengthen institutional identity.

Importantly, the FMP places a strong emphasis on creating indoor and outdoor environments that promote student success, with a focus on accessibility, equity, inclusion, and wellness. These priorities reflect the District's commitment to enhancing the student experience and are consistent with ongoing strategic and programmatic planning efforts.

The FMP integrates sustainability goals that reflect District Resolution No. 101320-6, which affirms SJECCD's commitment to climate change and environmental responsibility.

These goals include:

- Improving energy efficiency and water conservation.
- Advancing carbon reduction strategies.
- Modernizing electrical, lighting, plumbing, and HVAC systems.
- Reducing operational inefficiencies.
- Constructing energy-efficient, technology-enhanced classrooms and laboratories.

The plan also supports integrating advanced technology into classrooms and labs, in alignment with the District's Technology Master Plans. These provisions ensure that campus facilities remain adaptable and equipped to evolving pedagogical models and digital learning environments.

Past FMP and Bonds

Since 1998, voters in the San José-Evergreen Community College District have approved a series of bond measures that have significantly shaped campus development and laid a strong foundation for the 2027–2037 Facilities Master Plan. The first bond, **Measure I (1998),** funded new construction and renovation projects across both campuses. This was followed by **Measure G** in **2004** and again in **2010**, enabling continued modernization and expansion. The most recent bond, **Measure X**, was passed in **2016** and was informed by the last comprehensive facilities planning process, which produced separate Facilities Master Plans for **San José City College** and **Evergreen Valley College**. These 2016 plans guided the strategic allocation of Measure X funds across the District.

The impacts of Measure X, alongside leveraged state funding and private donations, have been transformative. Infrastructure has been revitalized across both colleges, the District Office, and the Milpitas Extension. Students now benefit from state-of-the-art libraries, learning resource labs, technology centers, modern student services facilities, new classrooms and science labs, career and technical education labs, refurbished athletic and PE facilities, and collaborative student centers featuring bookstores, dining areas, and flexible study spaces. Measure X-funded projects continue to be delivered, including a new Career Education Complex at SJCC and new Student Services and Administration, General Education, and Nursing Buildings at EVC. These capital investments have elevated the learning environment and underscore the community's ongoing commitment to supporting student success through high-quality facilities.

EVC Facilities and Infrastructure Overview

Measure X (2016) Recap

The most recent facilities bond, Measure X (2016), played a pivotal role in advancing the vision outlined in the 2011 Evergreen Valley College (EVC) Facilities Master Plan. By 2025, Measure X funding had enabled the delivery of multiple new buildings and critical upgrades that reshaped the physical and academic landscape of the campus.

New Facilities Constructed

Measure X supported the construction of several major academic and student-focused facilities, including:

- Student Services and Administration Building
- General Education Building
- Language Arts Building
- Sequoia Nursing Building
- Physical Education and Sports Complex

These state-of-the-art facilities created modern learning and support environments, helping students navigate academic pathways more effectively and enhancing the overall college experience.

Renovation of Existing Facilities

In parallel, Measure X enabled key modernization efforts across older buildings, including:

- Gullo I (Student Services Center)
- Gullo II (Multipurpose Room)
- Cedro Hall

These projects addressed aging infrastructure, improved accessibility and usability, and extended the functional life of buildings critical to campus operations.

Campuswide Improvements

Beyond building-specific projects, Measure X investments also delivered a broad set of campuswide enhancements, such as:

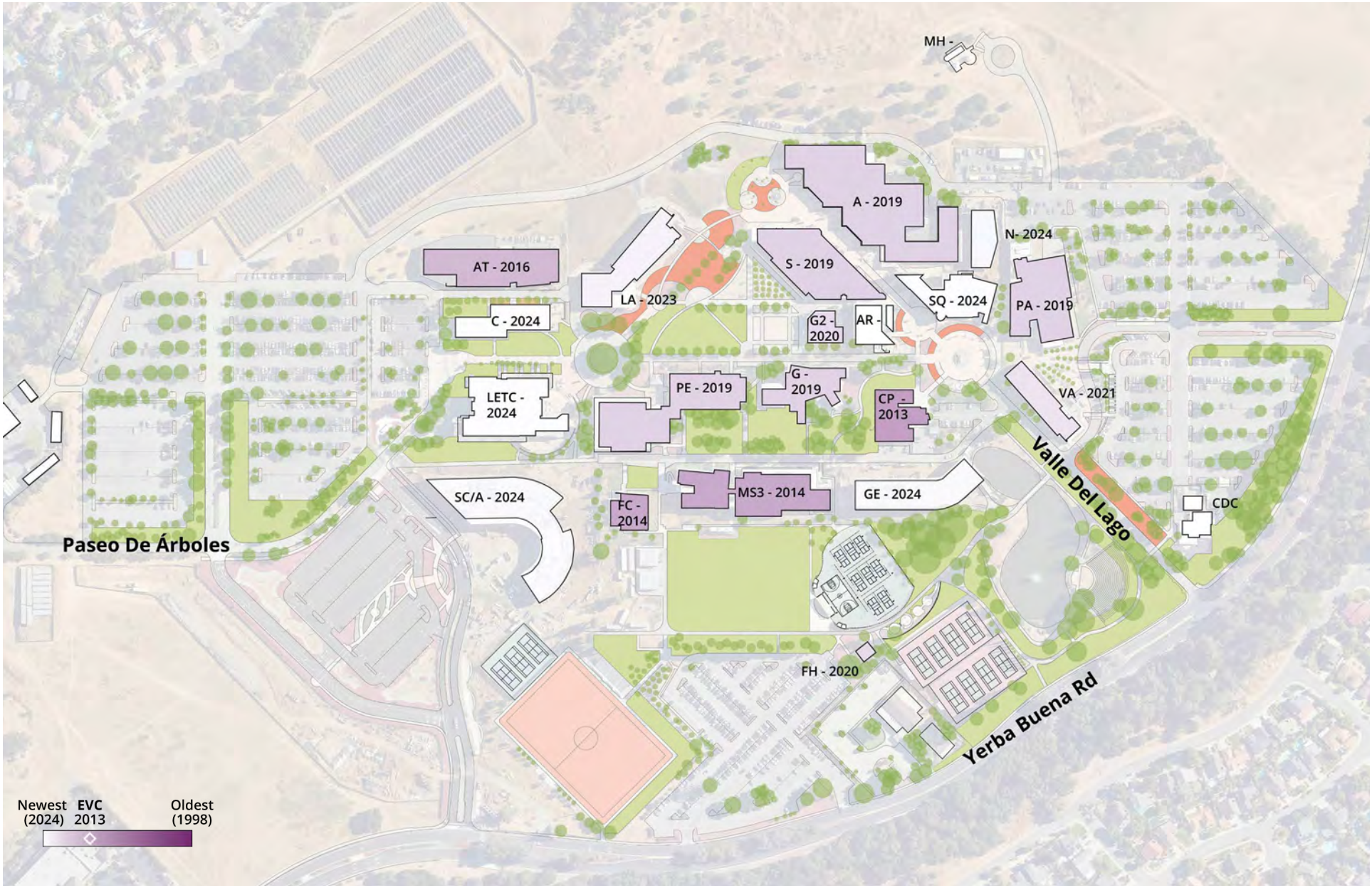
- ADA accessibility upgrades
- Campuswide Signage Master Plan
- Updated painting and signage
- Security hardware enhancements
- Central Plant modernization
- Environmental Controls upgrades
- Roadway and pavement improvements

These improvements contributed to a more welcoming, safe, and navigable campus, supporting student wellbeing and operational efficiency.

Project in Pause

While many projects have moved forward successfully, one—the Student Activities Center—was paused and has not yet resumed. It remains a candidate for future investment as priorities are reassessed in the 2027–2037 Facilities Master Plan.

Figure 18. EVC Map of Recent Improvements



SJCC Facilities and Infrastructure Overview

Measure X (2016) Recap

The most recent bond measure, Measure X (2016), played a key role in advancing the 2016 Facilities Master Plan (FMP) and supporting critical infrastructure improvements across the campus. In addition to major FMP projects, the College completed several campuswide upgrades, including:

- Science Building mechanical system enhancements
- ADA accessibility improvements
- Development of a Telecom Master Plan
- Sports field scoreboard replacement
- HVAC system upgrades
- Elevator modernization
- Boiler replacement
- Installation of perimeter security fencing and gates

At the time of this Plan, the College is finalizing the expenditure of Measure X funds.

Age and Condition of Campus Facilities

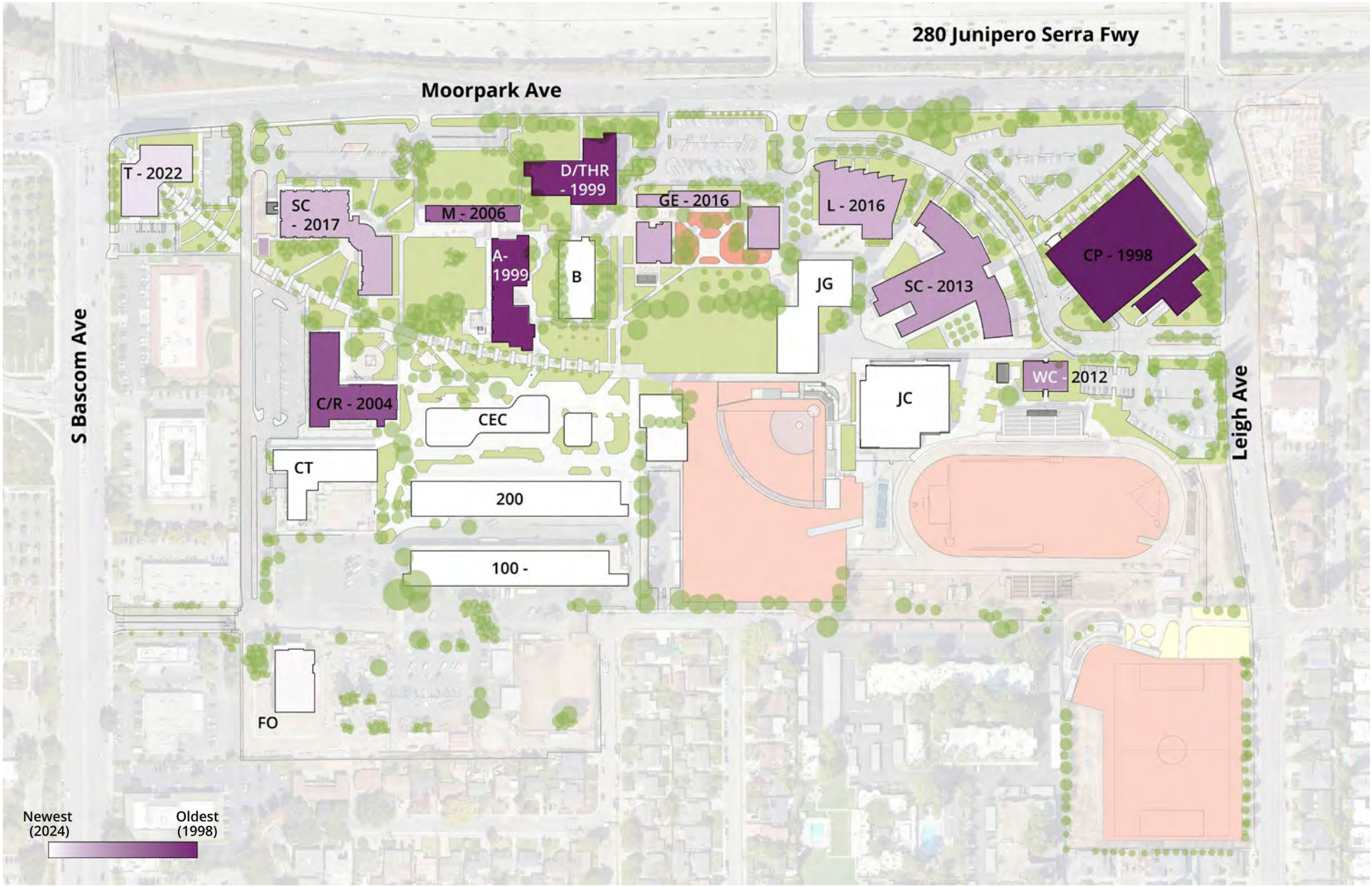
SJCC's campus includes buildings that span a wide range of construction eras and architectural styles. Original buildings, such as the 100 and 200 Buildings, Theater Arts, and Jaguar Gym, date back to the early 1950s and are now approaching the end of their functional lifespan. In contrast, new and recently completed facilities like the Wellness Center, Fine Arts Building, and Career Education Center (under construction) exemplify modern learning environments.

Maintenance and Service

The analysis of building systems and operational conditions across campus revealed significant needs. Aging mechanical and electrical infrastructure in several buildings, such as Business, Cosmetology/ Reprographics, and General Education, raises safety and performance concerns. Many of these systems require upgrades or replacement to maintain safe and efficient operations.

Inadequate maintenance access was another key issue identified in the Existing Conditions Analysis, particularly where utility equipment is obstructed by storage or poor layout. In some cases, mechanical spaces are undersized or lack direct access, placing strain on facilities staff and increasing the risk of equipment failure. The natural gas system also requires seismic retrofitting to enhance safety.

Figure 19. SJCC Map of Recent Improvements



Accountability and Plan Succession

To promote continuous improvement, the FMP includes a systematic approach for monitoring, evaluation, and plan succession. This includes mechanisms to track implementation progress, assess project outcomes, and ensure alignment with institutional goals over time, reinforcing the District's commitment to accountability and responsiveness embedded in prior planning efforts.

Integrated Districtwide Funding Approach

The FMP takes a Districtwide approach to facilities funding, recognizing that capital resources must be allocated based on need and opportunity across all SJECCD assets, not strictly divided by college. By considering the full portfolio of District-owned facilities, including San José City College, Evergreen Valley College, the Milpitas Extension, and the District Office, the plan ensures that investments are prioritized equitably and strategically. This integrated perspective allows the District to address critical infrastructure needs, support programmatic goals, and maximize the impact of available funding, regardless of campus location.

Implementation Flexibility

Facilities Master Plans are high-level planning documents that guide long-term development. As funding is secured and project-specific design phases begin, buildings and roadways may evolve slightly from the original vision, yet still meet the core intent. Projects that do not emerge as top priorities during funding allocation may not be constructed within this planning cycle, reflecting the District's commitment to strategic implementation and fiscal responsibility.

Global Ends Statement

The San José-Evergreen Community College District (SJECCD) is guided by a central purpose: to ensure that all students, especially those facing educational and socioeconomic barriers, develop the knowledge, skills, and confidence to succeed in the next stage of their lives. Whether students are continuing their education, entering the workforce, or contributing to their communities, the District exists to help them move forward with purpose and resilience.

This overarching goal, known as the Global Ends Statement, defines the District's highest level of accountability. It affirms that the justification for the use of public resources lies in the District's ability to positively transform students' lives, particularly those who are underserved or underrepresented in higher education.

The Board of Trustees has adopted two primary Ends Policies to guide institutional efforts in fulfilling the Global Ends Statement: Student Success and Community Impact. These policies define clear expectations for outcomes that matter most to students, employers, and the broader region.

Ends Policies

Student Success

SJECCD is committed to improving student outcomes through strong educational programs and community engagement. Key goals include:

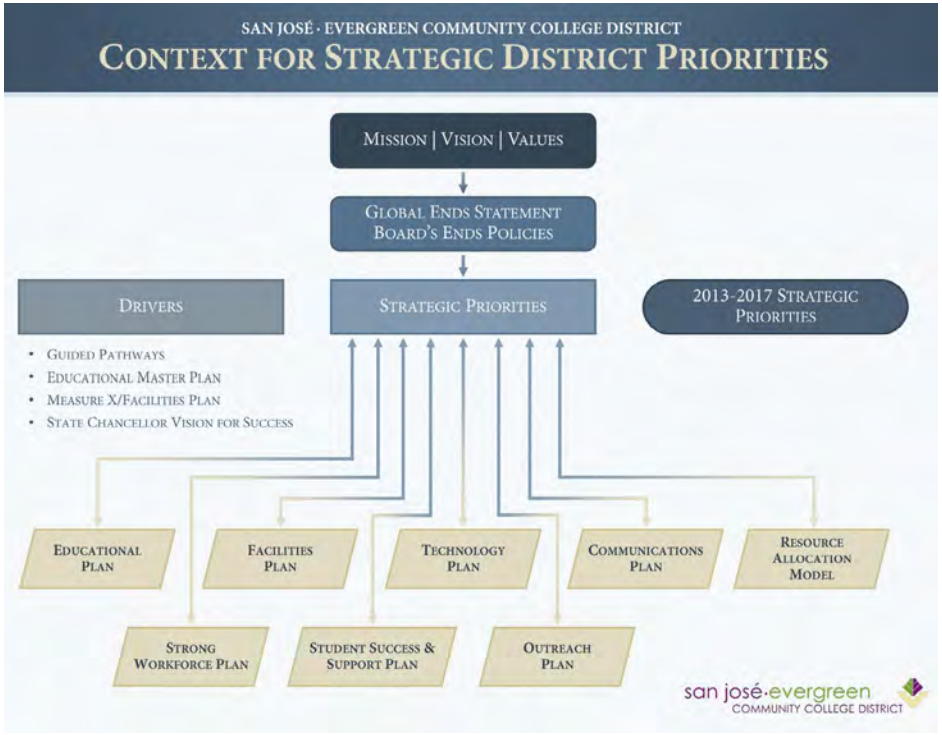
- Transfer Readiness: Support for all students—especially under-prepared learners—to transfer to four-year institutions.
- College Preparedness: Development of academic and communication skills to succeed in diverse, collaborative environments.
- Enriched Experience: Opportunities that enhance learning and support personal and academic growth.
- Workforce Readiness: Completion of degrees and certificates aligned with employment pathways.

Community Impact

As a regional leader, the District partners with community and industry to promote economic growth, equity, and social justice. Priorities include:

- Career Development: Preparing students—especially under-represented or displaced workers—for high-growth, high-wage careers.
- Strategic Partnerships: Collaborating with employers, industry, and trades to expand job placement, mentorships, and philanthropy.

Figure 20. SJECCD Flow Chart Mapping Out the Context for Strategic District Priorities



Strategic Priorities

Building on the Global Ends Statement and Ends Policies, SJECCD's Strategic Priorities describe the institutional focus areas that guide decisionmaking and continuous improvement. These priorities represent the "how," the operational values and commitments that bring the District's mission to life.

SJECCD's Strategic Priorities include:

- **Advancing Equity and Social Justice**

  The District prioritizes closing equity gaps for historically marginalized groups through inclusive pedagogy, targeted student services, and policies that foster belonging and access.

- **Student-Centered Innovation**

  Programs and services are designed to meet students where they are, supporting flexible learning formats, culturally responsive practices, and high-impact teaching strategies.

- **Institutional Effectiveness and Accountability**

  Continuous improvement is embedded into the District's culture. Through data-informed planning, transparent resource allocation, and rigorous program evaluation, SJECCD holds itself accountable to students and the community.

- **Workforce Alignment and Economic Mobility**

  The District connects students to careers through demand-driven curriculum, CTE pathways, and partnerships that ensure training leads to real economic advancement.

- **Sustainable and Inclusive Growth**

  Facilities planning, budget development, and operational practices reflect a long-term commitment to sustainability, access, and resilience.

These Strategic Priorities ensure the District's work remains grounded in its values and responsive to changing student needs, local conditions, and future opportunities. They provide the framework through which the Ends Policies are achieved and the Global Ends Statement is fulfilled.

Educational Master Plans

Both **San José City College (SJCC)** and **Evergreen Valley College (EVC)** have adopted **Educational Master Plans** that serve as roadmaps for academic programming, student services, and community engagement. SJCC's plan was approved in December 2021 and EVC's in June 2022. These plans establish long-term goals and performance measures to guide each College's service to its community. Importantly, they provide the foundation for subordinate planning efforts–including facilities, technology, enrollment management, and human resources–ensuring that all planning remains aligned with institutional mission and academic priorities.

Technology Plans

Technology planning is a critical support to instructional delivery and campus operations. A **Districtwide Technology Master Plan** was completed in April 2024, outlining strategic directions for IT infrastructure, digital learning environments, and support systems. In addition, both colleges maintain their own plans: **EVC's Technology Plan (2017)** and **SJCC's Technology Plan (2018)**. As these plans are updated, their priorities, such as smart classrooms, expanded wireless access, and instructional technology, will be integrated into FMP facility recommendations.

ADA Assessments

As part of the District's commitment to accessibility and inclusion, a comprehensive **ADA Assessment** was conducted under Measure X, identifying over 10,000 deficiencies across both campuses. More than 50% of these issues have been addressed to date. Notable challenges include malfunctioning elevators at SJCC and topographic grade changes at EVC, both of which limit ease of movement across campus. The FMP uses these findings to prioritize projects that ensure full access for all students, employees, and visitors.

Previous Facilities Master Plans

The current FMP update builds on the foundations of prior planning efforts, specifically the **San José City College Vision 2030 Facilities Master Plan (2016)** and the **Evergreen Valley College 2025 Facilities Master Plan (2011)**. These earlier plans documented existing conditions, circulation networks, and infrastructure systems, and projected space needs based on anticipated enrollment growth. Both plans laid out phased capital improvement programs with cost estimates for construction and long-term maintenance. Though developed separately, these past FMPs assumed sustained increases in on-campus student enrollment from a 2009 baseline, a trend that the new FMP reexamines in light of post-pandemic shifts in instructional delivery and student presence.

Outreach Summary

The 2027–2037 Facilities Master Plan (FMP) is grounded in broad-based engagement with the San José-Evergreen Community College District (SJECCD) community. From the outset, the planning process was designed to reflect the District's commitment to inclusive, transparent, and participatory decisionmaking. Over the 18-month planning timeline, the team engaged with students, faculty, classified professionals, administrators, and community members to understand current conditions, identify needs, and shape the vision for future facilities.

Key Stakeholder Groups

Engagement activities were designed to reach a diverse cross-section of District stakeholders, including:

- The Facilities Task Force, composed of representatives from Academic Senates, Classified Senates, and Student Government Associations at SJCC and EVC
- Faculty, classified professionals, and students at all campuses
- Individuals with specialized knowledge of facilities, technology, and operations
- District and college leadership, including the Chancellor's Executive Cabinet and Presidents' Cabinets
- Community members and residents from across the District service area

The Facilities Task Force

The Facilities Task Force was a cornerstone of the engagement process and served as a continuous advisory body throughout all phases of the Facilities Master Plan (FMP) development. Established early in the planning process, the Task Force was composed of members nominated by shared governance groups across the District, including faculty, classified professionals, administrators, and students. All nominees were invited to participate, ensuring a broad and inclusive representation of campus voices.

Meeting approximately every two months, the Task Force provided structured, iterative feedback on key aspects of the plan—from initial existing conditions and infrastructure assessments to project category prioritization, draft recommendations, and final refinements. To support accessibility and maximize participation, meetings were held in a combination of online, in-person, and hybrid formats.

Task Force members represented:

- District Leadership and Central Services Departments
- Evergreen Valley College (EVC) – including instructional, student services, and administrative staff
- San José City College (SJCC) – with participation from diverse campus stakeholders

This collaborative and sustained engagement helped ensure the FMP reflected Districtwide priorities, educational values, and operational realities. Task Force input directly shaped the evaluation framework, project scoring, and prioritization strategies that underpin the final recommendations.

District	Evergreen Valley College	San José City College
Edwin Chandrasekar - Vice Chancellor of Administrative Services	Henry Fuentes - Academic Division Dean	Misty Stroud - Academic Division Dean
Toby Smith - Associate Vice Chancellor, Physical Plant Development and Operations	Kathy Tran - Finance/ Business Service Representative	Saloshni Chand - Finance/ Business Service Representative
Sue Dale - District Bond Program Manager	Michael Osorio - Student Division Dean/ Director	Blake Balajadia - Student Division Dean/ Director
Bala Kappagantula - Information Technology Representative	Joséphine Aguirre - Classified Professional Representative	Mark Branom - Faculty Representative
Ryan Brown - Public Information Officer	Edgar Jimenez Granados - Student Representative	Yesenia Ramirez - Classified Professional Representative
		Pratham Tated - Student Representative

Outreach by Phase

The planning team engaged with FMP stakeholders and nominated representatives during each stage of the planning process. Phase 1 was focused on understanding and documenting existing conditions. Phase 2 focused on developing a clear, shared vision for the FMP, and Phase 3 focused on review, revision and adoption of the Plan.

Phase 1: Existing Conditions Analysis and Opportunities Assessment (Spring-Fall 2024)

The planning process began with a robust effort to understand the condition of District facilities and gather perspectives on future needs.

Key activities included:

- Kick-off meetings with the Chancellor's Executive Cabinet and Presidents' Cabinets at SJCC and EVC
- A Districtwide survey (May 2024) that garnered 517 responses, with broad representation from students, faculty, staff, and administrators
- Facilities Task Force meetings to review progress on the Facilities Master Plan
- Site tours of SJCC, EVC, and the Milpitas Extension to evaluate campus grounds, building condition, and infrastructure
- Stakeholder interviews with Vice Presidents, deans, operations staff, and technical experts across all campuses
- The planning team also engaged in intensive data gathering and review with the District and Colleges throughout Phase 1

Public Space Public Life (PSPL) Study

To better understand how students, faculty, and staff interact with their campus environments, a comprehensive Public Space Public Life (PSPL) Study was conducted at both San José City College (SJCC) and Evergreen Valley College (EVC). This study offered a systematic, evidence-based evaluation of how outdoor spaces function and where enhancements could improve user experience.

- Movement Surveys tracked how people navigate campus pathways, plazas, and courtyards—revealing high-traffic corridors, overlooked shortcuts, and pinch points that hinder circulation or accessibility.
- Stationary Activity Surveys documented how people use space when not in motion—gathering, studying, eating, waiting, or resting—highlighting areas that foster social interaction or quiet reflection.
- Public Space Evaluations applied a 12-point rubric to assess comfort, safety, weather protection, visual quality, and access to key amenities like seating, lighting, and shade.

Together, these methods yielded a rich dataset that goes beyond traditional facilities assessments. The PSPL Study revealed clear opportunities to elevate campus life through strategic investments in outdoor gathering areas, intuitive circulation, enhanced seating, and landscape improvements that promote wellness, equity, and belonging. These insights are directly embedded into the Facilities Master Plan as public realm priorities.

Phase 2: Visioning and Plan Development (Fall 2024-Spring 2025)

With baseline data established, the team shifted toward developing the draft plan and engaging the community in shaping priorities.

Key activities included:

Fall 2024 – Sharing Findings and Early Vision:

- Lunch & Learn sessions at EVC and SJCC (October 2024) introduced early concepts and engaged students, faculty, and staff.
- Virtual meetings with classified professionals, faculty, and administrators broadened outreach across roles and locations.

The Existing Conditions Report was released in November 2024 and presented to:

- The Facilities Task Force
- Chancellor's and Presidents' Cabinets
- Board of Trustees (December 2024)

Early 2025 – Prioritizing Projects:

- The Task Force reviewed criteria for project evaluation and prioritization.
- District leadership provided feedback on a preliminary project list and scoring approach.

April 2025 – Draft Plan Engagement:

- The Task Force reviewed early design concepts and draft planning scenarios.
- A second round of in-person open houses was held at SJCC, EVC, and the Milpitas Extension to share evolving plan concepts and gather input.

A Districtwide online survey collected additional feedback from students, employees, and community members on proposed priorities and projects.

Phase 3: Plan Refinement and Adoption

The final phase of the Facilities Master Plan process centers on refining the draft plan based on campus and community input, incorporating leadership feedback, and preparing for Board adoption.

A round of outreach will follow the posting of the public draft in Fall 2025, including presentations to the Facilities Task Force, open forums across SJCC, EVC, and the Milpitas Extension, and an online comment forum for broader input. These sessions are open to students, faculty, classified professionals, and community members, and are designed to ensure the FMP reflects District priorities and community needs.

Chapter 2
The District, Program, and People

02

The District, Program, and People

District Context

Enrollment and Space Projections

The District, Program, and People

SJECCD exists to support the educational and economic advancement of its communities and is fundamentally focused on the people it serves, the programs that it offers, and the faculty and classified professionals who deliver those programs and services. District facilities reflect the evolving needs of both the community and its academic programs. They also serve as sources of District pride and institutional identity, as well as amenities for the public.

This chapter outlines the District's current context, focusing on demographic shifts, programmatic needs, and enrollment and space planning. Demographics, regional economic conditions, and market trends are key drivers of the Facilities Master Plan, along with SJECCD's established institutional priorities. Fall 2023 data on instructional programs, enrollment, and staffing was used as a baseline for this planning effort.

District Context

Enrollment Trends

Since 2015, headcount enrollment across SJECCD increased by 2%, while Full-Time Equivalent Students (FTES) have decreased by 13% FTES. The decline in enrollment has been more significant at San José City College (SJCC) (19%) than Evergreen Valley College (EVC) (7%). Although the District experienced some growth before the COVID-19 pandemic and modest recovery afterward, overall enrollment has declined across SJCEED, as it has in many other California Community College Districts since 2010.

The pattern of stable to slightly decreased enrollment combined with a shift to online instruction creates an opportunity for SJECCD. With many facilities recently modernized, the District is well-positioned to attract students back to campus and ensure that all facilities are fully functional, up-to-date, and supportive of student success through the implementation of this FMP.

Post-pandemic enrollments are stabilizing, leading to increased enrollment predictability. Further, data for Fall 2024 indicate that headcount has increased at both SJCC and EVC.

Another notable trend is the continued shift toward part-time enrollment. During the pandemic, students enrolled in fewer courses and the pattern persisted through Fall 2023. The proportion of full-time students (taking 12 or more units) has declined at both colleges and the proportion of part-time students, particularly those enrolled in 3-6 units, has increased.

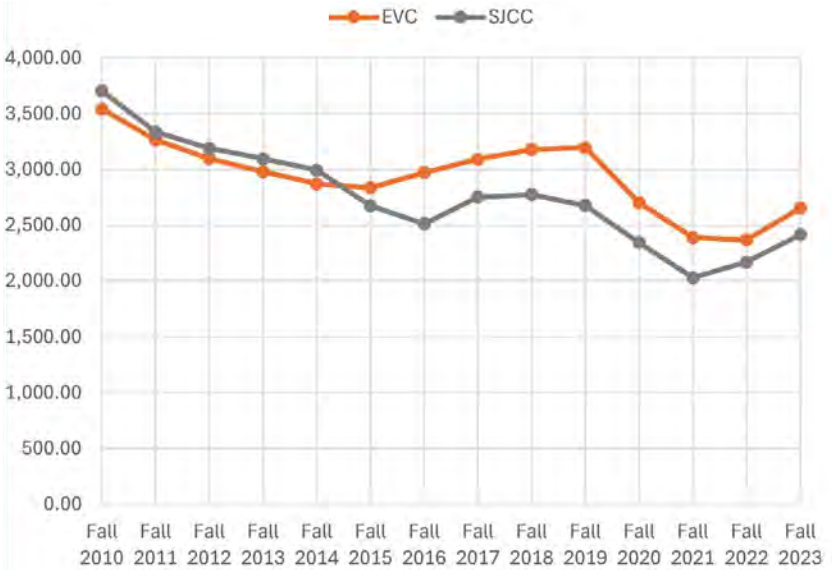


Figure 21. SJECCD Fall FTES Trends

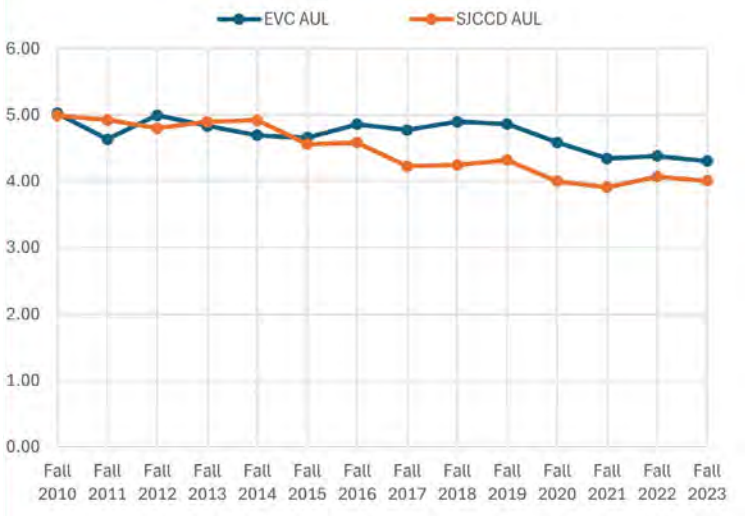


Figure 22. SJECCD Average Unit Load (AUL), Fall Trends

Instructional Formats

The global pandemic had a significant and lasting impact on course delivery formats. Many lecture-based courses shifted to online instruction and have not returned to in-person delivery. This shift has enabled the District to attract students from across California, although the majority of students still live within the local service area.

At EVC, the trend toward online lecture delivery has continued, with in-person sections being replaced with online offerings. In contrast, SJCC has recently begun to increase the number of in-person lecture courses, signaling a gradual return to traditional instruction on campus.

Laboratory-based courses also declined during the pandemic, though the impact was less dramatic than for lecture courses. EVC's lab offerings have stabilized at a slightly lower level than pre-pandemic, while SJCC is showing an upward trend in in-person lab sections.

The District anticipates a continued demand for online instruction in the years ahead. This FMP recommends that campus facilities evolve to support hybrid and online learning models, for example, by providing designated spaces where students can take online courses while on campus, or work in a quiet, connected environment. Additionally, the Plan supports the inclusion of spaces for faculty to develop and produce online instructional materials, ensuring that SJECCD remains responsive to changing modes of teaching and learning.

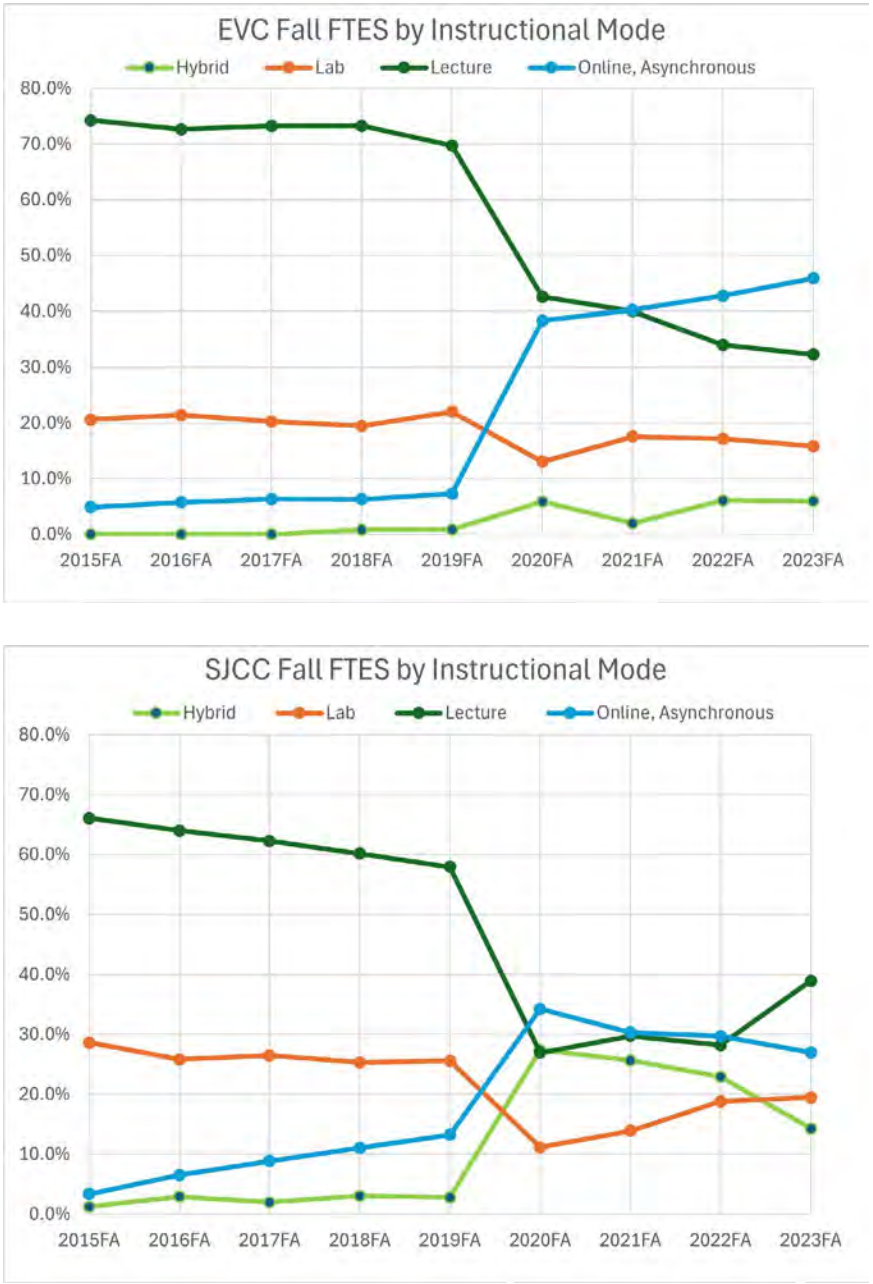


Figure 24. Instructional Format Trends

Statewide Enrollment Trends

The California Legislative Analyst's Office is projecting an overall decline in higher education enrollment, the college-age population, and the number of high school graduates, both nationally and within California. While enrollment at all UC Campuses and most CSU Campuses has grown since 2017, community college enrollment has declined during the same period.

Since 2010, CSU's share of total undergraduate enrollment has increased from 14% to 19%, UC's share has grown from 7% to 10%, and the private nonprofit sector has grown from 6% to 9%. In contrast, community colleges, especially those in the Bay Area, have experienced significant declines since 2010.

Historically, community college enrollment tends to be countercyclical to the economy, with increases during economic downturns and recessions, as more individuals seek training or re-skilling when job markets weaken. Improving student retention is an opportunity for maintaining and increasing overall enrollment at SJECCD.

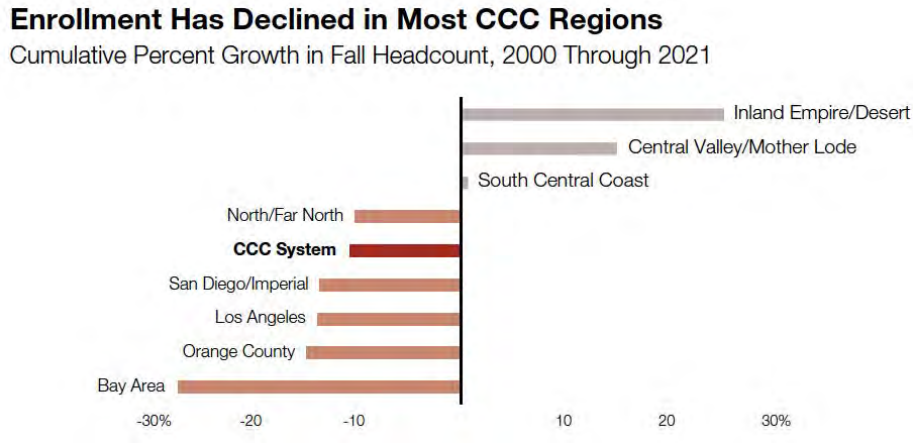


Figure 25. Enrollment in CCC Regions

Demographic Trends

As community colleges, both EVC and SJCC primarily serve the local San José and Milpitas populations through their on-campus programs. Online courses, however, have expanded the District's reach and now attract students from across the state.

Demographics are a major driver of enrollment at community colleges, as local high school students often enroll in nearby institutions. Many of the demographic patterns at SJECCD align with broader trends in higher education, including ethnically and racially diverse student populations and a higher proportion of women than men attending college. These trends underscore the ongoing importance of student support programs and facilities, such as cultural centers, lactation rooms, and any-gender restrooms, to foster an inclusive and supportive campus environment.

Regional demographic projections indicate a decline in the number of high school graduates in the coming years, which could lead to future enrollment decreases. However, there is also a noticeable trend at SJECCD of serving younger students across both campuses, including a growing number of high school students enrolled through dual enrollment programs. The District has invested significantly in outreach, curriculum, and support services for these students and may continue to maintain or grow enrollment in this area.

Additional factors could help sustain or increase enrollment at SJECCD, including rising college costs nationally, state-level incentives to attend community colleges, and ongoing post-pandemic adjustments in student behavior and expectations.

High Class Fill Rates on Campus

Although overall space utilization is low, the courses that are offered on campus tend to be well attended. There is substantial room in both the schedule and existing facilities to accommodate additional courses and sections. This suggests a potential opportunity to expand on-campus offerings, particularly in high-demand subject areas.

Regional/Market Demand

The California Employment Development Department projects job growth across all employment sectors between 2022 and 2032 in the San José-Sunnyvale-Santa Clara Metropolitan Statistical Area (MSA) (Figure 12), with similar patterns expected in San Francisco, San Mateo, and Alameda Counties. These projections highlight a continued need for skilled and educated workers across a wide range of industries and education levels, reinforcing the importance of career education and workforce training programs at SJECCD.

Enrollment Projections

SJECCD is projecting stable enrollment and staffing levels across the District. In response, the District is focused on maintaining, improving, and renovating facilities to support the expansion of successful programs to create flexible spaces that can accommodate a range of academic offerings. These improvements aim to encourage students and programs to return to campus.

With post-pandemic enrollment trends and the full impact of demographic shifts still unfolding, the District is choosing to remain nimble, optimize existing spaces, and replace outdated facilities to best serve current and future needs.

Several programs at both campuses have shown strong or growing enrollment and continue to align with regional workforce demand. These include:

- Nursing and Allied Health
- Career Technical Education (CTE) programs, such as Automotive Technology and Advanced Manufacturing
- Computer Science and Information Technology
- Dual Enrollment and Middle College Programs
- English as a Second Language (ESL) and Basic Skills Education
- STEM fields, including Biology and Engineering

These academic areas represent key opportunities for targeted investment in facilities and instructional space over the next decade.

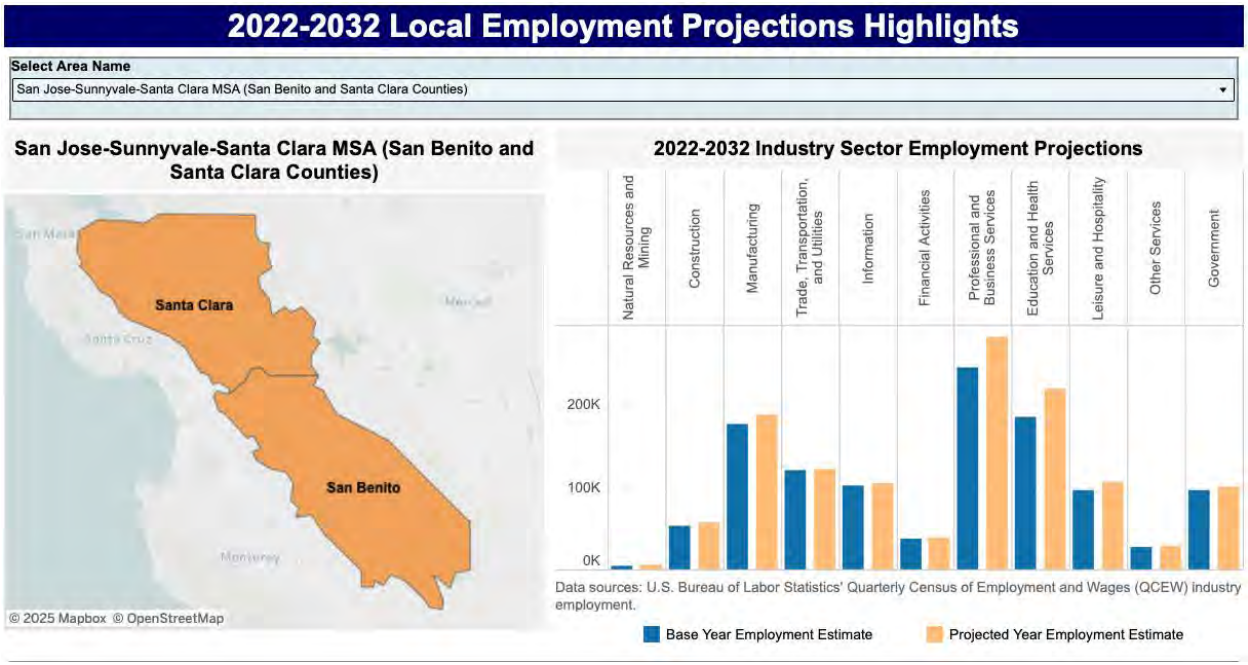


Figure 26. 2022-2032 Local Employment Projections Highlights

Employment at SJECCD

Employment Trends

Accommodating the space needs of employees across all roles is a key concern of the FMP. Since 2020, headcount and Full-Time Equivalent (FTE) positions for management, faculty, and classified professionals have remained generally stable. Most employees are full-time, with the exception of adjunct faculty, who make up a significant portion of instructional staff.

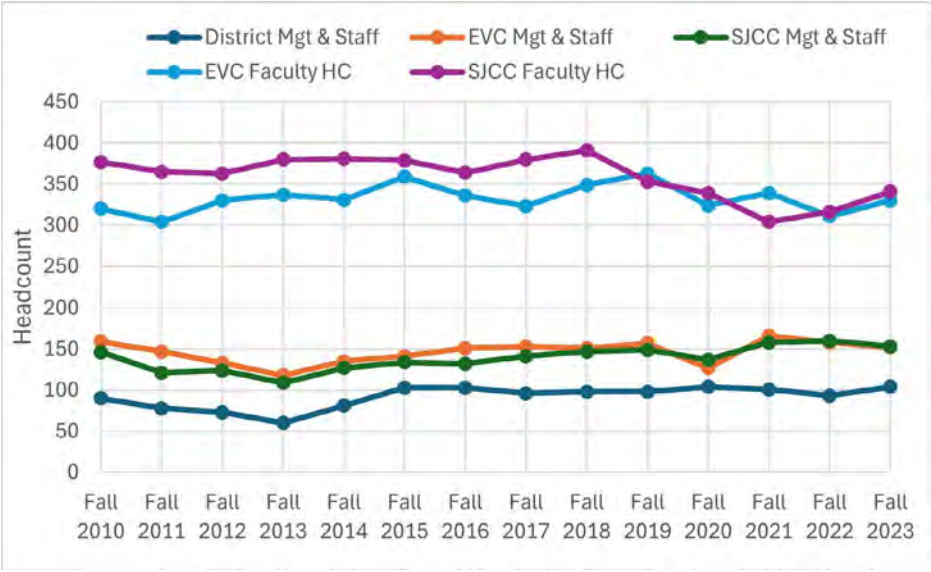


Figure 27. 2010-2023 SJECCD Employment Trends

Office Use Trends

As instruction and student services systems increasingly shift to online formats, many faculty members and some classified professionals now work remotely. This trend has reduced the demand for permanent, dedicated work space while increasing the need for technical support and flexible workspace solutions.

Future construction and renovation projects should consider designing flexible office environments that support both on-site and remote work. These spaces should allow for privacy when needed, support collaboration, and adapt to changing employee needs over time.

The shift to remote work has been more pronounced among faculty than among classified professionals. As the FMP is implemented, it may be necessary to re-evaluate in-person work expectations, office allocation policies, and space utilization standards to ensure an efficient and equitable use of District facilities.

Employment Projections

The District is projecting stable employment at all levels.

Enrollment and Space Projections

Analysis of Program Needs

A key component of the Facilities Master Plan (FMP) process was engaging the campus community to develop a comprehensive understanding of the types of spaces and facilities needed to support current programs and anticipated growth. This collaborative process included input from administrators, academic divisions, and departmental leaders, resulting in preliminary programming concepts for each proposed facility.

The purpose of this analysis was to ensure that both existing and emerging programs are appropriately accommodated in the long-term vision for each campus. It is important to note that these pre-programming estimates and illustrative diagrams are not final.

Detailed programming for each facility will occur during the design phase of individual projects. At that stage, the colleges will engage departments and user groups in a focused, project-specific process to confirm space needs, refine layouts, and incorporate specific features into building and landscape designs.

The projections and space planning were informed by these key components:

Existing Space Evaluations

Assessment of current building areas and individual room sizes to determine the adequacy, functionality, and condition of existing facilities.

Campus and District Discussions

A series of meetings with program specialists, facilities staff, and the Task Force to identify current gaps and forecast future space requirements.

National Benchmarks and Space Modeling

Comparison of existing and proposed campus space allocations against established national standards for various space types were used to develop a tailored model of future campus needs.

Programs Offered

The range of academic offerings at each campus reflects both institutional focus and student interest. Historically, EVC has been more transfer-oriented, while SJCC has emphasized vocational training. This distinction remains evident, particularly in the greater emphasis on workforce preparation at SJCC. However, trend data suggests that the two colleges are becoming more similar in their offerings. General Education courses now dominate both curricula, and there is an increase in part-time students and workforce-related programs at EVC. Both colleges reduced the number of sections offered during the pandemic, with a modest recovery beginning in Fall 2023.

Student Aspirations

Students attend college for a variety of reasons. Most SJECCD students aim to earn an associate degree and/or transfer to a four-year institution, including nearly three-fourths of the student body for EVC, and over half for SJCC. In 2023, over half of EVC students and more than one-third of SJCC students sought both an AA Degree and transfer while an additional 10% at each college pursued either an AA degree or to transfer.

Academic Disciplines

The dominant areas at both colleges are language arts, math and sciences, and social sciences, accounting for 70% of the instruction at EVC and 62% at SJCC in Fall 2023. These disciplines support transfer pathways through General Education. English, mathematics, and biology are the most common subjects, with growing enrollment in social sciences.

Arts and humanities, along with business, follow with less than 12% of total instruction. Visual and performing arts are more prominent and growing at EVC. Business programs are expanding at both colleges, especially SJCC, where there is growing interest in information systems.

Both colleges offer specialized programs. EVC has a nursing program, while SJCC offers emergency medical services, and dental and medical assisting. Kinesiology and athletics are stable at both colleges. Workforce programs, a long-time strength at SJCC, are becoming more central at EVC. At both colleges, workforce programs emphasize technology applications, for example in building construction and manufacturing.

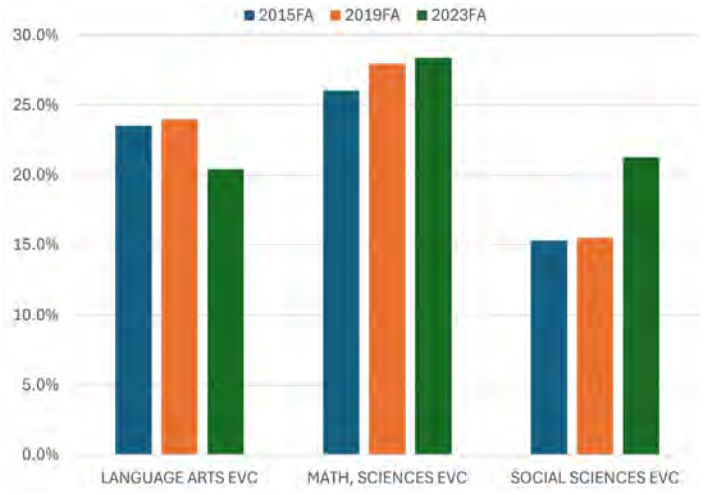


Figure 28. EVC Dominant Discipline Group Trends

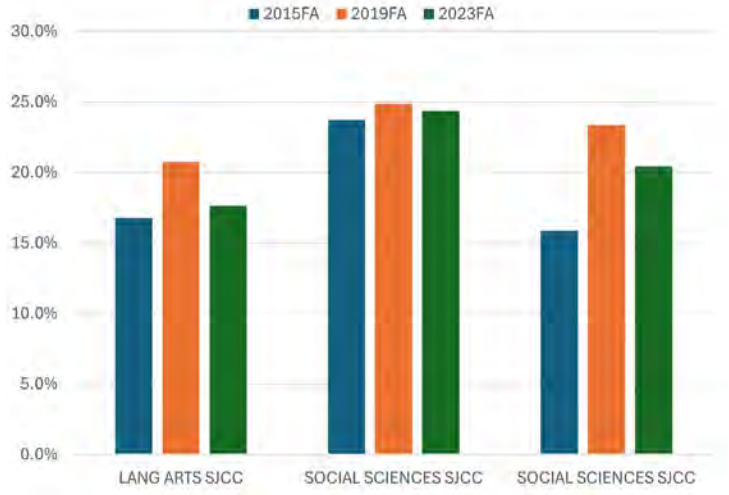


Figure 29. SJCC Dominant Discipline Group Trends

Community Programs

Community Colleges serve as hubs for local communities, often hosting events that draw external audiences. These programs may also generate revenue for the District. Planning for community-serving programs and events requires large venues, intuitive wayfinding, and accommodations for visitors and crowd management.

EVC currently has more functional large gathering spaces than SJCC. However, SJCC's new Career Education/General Education building will include a large lecture hall to support this need. The existing theater at SJCC is aging and not ADA-compliant; its replacement is recommended in this FMP, consistent with prior FMPs. This plan recommends the replacement of the now closed SJCC bookstore with a flexible events and performance space, as well as renovation of the old Jaguar Gym so that it can accomodate additional uses and events in the gym space.

Space Projections Summary

Both campuses have sufficient aggregate space for instructional programming and other uses. However, both campuses need more specialized laboratory spaces, and EVC needs more student-centered spaces. These spaces can be created within current buildings by reallocating the use of space.

Decreasing enrollment, a shift to online learning, and recent new facilities have contributed to overall space underutilization. While there is no shortage of space overall, optimizing the use of existing facilities and creating hubs on campus will be important for maintaining vibrancy. Many classrooms are lightly scheduled or unused, highlighting a surplus of general classroom space, which differs from more limited lab space.

Limited access to laboratory space can constrain course offerings, even where student demand exists. Repurposing existing buildings to accommodate additional labs is a cost effective strategy that is more efficient than building new laboratory buildings. Storage space is also in short supply but may be recovered within current facilities. SJCC, in particular, has a need for more large instructional and gathering spaces, which is addressed through planning for the reuse of the Bookshop area in the Student Union, as well as the opening of the new Career Education Building.

There is no deficit of parking space on either campus. Together, the campuses offer an opportunity to expand or adapt educational offerings, support services, and revenue-generating programs.

A decreasing proportion of full-time students may reduce demand for classes at traditional times. Most courses are currently held

during the day and remain well-attended. However, part-time and returning students may benefit from flexible class schedules, including evening and weekend offerings, and from access to student support services beyond standard business hours or online.

Space Needs Modeling and Building Programming

Facilities Master Plan development involves both qualitative insight and quantitative analysis. To make full use of available data, the planning team developed a space planning and building programming model that inventories existing space, projects future needs, and accounts for enrollment trends and program growth. This effort included:

- Analysis of enrollment and staffing trends, with consideration of demographic, market, and instructional format shifts.
- Review of campus schedules and instructional programming, including Weekly Student Contact Hours (WSCH) and the proportion of laboratory versus classroom instruction.
- Creation of a space inventory detailing room types, building use, instructional space utilization, and office space utilization.
- Calculation of supply and demand across space types to identify surpluses and deficits.
- Long-term projections for space needs aligned with enrollment and programmatic direction.

The planning team also developed a building programming tool to test a range of building programming scenarios and phasing strategies. The tool informed the final recommendations of this Facilities Master Plan.

There is more than enough instructional space on each campus overall. The Facilities Master Plan provides guidance on optimizing the use of space to serve current and future program needs.

Chapter 3
Methodology and Framework

03

Introduction

Goals

Project Identification

Priority Scoring

Cost Estimation

Implementation

Introduction

The 2027–2037 Facilities Master Plan (FMP) provides a strategic roadmap for how the San José–Evergreen Community College District will invest in its physical environment over the next decade. It reflects the District's mission to advance equity, student success, and community engagement while ensuring that campus facilities remain safe, sustainable, and adaptable to changing needs.

This chapter lays the groundwork for the FMP's recommendations. It begins by defining the overarching Facilities Master Plan Goals and Design & Planning Principles that guide investment decisions. These goals translate the District's strategic priorities into clear physical planning objectives, ensuring that future improvements not only meet immediate needs but also support long-term institutional resilience.

Building on this vision, the chapter outlines the project identification and evaluation methodology used to create a prioritized portfolio of investments. The future of facilities across SJECCD will be shaped by a comprehensive set of projects aimed at enhancing the quality, functionality, and sustainability of both campuses. These projects include a combination of new construction, major renovations, infrastructure upgrades, and athletic facility improvements—each tailored to meet the evolving needs of students, faculty, staff, and the broader community.

This structured approach integrates technical assessments, campus engagement, and strategic priorities into a transparent scoring framework. Each proposed project was evaluated on multiple dimensions—from facility condition and program fit to location, design flexibility, and campus experience—and then weighted by urgency to reflect life-safety, compliance, and operational needs.

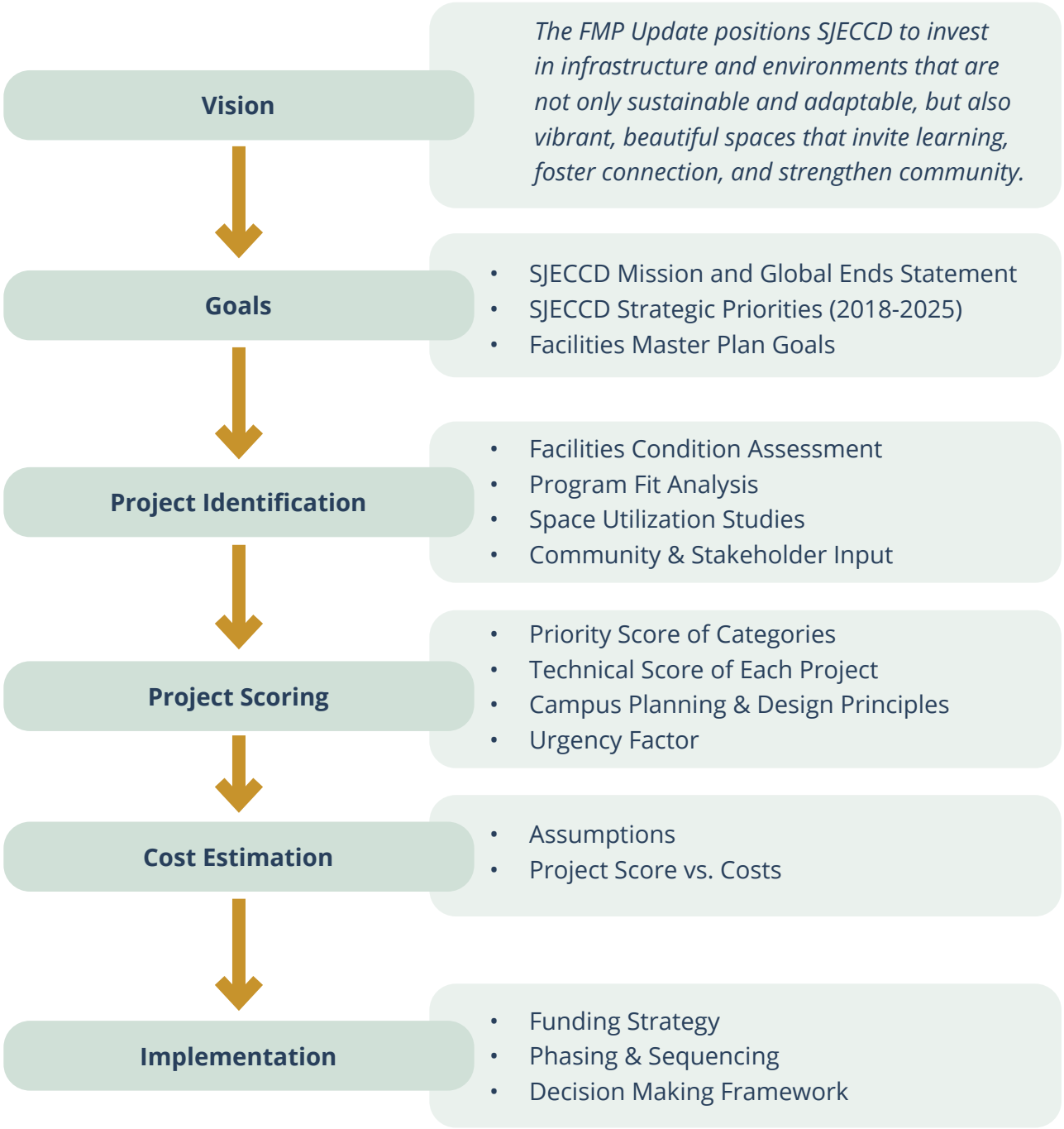
The result is a data-driven and values-driven prioritization process that links the District's mission with measurable criteria for decision making. The methodology ensures that every project, whether a major renovation, infrastructure upgrade, or new facility, can be understood in the context of Districtwide goals, campus-specific visions, and available resources.

By presenting the FMP Goals, Design & Planning Principles, and evaluation framework together, this chapter creates a clear bridge between the District's aspirations and the detailed project lists in the campus chapters that follow. It sets the stage for understanding not only what the District plans to build or renovate, but also why and in what order.

It is important to note that the recommendations are based on project scores that represent relative importance from a physical and functional standpoint; they do not indicate final sequencing or funding commitments. Cost estimates, trade-offs, and implementation logistics will be addressed at the end of the FMP Update. Rather than a rigid plan, the project list serves as a flexible menu of strategic investments to guide the District's decision making over the next 10 to 15 years.

Facilities Master Plan Update Methodology Flow

This FMP Methodology Flow diagram illustrates the step-by-step process for developing the 2027–2037 Facilities Master Plan. It begins with the District's mission, strategic priorities, and community input, then moves through the articulation of goals and design principles, project identification, and a structured evaluation framework. The process produces a prioritized portfolio of Districtwide and campus-specific projects, concluding with cost, sequencing, and flexible implementation strategies to guide decision making over the next decade.



Goals

The **2027–2037 Facilities Master Plan Goals** translate the San José–Evergreen Community College District's mission, Global Ends Statement, and Strategic Priorities into clear physical planning objectives.

The FMP advances the District's Strategic Priorities (2018–2025) by promoting:

- **Student Success** through accessible, flexible learning environments and vibrant student life spaces.
- **Workforce and Economic Development** through enhanced support services and community-serving facilities.
- **Organizational Effectiveness and Sustainability** via infrastructure upgrades and long-term space optimization.
- **Technology** by designing hybrid-ready, tech-forward campuses.
- **Communication and Total Work Environment** by reinforcing campus identity, wayfinding, and inclusive spaces for students and employees.

The following goals reflect SJECCD's commitment to equitable student outcomes, community engagement, and operational resilience, creating campuses that foster lifelong learning, inclusivity, and innovation.

1. Advance Equity and Student Belonging

Create inclusive, accessible spaces that serve the full diversity of the District's students and community. Incorporate cultural centers, universal design features, and gathering spaces that foster belonging and representation.

2. Modernize and Right-size Facilties

Align space types, sizes, and configurations with current and future program needs. Renovate, repurpose, or remove outdated facilities to improve efficiency and functionality.

3. Strengthen Student Life & Community Engagement

Create vibrant campus hubs with indoor and outdoor commons, dining, lounges, and event spaces. Design community-facing facilities that welcome public use and strengthen partnerships.

4. Ensure Sustainability and Resilience

Reduce environmental impact, improve energy and water efficiency, and modernize infrastructure for long-term operational reliability. Integrate sustainable building and landscape practices across all projects.

5. Enhance Campus Identity and Wayfinding

Improve visual cohesion, wayfinding, and public realm quality to make each campus a welcoming and memorable destination.

Project Identification

The process to identify the final projects proposed in this Facilities Master Plan (FMP) was multi-phased, iterative, and grounded in both technical analysis and stakeholder engagement. It began with the development of the Existing Conditions Report (2024), which combined site assessments, space utilization studies, infrastructure reviews, and community input to produce an initial list of proposed projects across Evergreen Valley College (EVC) and San José City College (SJCC).

This collaborative approach generated a large Districtwide inventory of potential improvements spanning Evergreen Valley College (EVC), San José City College (SJCC), and the Milpitas Extension. Notably, the recently renovated District Office did not have any projects identified, as its facilities already meet current needs.

Step 1: Daylighting Projects

The first step involved "daylighting" a broad list of potential projects. These were identified through:

- Campus site tours and technical facility assessments.
- Community surveys and open houses.
- Stakeholder interviews and feedback.
- Public Space Public Life (PSPL) studies.
- Facilities Task Force input.

This early project list reflected a combination of ideas surfaced by the community and priorities identified by the technical planning team.

Step 2: Categorizing and Prioritizing Project Types

The projects were organized into major thematic categories with infrastructure as the top priority.

- **Infrastructure:** Large-scale system and site-wide improvements, such as parking lot paving, MEP upgrades, and access enhancements.
- **Academic Upgrades:** Renovations or reconfigurations specifically targeting curriculum-related spaces—e.g., labs, classrooms, or academic buildings.
- **Student Spaces:** Purpose-built or repurposed areas to enhance student life and activities.
- **Accessibility:** Projects that specifically address access—whether ADA compliance, circulation bridges, or universal design enhancements.
- **Campus Commons:** Environments designed to foster gathering, social activity, or multipurpose usage.
- **Sustainability:** Projects focused on reducing operational footprints via energy systems, monitoring, or green infrastructure.
- **Everyday Essentials:** Projects that support the day-to-day campus operations—like resurfacing paths or upgrading lighting/facilities.
- **Community-Facing Spaces:** Facilities that serve both campus and public audiences, such as recreation, student health, or childcare.
- **Office Improvements:** Targeted renovations of administrative, support, or allied instructional spaces.

Project Scoring

The resulting compiled Potential Project List was extensive—more than 100 projects ranging from targeted equipment replacements to full building renovations and major infrastructure upgrades. To make this large and diverse set of needs more usable, related items were consolidated into comprehensive projects, each encompassing all relevant building, landscape, and MEP improvements within its scope.

Given the scale and diversity of the list, it is inherently challenging to rank all projects without bias, which is why a structured prioritization process—grounded in agreed-upon criteria—was essential to guide decisions. To ensure fairness and transparency, the FMP team developed a scoring framework that integrates both community-defined priorities and technical assessments. This approach balances the qualitative perspectives gathered through outreach with the quantitative evaluation of facility needs, creating a unified decision making tool.

Importantly, these scores do not incorporate cost estimates or address programming trade-offs related to phasing or implementation. Instead, the scoring provides an objective evaluation of the physical characteristics and conditions of each project, presenting a menu of potential investments that can inform future decision making and budget alignment.

Project Scoring Formula

Priority Score	+	Technical Score	×	Urgency Factor	=	Project Score
10		20		3		90 (max)
1		5		1		6 (min)

Each project receives a Project Score that reflects three components: Priority Score, Technical Score, and Urgency Factor.

- **Priority Score** captures the relative importance of project categories as ranked by the FMP Steering Committee (1-10 scale).
- **Technical Score** assesses projects against five criteria—facility condition, location, program fit, design flexibility, and attractiveness (each scored on a scale of 1 to 4, resulting in a total between 5 and 20).
- **Urgency Factor** applies a multiplier to reflect whether a project is a Must Do, Should Do, or Could Do, ensuring that the most important life-safety and compliance work rises to the top.

This formula results in a minimum possible score of 6 and a maximum possible score of 90. Projects with higher scores represent higher priority, reflecting both campus-defined importance and technical need.

Priority Score

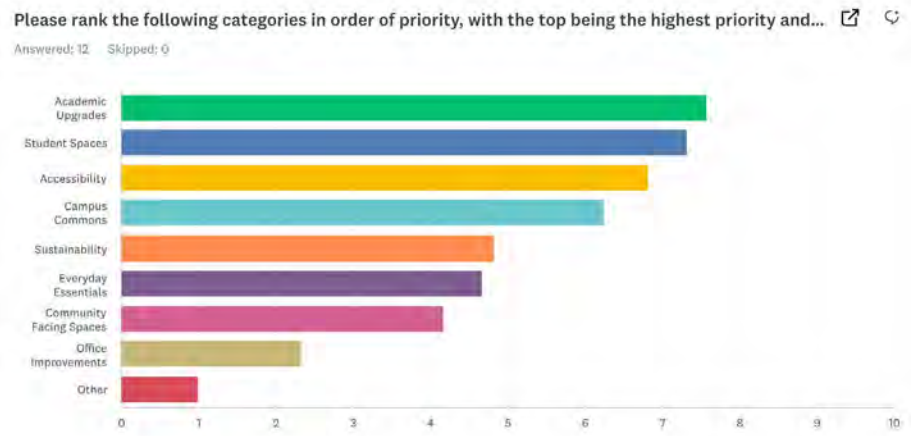
As part of the prioritization process, the FMP Facilities Task Force participated in a forced ranking exercise to determine the relative importance of each project category.

Infrastructure was removed from the prioritization exercise and assigned the highest-priority category because they are non-discretionary. These projects represent essential work that must be completed to keep campuses operational, safe, and compliant—regardless of preference or budget flexibility. They address capital replacement and renewal needs (scheduled and deferred maintenance) and ensure facilities meet safety, health, universal access, and IT standards.

The remaining categories were force ranked by FMP Task Force members. These categories included Academic Upgrades, Student Spaces, Accessibility, Campus Commons, Sustainability, Everyday Essentials, Community-Facing Spaces, Office Improvements, and Other. Together, these categories represent the full spectrum of improvements needed to enhance learning environments, campus life, community connections, and operational effectiveness across SJECCD.

After discussing the initial results, task force members were given a second opportunity to adjust their rankings; however, the outcome remained unchanged—confirming a shared consensus on priorities. Categories were assigned scores from 1 to 10, with 10 indicating the highest priority.

Figure 30. Prioritization Results from the April 3. 2025 Facilities Task Force Meeting



10 – Infrastructure

9 – Academic Upgrades

8 – Student Spaces

7 – Accessibility

6 – Campus Commons

5 – Sustainability

4 – Everyday Essentials

3 – Community-Facing Spaces

2 – Office Improvements

1 – Other

Technical Score

Each identified project was evaluated by the Technical Team using a consistent rubric grounded in the District's Campus Planning and Design Principles. These principles—centered on creating safe, functional, flexible, and inspiring environments—were translated into five scoring criteria:

- **Facility Condition** – Physical state of the building or infrastructure, reflecting principles of stewardship, safety, operational reliability, building age, wear, and deferred maintenance.
- **Location Fit** – Suitability of the project's location for its intended purpose, supporting connectivity, accessibility, campus identity, public realm connections, and optimal siting.
- **Program Fit** – Alignment with current and future instructional, student life, and operational needs.
- **Design Flexibility/Adaptability** – Ability to accommodate future changes in use, scale, or technology, ensuring long-term relevance.
- **Overall Attractiveness** – Contribution to campus experience, aesthetics, vibrancy, comfort and campus character.

These criteria are applied to all existing facilities, and new construction projects that replace outdated buildings receive a full technical score based on the anticipated performance of the replacement.

Figure 31. Technical Score Criteria Definitions

	Facility Condition	Facility Location Fit	Program Fit	Design Flexibility / Adaptability	Attractiveness
1	Ideal condition	Ideal location	Facility fits program	Well Designed	Attractive
2	Good condition	Good location	Program adapted to facility	Can be adapted	Appealing
3	Fair condition	Suboptimal location	Facility ill suited for program	Desgin challenge	Unappealing
4	Poor condition	Wrong location	Facility does not fit program	Not adaptable	Not attractive

Each criterion is scored from 1 to 4, with higher scores reflecting stronger alignment with the District's mission and planning principles. The five scores were totaled to produce a Technical Score between 5 (lowest alignment/need) and 20 (highest alignment/need). This approach ensured that projects advancing the District's core design values—and addressing the most pressing deficiencies—rose to the top of the priority list.

Campus Planning & Design Principles

The following design goals define the campus environment SJECCD seeks, aligning with its mission and guiding FMP implementation.

1. Design for Flexibility

Create adaptable spaces that can evolve with changing instructional methods, technology, and program needs.

2. Integrate Academic and Student Support Spaces

Co-locate services and programs to create hubs of activity, increase visibility, and foster collaboration.

3. Prioritize Accessibility and Comfort

Ensure barrier-free access, intuitive circulation, and welcoming environments for all campus users.

4. Activate Indoor and Outdoor Commons

Design social, study, and event spaces that are lively, inclusive, and equipped for both informal use and organized activities.

5. Advance Sustainability and Resource Efficiency

Incorporate low-carbon materials, high-efficiency systems, and sustainable landscape strategies to reduce environmental impact.

6. Reinforce Campus Identity

Highlight each campus's unique character through consistent design elements, wayfinding, and public realm improvements.

Campus planning and design principles guide decisions across all parts of the campus environment. The following examples illustrate how they apply to major space types within the District:

- **Academic Buildings** – Modernize instructional spaces for flexibility, technology integration, and efficient layouts that support evolving program needs.
- **Student Life & Commons** – Create welcoming, multi-use indoor and outdoor areas that encourage connection, collaboration, and campus identity.
- **Community-Facing Facilities** – Design public event, cultural, and athletic spaces to be accessible, adaptable, and inviting for both campus and neighborhood use.
- **Infrastructure & Utilities** – Upgrade systems for reliability, sustainability, and long-term operational efficiency.
- **Open Space & Landscape** – Activate outdoor spaces with seating, shade, and clear connections to indoor activities; prioritize sustainable planting and stormwater management.
- **Wayfinding & Public Realm** – Improve campus arrival, circulation, and navigation with cohesive signage, intuitive pathways, and strong gateways.

Technical Score Criterion

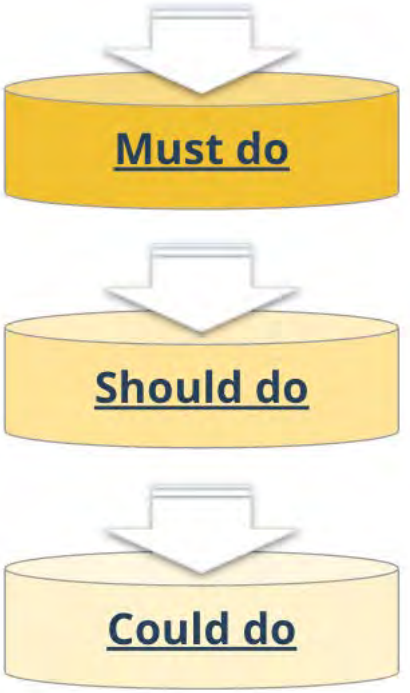
	Definition	Related Campus Planning & Design Principles	Example Considerations
Facility Condition	Physical state of the facility, including age, wear, and deferred maintenance.	Sustainable & Resilient Infrastructure; Safe & Accessible Campuses	Prioritize repairs to aging roofs, HVAC systems, and seismic upgrades to ensure safety and longevity.
Location Fit	Suitability of the site for its intended use, including connections to the public realm and campus circulation.	Connected & Navigable Campuses; Distinct Campus Identity	Is the building located near complementary uses? Does it enhance campus walkability and visibility?
Program Fit	Alignment with current and future instructional, student support, or operational needs.	Learning-Centered Environments; Flexible & Adaptable Facilities	Does the space support modern teaching methods, workforce training, or student life needs?
Design Flexibility/Adaptability	Ability to accommodate changing uses or layouts over time.	Future-Ready & Adaptive Design; Efficient Use of Resources	Can rooms be reconfigured? Is infrastructure in place to adapt to technological change?
Attractiveness	Contribution to campus experience, aesthetics, comfort, and character.	Inviting & Inclusive Campuses; Civic Presence & Pride	Does the project enhance the campus's appeal, create welcoming public spaces, or strengthen community identity?

Urgency Factor

In addition to technical scoring, each project was assessed for its urgency, how soon the project should be implemented based on safety, operational necessity, and stakeholder priorities. The Project Management and Technical Team assigned each project to one of three urgency tiers:

- **Must Do –** Projects with critical infrastructure needs, life-safety concerns, or regulatory drivers. These included projects located on seismic fault lines, projects involving asbestos abatement, or those addressing major system failures. Must Do projects were deemed essential for the safe and continued operation of the campus.
- **Should Do –** Projects that meaningfully improve campus operations, instructional quality, or student experience, but are not urgent from a life-safety or compliance standpoint.
- **Could Do –** Projects that provide added value to the campus but can be deferred without major risk or disruption.

Importantly, the Facilities Master Plan does not include any Won't Do projects, meaning all projects listed are considered viable for future implementation. However, this prioritization framework is not static. Future discussions among campus leadership, stakeholders, and the Board of Trustees will further refine the sequence and timing of Should Do and Could Do projects based on available funding, strategic goals, and emerging needs.



Cost Estimation

As part of the Facilities Master Plan evaluation process, preliminary cost estimates were prepared for each identified project—including building, infrastructure, and landscape improvements—by a cost estimation consultant specializing in California community college construction. Estimates were developed in coordination with licensed architects and engineers using detailed scopes of work and historical cost data from similar projects.

Cost estimates provide a financial framework for prioritizing projects, developing funding strategies, and aligning investments with available and anticipated capital resources.

Key characteristics of the cost methodology include:

- Estimates based on units (e.g., square footage, fixtures) and defined scopes.
- Estimates expressed in 2027 dollars, assuming future-year construction.
- Escalation is not included at this stage due to uncertainty in funding and phasing but will be factored in during final implementation planning.

Cost estimates include:

- Hard costs reflect direct construction expenses, including site work, building systems, and infrastructure.
- Soft costs account for studies, design, permitting, and allowances for Furniture, Fixtures, and Equipment (FF&E).

Landscape improvements, while itemized separately, are intended to be integrated with adjacent building and infrastructure projects to create cohesive, sustainable, and accessible campus environments.

Cost estimates do not include:

- Technology such as computers and audiovisual systems as these are addressed in the District's Technology Plan.
- Staffing or ongoing operational costs, however, a discussion of this is provided in the Implementation Chapter of this plan.

Facilities Total Cost of Ownership

The construction of a building is costly, as is owning, maintaining, cleaning, staffing, and powering a building and maintaining the grounds around it. Therefore, this Facilities Master Plan recommends that the District consider the Total Cost of Ownership for each building.

The total cost of ownership (TCO) approach includes accounting for and understanding all of the costs associated with owning and occupying a facility over its entire lifecycle. This is more than just identifying when to replace a piece of equipment or a component of the building. It accounts for both the costs of human labor and the cost of equipment and materials or, more formally, the annual operating expense of operations and maintenance and the capital expenditures necessary to replace specific components. In short, it allows management to understand the impact of the cost for each category of building and how it will impact budgets over time. This approach allows financial and facilities executives to optimize the value that can be derived from facilities while controlling costs.

The FMP does not include a full TCO analysis for proposed projects in the FMP, because some benchmark numbers, such as utility expenses, are not available, and because it is uncertain when projects will move forward, therefore, acquisition costs are uncertain. Instead, the FMP provides guidelines to be used to calculate TCO as implementation of the FMP moves forward.

Facilities costs fall broadly into two categories:

Building-related expenses: These are the expenses incurred in construction, maintenance and renewal of the facility to its original state. They are costs that are traditionally incurred by the facilities management department's operating budget. These can cover various levels of service, depending on the building occupants' requirements. Increasingly, as buildings become more technologically-enabled, IT infrastructure may come from the IT budget. Investments to improve building function may ultimately reduce building-related expenses.

Program-related expenses: These are the expenses that are incurred through the occupation and use of the facility. These expenses are not necessarily paid by the facilities department. They may be departmental expenses which are paid by the building occupants' operating budgets or by the institution. However, these expenses often relate to, or impact the costs of the building operation, upkeep or renewal.

Building-related Expenses

In the building-related expenses category, there are four very distinct categories of costs. These costs are:

- **Acquisition (purchase, lease, or construction)**: These are the costs incurred to obtain or completely restore the facility. Upon acquisition, the calculated first costs should be the budget costs, including the FF&E (Furniture, Fixtures, and Equipment) and possibly pro-rated infrastructure-related costs.
- **Utilities**: This is the cost to provide heating, ventilation, air conditioning, water and sewer services to the occupants of the building. This could include the cost of technology, such as IT infrastructure, security technology, Smart infrastructure, computer and telephone lines, device hookups, charging facilities, and Internet service, or these costs may be considered programmatic.
  The operating costs of the new mechanical, electrical, and plumbing systems should not exceed those in existing buildings and should be noticeably lower per square foot if the building is well-designed and managed. In the absence of design and construction standards addressing system sustainability initiatives, average costs for comparable campuses should be applied.
- **Daily and Periodic Maintenance**: Daily Maintenance is the daily cleaning, trash removal, litter control, groundskeeping and landscaping and other routine maintenance that is performed daily to keep the building operational.
  Periodic Maintenance is the critical maintenance (occasional breakage repair), preventive maintenance and other activities which are performed to keep the facility in good operating order. Regardless of current funding and staffing levels, along with the efficiency and effectiveness of managing those resources, there are well-established benchmarks for estimating maintenance cost allocations. Since the TCO model will be applied to new and renovated facilities, the operating costs that best preserve those capital investments should be utilized.

- **Capital Renewal**: These are the repairs and replacements which are done to bring the facility back to its original condition, or up to a contemporary standard, and can include building efficiency upgrades and sustainability retrofits. These activities can be replacement of key building systems or building components such as roofs, IT Systems or Smart infrastructure, HVAC systems, etc.

Program-related Expenses

There is a similar list of activities and facilities-related costs that come under the heading of program-related expenses, which are derived from the activities occurring within the building. These can be more wide-ranging, depending on the type of activities that are housed in the facility. Reduced program-related expenses should be considered for underutilized facilities. Example categories are:

- **Specialty Equipment**: This is usually equipment that is moved in after construction of the facility (e.g. specialty laboratory equipment to support research grants) – but may require specific modifications to the building.
- **Information Technology**: This could consist of new or updated IT infrastructure, technology, software or devices required by a particular program.
  Operational Activities: This could be the provision of program staffing, mail services, commissary, building security or other services which are necessary to support building occupants. Different building activities may require a special menu of support services.
- **Remodel, Renovation, or Adaptation**: This is building reconstruction that is beyond what is required for capital renewal. This could be a construction project to update décor, make changes to accommodate new building activities, or to adapt for changing uses. It can also be building modifications to meet new code requirements which have been implemented.

Should program-related alteration and improvement projects occur, they should be considered as part of the TCO calculations.

The FMP generally allows space for some programmatic expansion, like for the Dental Assisting program at SJCC, as well as space for new programs. For example, the reprogrammed Evergreen Center/ Old Student Center will also introduce specialized spaces such as a Maker Space, Esports area, potential museum, and laboratory facilities. Each will require dedicated oversight to ensure safe, secure, and effective use. The Maker Space, in particular, is likely to need a trained facilitator.

No detailed staffing study has yet been conducted to determine required hours, roles, or whether existing staff could be redeployed as a result of any of the FMP projects. These should be considered as part of TCO calculations.

TCO Calculation Considerations

These various activities are funded by a combination of operating and capital budget accounts. To have the optimum and most effective facility TCO, there needs to be a very close understanding of each of the costs that are being charged against the various funding sources. This goes beyond identifying the replacement of equipment or building components at the end of their life cycle. In fact, if the maintenance and operations (including utility costs) of equipment are rising, it may be very cost-effective to replace the equipment with more energy-efficient equipment that could also have a lower maintenance cost. In other words, well-targeted capital expenditures can become an investment that will reduce annual operating costs.

A successful TCO program is only possible if management is able to track all of the various facilities costs, monitor their trends, and understand how they relate to each other. This knowledge makes it possible to reduce the total amount that is spent on the facility over its entire lifecycle.

Benchmarking

The following benchmarks can be used to evaluate Custodial, Groundskeeping, and Maintenance and Operations cost for future projects. Groundskeeping costs can be highly variable, given open spaces and types of landscaping. The District should develop utilities and Furniture, Fixtures, and Equipment replacement benchmarks as data becomes available. The figures below do not include administrative and executive costs.

	SJECCD **	Rancho Santiago CCD	Chaffey College **	Santa Barbara Community College
Custodial Costs / GSF	$3.54	$2.88	$3.13	$3.98*
Groundskeeping / Acre	$9,060	$29,185	$4,792	
Maintenance / GSF	$1.84	$1.87	$2.10	$1.47

* Includes Groundskeeping

** Includes Undeveloped Open Space for Groundskeeping

Total Cost of Ownership Calculation

TCO per year can be calculated for future projects using the following equations:

Acquisition Cost = Construction Costs + Soft Costs + Project Management + Furniture, Fixtures, and Equipment + Initial Program Costs

Yearly Operating Expenses (per Square Foot) = Utilities + Administrative + Custodial + Groundskeeping + Maintenance

Capital Renewal = 1.5% of current replacement value

Annual TCO = Acquisition Cost / 75 years building life + Operating Expenses + Capital Renewal + Program Costs

Project Funding

By comparing project scores with cost estimates, the projects can be sorted into four categories:

- **Quick Wins** – High-score, low-cost projects with immediate, easy-to-implement benefits.
- **Major Investments** – High-score, high-cost projects that are transformative but require significant funding.
- **Low-Score, Low-Cost** – Inexpensive projects with limited impact.
- **Low-Score, High-Cost** – Projects that may not align with current priorities or warrant re-evaluation.

Ultimately, the number and type of projects implemented will depend on secured funding. This FMP Update organizes the projects in this way provides a flexible roadmap, ensuring that as new bond measures, state funds, or grants become available, decisions remain transparent, equity-focused, and impact-driven with the project scoring rubric.

Implementation

The 2027–2037 Facilities Master Plan (FMP) serves as a strategic blueprint for guiding long-term investment in San José–Evergreen Community College District (SJECCD) facilities. While it does not establish a fixed construction schedule, it provides the context, priorities, and tools needed to support ongoing decision making, resource allocation, and governance.

A key insight from the planning process is that the District does not require significant additional space. Instead, the emphasis is on consolidation, modernization, and right-sizing the facilities portfolio to align with projected enrollment, evolving program delivery models, and operational efficiency.

Although the Plan is not a funding program, it provides the foundation for future investment decisions and potential funding strategies, including Proposition 39 bond measures and other state and local financing tools. All projects require Board of Trustees approval and will be considered in the context of available resources and community priorities.

The Plan encourages adaptive use of the prioritization and cost matrix to guide ongoing decision making, updated regularly in response to changing conditions such as enrollment planning, inflation, or program demand. The Plan serves as a living document, supporting transparent governance, funding advocacy, and a flexible path toward long-term campus resilience.

Priorities for Implementation

The FMP outlines strategies that address both immediate needs and long-term goals:

- Reduce Maintenance and Operations (M&O) costs through targeted demolition, infrastructure renewal, and space optimization.
- Maximize energy efficiency and lower utility expenses through lighting, HVAC, and building envelope upgrades.
- Upgrade infrastructure systems to meet safety, resilience, and sustainability objectives.
- Enhance campus functionality and accessibility through universal design and strategic public realm improvements.
- Avoid the cost of deferred maintenance by acting before repair needs escalate and system failures occur.

Timely investment in critical infrastructure improvements—especially those addressing aging systems, code compliance, and energy performance—is essential to controlling costs and maintaining a safe, high-performing campus environment.

Funding and Governance

At present, the total cumulative cost of identified projects is more than available funds. The Plan will always be partially unfunded. The FMP Update is not a budget, but a prioritization and guidance tool to help the District evaluate trade-offs, leverage funding opportunities, and remain responsive to changing conditions.

The most viable pathway for securing major capital funding is a voter-approved Proposition 39 General Obligation Bond Measure, which allows financing of facility improvements with a 55% voter approval threshold. Success will require careful legal and fiscal coordination, coupled with a strong public engagement strategy. Other sources—such as Certificates of Participation (COPs) or state capital outlay grants—may supplement specific projects but are limited in scope and applicability.

Regardless of funding source, all projects require SJECCD Board of Trustees review and approval to ensure alignment with District priorities and fiscal capacity.

Projects and Phasing

The Facilities Master Plan identifies a comprehensive and prioritized set of capital improvement projects across both Evergreen Valley College and San José City College. These projects are anticipated to be completed over a 10- to 15-year horizon, and include new construction, major renovations, infrastructure modernization, sustainability upgrades, and site improvements.

Project prioritization was established through a structured scoring system that considers programmatic importance, facility condition, alignment with campus needs, and urgency of implementation.

The phasing of project completion is flexible within District and College needs, allowing the District to adapt to funding availability, regulatory requirements, and evolving program planning and demands. Many projects incorporate landscape and site enhancements that are executed in tandem with adjacent building upgrades, contributing to a more attractive and dynamic campus environment. The overall program serves as a strategic guide for long-term investment, ensuring that facilities development aligns with the educational mission, equity goals, and operational resiliency of the District.

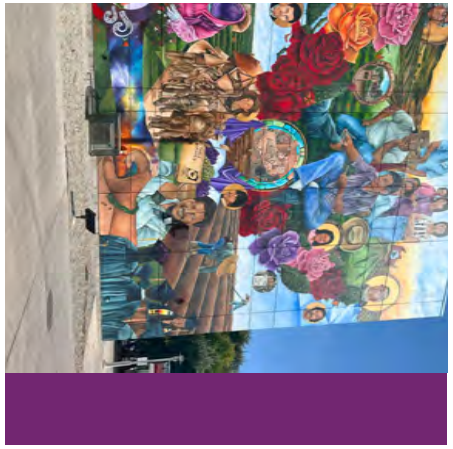
Maintaining a Living Plan

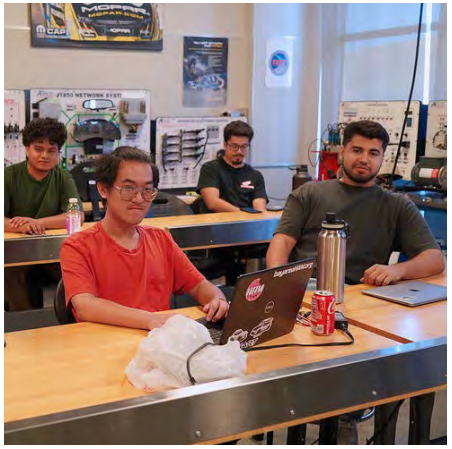
The FMP Update should be treated as a living framework that evolves with District needs. To support effective implementation:

- Assign dedicated staff to oversee implementation and coordination.
- Regularly update the Plan in response to program changes, enrollment shifts, new funding, or accreditation requirements.
- Use the scoring and cost matrix to guide near-term priorities and funding alignment.
- Integrate FMP priorities into bond planning to focus on the highest-need, highest-impact investments.
- Adjust scopes, groupings, and schedules as new data emerge, including updated enrollment forecasts, inflation impacts, and system performance.
- Maintain a transparent, criteria-based selection process consistent with the evaluation framework used in this plan.

By combining technical assessment, strategic prioritization, and flexible phasing, the District can adapt over time, respond to funding opportunities, and invest in projects that most effectively advance its mission. Delaying key improvements will increase costs, strain operations, and limit the District's ability to serve its diverse and growing community.

This FMP Update positions SJECCD to make equity-focused, impact-driven capital investments that strengthen its campuses, foster community engagement, and support the success of future learners.





Detailed Project List and Cost Estimates

Campus	No.	Project	Score	Category	Hard Costs	Soft Costs	TOTAL COST	*Cumulative Total*	$ Milestones
District	EVC-I2	Operations Cost Reduction Project	90	Infrastructure	$6,421,538	$3,123,934	$9,545,472	*$9,545,472*	
District	SJCC-I2	Operations Cost Reduction Project	90	Infrastructure	$7,081,217	$3,484,658	$10,565,875	*$20,111,347*	
District	EVC-I1	Campuswide Infrastructure Improvement Projects	90	Infrastructure	$90,499,141	$31,945,192	$122,444,332	*$142,555,679*	
District	SJCC-I1	Campuswide Infrastructure Improvement Projects	90	Infrastructure	$63,049,108	$22,337,680	$85,386,789	*$227,942,468*	$200 Million
EVC	EVC-A1	Acacia Demolition and Landscaping	90	Infrastructure	$14,113,519	$4,939,732	$19,053,251	*$246,995,719*	
SUBTOTAL ESSENTIAL INFRASTRUCTURE PROJECT COSTS					$ 181,164,524	$ 65,831,196	$ 246,995,719		
SHOULD/COULD DO PROJECTS COMBINED SUMMARY									
SJCC	SJCC-GE	Central Office (GE)	81	Infrastructure	$20,041,351	$7,014,473	$27,055,823	*$274,051,542*	
SJCC	SJCC-JG	Jaguar Gym	78	Infrastructure	$15,006,235	$5,252,182	$20,258,417	*$294,309,959*	
SJCC	SJCC-C/R	Cosmetology/ Reprographics	78	Academic Upgrades	$7,879,200	$2,757,720	$10,636,919	*$304,946,879*	$300 Million
SJCC	SJCC-D/THR	Theater Arts Demo & Landscaping	75	Accessibility	$13,299,274	$4,654,746	$17,954,019	*$322,900,898*	
EVC	EVC-G	Gullo I	75	Student Spaces	$14,022,936	$4,908,028	$18,930,964	*$341,831,862*	
SJCC	SJCC-B	Healthcare Career Center (Business)	72	Infrastructure	$10,518,333	$3,681,417	$14,199,750	*$356,031,611*	
EVC	EVC-PE/FH	PE Portables & Field House	72	Everyday Essentials	$14,610,048	$5,113,517	$19,723,565	*$375,755,176*	
EVC	EVC-LE	Library Education Tech Center	72	Student Spaces	$19,112,265	$6,689,293	$25,801,558	*$401,556,734*	$400 Million
EVC	EVC-SC	Evergreen Center (SSC)	69	Student Spaces	$76,938,896	$26,928,613	$103,867,509	*$505,424,243*	$500 Million
EVC	EVC-PEa	Physical Education & Gymnasium	69	Infrastructure	$14,526,548	$5,084,292	$19,610,840	*$525,035,082*	
SJCC	SJCC-SC	Student Center	66	Student Spaces	$7,736,671	$2,707,835	$10,444,506	*$535,479,588*	
SJCC	SJCC-S	Science Complex	66	Academic Upgrades	$3,752,006	$1,313,202	$5,065,208	*$540,544,796*	
SJCC	SJCC-CA	North Bleachers, Press Box, and Recreation Fields	63	Community-Facing Spaces	$26,384,492	$9,234,572	$35,619,065	*$576,163,861*	
SJCC	SJCC-CDC	New Child Development Center	48	Everyday Essentials	$22,341,103	$7,819,386	$30,160,489	*$606,324,350*	$600 Million
SJCC	SJCC-NTH	New SJCC Theater	46	Community-Facing Spaces	$44,115,673	$15,440,486	$59,556,159	*$665,880,508*	
EVC	EVC-AR	Student Resource Hub (A&R)	38	Everyday Essentials	$1,626,370	$569,230	$2,195,600	*$668,076,108*	

Campus	No.	Project	Score	Category	Hard Costs	Soft Costs	TOTAL COST	*Cumulative Total*	$ Milestones
SJCC	SJCC-T	Technology Center	36	Office Improvements	$17,322,744	$6,062,960	$23,385,704	*$691,461,813*	
EVC	EVC-VA	Visual Arts	36	Academic Upgrades	$2,886,144	$1,010,150	$3,896,294	*$695,358,106*	
SJCC	SJCC-ME	Milpitas Extension Dual Enrollment Expansion	34	Academic Upgrades	$10,912,330	$3,819,315	$14,731,645	*$710,089,751*	$700 Million
EVC	EVC-MH	Montgomery Hill Observatory	34	Accessibility	$2,030,723	$710,753	$2,741,476	*$712,831,227*	
EVC	EVC-CD	Child Development Center - Demolition and Replacement	30	Infrastructure	$3,156,749	$821,315	$3,167,930	*$715,999,157*	
SJCC	SJCC-I3	Sustainability and Climate Action Plans & Library Elevator	25	Sustainability	$6,410,671	$2,460,129	$8,870,800	*$724,869,957*	
SJCC	SJCC-100	100 Building	25	Academic Upgrades	$9,420,242	$3,297,085	$12,717,326	*$737,587,283*	
EVC	EVC-I3	Sustainability and Climate Action Plans	25	Sustainability	$0	$216,394	$216,394	*$737,803,677*	
EVC	EVC-SQ	Sequoia	24	Infrastructure	$4,011,217	$1,403,926	$5,415,142	*$743,218,820*	
EVC	EVC-M	New Museum	23	Community-Facing Spaces	$4,525,392	$1,583,887	$6,109,279	*$749,328,099*	
EVC	EVC-C	Cedro	21	Infrastructure	$2,641,176	$924,412	$3,565,587	*$752,893,686*	
SJCC	SJCC-WV	Wellness Center	18	Academic Upgrades	$2,414,810	$845,183	$3,259,993	*$756,153,679*	
SJCC	SJCC-L	Library	18	Infrastructure	$16,329,658	$5,715,380	$22,045,038	*$778,198,717*	
EVC	EVC-I4	Pond and Amphitheater	18	Infrastructure	$335,150	$117,302	$452,452	*$778,651,169*	
EVC	EVC-CP	Campus Police	16	Infrastructure	$1,268,195	$443,868	$1,712,063	*$780,363,232*	
EVC	EVC-PA	Performing Arts	15	Infrastructure	$3,919,131	$1,371,696	$5,290,827	*$785,654,060*	
SJCC	SJCC-200	200 Building	9	Other	$14,758,705	$5,165,547	$19,924,251	*$805,578,311*	$800 Million
SUBTOTAL SHOULD/COULD PROJECT COSTS					$414,254,434	$145,138,293	$558,582,592		
TOTAL PROJECT CONSTRUCTION COSTS					$595,418,957	$210,969,488	$805,578,311		

Note: All Costs are in projected 2027 dollars.

Chapter 4
Districtwide Infrastructure Improvement Strategy

04

Introduction

Current Conditions and Challenges

Infrastructure Improvement Priorities

Sustainability Strategy

Infrastructure Improvement Projects

Implementation Considerations

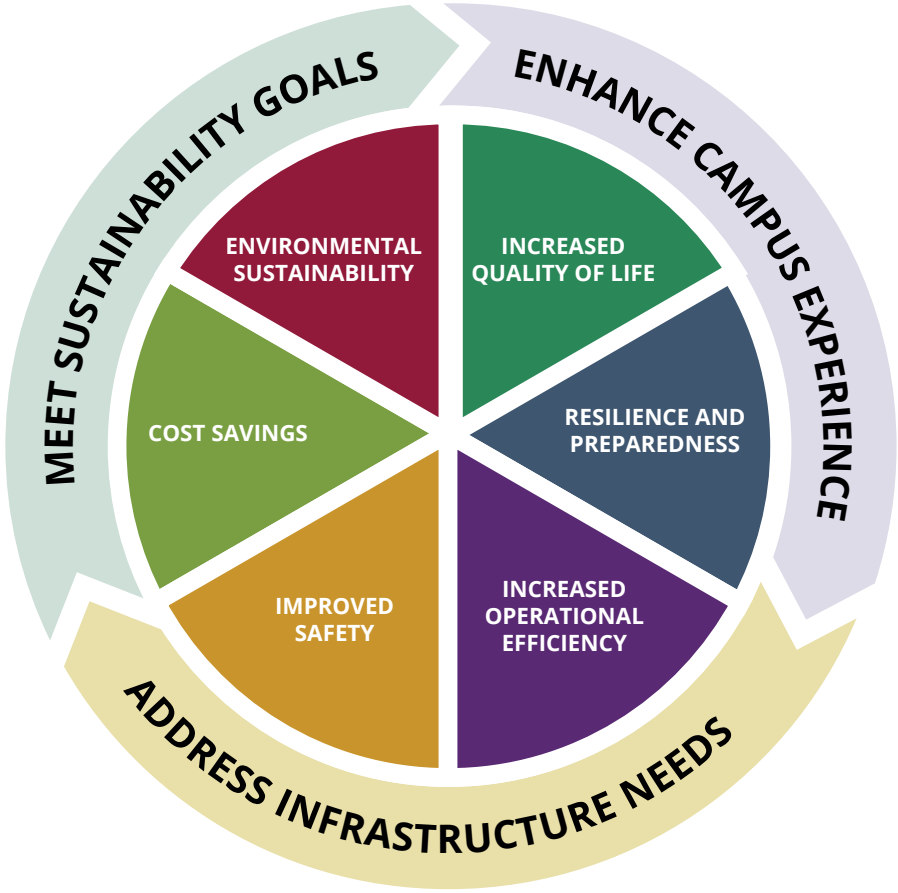
Infrastructure Improvement Strategy

The San José–Evergreen Community College District's (SJECCD) ability to deliver high-quality education relies on the strength of its underlying infrastructure—buildings, systems, and utilities that support daily operations. This chapter focuses on Districtwide priorities for infrastructure renewal, sustainability, and deferred maintenance, recognizing that these foundational systems are essential to safety, compliance, and operational efficiency.

Many campus facilities and systems, including roofs, HVAC, plumbing, electrical, and IT, are decades old and nearing the end of their service life. Deferred maintenance has accumulated, increasing the urgency of completing life-safety upgrades, seismic improvements, accessibility enhancements, and modernization of building systems. The Facilities Master Plan Update prioritizes non-discretionary projects that must be completed to keep campuses safe, compliant, and functional, while preventing costly emergency repairs.

Building efficiency and sustainability are integral to this approach. Energy-efficient lighting, high-performance building envelopes, water-saving systems, and renewable energy projects can be paired with infrastructure upgrades to reduce environmental impact and lower long-term utility costs. Landscape improvements with drought-tolerant plantings further conserve resources and enhance campus identity.

These investments form the foundation for all other campus improvements outlined in the FMP, enabling vibrant, reliable, and adaptable facilities that serve students, faculty, and the community for the next decade and beyond.



Current Conditions and Challenges

The San José–Evergreen Community College District's infrastructure faces significant pressures from aging systems, deferred maintenance, and evolving operational demands. These challenges directly affect safety, comfort, efficiency, and the District's ability to deliver high-quality educational experiences.

Facilities and Infrastructure Overview

Measure X (2016) Recap

The most recent bond measure, Measure X (2016), played a key role in advancing Evergreen Valley College and San José City College's FMPs, and supporting critical infrastructure improvements across the District. In addition to major FMP projects, the District completed campuswide upgrades at each College.

SJCC Infrastructure Improvements:

- Science Building mechanical system enhancements
- ADA accessibility improvements
- Development of a Telecom Master Plan
- Sports field scoreboard replacement
- HVAC system upgrades
- Elevator modernization
- Boiler replacement
- Installation of perimeter security fencing and gates

EVC Infrastructure Improvements:

- ADA accessibility upgrades
- CampusWide Signage Master Plan
- Updated painting and signage
- Security hardware enhancements
- Central plant modernization
- Environmental controls upgrades
- Roadway and pavement improvements

At the time of writing this Plan, the District is finalizing the expenditure of Measure X funds.

Age and Condition of Campus Facilities

The development of District buildings began at SJCC in the 1950s, and at EVC in the 1970s. As buildings age, they require ongoing capital improvements, and will often reach the end of their functional lifespan and need to be demolished, or require extensive retrofits.

SJCC's campus includes buildings that span a wide range of construction eras and architectural styles. Original buildings, such as the 100 and 200 Buildings, Theater Arts, and Jaguar Gym, date back to the early 1950s and are now approaching the end of their functional lifespan. In contrast, new and recently completed facilities like the Wellness Center, Fine Arts Building, and Career Education Center (under construction) exemplify modern learning environments.

At EVC, the original buildings, constructed in 1975, form the historic core of the campus. Over time, the campus has expanded significantly, with newer buildings extending the footprint outward.

However, infrastructure systems have not always kept pace with campus growth, resulting in uneven service capacity and maintenance demands across the site.

At both EVC and SJCC, the blend of old and new structures contributes to an eclectic campus identity, but also creates disparities in functionality, aesthetics, and efficiency. Some older buildings are no longer well-suited for current or future programmatic needs and are slated for major renovation or demolition.

Maintenance and Service

The analysis of building systems and operational conditions across the District revealed significant needs.

At SJCC, aging mechanical and electrical infrastructure in several buildings, such as Business, Cosmetology/Reprographics, and General Education, raises safety and performance concerns. Many of these systems require upgrades or replacement to maintain safe and efficient operations.

Inadequate maintenance access was another key issue identified in the Existing Conditions Analysis, particularly where utility equipment is obstructed by storage or poor layout. In some cases, mechanical spaces are undersized or lack direct access, placing strain on facilities staff and increasing the risk of equipment failure. The natural gas system also requires seismic retrofitting to enhance safety.

At EVC, the analysis of facilities infrastructure and maintenance revealed several critical issues impacting safety, functionality, and operational efficiency. Mechanical and electrical systems in buildings such as the Visual Arts, Admissions and Records, and Gymnasium show signs of aging and deterioration. Issues include failing equipment, poor maintenance access, outdated transformers, and deferred safety repairs.

In addition, inadequate access to mechanical systems poses ongoing risks to maintenance personnel. The campus's photovoltaic (solar) system is underperforming due to deferred upkeep, reducing its contribution to renewable energy goals.

This Facilities Master Plan prioritizes the resolution of deferred maintenance, modernization of building systems, and the enhancement of infrastructure at the EVC, SJCC and Milpitas campuses, to support current and future campus programs. By addressing these issues, the District can create a safer, more resilient, and sustainable environment that supports academic success and operational excellence.

Aging Facilities

Many core building systems, including HVAC, electrical, plumbing, and fire suppression, are at or beyond their expected service life. Inconsistent conditions in building envelopes such as roofs, windows, and insulation contribute to higher energy costs, reduced indoor comfort, and vulnerability to weather-related damage.

Many of SJECCD's buildings span multiple decades of construction, from original campus cores built in the 1950s–1970s to more recent, modern learning environments. While newer facilities exemplify contemporary design and performance standards, a substantial portion of the District's building inventory is approaching or past its functional lifespan.

Figure 2.1. EVC Building Age Map

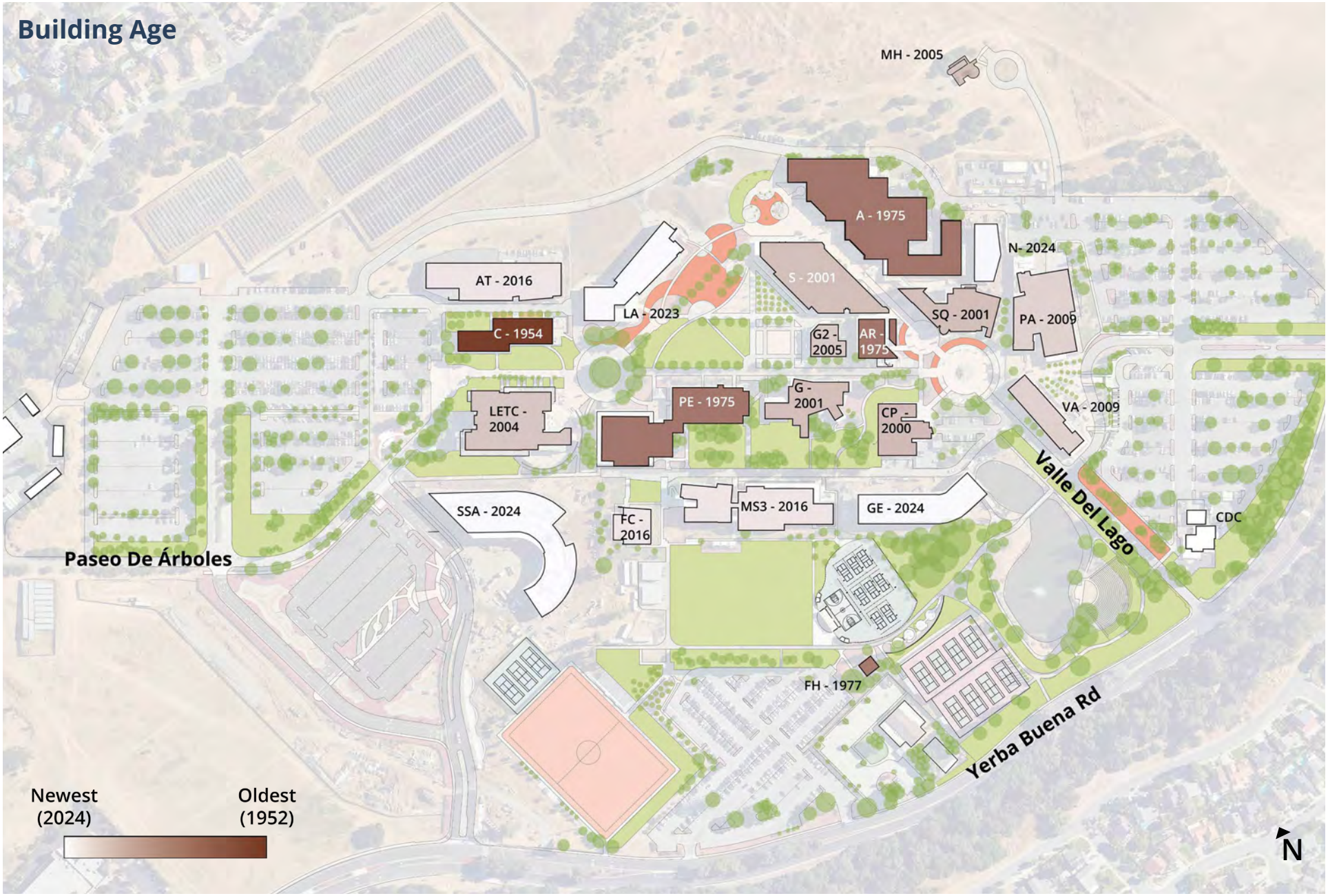
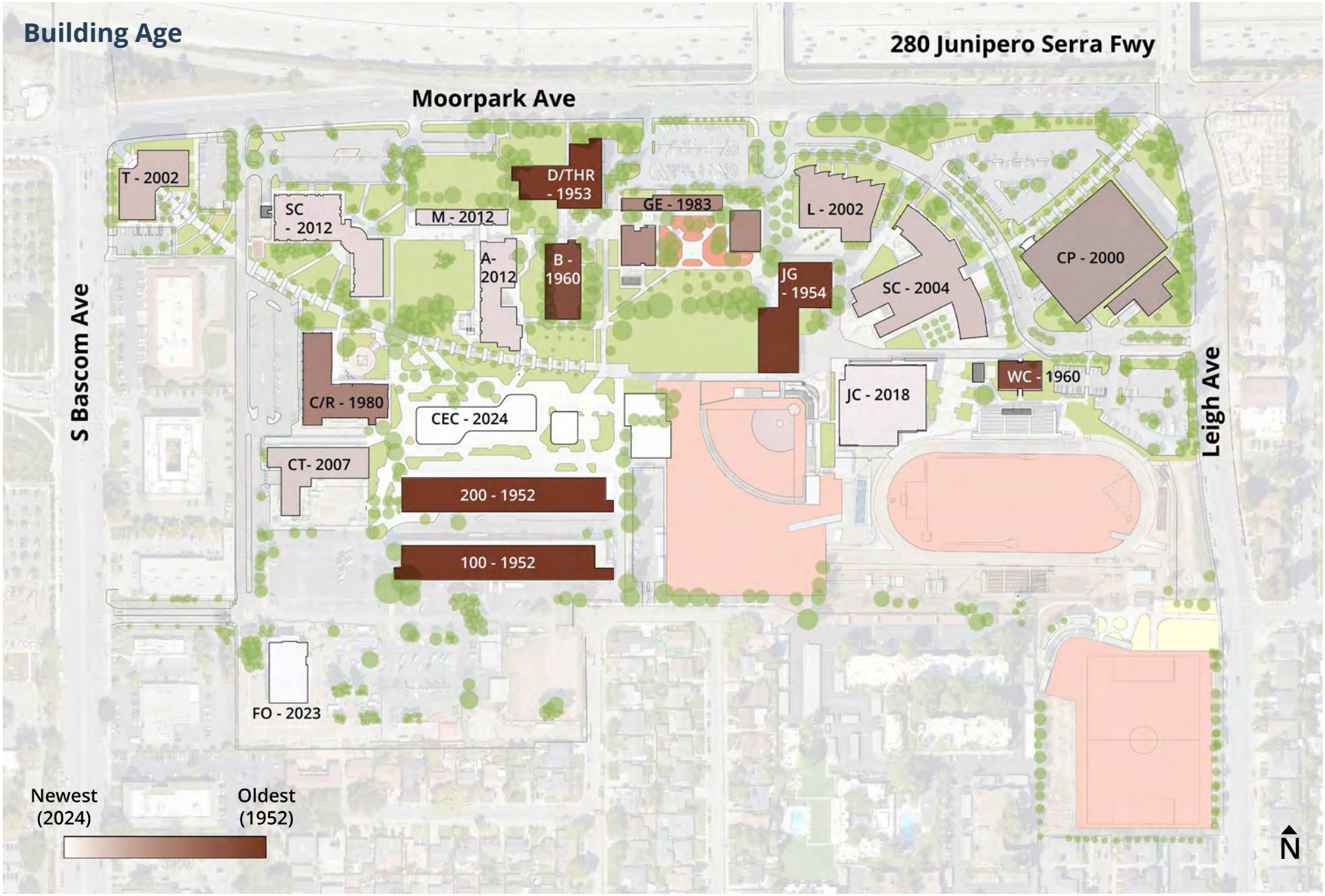


Figure 2.2. SJCC Building Age Map



In addition, several older buildings are no longer well-suited for current or anticipated programmatic needs. They may have inflexible layouts, insufficient accessibility, or physical limitations that prevent adaptation to new instructional models. In many cases, these aging facilities require either major renovation to extend their usefulness or strategic demolition to reduce maintenance and operational burdens.

Deferred Maintenance Backlog

Maintenance access is also a recurring challenge: utility equipment in some buildings is undersized, poorly located, or obstructed by storage, creating safety hazards for facilities staff and increasing the likelihood of equipment failure. Without targeted modernization, these facilities will continue to consume a disproportionate share of the District's resources and limit the ability to meet future academic, operational, and sustainability goals.

Years of postponed repairs have created a significant backlog of maintenance needs across both colleges. The compounding effect of deferred work means that relatively minor issues, such as roof leaks, worn flooring, or outdated lighting, can escalate into major building system failures if not addressed promptly.

The FMP existing conditions analysis revealed deficiencies in mechanical and electrical systems, deteriorated finishes, outdated life safety equipment, and inadequate accessibility features. In some cases, equipment is not just outdated but no longer supported by manufacturers, making replacement parts difficult to source and repairs costly.

The maintenance backlog also impacts operational efficiency and safety. For example, deferred maintenance on the photovoltaic (solar) system at Evergreen Valley College has reduced its energy generation capacity, limiting the District's ability to meet renewable energy goals. Without proactive investment, the cost to address these issues will increase over time, potentially leading to unplanned shutdowns or emergency repairs that disrupt campus operations. and academic programs.

Infrastructure Gaps

A number of critical infrastructure systems require upgrades or replacement to meet current standards for safety, capacity, and performance. Outdated life safety systems, such as fire alarms, sprinklers, and seismic shut-off valves, need modernization to ensure compliance with current codes and to protect people and property.

Electrical distribution and IT/telecom systems lack the capacity to fully support the technology needs of modern instructional spaces, laboratories, and hybrid learning environments. In some cases, outdated transformers, undersized conduits, and insufficient server room cooling limit the District's ability to expand digital learning resources or integrate new equipment.

Accessibility gaps persist across campuses, with some building entries, pathways, and restrooms not fully meeting ADA and universal design standards. These deficiencies can limit campus usability for individuals with mobility or sensory impairments, reducing inclusivity and compliance.

Sustainability and Energy Efficiency

Many building systems, including lighting, HVAC, and water fixtures, rely on outdated, inefficient technology that increases energy use and operational costs. There are opportunities to significantly improve energy performance through strategic upgrades to high-efficiency lighting, HVAC controls, and building envelopes.

The integration of renewable energy systems is currently limited, and existing assets such as solar panels require maintenance and optimization to achieve their intended performance. Additionally, the District can reduce irrigation demand by expanding drought-tolerant landscaping, implementing smart water management systems, and capturing stormwater for reuse.

By investing in sustainability upgrades, SJECCD can lower its carbon footprint, reduce long-term utility costs, and advance its commitment to climate resilience while improving comfort and usability for students, faculty, and staff.

Infrastructure Improvement Priorities

The District's infrastructure priorities reflect a balance between urgent, non-discretionary needs and strategic upgrades that will improve efficiency, sustainability, and the campus experience. These priorities ensure that core systems remain safe and functional while also positioning campuses to operate more cost-effectively and sustainably over the long term.

Non-Discretionary Upgrades

These are essential projects that must be completed to keep campuses operational, code-compliant, and safe.

- Life Safety – Campuswide fire alarm and suppression system replacements; seismic safety upgrades; earthquake detection and automatic gas shut-off valves; security camera and access control expansions.
- Structural Needs – Roof replacements at multiple buildings; seismic reinforcement of instructional and administrative facilities; repair and replacement of deteriorated exterior wall assemblies and glazing.
- Mechanical/Electrical/Plumbing (MEP) – Boiler and chiller replacements at instructional buildings; campuswide plumbing fixture upgrades; replacement of outdated electrical panels and transformers.
- IT/Telecom is addressed in the SJECCD Technology Master Plan for FY 2025-2032.

Efficiency and Sustainability Measures

Infrastructure renewal offers a critical opportunity to pair system replacements with performance improvements that lower long-term operating costs and support climate goals.

- Energy Efficiency – LED lighting retrofits campuswide; installation of high-efficiency HVAC systems; building envelope improvements (insulation, windows, shading devices).
- Water Efficiency – Installation of low-flow restroom fixtures; irrigation system replacement with smart controls; conversion of high-water-use landscape areas to drought-tolerant planting.
- Renewable Energy – Solar PV array feasibility and installation on select rooftops and parking canopies; battery storage integration to reduce peak load.

Landscape and Public Realm Improvements

Infrastructure projects should be coordinated with campuswide landscape renewal efforts to ensure a cohesive and sustainable environment.

- Campuswide tree planting for shade and climate resilience.
- Accessible pathway upgrades connecting key destinations.
- Native plant palette conversion to reduce long-term maintenance demand.
- Stormwater management improvements, including bioswales and permeable paving.

Sustainability Strategy

In alignment with District Resolution No. 101320-6 and the 2021 CCCCO Climate Action and Sustainability Framework, SJECCD is committed to advancing environmental stewardship, operational efficiency, and fiscal responsibility. This commitment will be formalized through the development of Campus Sustainability Plans and Climate Action Plans for each college. These plans will guide long-term actions across energy, water, waste, and community engagement, positioning the District as a leader in sustainability within higher education.

The District's sustainability goals emphasize that every infrastructure project must be evaluated not only for immediate functional needs but also for its long-term environmental impact, lifecycle operating cost, and contribution to campus climate goals. This includes:

- Integrating sustainable design standards into all capital projects, ensuring durability, low-maintenance operation, and extended lifecycle performance.
- Reducing greenhouse gas emissions through high-efficiency building systems, electrification, and renewable energy integration.
- Leveraging state and utility incentive programs to fund energy efficiency, water conservation, and renewable energy projects.
- Maximizing operational efficiencies by consolidating underused facilities, upgrading energy management systems, and conducting regular energy audits.

Sustainability at SJECCD spans a wide range of actions—from small-scale actions like LED lighting conversions and water fixture replacements to major initiatives such as achieving carbon neutrality (no net greenhouse gas emissions) or even carbon positivity (generating more renewable energy than consumed). It also extends beyond climate impacts to include habitat creation, environmentally responsible purchasing, and resilient landscape design.

Feedback from students, faculty, and staff during outreach underscored the importance of sustainability efforts. Participants highlighted concerns over energy waste, a lack of accountability for resource use, and missed opportunities for cost savings. Addressing these concerns will require clear roles for managing sustainability initiatives, robust data tracking, and incentives for conservation.

By embedding sustainability considerations into every project decision, SJECCD will reduce environmental impact, strengthen operational resilience, and model the values of environmental responsibility to the communities it serves.

Guidance for Campus Sustainability Plans and Climate Action Plans

The development of Campus Sustainability Plans and Climate Action Plans at SJCC and EVC should provide a clear, actionable roadmap for reducing environmental impact, enhancing operational efficiency, and aligning with the District's climate commitments. Each plan should be grounded in measurable targets, supported by baseline data, and integrated into campus operations and capital planning.

Core Components

The following are the core components of future Campus Sustainability and Climate Action Plans.

Vision and Goals

- Define a long-term sustainability vision in alignment with District Resolution No. 101320-6 and the CCCCO Climate Action and Sustainability Framework.
- Establish goals for GHG Reduction, green buildings, energy, water, waste, purchasing and procurement, transportation, food systems, and habitat enhancement.

Benchmarking and Plan Development

Campus Sustainability and Climate Action Plans will address the following considerations.

Greenhouse Gas Emissions Reduction: The District will capture metrics for facility/campuswide and building-by-building electricity and natural gas consumption, and calculate approximate GHG emissions per person on campus.

Subsequent Steps: Future phases will include planning for GHG emission reduction through building-specific monitoring and controls, looking for potential big wins, and considering how energy use costs may be reduced by strategic facility use. The District may also look at transportation-related GHGs, and lower-carbon energy suppliers over time.

Green Building: The District will benchmark natural gas use, and consider solar capacity at District facilities on campuswide and building-by-building basis.

Subsequent Steps: Future phases will include planning to reduce natural gas usage, and the potential for adopting Green Building requirements for new and existing buildings, such as the LEED program or similar programs.

Energy: The District will work to establish Energy Use Intensity (EUI) benchmarks for each District Building as well as each College campus.

Subsequent Steps: Future phases will include construction and operation plans aimed at more closely monitoring and reducing EUI through submetering and the use of smart, efficient fixtures to yield excellent efficiency and functionality for each District space.

Water: Water usage is always a consideration in California. The District will utilize campuswide, irrigation zone, and building-level water meters to measure and calculate water usage per person on campus.

Subsequent Steps: Future phases will include plans for more specific

monitoring of water usage and identification of problem areas, as well as installation of water-efficient fixtures and smart control systems for irrigation. The District will also look into connecting to the San José recycled water system (also known as the "Purple Pipe System"), and potential on-campus use of recycled water as feasible. The District and Colleges will also look into the use of drought-tolerant vegetation on campus.

Waste: The District will measure and benchmark waste generation for waste directed to landfills, recycling plants, and compost facilities, and will calculate waste generated per person on campus. The District will also take stock of its waste collection practices and communications to ensure that people are appropriately sorting their waste

Subsequent Steps: Future phases will include a plan to reduce waste generation on campus through recycling and composting programs, communications, and purchasing decisions that minimize post-purchase waste.

Purchasing and Procurement: The District will reflect on its purchasing programs and their sustainability practices, and work with vendors and the Foundation for California Community Colleges CollegeBuys program to understand best practices and identify areas for potential improvement.

Subsequent Steps: Future Phases will include developing guidelines to ensure sustainable purchasing procedures, and working with other CCCs to build economies of scale in sustainable purchasing. The District will also look at purchasing non-toxic landscaping and cleaning products to protect the health of everyone on campus as well as the environment.

Transportation: The District will inventory its District-owned vehicle fleet, including on-campus vehicles used by the facilities and maintenance teams, to benchmark vehicle types and articulate the District's existing practices for vehicle purchasing.

Subsequent Steps: Future phases will include developing a plan to phase out gas-powered vehicles and landscaping equipment, and to look at transportation the campus populations use to get to and from campus. This can include planning for emissions reductions from people and vehicles coming to campus, and supporting and improving pedestrian and bicycle access.

Food Systems: The District will work with food providers and food pantries to assess the availability of more sustainable (locally produced, plant-based, and vegetarian and vegan) foods, as well as minimally-processed foods.

Subsequent Steps: Future phases will include planning to increase the availability of delicious, sustainable, healthy and minimally-processed food on campus, as well as communicating the value of eating these foods, and to build towards foods that are Local and Community Based, Fair Trade, Ecologically Sound and Humane as championed by the the Real Food Challenge (https://www.rfchallenge.org/) and students across the state.

Implementation Framework

Following the development of benchmarks and subsequent steps of each aspect of sustainability, the District will:

- Identify near-, mid-, and long-term projects with cost estimates and funding opportunities (state, utility, grant).
- Assign roles and responsibilities for implementation, monitoring, and reporting.

Metrics and Reporting

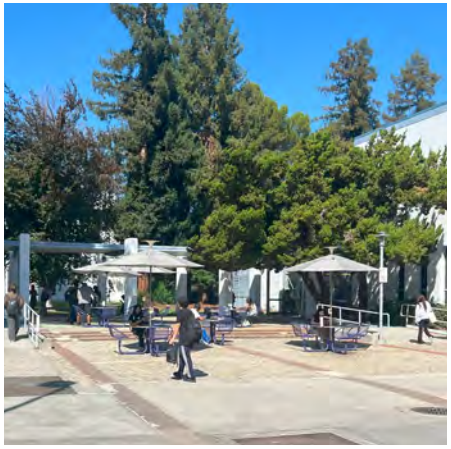
In order to monitor progress towards plan goals, the District will:

- Set performance benchmarks for energy use, water consumption, waste diversion, and greenhouse gas emissions.
- Establish annual reporting to track progress and adjust strategies.

Engagement and Education

In order to ensure full community engagement in and understanding of sustainability plans and action, the District will:

- Involve students, faculty, and staff in plan development and implementation.
- Provide training and communication to build a campuswide sustainability culture.



Infrastructure Improvement Projects

Campuswide Infrastructure Improvement Projects

Campus maintenance and efficient operations are a central focus of this Facilities Master Plan and represent one of the District's highest priorities. As Evergreen Valley College and San José City College continue to grow and evolve, a robust infrastructure strategy is essential to ensure safety, functionality, and long-term sustainability.

Campuswide infrastructure investments are organized around three key priorities:

- **Safety and Access –** Addressing the physical safety of students, faculty, classified professionals, and maintenance staff through improvements to mechanical and electrical systems, upgrades to outdated infrastructure, and secure, code-compliant access for operations personnel.
- **Operational Efficiency and Sustainability –** Reducing energy and water consumption, lowering operating costs, and advancing the District's climate commitments by modernizing lighting and controls, retrofitting mechanical systems, and installing monitoring systems for real-time resource management.
- **Infrastructure Mapping, Assessment, and Replacement –** Conducting comprehensive assessments to document existing systems, identify gaps, and prioritize upgrades based on age, condition, and criticality to operations.

The following projects translate these priorities into action, providing a foundation for safe, reliable, and sustainable campus operations well into the future.

Equipment Access Improvements

Both campuses will improve access to rooftop and mechanical equipment to ensure safe and efficient maintenance. Upgrades include painting roof hatch curbs with low-albedo colors to reduce heat gain, securing or replacing guardrails, and addressing materials that cause irritation. New access solutions will be installed where none currently exist, ensuring compliance with safety standards for both existing and new construction.

Electrical Distribution Analysis & Improvements

A comprehensive update of the campus electrical distribution system will be undertaken at each college. This includes producing accurate 21kV single-line diagrams, labeling all switchboards and panelboards, reviewing code compliance, and documenting underground infrastructure. Emergency power planning will be integrated, including options for backup generators and site lighting resiliency. At key locations, such as the Central Plant, electrical equipment labeling and code upgrades will also be completed.

Lighting Fixtures and Controls Upgrade

Both colleges will replace aging lighting with high-efficiency LED fixtures, coupled with daylight and dimming controls to adjust output based on occupancy and available natural light. These

upgrades will improve energy efficiency, reduce operational costs, and enhance lighting quality in classrooms, offices, and public areas. The scope includes interior and exterior fixtures, with hazardous material abatement where required.

Parking Lot Resurfacing

Resurfacing and restriping of all parking areas, drives, and access roads will improve safety, extend pavement life, and refresh wayfinding. Work will address deteriorated surfaces, improve drainage, and ensure compliance with accessibility standards. At EVC, new lighting will be DarkSky-compliant to minimize light pollution.

Fire Alarm System Replacement

The existing Johnson Controls proprietary fire alarm systems will be replaced with a Simplex system at both campuses. This will improve maintainability, allow for standardized parts and servicing across the District, and enhance system reliability for emergency response.

Operations Cost Reduction Infrastructure Projects

Energy use across SJECCD's campuses represents a significant portion of operational costs and environmental impact. The District is committed to reducing energy consumption, increasing efficiency, and transitioning to cleaner energy sources in alignment with its adopted Resolution No. 101320-6, "In Support of Climate Change and Environmental Sustainability," and the 2021 California Community Colleges Climate Action and Sustainability Framework.

SJECCD's energy strategy is guided by the following goals:

- **Reduce overall campus energy consumption** through efficient building systems, lighting upgrades, and energy-conscious design.
- **Increase electrification** of building systems to reduce reliance on fossil fuels and position campuses to take advantage of renewable electricity sources.
- **Support energy monitoring and commissioning** through smart meters, system-level controls, and ongoing performance tracking.
- **Integrate energy goals with capital improvement projects**, ensuring that renovations and new construction meet or exceed Title 24 energy standards and support long-term operational sustainability.

Energy use varies across the District's diverse building types, from older, energy-intensive facilities to newly constructed buildings with modern systems. This variation underscores the importance of targeted strategies that reflect the age, use, and mechanical infrastructure of each facility.

As part of this plan, energy efficiency is being addressed through infrastructure improvements, system upgrades, and long-term benchmarking tools to track progress. Energy models performed for the FMP Update provide a preliminary analysis of energy savings potential for key building types, further informing the District's future investments in sustainability and resiliency.

Operations Cost Reduction Study

Each campus will conduct a comprehensive review of building energy use to establish Energy Use Intensity (EUI) benchmarks, identify Energy Conservation Measures (ECMs), and determine lifecycle payback periods. The study will guide investment in the most cost-effective efficiency upgrades and inform long-term capital planning.

Energy Monitoring-Based Commissioning

A continuous monitoring process will be implemented at both campuses to optimize building system performance. Using tools like SkySpark and Clockworks Analytics, facility teams will receive real-time data on HVAC, lighting, and equipment operations. Fault detection and diagnostics will allow for early issue resolution, reducing energy waste and extending equipment life.

Environmental Controls Renovation & Equipment Replacement

Obsolete and proprietary building controls will be replaced with BACnet-compatible systems using ASHRAE-G36 sequences for better energy management. Upgrades will reduce simultaneous heating and cooling, improve occupant comfort, and make systems easier to maintain. Work will include integrating setpoint optimization, demand-controlled ventilation, and open-source monitoring capabilities.

Smart Meter Installations

Smart electric, gas, and water meters will be installed across all buildings and major landscape irrigation systems. These meters will provide real-time consumption data, support compliance with sustainability standards, and help identify opportunities for conservation and operational efficiency.

EVC Specific Infrastructure Projects

Seismic Hazard Mitigation and Building Demolition

Evergreen Valley College lies within the Alquist-Priolo Earthquake Fault Zone, which runs through the campus core, parallel to the Diablo Range. Following the California Geological Survey's 2011 reclassification of the fault from inactive to active, the seismic risk of new and existing development in the affected zone has significantly increased. The Acacia Building, partially located within this zone, has been identified for demolition to ensure campus safety and compliance with state seismic regulations. This project underscores the District's commitment to seismic resilience, adherence to California's geologic and structural standards, and responsible long-term campus planning.

DarkSky Project

EVC will address light pollution from campus facilities that affect the nearby observatory. Improvements will include shielding or redirecting light fixtures, reducing brightness levels, adding motion controls, and using warmer color temperatures to minimize blue-violet light emissions. These measures will benefit astronomical observation and local wildlife.

Photovoltaic Yard Replacement / Renovation

EVC's large solar array will be restored to at or near its original generation capacity through one of several strategies. Options include replacing all panels, inverters, and controls; repairing motors and securing connections for full optimization; or fixing panels at an optimal permanent angle. All approaches will include vegetation clearing to reduce fire risk and improve maintenance access.

SJCC Specific Infrastructure Projects

Gas Distribution Seismic Upgrades

San José City College will install earthquake-activated shutoff valves on the gas supply lines for all buildings with gas service. This safety measure will help prevent gas leaks and potential fires following a seismic event. Valves will be placed outside each building before the service line enters, improving accessibility for emergency crews.

Central Plant Electrification & Capacity Upgrade

The SJCC Central Plant will be modernized with a 375-ton six-pipe electric heat pump chiller capable of producing both chilled and hot water, reducing reliance on fossil fuels. The upgrade will include hot and chilled water storage tanks, additional pumps, refrigerant leak detection, and hazardous materials abatement. Existing gas-fired equipment will be retained as a backup during the transition to full electrification.

Implementation Considerations

Infrastructure projects represent the foundational systems that enable all other campus operations and improvements to function effectively. These projects address critical safety, reliability, and compliance needs in areas such as electrical distribution, fire alarm systems, energy monitoring, building controls, and utility metering. Because they directly impact campus safety, operational continuity, and long-term cost efficiency, infrastructure projects are considered "Must-Do" investments within the Facilities Master Plan. They carry the highest priority for funding and should be implemented as early as possible in the capital program to reduce risk, prevent costly emergency repairs, and create a stable platform for future modernization and expansion.

Phasing with Other Projects

In some cases, infrastructure improvements can be planned in tandem with building modernizations, public realm enhancements, and landscape renewals. Coordinating these efforts reduces disruption to campus operations, avoids redundant work, and can lower construction costs through shared mobilization and site preparation.

Cost Management

Prioritize high-impact, high-urgency projects to address critical needs first. Where possible, bundle smaller upgrades—such as lighting retrofits, plumbing replacements, and accessibility improvements—into larger construction packages to take advantage of economies of scale.

Funding Sources

Leverage multiple funding streams to support implementation. This may include voter-approved bond measures, California Community Colleges state capital outlay programs, utility rebate incentives, and sustainability-focused grants from state or federal sources. Early identification of eligible funding programs can help align project timing with available resources.

Performance Tracking

After completion, each project should undergo post-occupancy and post-installation evaluation to confirm that performance targets for energy use, water efficiency, and operational improvements are being met. Regular reporting will help refine future project scopes and reinforce accountability for sustainability and operational goals.

Chapter 5
Evergreen Valley College Campus Plan

05

Introduction

Evergreen Valley College Vision

Major Project Summaries

Introduction

This chapter focuses on Evergreen Valley College (EVC) and provides a comprehensive foundation for future campus planning and development. It includes an overview of existing campus conditions, recent building projects, and landscape character, along with a clear vision for the campus in 2035. The chapter presents a proposed site plan and a series of strategic campus improvements, including enhancements to infrastructure, mobility, landscape, and sustainability. It also outlines program-driven project recommendations for key buildings and open spaces, as well as a strategy for maintaining and upgrading critical campus systems. All future development should align with the site plan and the guiding principles established in this Facilities Master Plan.

List of Building Abbreviations

A	Acacia
AR	Admissions and Records
AT	Automotive Technology
C	Cedro
CDC	Child Development Center
CP	Central Plant
EC	Evergreen Center (Old Student Center)
FC	Fitness Center
FH	Field House
G	Gullo I
G2	Gullo II
GE	General Education
GYM	Gymnasium
LA	Language Arts
LETC	Library Education and Technology Center
MH	Montgomery Hill Observatory
MS3	Math Science 3
N	Nursing
P	Portables
PA	Performing Arts
PE	Physical Education
SC	Student Center
SC/A	Student Center and Administration
SRH	Student Resources Hub (Old AR)
SQ	Sequoia
VA	Visual Arts

Evergreen Valley College Vision

Evergreen Valley College is a vital educational resource in San José's Evergreen neighborhood. With relatively new academic and student services buildings, as well as generous open space, the campus is well-positioned to support its students and community. Building on these strengths, the 2027–2037 Facilities Master Plan sets a vision for a vibrant, student-centered, and future-ready college campus.

This Plan focuses on completing major initiatives launched during the last bond cycle, such as the reprogramming of the former Student Services Building and the removal of the outdated Acacia Building, while preparing the campus to evolve with changing academic and service needs. Over the next decade, Evergreen Valley College must adapt to shifts in instructional delivery, including the expansion of hybrid and in-person programs, while continuing to serve as a hub for academic learning, student support, administrative services, recreation, and community life.

The vision for 2035 is to ensure that Evergreen Valley College is a welcoming, well-utilized, and program-responsive campus, one that remains a cornerstone of student experience and community connection.

To realize this vision, the Facilities Master Plan emphasizes:

- Renewing infrastructure and addressing deferred maintenance to ensure a safe, high-performing campus environment.
- Enhancing energy efficiency and resilience through sustainable design.
- Improving the alignment of space with programmatic needs by right-sizing classrooms, labs, and student support areas.

- Investing in flexible and adaptable spaces that support evolving modes of teaching and learning.
- Creating active student hubs and gathering places that promote connection, well-being, and belonging.

Through thoughtful investment and strategic development, Evergreen Valley College will continue to grow as a dynamic, inclusive, and high-impact educational setting that supports student success and community vitality.

Strategic Campus Improvements

Future Site Plan

The future site plan for Evergreen Valley College builds on extensive input from the District and College community, analysis of existing conditions, projections of population and programmatic demand, and alignment with prior facilities, strategic, and educational master plans. This Facilities Master Plan (FMP) outlines a cohesive vision to enhance EVC's academic, athletic, and natural environment.

Key elements include:

- Removing, renovating, or replacing outdated facilities such as the Acacia Building and PE Portables
- Strengthening campus vitality by identifying and enhancing key campus hubs
- Improving mobility and access for all users entering and navigating the campus
- Expanding pedestrian-oriented gathering spaces and enhancing the campus landscape
- Prioritizing high-impact capital projects
- Promoting efficiency in building operations and design
- Supporting ecological health and reducing maintenance demands by expanding native landscaping

The future site plan emphasizes targeted renovations and landscape improvements, rather than large-scale new construction. These investments are aimed at maximizing existing assets, increasing campus usability, and enhancing the student experience.

Figure 32. Proposed Modifications for Site Plan

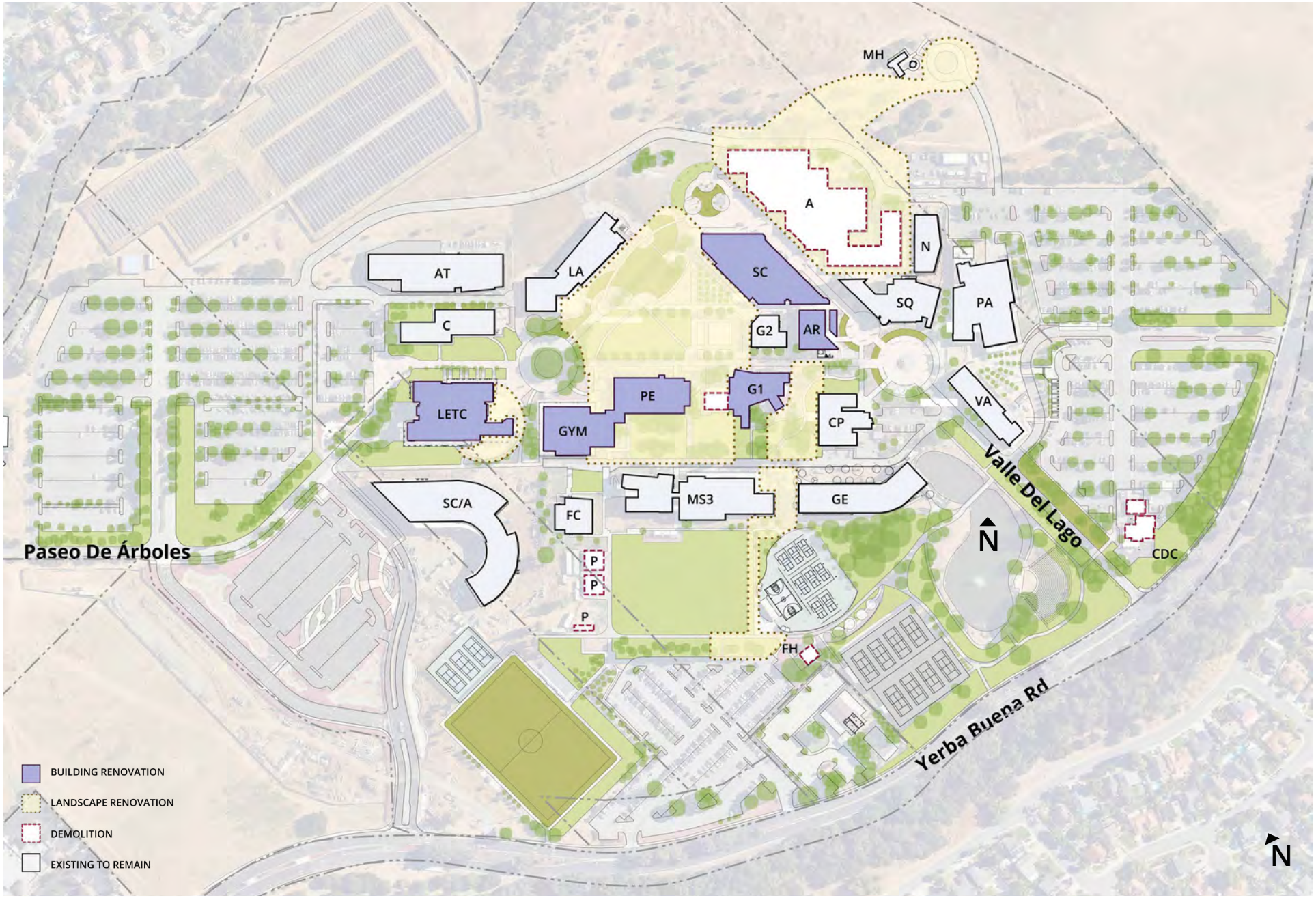
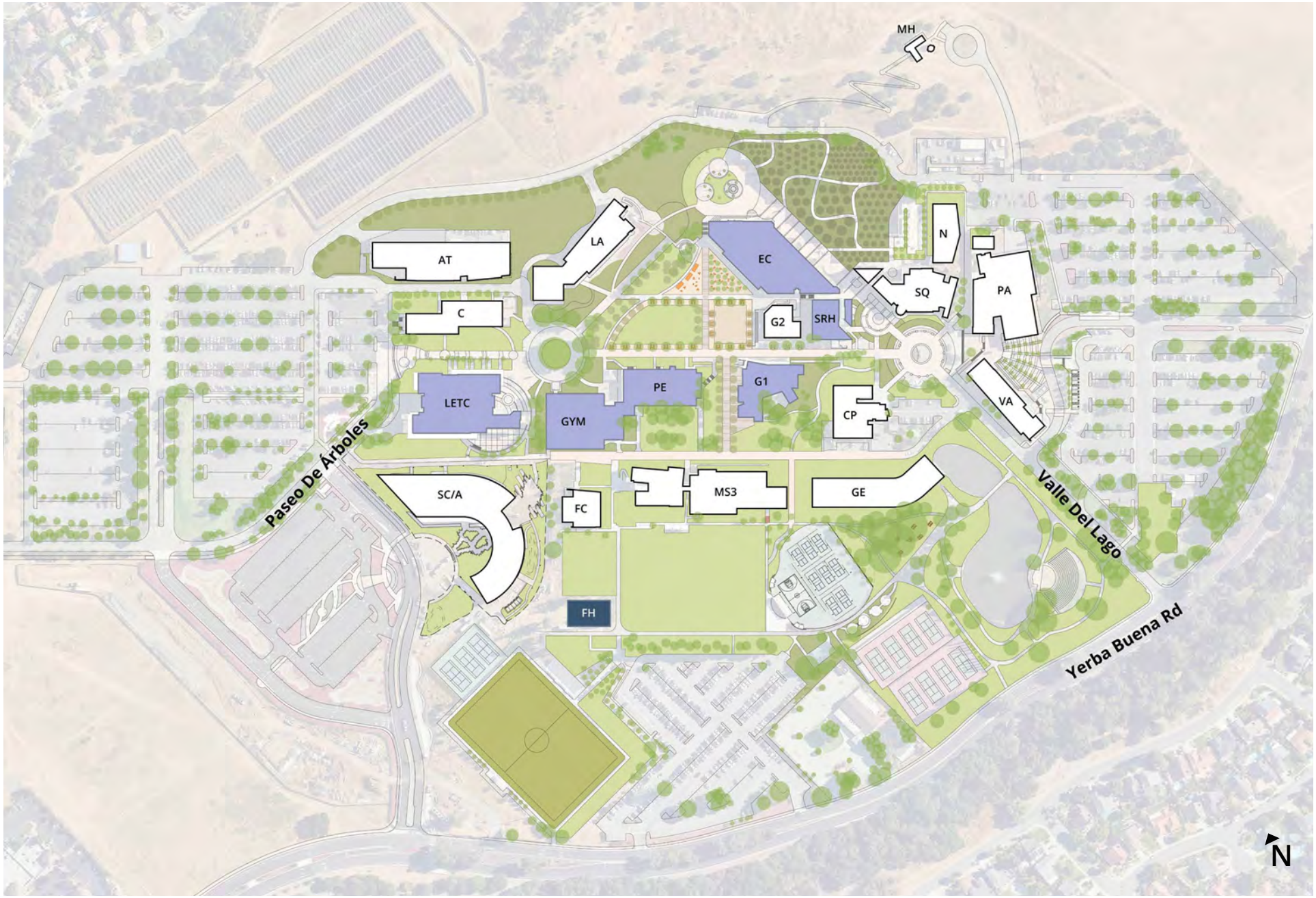


Figure 33. Proposed Facilities Master Plan



Campus Organization and Layout

Evergreen Valley College is situated at the base of Montgomery Hill on a gently sloping site that descends from northeast to southwest. Most campus buildings are concentrated around a central pedestrian plaza located on relatively flat ground. Two primary east-west pedestrian pathways organize campus circulation, one of which defines the southern edge of the Central Plaza. Academic buildings and the original student services center frame the remaining sides of this triangular open space.

In recent years, the relocation of Student Services and Administration to the southern edge of campus has shifted the functional and experiential focus of the campus core southward. New academic buildings have also been added in this area, expanding the footprint of the academic core while maintaining the overall campus structure.

Campus Zones and Uses

Historically, academic buildings have been arranged in a ring around the Central Plaza, with student support services, non-academic functions, and open spaces occupying the interior of the campus core. This pattern remains largely intact, but evolving space needs and construction projects have led to a more dispersed layout for student-facing services.

Key campus zones include:

- The arts complex, which acts as a gateway on the eastern edge of campus.
- Athletic facilities, concentrated on the southern end of campus, including the Gym and PE building in a central location.
- Student services, such as the library, cafeteria, and student center, which are distributed across campus rather than clustered in a single hub.

A District-owned warehouse and solar field are located on the west side of campus, while the Montgomery Hill Observatory anchors the site's high point to the northeast.

Campus Character and Experience

EVC has a strong sense of openness and calm, characterized by wide view corridors, the natural backdrop of Montgomery Hill, and distinctive building-sized murals that reflect academic themes and add cultural identity to the campus. This visual clarity and expansive spatial experience create a serene, inspiring environment that supports academic focus and reflection.

The blend of architectural expression, public art, and landscape design contributes to a memorable and meaningful campus atmosphere. This identity is further reinforced by the surrounding suburban context and scenic views.

Open Space and Outdoor Use

The Evergreen campus is rich in outdoor spaces, from formally landscaped Central Plazas and lawns to more naturalistic zones along the campus edges. The southeastern corner of campus includes a park-like area with a pond and amphitheater, which serves both the college and the surrounding community.

Large trees, ranging from mature oaks to newly planted varieties, provide essential shade in a region that experiences many hot days. These trees are complemented by built shade structures in high-use gathering areas. However, inconsistent landscape maintenance has led to a reduced planting palette and replacement of living landscaping with artificial turf in some areas as a low-maintenance strategy.

Public Space Public Life Study

To better understand how students, staff, and visitors use the outdoor campus environment, the planning team conducted a Public Space Public Life (PSPL) study. While the campus's openness and scenic qualities were identified as assets, the study found that many outdoor areas feel underutilized or disconnected from campus activity.

Recommendations from the study include:

- Focusing energy around key campus hubs, especially the Central Plaza.
- Enhancing comfort with movable seating, shade, and outdoor amenities.
- Ensuring outdoor spaces are adjacent to active indoor uses to increase visibility and engagement.

The pickleball courts, which attract consistent use, present an opportunity to model other playful and social outdoor spaces. Similarly, the Central Plaza has the potential to become the vibrant heart of campus life through temporary or permanent activations like interactive seating, games, or cultural installations. Additional gathering spaces along the secondary promenade near the MS3 building would also enhance student experience and encourage lingering between classes.

Figure 34. Public Space

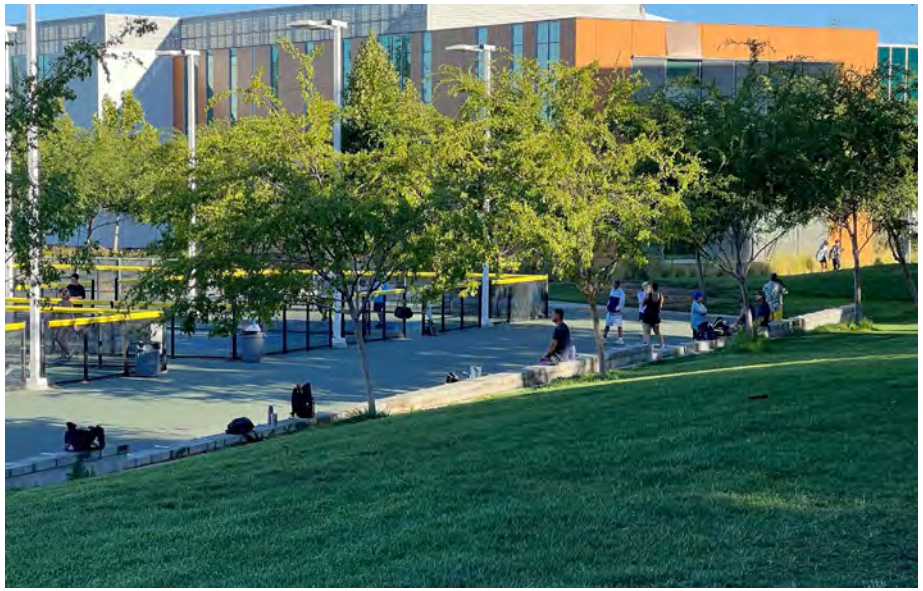


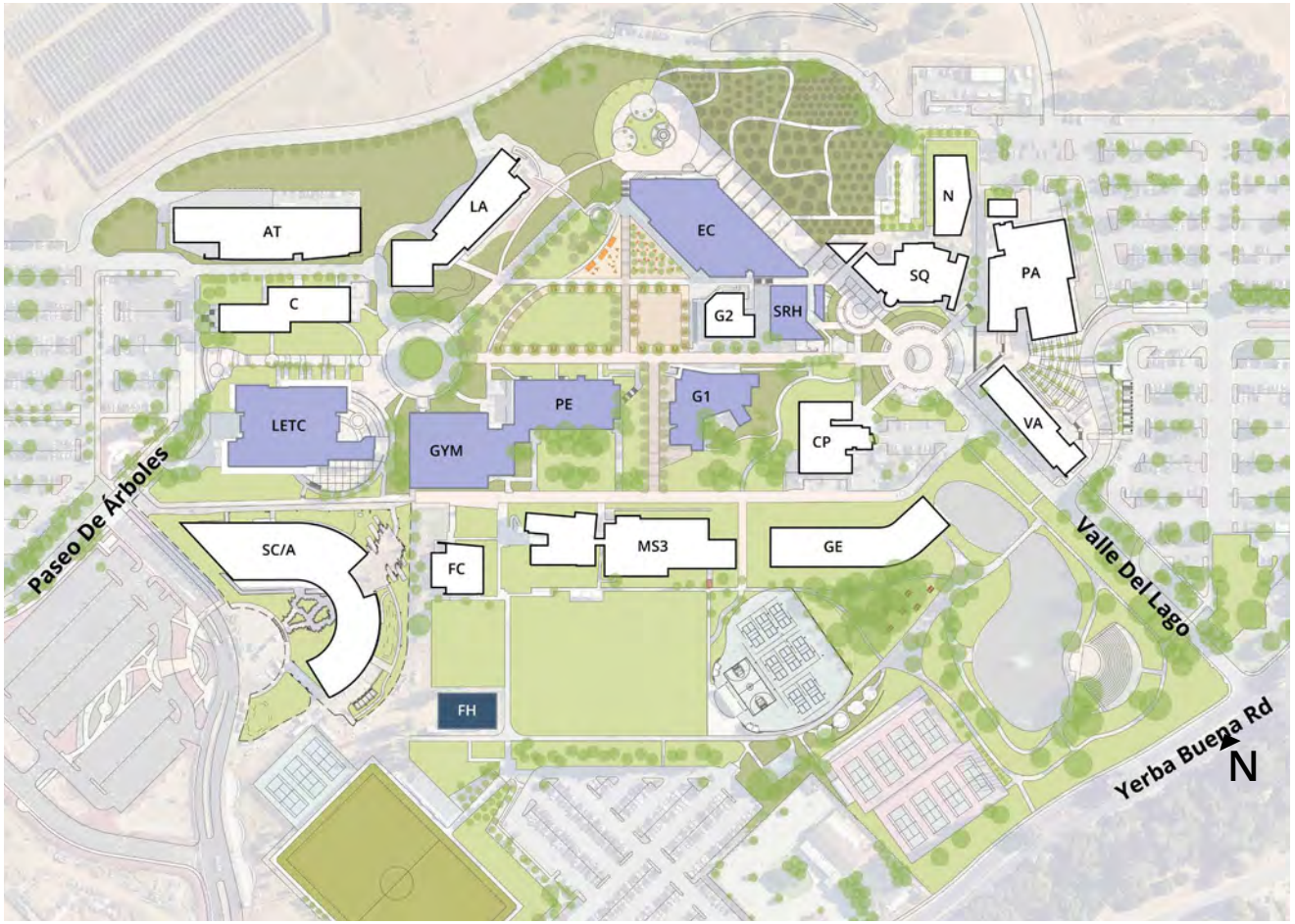
Figure 35. Seating Areas

Landscape Strategy and Framework

The Evergreen Valley College landscape is central to the identity of the campus and a reflection of the College's commitment to sustainability, access, and student wellbeing. A comprehensive landscape framework supports not only aesthetic goals but also functional objectives related to mobility, climate adaptation, and community engagement. The landscape serves as both a learning environment and a public realm that fosters social connection, reflection, and physical activity.

The overarching landscape concept is to create a vibrant, pedestrian-oriented campus core that gradually transitions to California native and climate-adapted planting zones at the campus perimeter. This gradient strategy balances the need for active, student-centered spaces with best practices in sustainability and long-term maintenance.

Figure 2.3. Proposed Evergreen Valley College Illustrative Site Plan



Vehicular Gateways

Vehicular gateways signal arrival and establish the first impression of the campus. At Evergreen Valley College, these entry points, primarily from San Felipe and Yerba Buena Roads, are currently clear and well-marked. Future improvements will reinforce the identity of these gateways through planting, signage, lighting, and view corridors. Crosswalk safety and pedestrian visibility at these vehicular access roads will also be prioritized.

Pedestrian Gateways

Pedestrian gateways transition users from parking areas into the campus core. These should be designed as welcoming, comfortable spaces that ease the shift into the campus environment. Enhancements may include clearly marked pedestrian pathways across parking lots, shade trees, directional signage, lighting, and furnishings that reflect the College's identity. Currently, most pedestrian entries are intuitive but can be further improved for comfort and clarity.

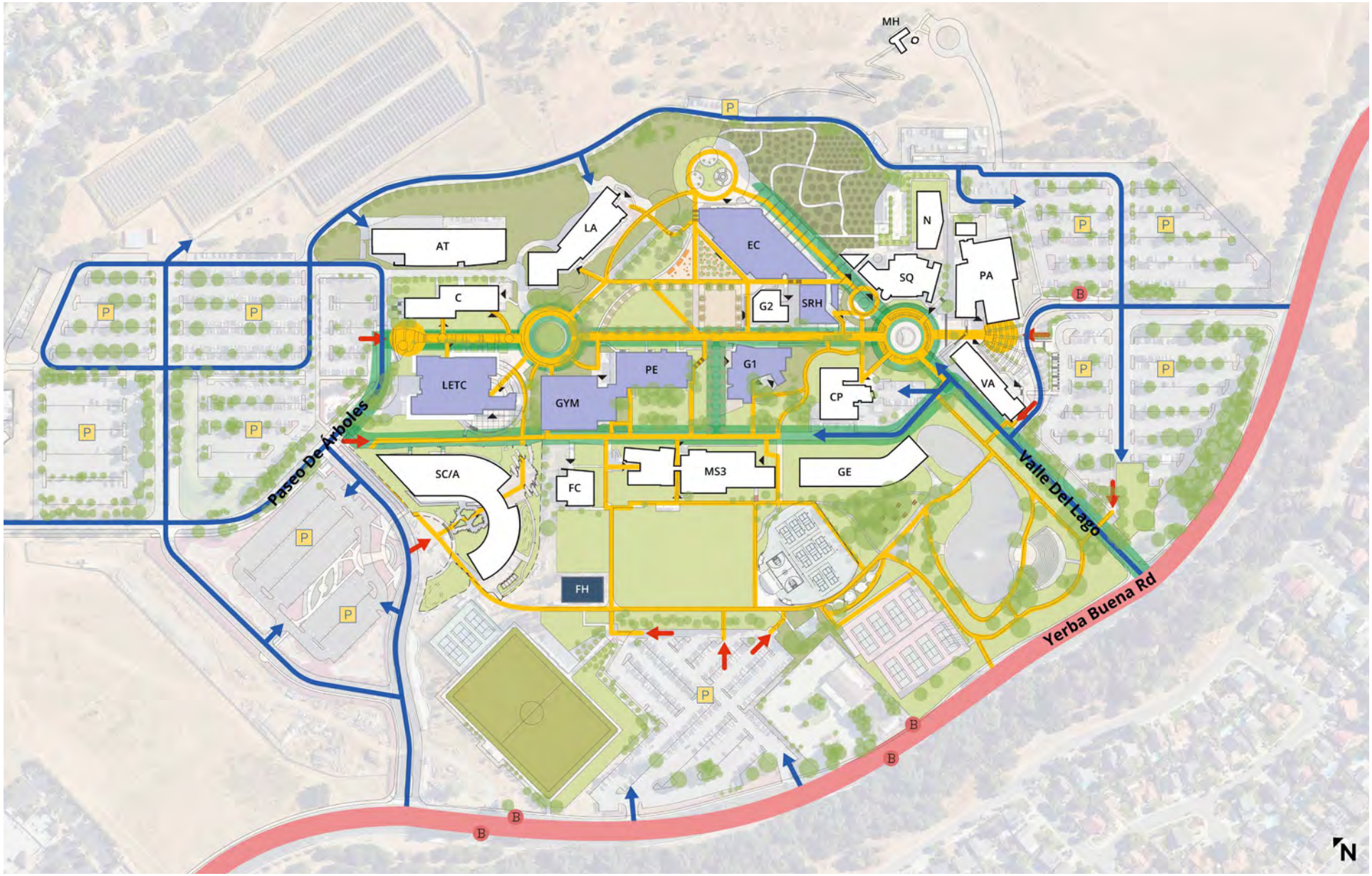
Parking and Access

While Evergreen generally has sufficient parking capacity, there is a notable shortage of Disabled parking on the north side of campus. Following the demolition of the Acacia Building, a new Disabled parking lot will be constructed at that site, improving proximity to the academic core and enhancing accessibility for all users.

Transit

Transit access to the campus is currently provided by several VTA bus lines, including one stop on campus. However, there is strong interest among students and staff in improving regional connectivity, particularly through a direct transit or shuttle link between Evergreen Valley College and San José City College. Future planning should explore feasibility and partnership opportunities to address this need.

Figure 2.4. Evergreen Valley College Circulation Diagram



Focal Areas and Special Gardens

Special gathering spaces, such as the Central Plaza, the Science Learning Gardens, and future gardens or outdoor study zones, are key to fostering a vibrant and engaged campus. These areas should be furnished with moveable seating, tables, integrated power and Wi-Fi, and generous shade to support academic and social life. The campus should also consider opportunities for "fun programming," such as outdoor games or interactive installations, to further activate outdoor space and encourage informal use.

Perimeter Landscape Zones

The campus perimeter, including areas adjacent to Montgomery Hill and Evergreen Creek, presents an opportunity for ecological restoration. These zones can incorporate native species, habitat-supportive plantings, and stormwater features such as bioswales or permeable surfaces. By enhancing biodiversity and reducing water use, these landscapes will demonstrate Evergreen's leadership in sustainable design.

Strategic Clustering and Adjacencies

The future site plan for Evergreen Valley College prioritizes the thoughtful clustering of programs and services to promote collaboration, improve student access, and foster vibrant, multi-use campus hubs. Strategic adjacencies are essential to shaping an intuitive and engaging campus experience, connecting students with the academic, social, and support services they need throughout the day.

Key strategies include:

- Reinforcing Central Plaza as the heart of campus activity by co-locating high-use academic spaces, student services, and dining near this core zone. Building edges facing the plaza should promote transparency and connectivity to support indoor-outdoor engagement.
- Consolidating student support services such as counseling, basic needs, and library resources within clearly visible, central locations to reduce stigma and streamline access for students.
- Aligning instructional and student life facilities to encourage interaction and improve wayfinding. For example, student lounges, gathering spaces, and informal learning areas are planned adjacent to classroom clusters.
- Creating programmatic hubs such as the physical Education and athletics zone, where the Gym, new Field House, and outdoor recreation spaces form a unified district supporting health and wellness.
- Supporting cross-disciplinary connections by locating maker spaces, art studios, and STEM labs in close proximity, enabling flexibility and fostering innovation through shared resources.

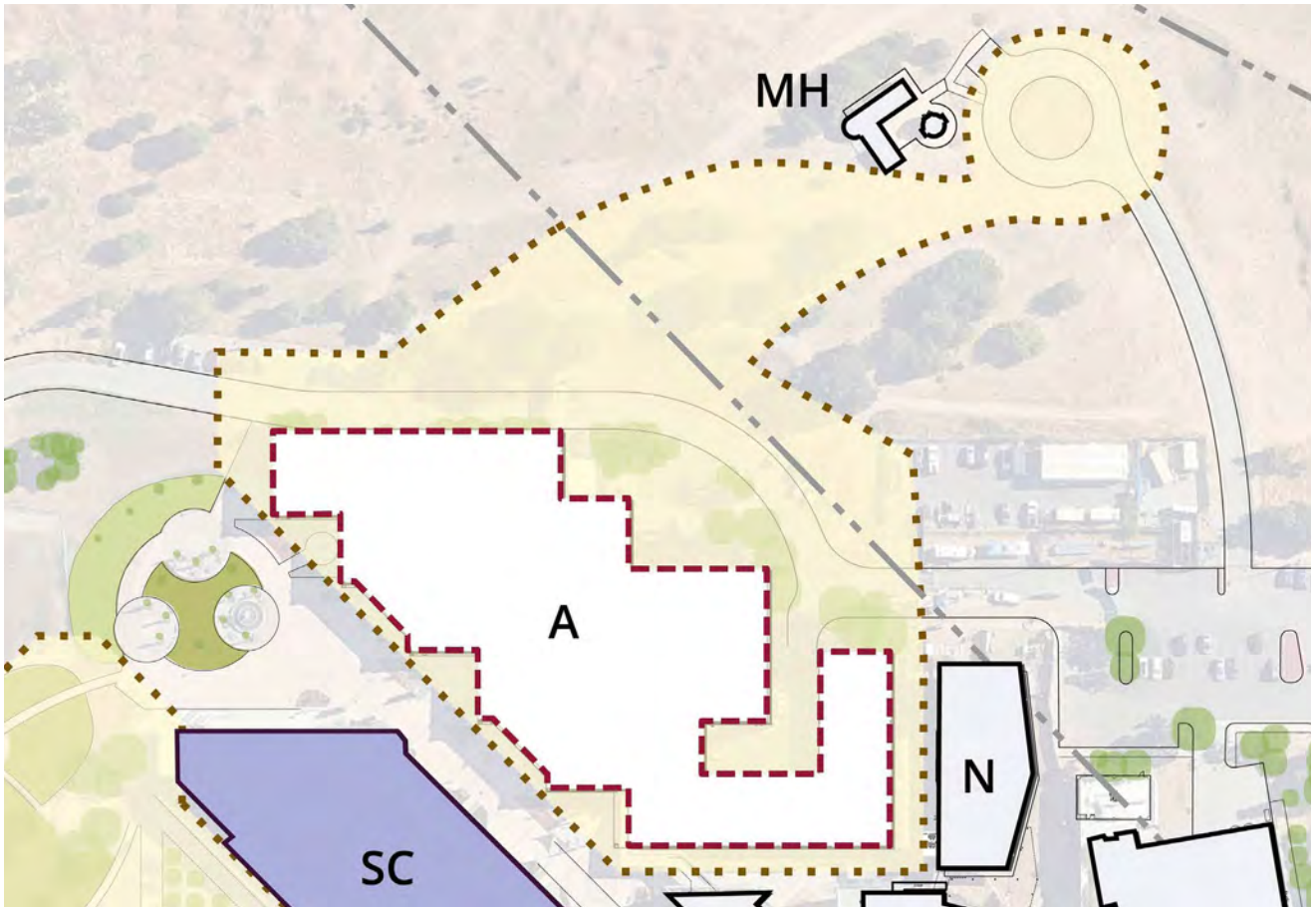
These adjacency strategies are designed to make the campus more walkable, navigable, and student-centered, supporting both academic success and a strong sense of community.

Major Project Summaries

Acacia Building

This project includes the demolition of the vacant Acacia Building, removal of all associated infrastructure, and environmental abatement of hazardous materials. Following demolition, the site will be transformed with accessible parking, naturalized landscaping, and improved pedestrian pathways, including upgraded access to the Montgomery Hill Observatory. Stormwater management features such as permeable paving, rain gardens, and bioswales will be integrated, along with DarkSky-compliant lighting and infrastructure to support safety and connectivity. The site will also include a new Science Learning Gardens, enhancing its use as both a functional and educational space.

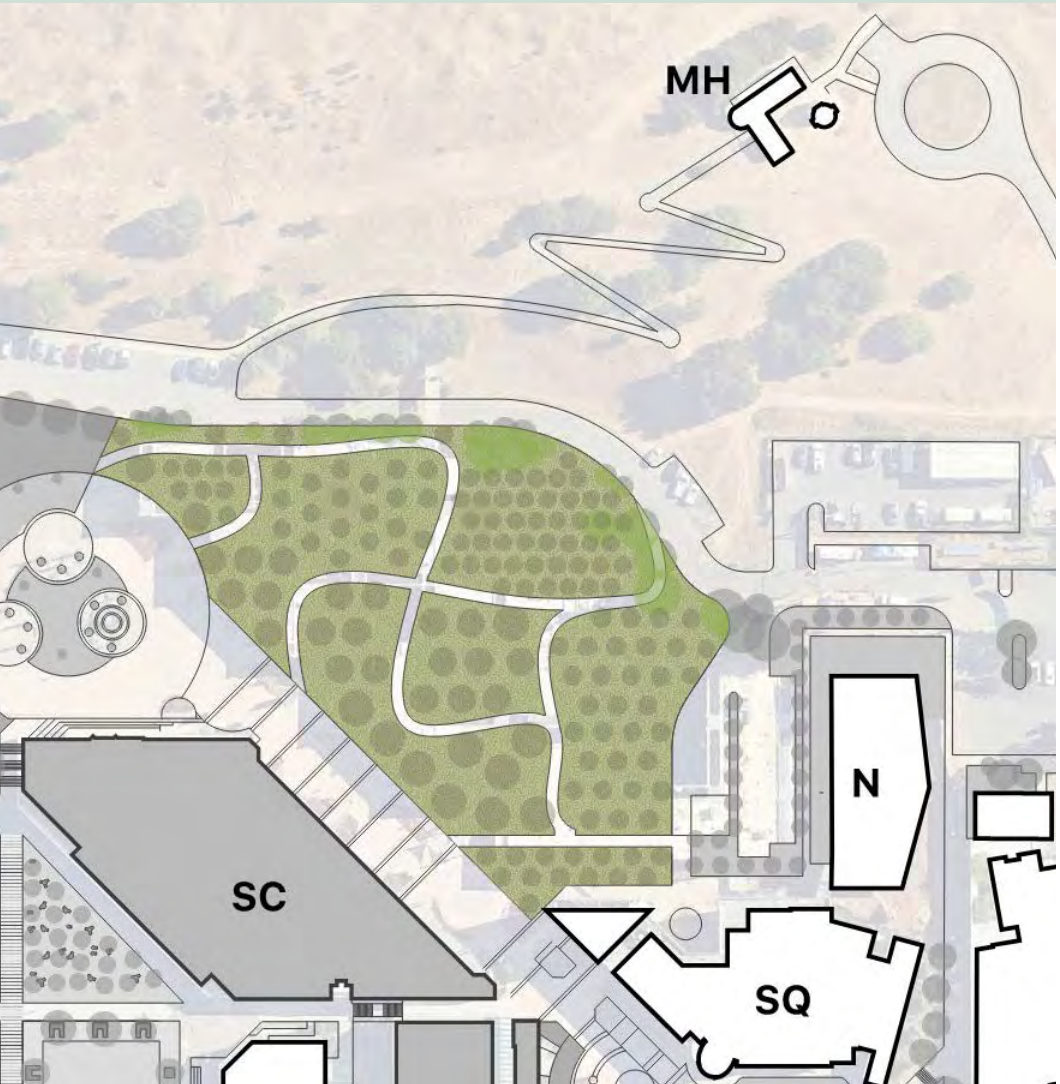
Figure 2.5. Acacia Building - Scope of Work



Project Highlight:

Acacia Replacement / Landscape

Beyond the central quad, the Plan emphasizes site reclamation and ecological restoration. The removal of outdated facilities such as the Acacia Building and removal and replacement of the Child Development Center presents an opportunity to return large areas of campus to sustainable open space.



These sites will be redeveloped as appropriate with permeable paving, bioswales, and native plantings to support stormwater management, biodiversity, and outdoor education. In particular, the Acacia site will incorporate accessible paths, improved connections to the Montgomery Hill Observatory, and a new Science Learning Gardens, establishing a living lab environment that blends ecological restoration with academic use.

Montgomery Hill Observatory

The Montgomery Hill Observatory site improvements will enhance pedestrian access and the surrounding natural landscape. The project includes the redesign of walking paths leading to the observatory, paired with naturalized landscaping to create a more accessible and ecologically sensitive route. Lighting along the path will be upgraded to meet DarkSky compliance standards, reducing light pollution while improving visibility and safety. Additional site enhancements may include bollard lighting and emergency blue phones to further support user comfort and security.

Science Learning Gardens at Sequoia

An area adjacent to the Sequoia Building will be developed as Science Learning Gardens, featuring native and food-producing plants, raised beds, and in-ground plots to support hands-on instruction, sustainability education, and interdisciplinary learning in a living lab environment.

- Function as a hands-on Biology Lab, offering real-world applications for environmental science, botany, and sustainability coursework.
- Be a potential location for edible and native landscaping, including organic vegetables, herbs, pollinator-friendly flowers, and California native species, supporting both biodiversity and food literacy.
- Demonstrate sustainability in practice, with composting, stormwater retention features, and drought-tolerant design principles embedded throughout.
- Include interpretive signage and educational programming, turning the landscape into a self-guided outdoor classroom accessible to all students and the broader community.
- Be an opportunity to enhance community engagement by inviting volunteers, student groups, and local organizations to participate in planting days, harvesting, and stewardship activities.

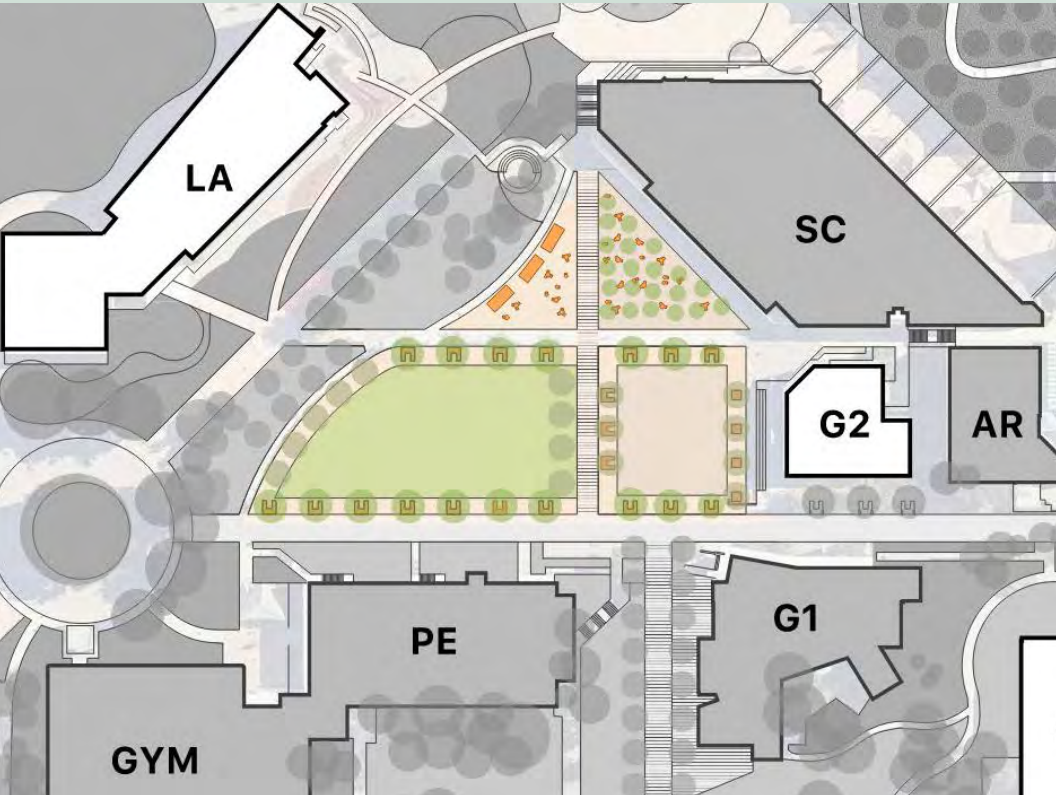
The garden also has the capacity to support student well-being and social connection, incorporating shaded seating, informal gathering zones, and quiet spots for reflection or study near the garden. Like the UC Davis Edible Campus initiative, the EVC Science Learning Gardens will reflect a multi-benefit approach to campus space, bridging environmental education, social connection, and food access in a cohesive and mission-aligned landscape.

Project Highlight:

Central Plaza

Central Plaza and Core Circulation Improvement

At the core of this transformation is a reimagined Central Plaza and campus circulation network. Through a series of phased improvements, the campus's central quad and adjoining pedestrian pathways will be upgraded with shaded seating, drought-tolerant landscaping, and universal access routes that strengthen connections across the academic core. These improvements are designed not only to increase comfort and usability but also to establish a vibrant hub for daily activity and campuswide events, reinforcing the identity of the College and the sense of place for students, faculty, and visitors.



Key enhancements include:

- **A Reimagined Campus Heart**: Central Plaza will serve as a hub of daily activity and special events, featuring welcoming landscapes, shaded seating, and improved pedestrian circulation.
- **Public-Facing Active Uses**: The (Old) Student Services Center (SSC)/ Evergreen Center will house vibrant, student-centered spaces such as an Esports and Gaming Lounge, a museum, makerspace, and student activity spaces that support events in Gullo II, creating a continuous edge of active uses adjacent to the plaza.
- **New Campus Kitchen and Dining**: Located at the base of the (Old) SSC/ Evergreen Center, the new dining facility will open directly onto the plaza, offering a seamless indoor–outdoor dining experience that activates and anchors the space throughout the day.
- **Expanded Oak Woodland**: Native oak woodland plantings will extend north of the plaza, reinforcing the campus's ecological identity while enhancing microclimate, stormwater management, and biodiversity.
- **Enhanced Campus Connectivity**: The redesigned plaza will strengthen the existing east–west pedestrian axis and introduce new, universally accessible north–south pathways, improving connectivity and intuitive wayfinding throughout the campus core.

Together, these improvements will establish Central Plaza as the social and ecological heart of EVC, aligning physical upgrades with academic priorities and campus values.

Old Student Center / Evergreen Center

The Evergreen Center project involves the comprehensive renovation of the former Student Services Center and the surrounding Central Plaza to create a revitalized hub for academic and student life. The first floor will be reprogrammed with student-oriented spaces, including potential dining, esports, international programs, student clubs, and museum and planetarium. The second floor will support academic functions potentially laboratories, art studios, and makerspace facilities. Structural and seismic upgrades, MEP enhancements, and energy-efficient systems, including demand-controlled ventilation and smart metering, will improve building performance and sustainability. The adjacent Central Plaza will be redesigned to enhance campus life through improved circulation, new seating, naturalized landscaping, and key amenities such as site lighting, shade, Wi-Fi, blue phones, and power for events, transforming the area into an active and inviting heart of campus.

Figure 2.6. Evergreen Center- 1st Floor

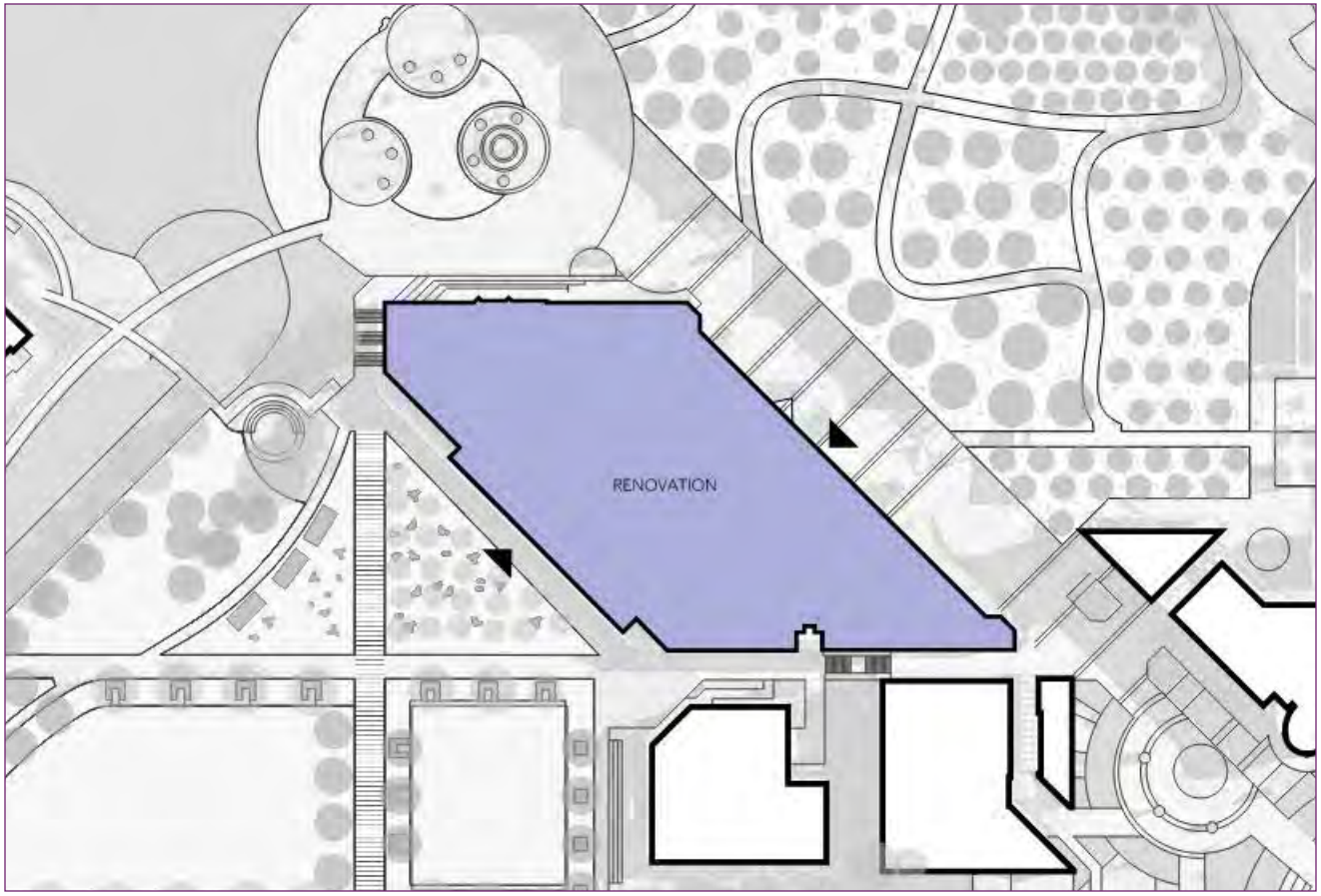
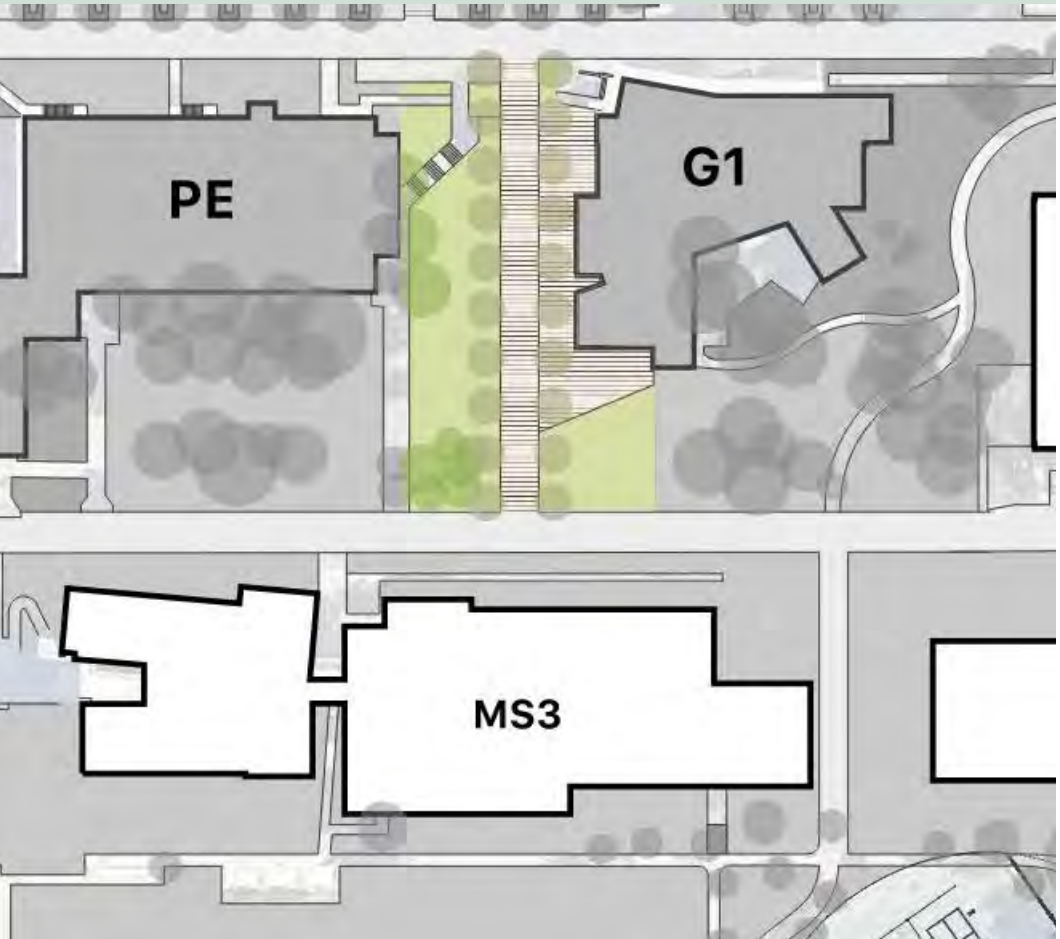


Figure 37. Rendering of EVC Pathway Improvements

Project Highlight:

Gullo I Pathway Improvements

A key component of the campus landscape transformation is the improved ADA access between Gullo I and the Physical Education complex, an area that includes a significant grade change with steep slopes and many stairs. The current ADA path requires users to follow a circuitous route around this area. The Facilities Master Plan proposes a fully accessible, flat, north–south connection to more directly connect two east-west pathways adjacent to the Central Plaza and to new academic buildings to the south.



Primary Corridors and Mobility Framework

The landscape framework is closely tied to campus circulation and mobility. Evergreen's primary east-west pedestrian corridors define movement across the academic core. However, north-south connections are currently limited and fragmented. A key project in the FMP is the renovation of the Gullo I building and its surrounding landscape to create a new north-south pedestrian corridor. This connection will better link the academic core with southern program areas and reinforce campus cohesion.

The campus will also improve pedestrian access to the Montgomery Hill Observatory. The existing trail will be reconstructed to meet ADA standards and include DarkSky-compliant lighting, improving both accessibility and safety.

Figure 38. Rendering of EVC Pathway Improvements

Gullo I

The Gullo I project includes selective demolition and renovation of the existing Student Center to improve functionality and campus connectivity. The west wing of the building will be removed, including the kitchen and loading dock, and replaced with a new north-south accessible pedestrian pathway that links the two primary east-west campus corridors. The first floor will be renovated to provide access to basic supplies and food options without a kitchen, while the second floor will support expanded student clubs and lounge space. Building improvements include seismic and MEP upgrades, demand-controlled ventilation, smart metering, and reconfigured building systems. The surrounding site will be enhanced with new landscaping, site lighting, seating, Wi-Fi, blue phones, and power for events, creating a safer, more vibrant, and better-connected campus core.

Figure 2.7. Gullo 1 - 1st Floor

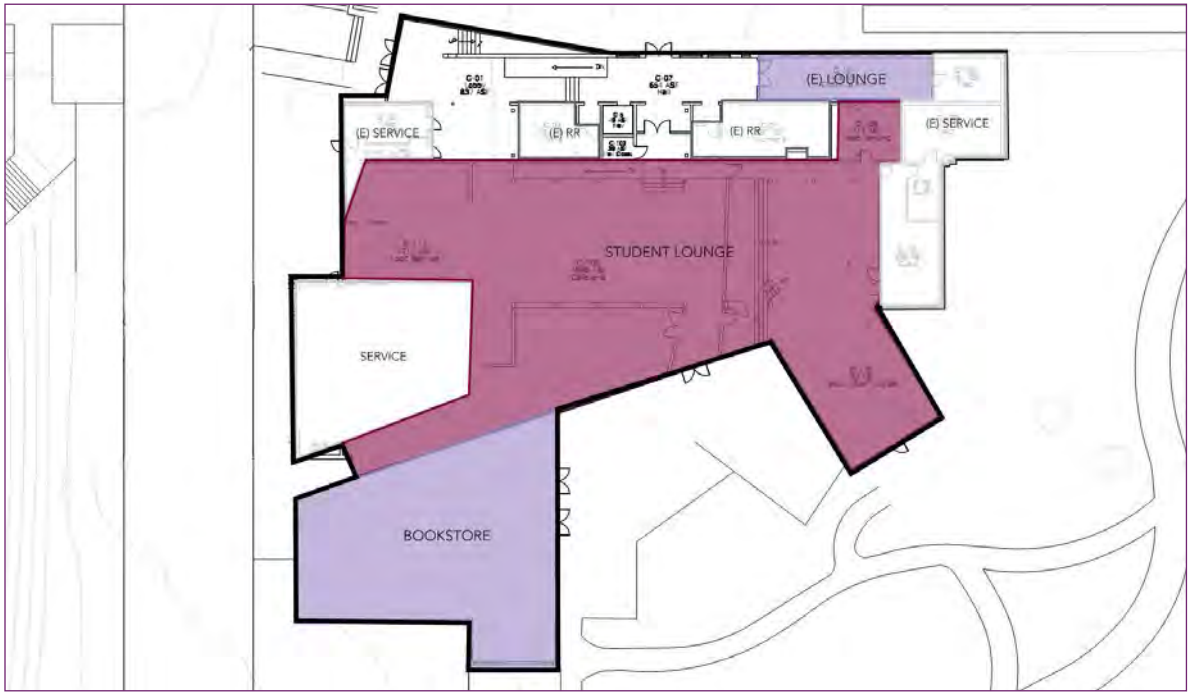


Figure 2.8. Gullo 1 - 2nd Floor

Library Education Tech Center

The Library Education Tech Center (LETC) will undergo a major renovation to improve interior circulation, enhance usability, and activate exterior patios as key student spaces. The project reconfigures the building's main entries, including a new south-facing entrance, and strengthens vertical connections between floors with a new stairwell and added natural light. Library and study spaces will be relocated to improve accessibility and functionality, and new support spaces, including a dedicated lactation room, will be added. Building systems will be upgraded with smart metering, MEP enhancements, and demand-controlled ventilation to support energy efficiency and sustainability. Exterior improvements will transform the adjacent patio area with new seating, shade structures, lighting, and outdoor amenities such as Wi-Fi, blue phones, and access to power, creating a more inviting and student-centered environment.

Figure 2.9. LETC - 1st Floor

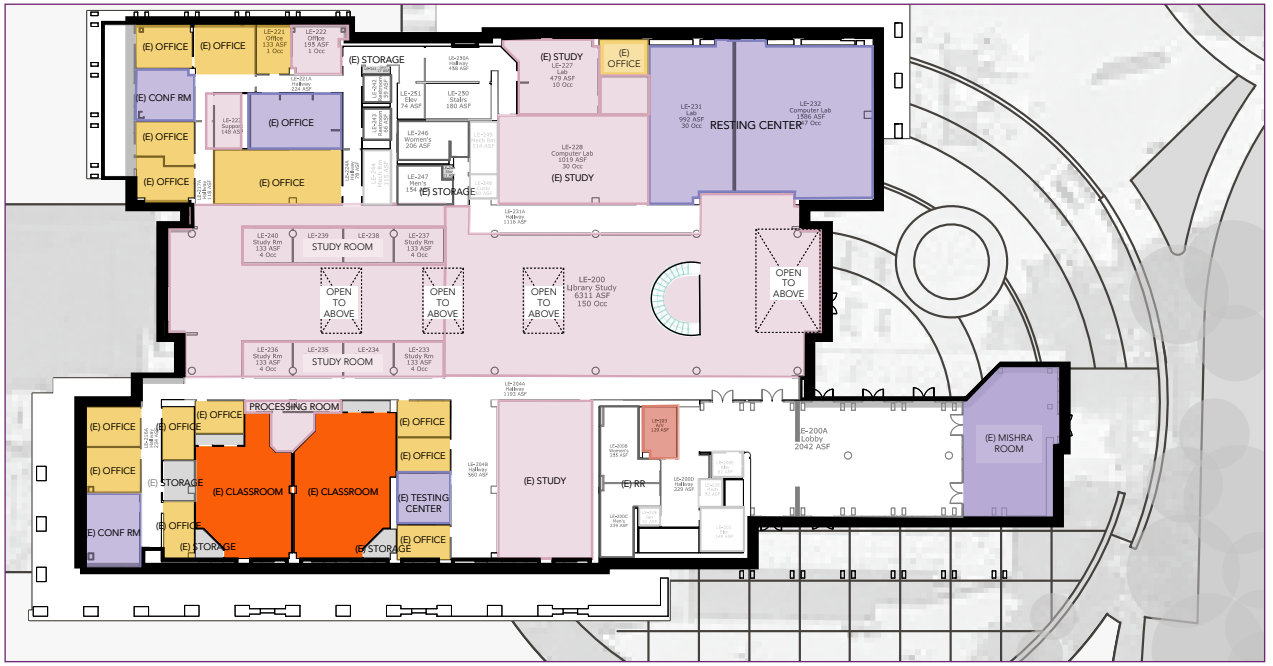


Figure 2.10. LETC - 2nd Floor

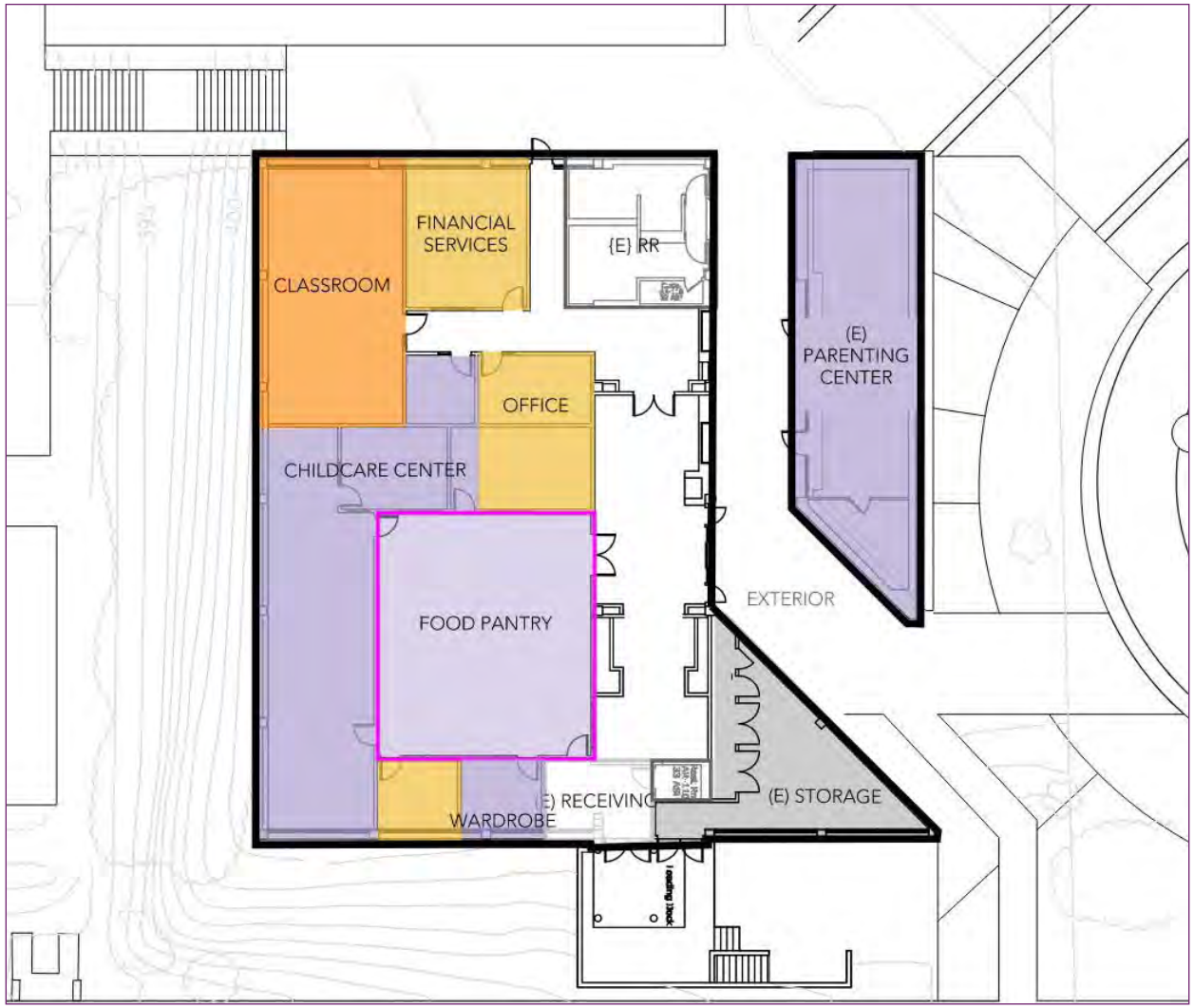
Admissions and Records

The Admissions and Records Building will be remodeled to accommodate new basic needs programming, including space for a food pantry, success wardrobe, lactation room, child care, and other student support services. Interior spaces will be reconfigured and modernized to support these functions, with upgrades to infrastructure and accessibility. Hazardous materials will be assessed and abated as needed, and building systems will be improved through the addition of smart metering, occupancy sensors, and MEP enhancements. Electrical upgrades, including transformer replacement and updated circuiting, will ensure efficient and reliable operations. This remodel underscores EVC's commitment to student well-being, sustainability, and inclusive campus support.

Child Development Center

The Child Development Center (CDC) will be demolished and replaced.

Figure 2.11. Admissions and Records Building - 1st Floor



Physical Education / Gymnasium Building

The Physical Education and Gymnasium project includes comprehensive renovations to enhance instructional, athletic, and support facilities. Key improvements will focus on modernizing locker rooms, gymnasium spaces, and associated support areas to better meet current programmatic and accessibility needs. The project will include upgrades to finishes, lighting, fire alarm systems, and building systems to improve overall function and sustainability. Infrastructure enhancements will incorporate energy-efficient features such as smart metering, occupancy sensors, and demand-controlled ventilation. In addition, adjacent Central Plaza areas will be improved with upgraded circulation paths, new seating, site furnishings, and native landscaping, creating a more welcoming and active environment for students and visitors. Athletics and recreational facilities are a significant draw for students and visitors to campus.

Figure 2.13. PE and Gym - 1st Floor

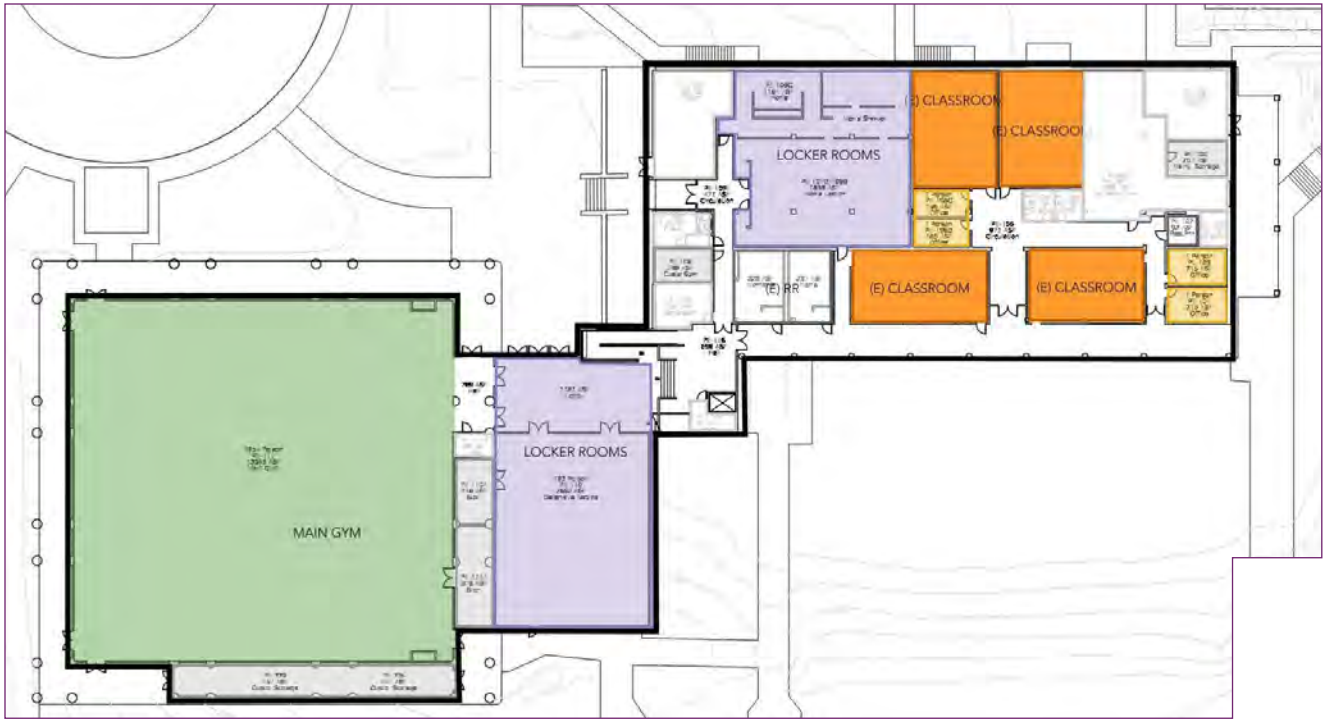
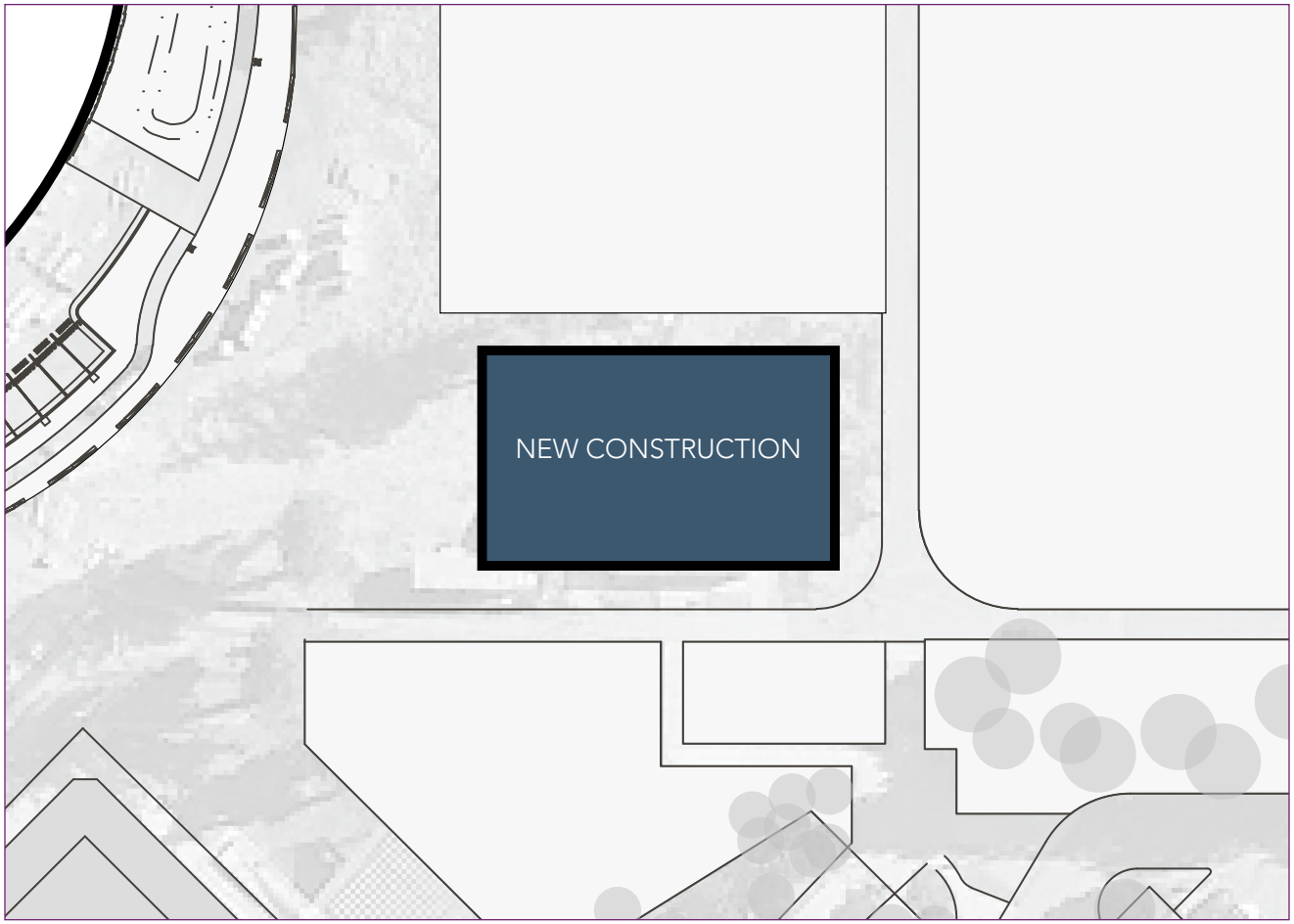


Figure 2.12. PE and Gym - 2nd Floor

Field House Training Facility

The PE Portables and Field House project will replace aging facilities with a new, modern Field House Training Facility near the soccer and recreation fields. The existing portable buildings and Field House will be demolished, with careful abatement of hazardous materials and disconnection of utilities. In their place, a new single-story, DSA-approved pre-manufactured structure will be constructed, housing team locker rooms, an athletic training room, restrooms, concessions, trainer offices, and storage. The facility will include updated HVAC and exhaust systems to support health and energy efficiency. Site improvements will include new circulation paths, entry plazas, and sustainable landscaping to enhance connectivity and integrate the facility into the surrounding athletic zone.

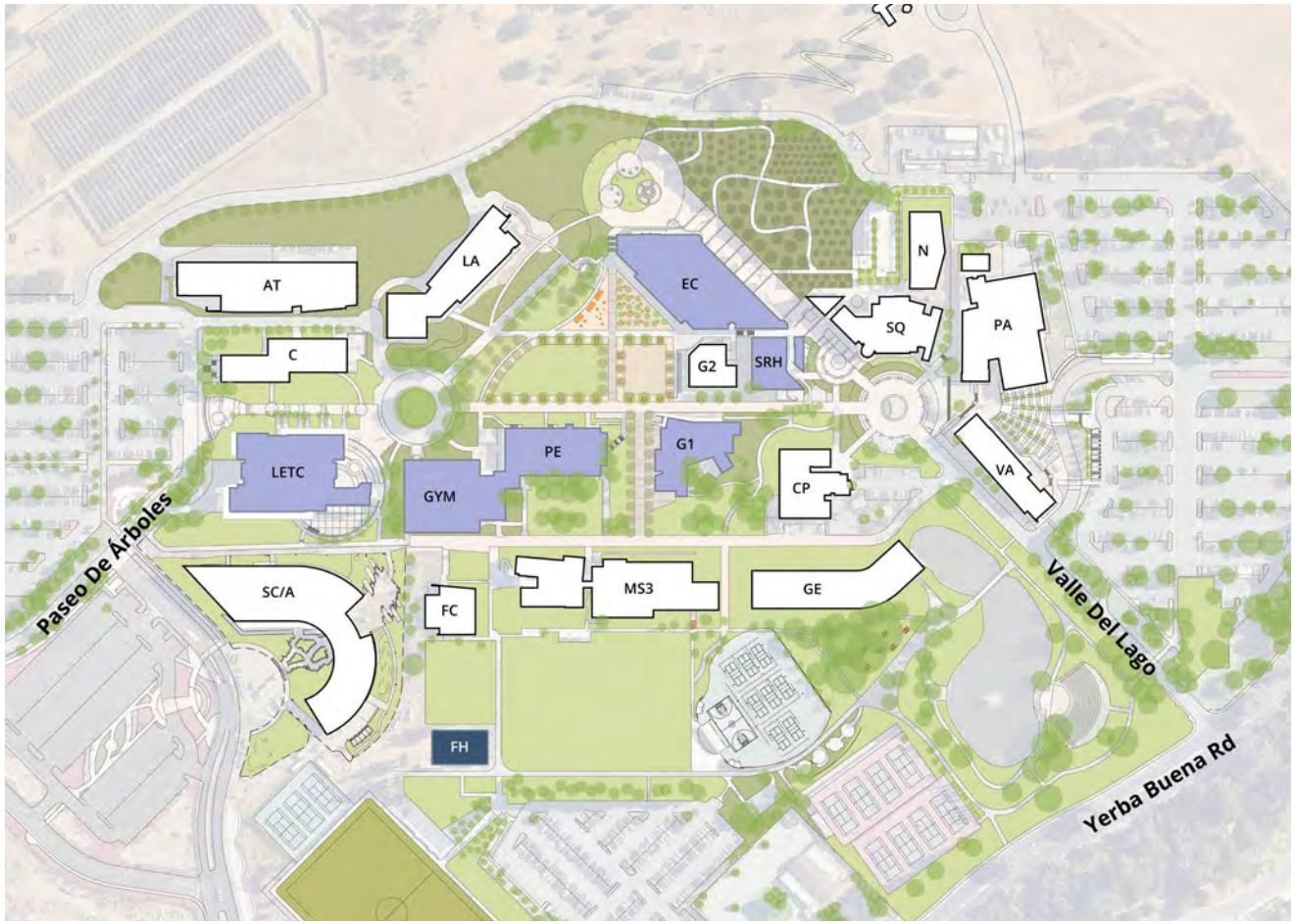
Figure 2.14. PE/Athletics Portables



Other Renovation Projects

- **Visual Arts Building:** The Visual Arts Building will undergo a minor interior remodel focused on improving aesthetics, functionality, and sustainability.
- **Pond and Amphitheater**: The existing amphitheater will be made ADA-compliant, and the pond's water pump will be replaced. All lighting will meet DarkSky standards.
- **Campus Police**: Security and communication upgrades include bullet-resistant windows and improved emergency systems.
- **Sequoia Building**: Minor renovations are planned, including the addition of a new Science Learning Gardens with raised beds and in-ground planting.
- **Cedro, Gullo II, and Performing Arts**: These buildings will receive minor renovations to support continued use and performance improvements.

Figure 2.15. Proposed EVC Site Plan



Chapter 6
San José City College Campus Master Plan

06

Introduction

San José City College Existing Condition

San José City College Vision

Introduction

This chapter focuses on the San José City College campus. It includes an overview of existing conditions and recent development, overarching vision for the future, future campus site plan, programming notes, landscape, and circulation and utilities strategies. Finally, there is a brief summary of campus-specific projects. As the campus grows and redevelops over time, development should occur in accordance with the future site plan, as well as campus design goals and principles.

List of Building Abbreviations

100	100 Building
200	200 Building
A	Fine Arts Center
B	Business Education
C	Cosmetology
CA	College Athletics
CDC	Childcare Development Center
CP	Central Plant
CT	Career Technology
CO	Central Office (Old General Education)
CEC	Career Education Complex
D/THR	Drama/Theater
FO	Facilities and Operations
G	Garage
GE	General Education
HC	Healthcare Career (Old Business)
JG	Jaguar Gym
L	Library
M	Multidisciplinary
S	Science Complex
SC	Student Center
T	Technology Center
THR	Theater
WC	Wellness Center

San José City College Existing Conditions

San José City College (SJCC), founded in 1921, is the oldest community college in Santa Clara County and one of the ten oldest in California. Originally serving a class of just 81 students, the College has grown into a vibrant institution known for its cultural diversity, hosting one of the most diverse student bodies in the California Community College System. In 2021, SJCC celebrated its centennial anniversary, marking 100 years of service to the San José community.

The campus has been located in West San José for over 60 years. During the 1960s and 1970s, the College held a larger footprint, stretching from Bascom Avenue east to Menker Avenue. Portions of that land were sold or traded to accommodate the construction of Interstate 280 and to secure the current location of the multipurpose athletic field.

Today, SJCC occupies approximately 61 acres in the Fruitdale neighborhood, three miles southwest of Downtown San José. The urban campus fronts Moorpark Avenue between South Bascom and Leigh Avenues, adjacent to Highway 280. Its central location and long history make it a vital educational and cultural hub for the region.

Figure 39. Campus Vicinity Map

Campus Form and Site Structure

San José City College (SJCC) occupies a compact, urban site organized around a central pedestrianized core. The campus is bounded by parking lots and athletic fields on its edges, consistent with a car-oriented development pattern typical of mid-century colleges. A parking garage serves the northeast corner at Moorpark and Leigh Avenues, while the Tech Center, on a separately leased parcel, anchors the intersection of Moorpark and South Bascom Avenues. Although the site is largely flat, its spatial structure is clearly defined by buildings arranged around plazas, open spaces, and circulation corridors.

Over time, the campus has evolved incrementally, responding to changing programmatic needs. As a result, the built environment reflects a variety of architectural styles, site furnishings, and materials, ranging from differing light poles to mismatched benches and picnic tables. These accretions, while functional, contribute to a fragmented visual identity. The Facilities Master Plan provides an opportunity to reestablish a cohesive campus character, updating outdoor features, improving consistency in landscape and furnishings, and reinforcing a unified sense of place.

Campus Areas and Use Zones

Academic uses are concentrated on the western two-thirds of campus, including general education, science, and technology programs. Administrative and student support functions, such as the Student Center and Welcome Center, are located on the eastern side. Athletic facilities, including the softball field, track, and multipurpose soccer field, occupy the southeast quadrant, while the southwest corner houses career and technical education buildings.

The campus is further unified by a curved east–west pedestrian spine known as “The Smile.” This key circulation route ties together many of the campus’s major facilities and spaces but remains incomplete due to remaining building obstructions, including a decommissioned locker room slated for demolition.

Open Space and Public Life

The pedestrian heart of campus offers a quiet refuge within an otherwise dense urban environment. Once inside the campus, views of the surrounding streets and parking lots are limited, reinforcing the feeling of a campus oasis. Buildings are oriented around a network of greenspaces and courtyards, shaded by mature trees and activated with seating that responds to San José’s mild climate. The extensive grounds and tree canopy also attract members of the surrounding community, although there are safety concerns related to public access and interactions with unhoused individuals. In response, the College is pursuing a campus perimeter fence to help manage access and enhance security.

A Public Space Public Life (PSPL) study conducted by the planning team revealed several key findings: campus access points are not always intuitive or well signed; edge conditions and landscaping could be improved to enhance arrival experiences; and there is a lack of hierarchy among campus open spaces. The study recommends reinforcing the campus heart through design improvements and focusing energy along key pedestrian pathways like “The Smile.” It also encourages better wayfinding and consistent design elements, paving, planting, lighting, and furnishings, to reinforce campus identity and clarity.

Campus Access and Circulation

San José City College (SJCC) is located within a dense urban fabric and framed on all sides by varied land uses, including arterials, residential neighborhoods, and commercial and institutional facilities. The campus occupies a single, unified parcel bounded by Moorpark Avenue to the north, South Bascom Avenue to the west, Leigh Avenue to the east, and a residential neighborhood to the south. Access to campus is generally focused on the northern and western frontages, while the southern edge remains closed to the adjoining neighborhood.

Northern Edge – Moorpark Avenue and Interstate 280

Moorpark Avenue serves as the campus's primary northern boundary and operates as a frontage road to Interstate 280. This arterial supports fast-moving regional traffic and includes a signalized intersection at Leland Avenue, which functions as the main vehicular entrance to campus. While continuous sidewalks are present, the pedestrian experience along Moorpark is poor due to limited crossings, vehicle noise, and minimal campus activation. Highway 280, just beyond Moorpark, reinforces the northern edge as a high-speed, low-comfort environment for non-vehicular access.

Western Edge – South Bascom Avenue

Bascom Avenue is a wide, high-volume thoroughfare with frequent bus service and several commercial and institutional uses, including Valley Health Center and various shops. A secondary vehicular access point at Kingman Avenue and the campus's Tech Center at the corner of Bascom and Moorpark Avenues provides key visual and physical gateways. The Tech Center stands out as one of the few buildings that presents an activated, public-facing frontage and supports both academic and community-serving uses. While there is signage at this entry, it is not always visible from passing vehicles.

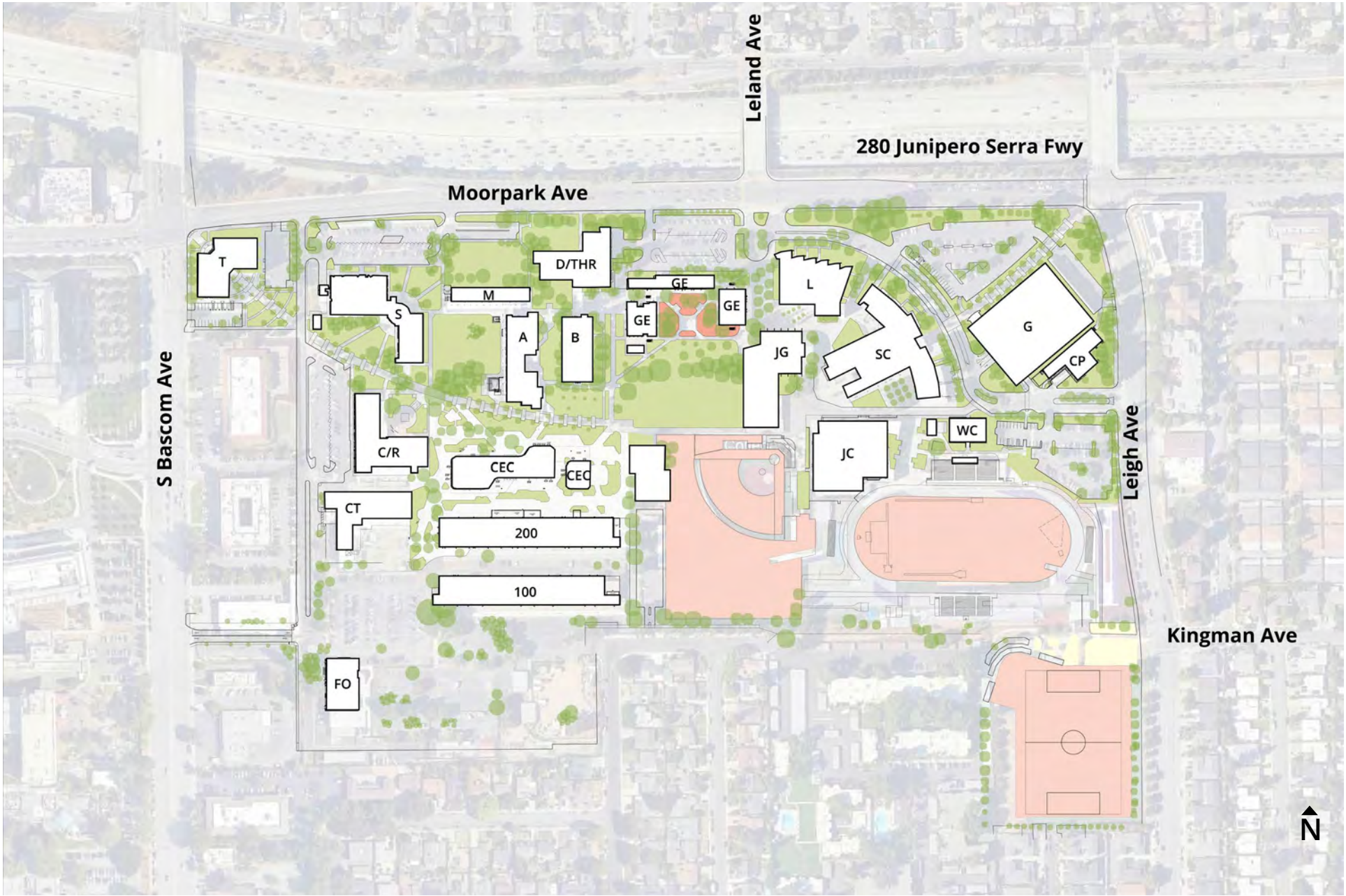
Eastern Edge – Leigh Avenue

Leigh Avenue, a largely residential corridor, provides access to the campus parking garage and serves as a location for transit stops. The edge faces senior and affordable housing, as well as a fire station and a church. Sidewalks and crossings are generally adequate, but the deep setbacks and landscaping along this edge, coupled with inward-facing buildings, contribute to a subdued and less inviting public realm.

Southern Edge – Residential Neighborhood

To the south, the campus abuts a residential neighborhood, but access is entirely restricted. Fencing and back-of-house operations define this boundary, limiting visibility and maintaining privacy. While this edge currently serves security needs, future improvements may explore more nuanced design solutions that soften the interface while maintaining safety and campus identity.

Figure 40. Existing SJCC Campus Site Plan

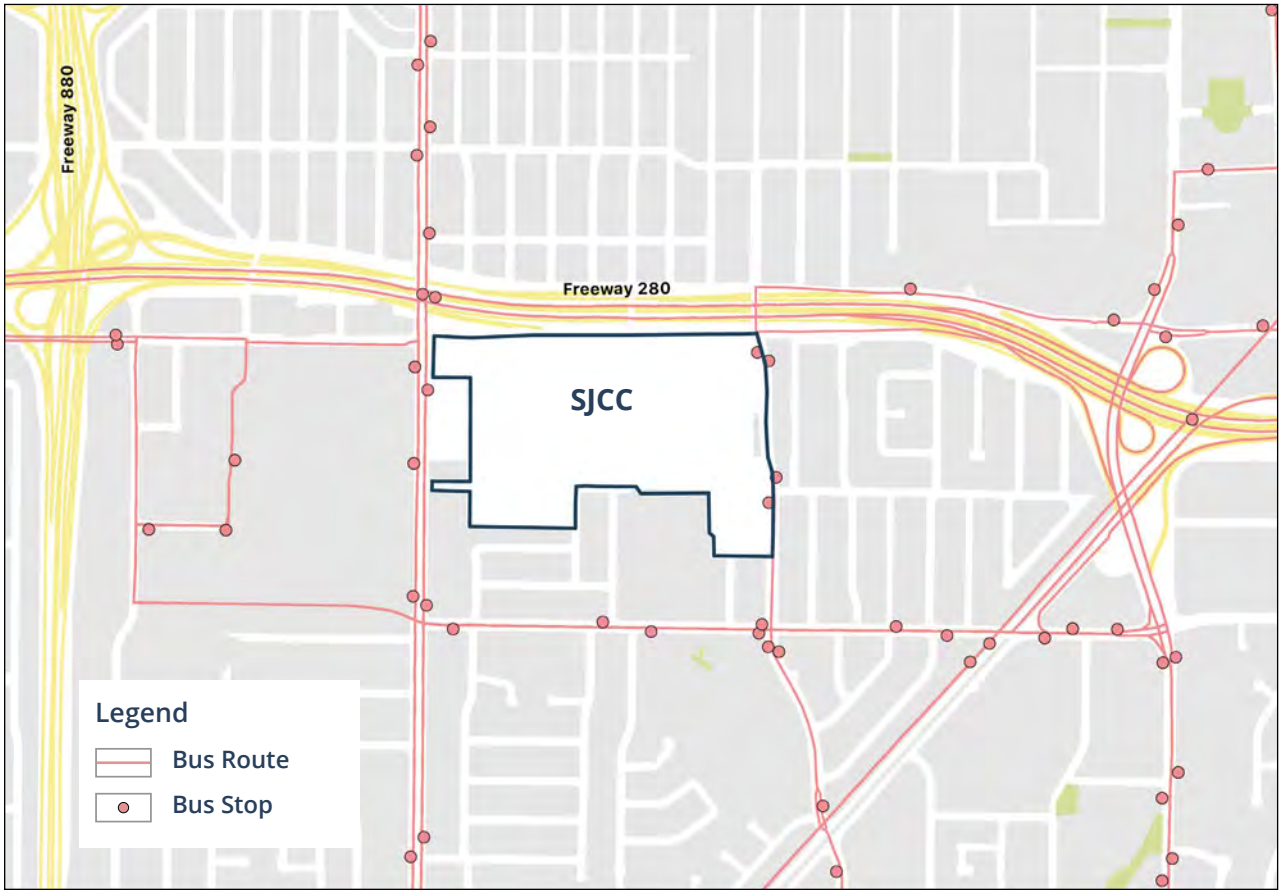


Circulation Patterns and Transit Access

SJCC is accessed by multiple transportation modes, including personal vehicle, public transit, bicycle, and pedestrian movement. In addition to the main entrance at Leland and Moorpark Avenues, three secondary unsignalized entries provide vehicular access: one at Laswell Avenue (north), one at Kingman Avenue (west), and one off Leigh Avenue (east). The campus lacks a perimeter service loop, and its constrained footprint within a busy urban context creates challenges for navigation and campus logistics.

Public transit access is supported by bus routes along Moorpark, Bascom, and Leigh Avenues, with nearby stops serving the campus. Wayfinding signage is provided at key entry points but is not always visible or intuitive from fast-moving vehicles, indicating a need for improved visibility and consistency across entryways.

Figure 41. Transportation Map



San José City College Vision

San José City College (SJCC) is a vital educational and community resource, offering strong academic programs, dedicated student support services, and specialized career technology and athletic facilities. Situated in a dense urban neighborhood, the campus also serves as a green oasis, its open spaces, courtyards, and tree-lined walkways providing respite for students, staff, and community members alike. This Facilities Master Plan (FMP) envisions a campus that continues to thrive by enhancing these assets through targeted renewal, modernization, and reorganization.

Looking toward 2035, SJCC will be a dynamic and adaptable campus that supports both in-person and online learning, and meets the evolving needs of its academic and administrative programs. The FMP prioritizes the removal or major renovation of aging facilities, such as the 100, Theater Arts, and General Education Buildings, to align spaces with current instructional standards and student expectations. Underutilized structures, including the Tech Center, are identified for reassignment or lease to improve space efficiency and reduce operational costs.

The plan emphasizes modernization of campus infrastructure, replacing outdated mechanical and electrical systems, addressing deferred maintenance, and integrating energy-efficient upgrades to improve functionality, safety, and sustainability. At the same time, the FMP supports a student-centered approach by proposing well-defined program and service hubs that consolidate core functions and foster cross-disciplinary collaboration.

Through strategic reinvestment in key buildings, reimagined gathering spaces, and improved wayfinding and landscape design, SJCC will strengthen its role as a welcoming, high-performing campus. These improvements will reinforce the College's mission, elevate the student experience, and ensure its facilities inspire pride and reflect the College's enduring value to the community.

The future site plan aims to shape an exceptional academic, athletic, and natural environment at SJCC through the following key strategies:

- **Renew and Modernize Facilities**: Remove, renovate, or replace aging and obsolete buildings, such as Building 100, the Theater Arts Building, and the Old Gym, to better support evolving instructional and programmatic needs.
- **Strengthen Campus Hubs**: Reinforce campus vitality by enhancing key plazas and courtyards as active program and student life hubs, encouraging gathering, collaboration, and engagement.
- **Improve Access and Mobility**: Enhance access for all users by improving campus entry points, circulation routes, and pedestrian connections through the campus core.
- **Enhance the Campus Landscape**: Create new gathering spaces and open areas with enriched landscaping, seating, and shade to support outdoor learning, recreation, and community life. The Eco Commons will anchor this landscape strategy.
- **Increase Operational Efficiency**: Optimize space use by consolidating programs and functions, and vacating underutilized or inefficient facilities, such as the Tech Center.
- **Advance Sustainability and Wellness**: Promote student and community health and contribute to local ecological resilience through sustainable landscape design and environmental improvements.

Overall, the site plan emphasizes strategic renovation and thoughtful landscape enhancements as the primary tools for campus transformation, while limiting the need for large-scale demolition or new construction. This balanced approach supports a more cohesive, efficient, and student-focused campus aligned with SJCC's mission and long-term goals.

Campuswide Infrastructure

Campuswide infrastructure and maintenance improvements are a central priority of the Facilities Master Plan, supporting the safety, sustainability, and long-term operational efficiency of San José City College. Many of these initiatives are not tied to specific building projects, but rather address foundational systems and shared resources that affect the entire campus.

Three major objectives guide these improvements. First, the FMP prioritizes safety, ensuring that students, faculty, and staff, including maintenance and operations personnel, have secure access to campus facilities and equipment. This includes addressing deferred maintenance and upgrading systems such as seismic safety, fire alarms, and utility access. Second, the plan targets operational efficiency, reducing the College's use of energy, water, and other resources while lowering operating costs. Third, it supports effective asset management through comprehensive mapping, documentation, and modernization of campuswide systems and equipment.

Key campuswide infrastructure projects include:

- Installation of seismic safety valves on the natural gas distribution system.
- Electrification of the Central Plant to align with sustainability goals.
- Improvements to equipment access for maintenance and operations staff.
- Modernization and documentation of the electrical distribution system.
- Upgrades to lighting fixtures and controls, including full shielding to prevent light pollution.

- Replacement of aging fire alarm systems.
- Installation of energy, gas, and water smart meters for real-time monitoring and cost tracking.
- Commissioning based on energy monitoring to optimize building system performance.
- Resurfacing of parking lots and other hardscape improvements.
- Development of a comprehensive campus signage and wayfinding program.
- Creation of a Campus Sustainability Plan and Climate Action Plan.
- Environmental controls renovation and replacement of aging equipment.
- Operating cost reduction and energy efficiency studies.

Many of these projects are detailed further in the Infrastructure Strategy section of this chapter. Additional infrastructure work associated with individual building renovations is discussed within the descriptions of those specific projects.

By modernizing core systems and improving campuswide functionality, these infrastructure efforts will strengthen SJCC's ability to deliver high-quality education in a safe, reliable, and environmentally responsible setting.

Campus Sustainability Plan and Climate Action Plan

In alignment with District Resolution No. 101320-6 and the 2021 CCCCO Climate Action and Sustainability Framework, SJCC will develop both a Campus Sustainability Plan and a Climate Action Plan. These efforts will guide long-term actions across energy, water, waste, and community engagement to position the campus as a leader in environmental stewardship.

Strategic Campus Improvements

Future Site Plan

The proposed site plan is grounded in extensive input from District and College stakeholders, a detailed analysis of existing conditions, projections for population and program demand, and alignment with the goals outlined in previous facilities, strategic, and educational master plans.

The San José City College campus has evolved over time in response to changing programmatic needs and campus growth. This FMP proposes a new era of transformation, focused on channeling energy and activity toward the center of campus.

Demolition and Campus Transformation

As part of the Facilities Master Plan, several aging facilities are being removed to support future campus needs, improve site functionality, and create space for new amenities. These projects reflect the District's commitment to modernizing infrastructure, enhancing sustainability, and centering campus activity around revitalized open space.

Drama/Theater Arts (D/THR):

The outdated Theater Arts building will be demolished following hazardous material abatement and utility disconnection. Programs previously housed in the facility will be relocated to a new space. The cleared site will allow for a new gateway entry to the campus and improve access from Moorpark Avenue with new parking, paving, and landscaping.

100 Building:

The one-story, 37,000-square-foot 100 Building will also be removed. Adaptive PE programming will be relocated to the Wellness Center prior to demolition to ensure continuity of services. The site will initially be used for surface parking, serving current campus needs while preserving long-term flexibility for future development.

Jaguar Gym Locker Rooms:

Demolition is underway at the Jaguar Gym locker rooms, clearing the way for future improvements to athletic support spaces and site circulation. This effort aligns with broader strategies to modernize the athletic core of the campus.

Figure 2.16. Proposed Modifications to Existing Site Plan

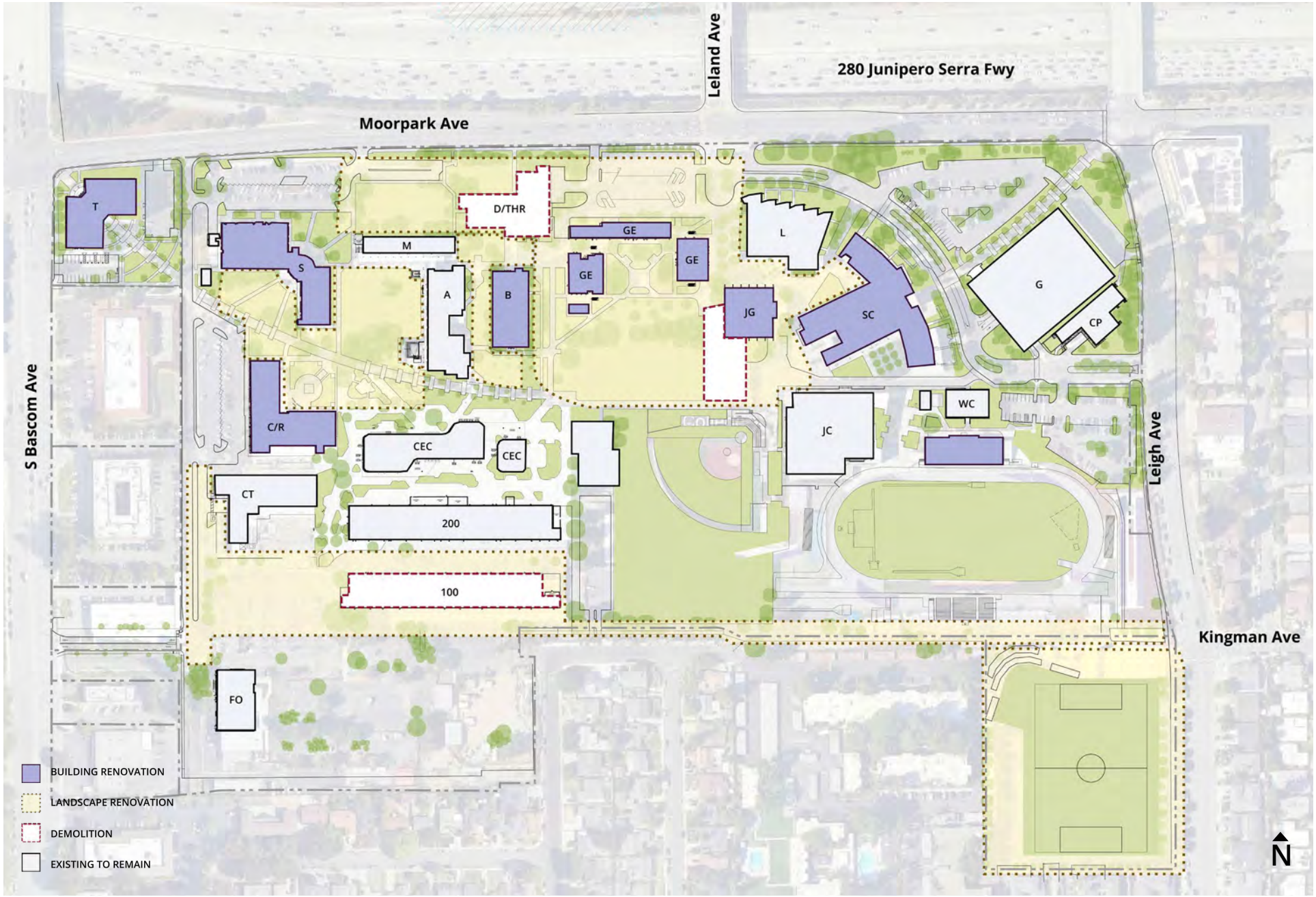


Figure 42. Proposed SJCC Campus Site Plan

Site Planning and Landscape Strategy

San José City College's evolving campus landscape plays a central role in shaping identity, supporting sustainability, and creating a more comfortable and inclusive experience for students, faculty, and the community. The Facilities Master Plan proposes a cohesive strategy that integrates landscape design, mobility improvements, and open space programming to support the college's long-term goals.

Gateways and Perimeter Improvements

The plan envisions upgraded campus entries that better connect SJCC with its surrounding neighborhoods. A reconfigured Moorpark Avenue entrance will enhance safety and visibility, while pedestrian pathways and drop-off areas at other edges of campus will become more welcoming. Landscape and signage updates will define these thresholds and improve transitions between the college and city.

Parking and Access Improvements

While overall parking capacity remains stable, the plan proposes targeted reconfiguration to support improved access and multi-modal circulation. The demolition of the 100 Building, Theater Arts Building, and locker rooms at the Jaguar Gym will free up key sites for enhanced surface parking, upgraded accessible routes, and opportunities for future redevelopment. These areas may be used for campus functions in the near term while being land banked for future academic or support facilities.

Service and Emergency Vehicle Access

Service access is primarily routed along the campus perimeter and internal loops, enabling deliveries and maintenance without disrupting student life. Dedicated routes support waste management, landscaping, and facilities operations. As the campus evolves, maintaining clear circulation paths—especially for police and maintenance functions—is critical to safety, daily operations, and emergency response.

Eco Commons and Core Campus Landscape

At the heart of the campus, the reimagined Eco Commons will become a defining landscape feature—transforming the existing central lawn into a series of multipurpose open spaces. The new commons will include shaded seating areas, pollinator gardens, naturalized zones for reflection and learning, and infrastructure for campus-wide Wi-Fi, lighting, and emergency communication. Together with adjacent building renovations, this central zone will foster belonging, academic life, and outdoor events.

Regenerative Landscape Design

Future improvements will emphasize sustainable practices, including permeable paving, bioswales, native and drought-tolerant plantings, and rain gardens. These interventions are designed to reduce stormwater runoff, improve ecological health, and create a resilient, low-maintenance landscape. New corridors of shade and seating will encourage walking and gathering, while updated lighting and signage will improve wayfinding and safety across campus.

Pedestrian Experience and Safety

A campuswide focus on pedestrian comfort, safety, and connectivity will inform all landscape and infrastructure improvements. This includes new lighting, blue emergency phones, improved crossings, and universal design principles to ensure all campus users can navigate safely and comfortably.

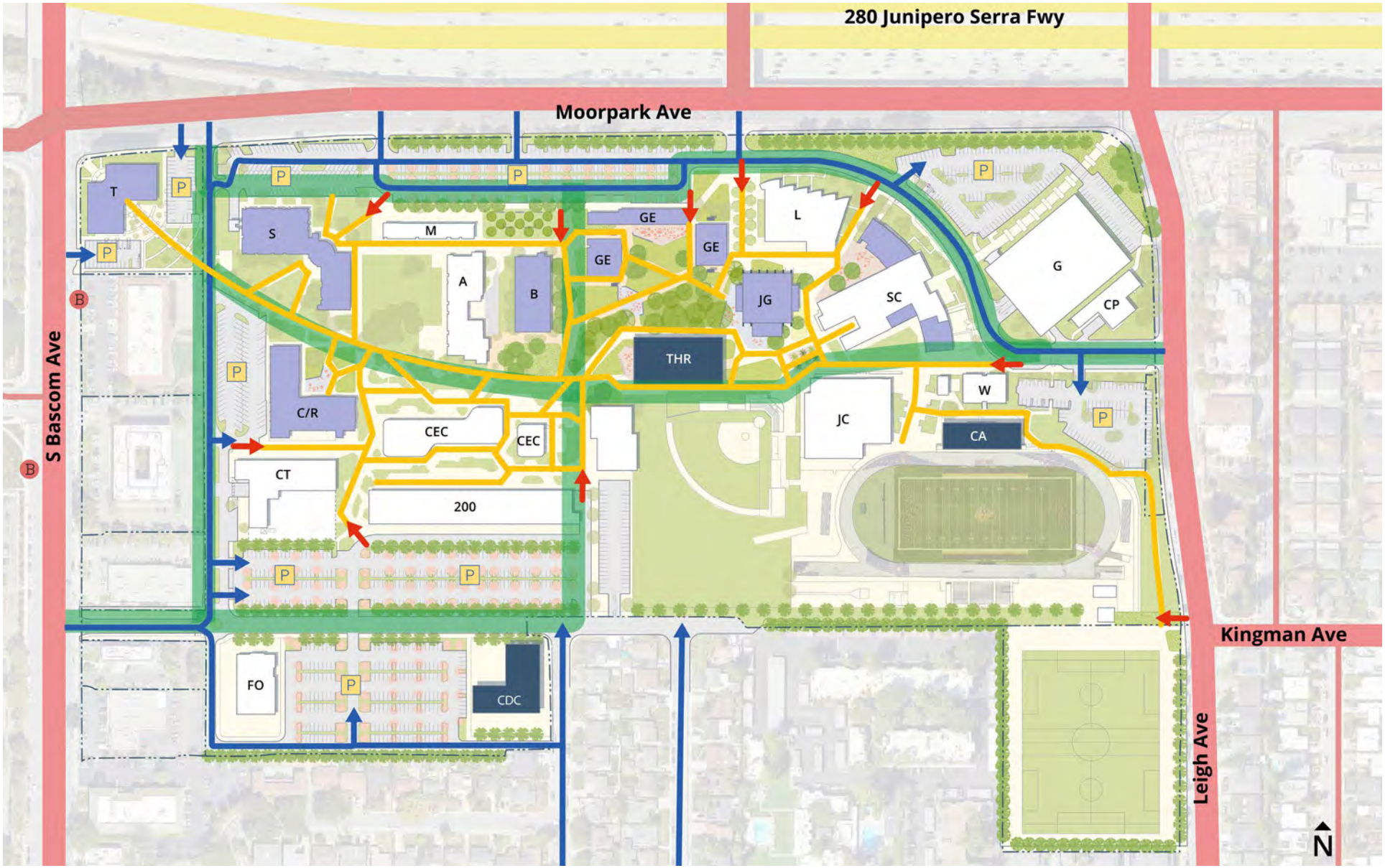
Landscape Strategy and Framework

The San José City College campus landscape plays a defining role in shaping campus identity and expressing institutional values. This Facilities Master Plan advances a comprehensive landscape strategy that emphasizes sustainability, regional appropriateness, and long-term stewardship.

The vision is to create an inviting, comfortable, and resilient environment for students, faculty, staff, and the surrounding community. Landscape and access improvements will be made across the campus to provide shade and comfort, improve access, and install native, climate-adaptive landscaping. Where possible, landscape improvements will be tied to adjacent building projects to ensure that the landscape is improved alongside the built environment.

Figure 43. Proposed Landscape Improvements Rendering

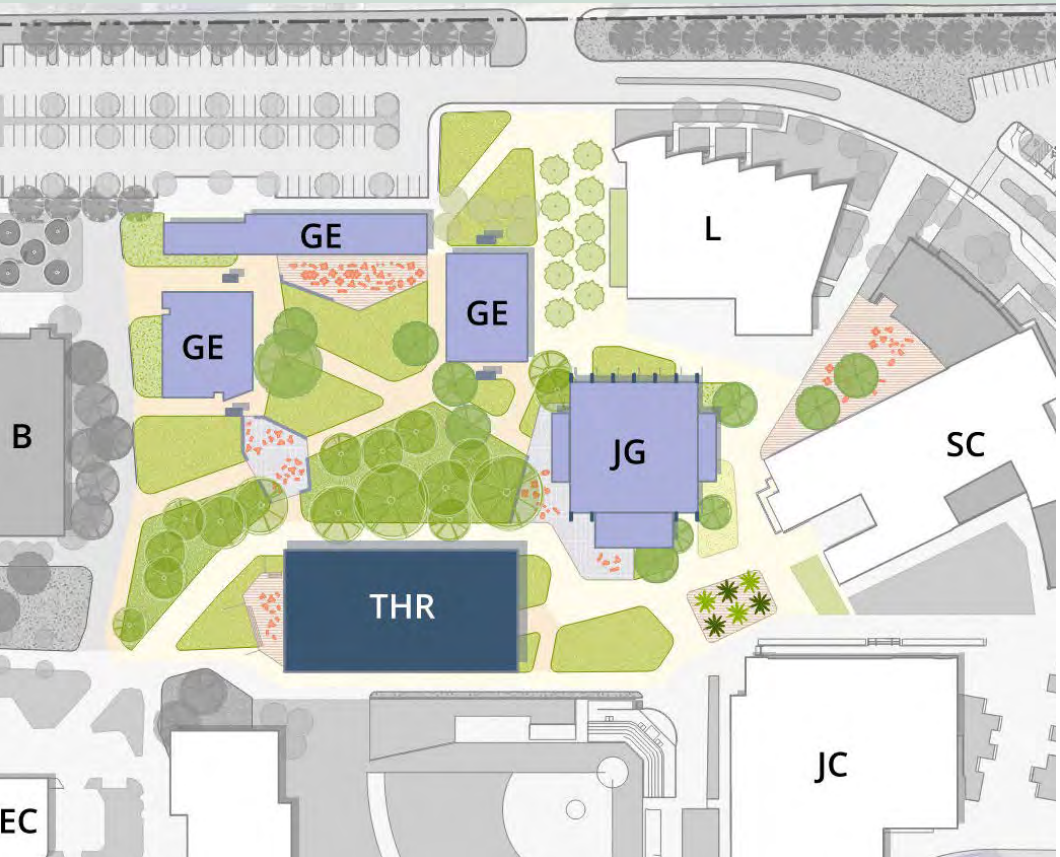
Figure 44. Parking Access at SJCC



Project Highlight:

Eco Commons

At the heart of the future vision for San José City College is the creation of the Eco Commons, a signature open space that unites the campus both physically and symbolically. More than just a central plaza, the Eco Commons will serve as the vibrant focal point for student life, sustainability, and campus identity. Inspired by the successful design of the Library Quad and Central Plaza at Foothill College, where shaded walkways, native planting, and flexible gathering spaces contribute to a highly activated student environment, the Eco Commons at SJCC seeks to deliver a similarly cohesive and community-centered experience.



Building on this precedent, the Eco Commons will:

- **Extend and integrate with the new Career Education Center landscaping**, offering seamless pedestrian connections and visual continuity across campus.
- **Preserve all existing mature trees**, recognizing them as valuable ecological and identity-defining assets that provide natural shade, habitat, and a sense of permanence.
- **Draw from the native plant palette of the Science Garden**, reinforcing the College's commitment to biodiversity, water-wise planting, and ecological education.
- **Support a variety of student uses**, including informal gatherings, study areas, public art, outdoor learning, and events, making it a flexible and inclusive hub for student activity.
- **Reflect sustainability goals** by incorporating stormwater capture, climate-adaptive vegetation, and regenerative design principles.

By anchoring the campus with a shared, welcoming outdoor space, the Eco Commons will become a defining element of the SJCC experience—one that enhances connectivity, celebrates local ecology, and contributes to a strong and enduring campus identity.

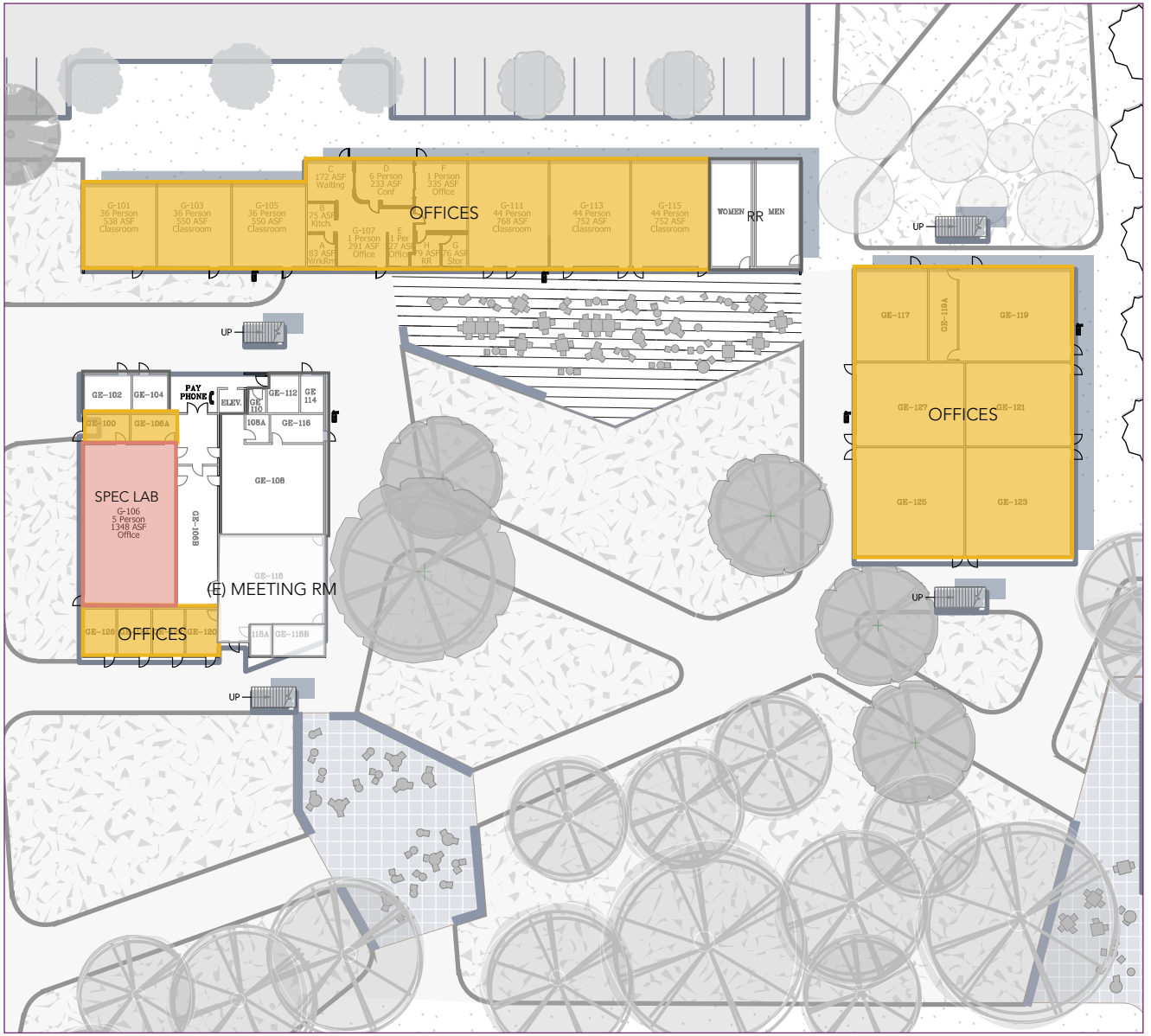
Figure 47. Rendering of SJCC Eco Commons

Major Project Summaries

Central Office Building and Eco Commons

The General Education project at San José City College includes a comprehensive remodel and alteration of the existing building to support administrative consolidation and enhance campus open space. The renovated facility will house all executive team offices and provide upgraded office and support spaces through reconfiguration of former classrooms. Existing building infrastructure will be reused where feasible, with updates to electrical, lighting, fire alarm, and data systems to support the new layout.

Figure 48. Central Office- 1st Floor



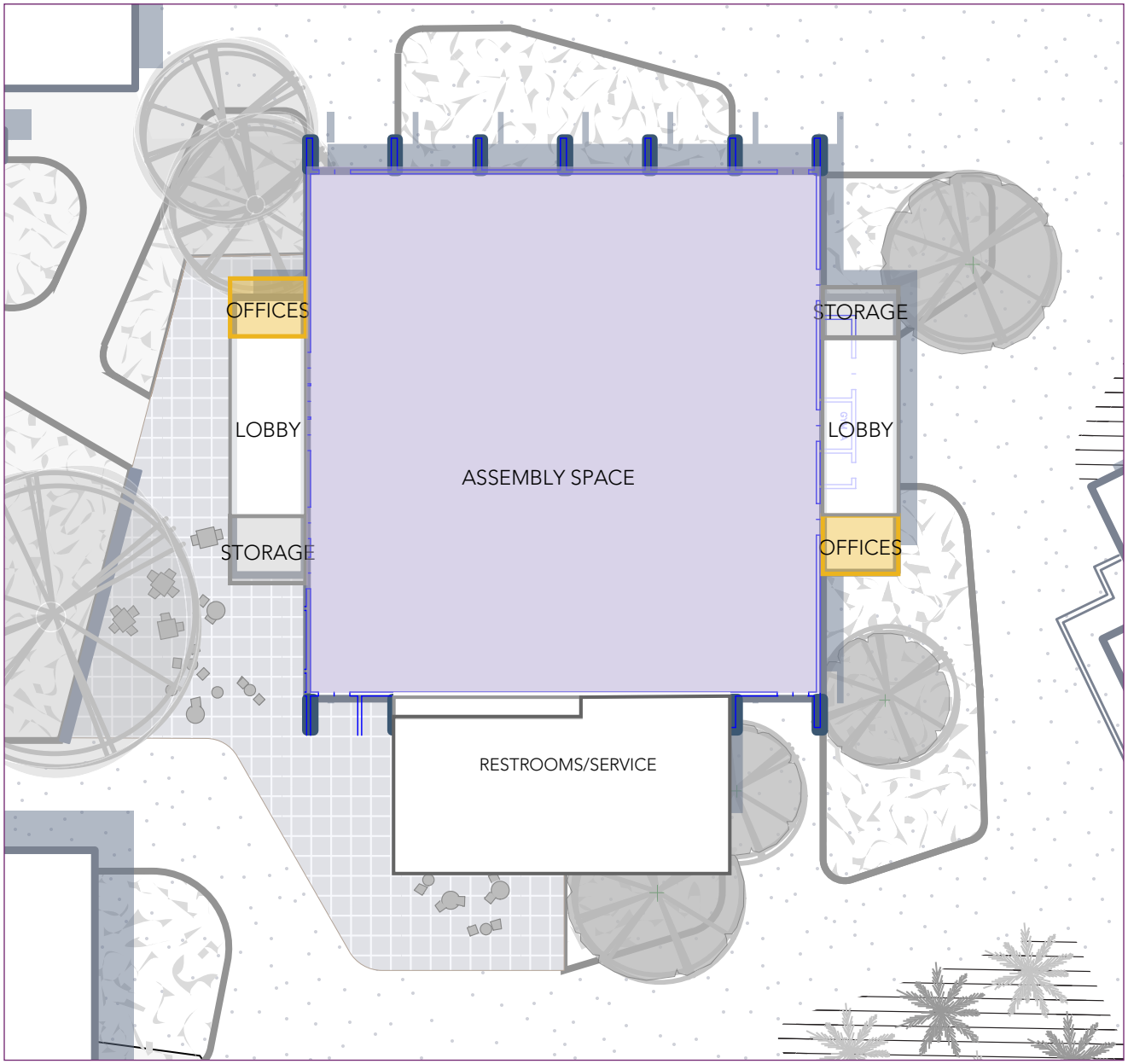
The campus MPOE will be preserved and upgraded, including new and backup cooling systems for operational continuity. Surrounding site improvements will transform the existing central plaza into an Eco Commons, a signature outdoor gathering space that incorporates sustainable landscaping, native plantings, enhanced seating, and updated site infrastructure to foster a vibrant, ecologically responsive campus heart.

Figure 49. General Education - 2nd Floor

Jaguar Gym (Old Gym)

The Jaguar Gym project at San José City College includes a substantial remodel of the existing facility and new construction to enhance its functionality and presence on campus. The plan calls for modernizing the gym's interior and building a new lobby, restroom, storage, and office areas to support athletic and event functions. Infrastructure upgrades will include new HVAC, plumbing, electrical, lighting, fire alarm, and sprinkler systems to improve comfort, safety, and energy performance. Adjacent site improvements, part of the Eco Commons (Part 2), will extend and integrate the campus's central open space with sustainable landscaping, new circulation paths, shaded seating, and event-ready infrastructure. These enhancements will create a more active and welcoming edge between the Gym, Student Center, and Library, supporting a vibrant campus core and reinforcing the broader vision for a cohesive and student-centered environment.

Figure 50. Jaguar Gym - 1st Floor



New Theater

The New SJCC Theater project will deliver a purpose-built, state-of-the-art facility to house the Drama/Theater Arts and Dance programs at San José City College. This 24,000 square foot, two-story building will provide a modern and flexible theater and assembly space designed to accommodate performances, lectures, and campus events. The facility will also include specialized spaces such as rehearsal studios, storage areas, support rooms, faculty offices, small meeting rooms, and public restrooms.

Systems include a dedicated heat pump for the theater space, a multi-split HVAC system for offices and support rooms, and demand-control ventilation with trim and response control sequences throughout the facility. Infrastructure improvements will feature new metering, occupancy sensors, lighting, fire alarms, audiovisual systems, and security features. Utility and central plant connections will be integrated to align with campuswide systems.

Figure 51. New Theater - 1st Floor

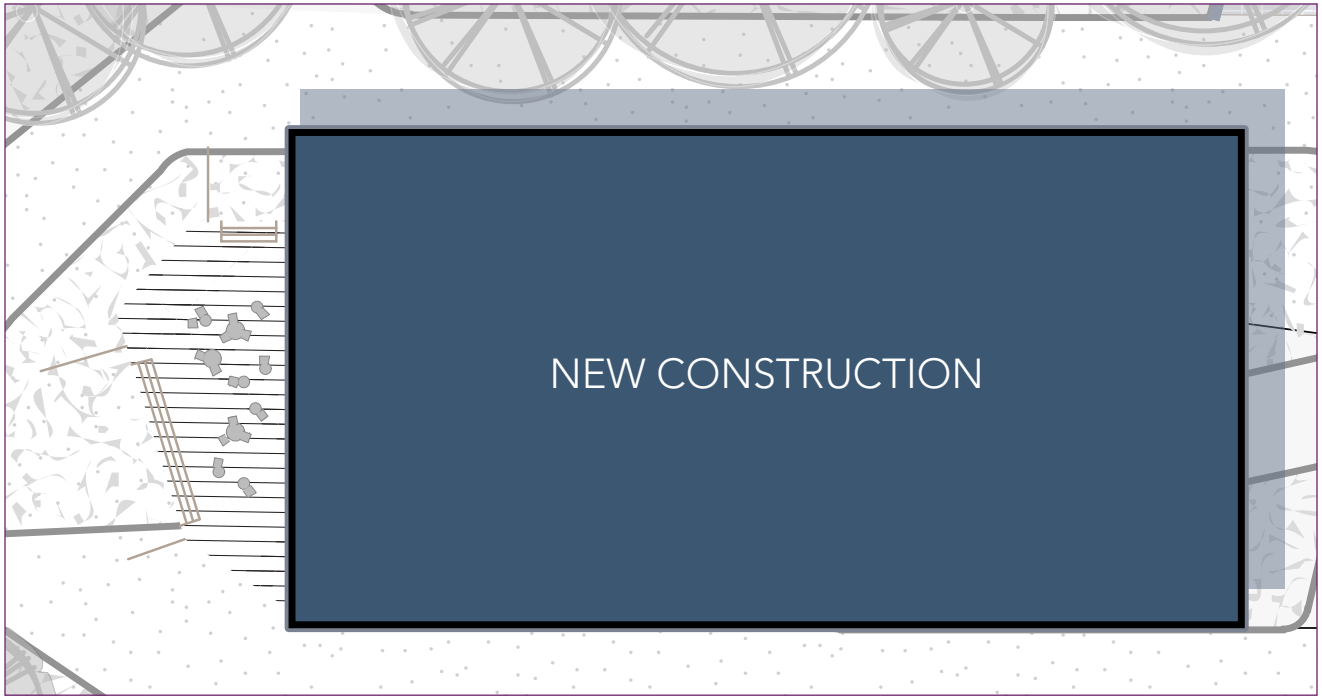
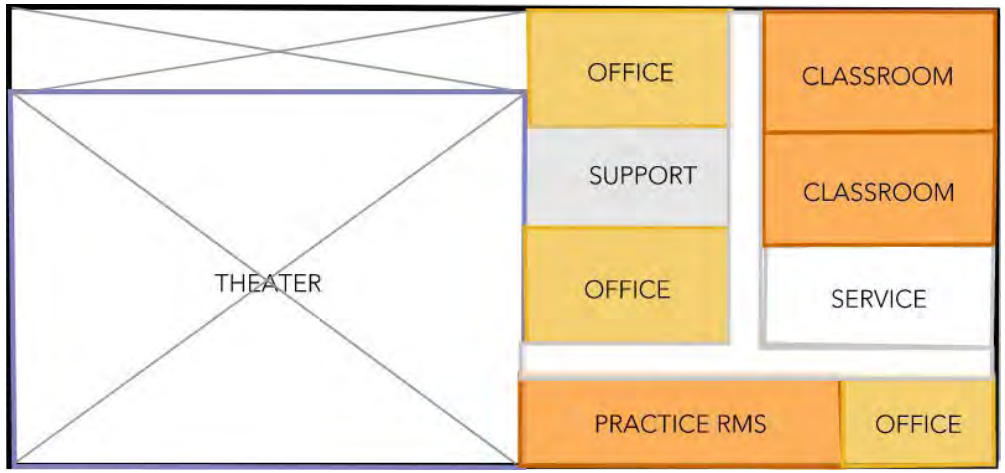


Figure 52. New Theater - 2nd Floor



Cosmetology Expansion

The Cosmetology Expansion project involves reconfiguring and expanding the Cosmetology program by repurposing the former Reprographics area within the existing building. The alteration will modernize interior spaces to accommodate new labs and support areas, including upgraded lighting, data, electrical, HVAC, and fire alarm systems tailored to the program's needs. Mechanical systems will be updated to improve energy efficiency and comfort, with ventilation controls and cleaned ductwork. Exterior site improvements will transform the adjacent plaza and open space with drought-tolerant landscaping, reconfigured pathways, new seating, and safety infrastructure such as lighting and blue phones. Together, these improvements enhance both the functionality of the Cosmetology program and the campus experience in this part of SJCC.

Figure 53. Cosmetology and Reprographics - 1st Floor

Business Education and Eco Commons

The Business Education (B) project at San José City College includes a targeted remodel and alteration of the existing building to support the relocation and expansion of the Dentistry program, as well as landscape improvements as part of the Eco Commons initiative. Interior work will convert general office and classroom areas on the first floor into new dentistry labs and instructional space. Improvements include upgraded lighting, data, HVAC, and fire alarm systems, with modifications to existing mechanical infrastructure to meet updated performance and energy efficiency standards. Outside, overgrown trees around the building will be removed and replaced with drought-tolerant landscaping. The surrounding area will be enhanced as part of Eco Commons (Part 3), introducing naturalized planting, new lighting, and upgraded site elements to support campus sustainability goals and improve the quality of the campus environment.

Figure 54. Healthcare Career Building - 1st Floor

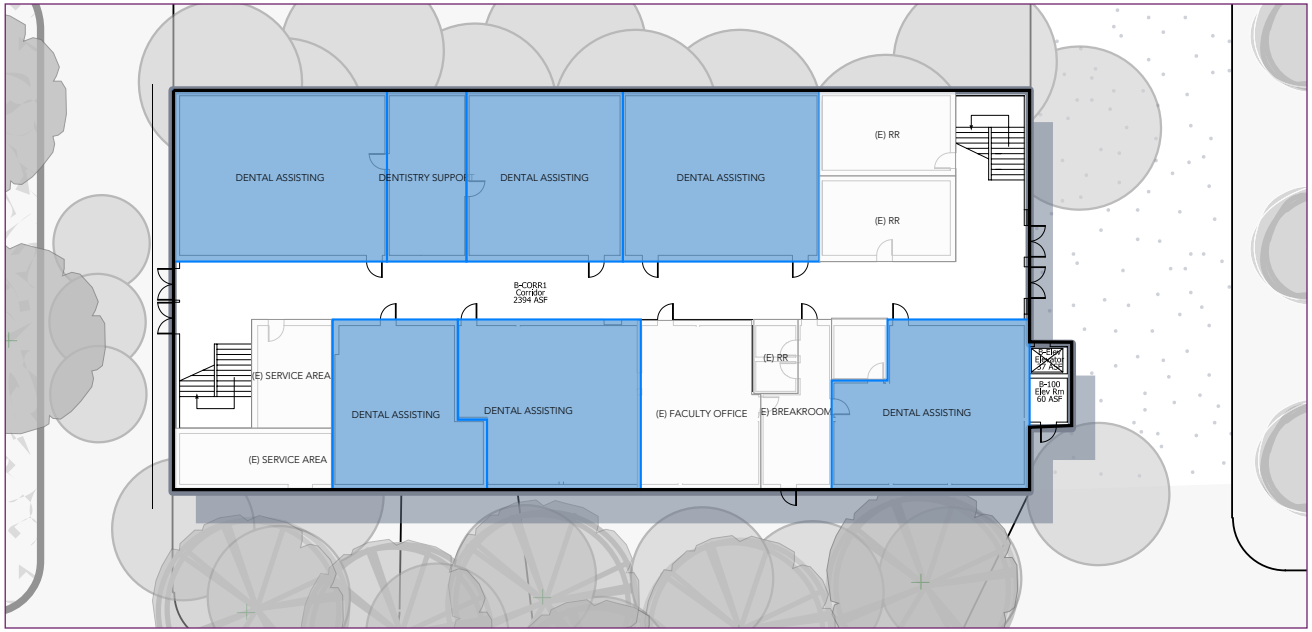
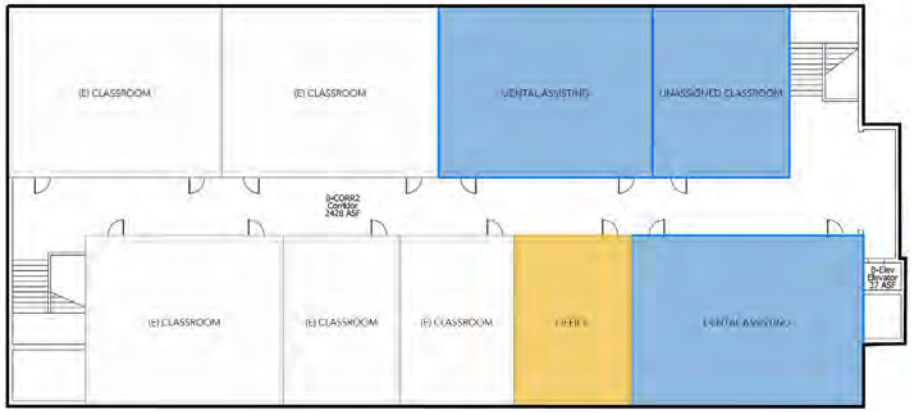


Figure 55. Healthcare Career Building - 2nd Floor



Student Center

The Student Center (SC) project involves a strategic alteration of interior spaces and a limited addition to expand and repurpose underutilized areas. The former bookstore, associated storage, and loading dock will be converted into a flexible black box-style multipurpose meeting space with adjacent support rooms. Additional interior improvements include the construction of new study areas to better serve student needs, while the existing cafeteria and food service spaces will remain unchanged. Building systems will be upgraded to meet sustainability goals, including modifications to HVAC systems to accommodate revised space usage, along with energy-efficient lighting, controls, and improved ventilation. The project includes both renovation and modest new construction to support expanded student programming, all while maintaining the operational integrity of adjacent areas and preserving core Student Center functions.

Figure 56. Student Center - 1st Floor

Science Complex

The SJCC Science Complex (S) project involves targeted alterations within the existing building to support the expansion of science programming. Approximately 8,000 square feet of existing classroom space will be renovated into four new wet science laboratories with associated support areas. While the broader Science Complex remains in use, upgrades will be made to mechanical, electrical, and plumbing systems to support the unique needs of lab environments. Modifications include enhanced ventilation and exhaust systems, with infrastructure tailored to lab safety standards and sustainability goals. The renovations will also improve overall building performance through energy-efficient systems, including demand-controlled ventilation and updated airflow controls. These strategic upgrades will enhance SJCC's ability to support high-demand STEM programs in modern, functional lab spaces.

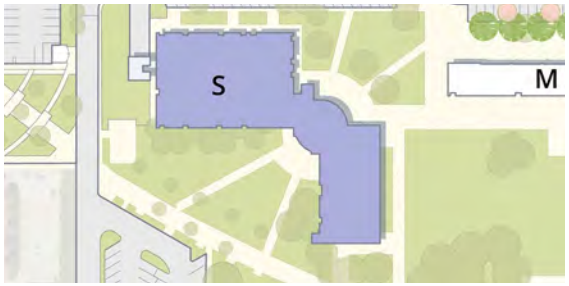
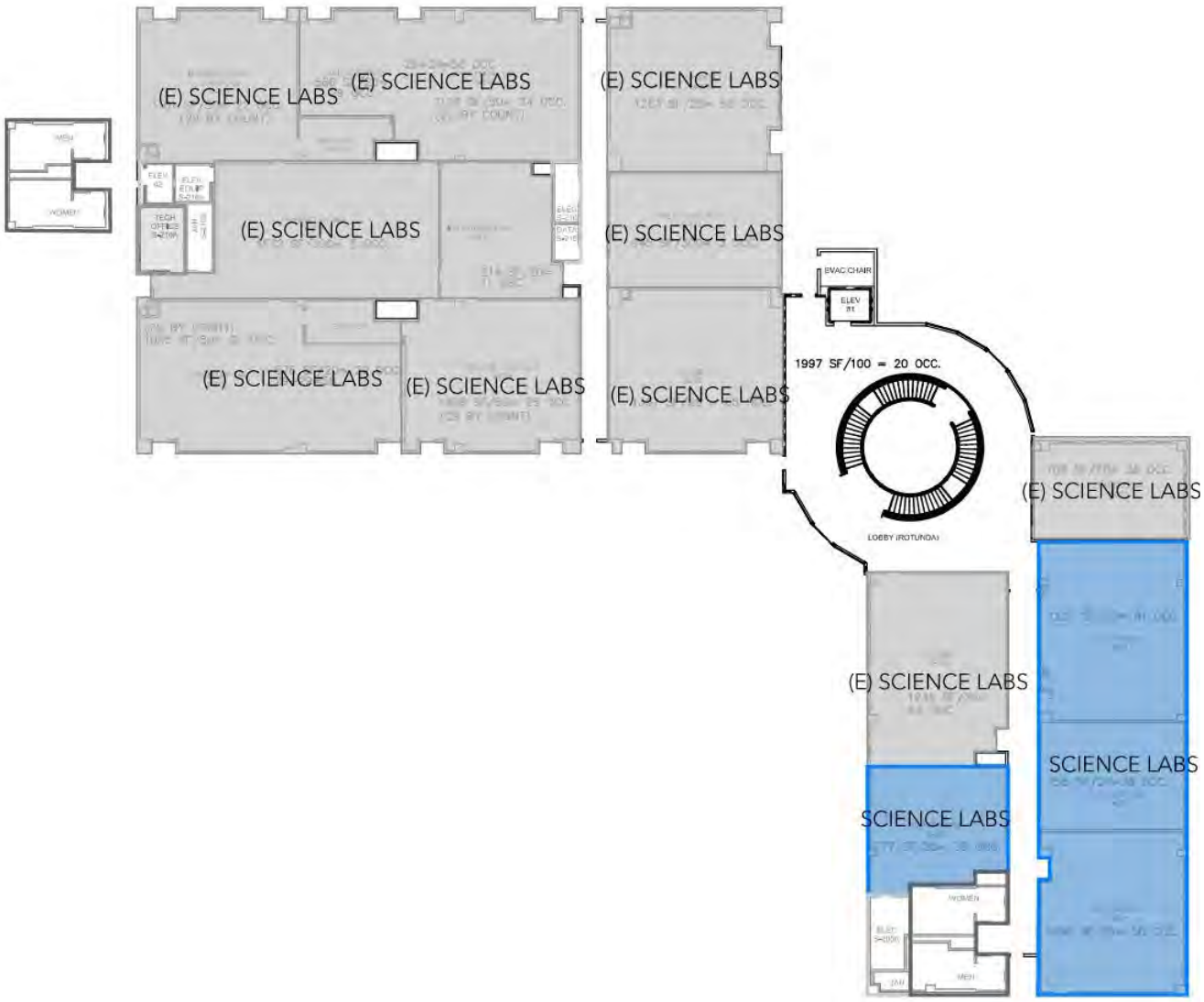


Figure 57. Science Complex - 2nd Floor

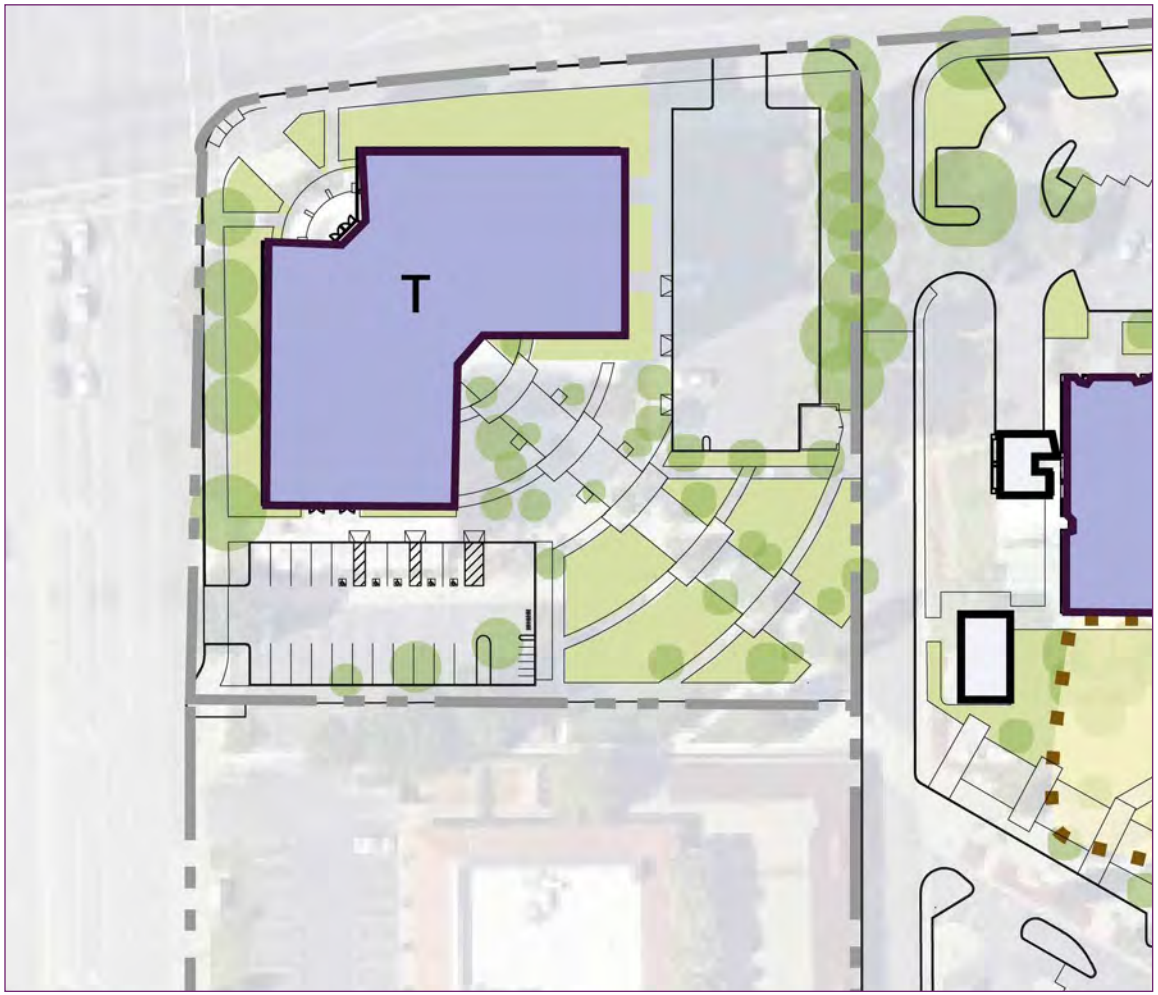


Technology Center

The SJCC Technology Center (T) project focuses on repurposing the facility to support long-term campus goals of centralizing academic programming and optimizing space utilization. Academic uses currently housed in the Technology Center will be relocated to more central campus locations, allowing the building to be vacated and reallocated for potential revenue-generating uses in the future. In the near term, the facility may still serve interim needs such as swing space or temporary offices.

To support continued functionality and prepare the building for future reuse, key infrastructure upgrades will be implemented. These include replacing outdated air handling units with modern, high-efficiency heat pump systems and renovating environmental controls to improve energy efficiency and building performance. Any additional interior modifications will be determined by future programmatic needs or tenants. This approach allows SJCC to maintain operational flexibility while aligning with long-term campus planning and sustainability goals.

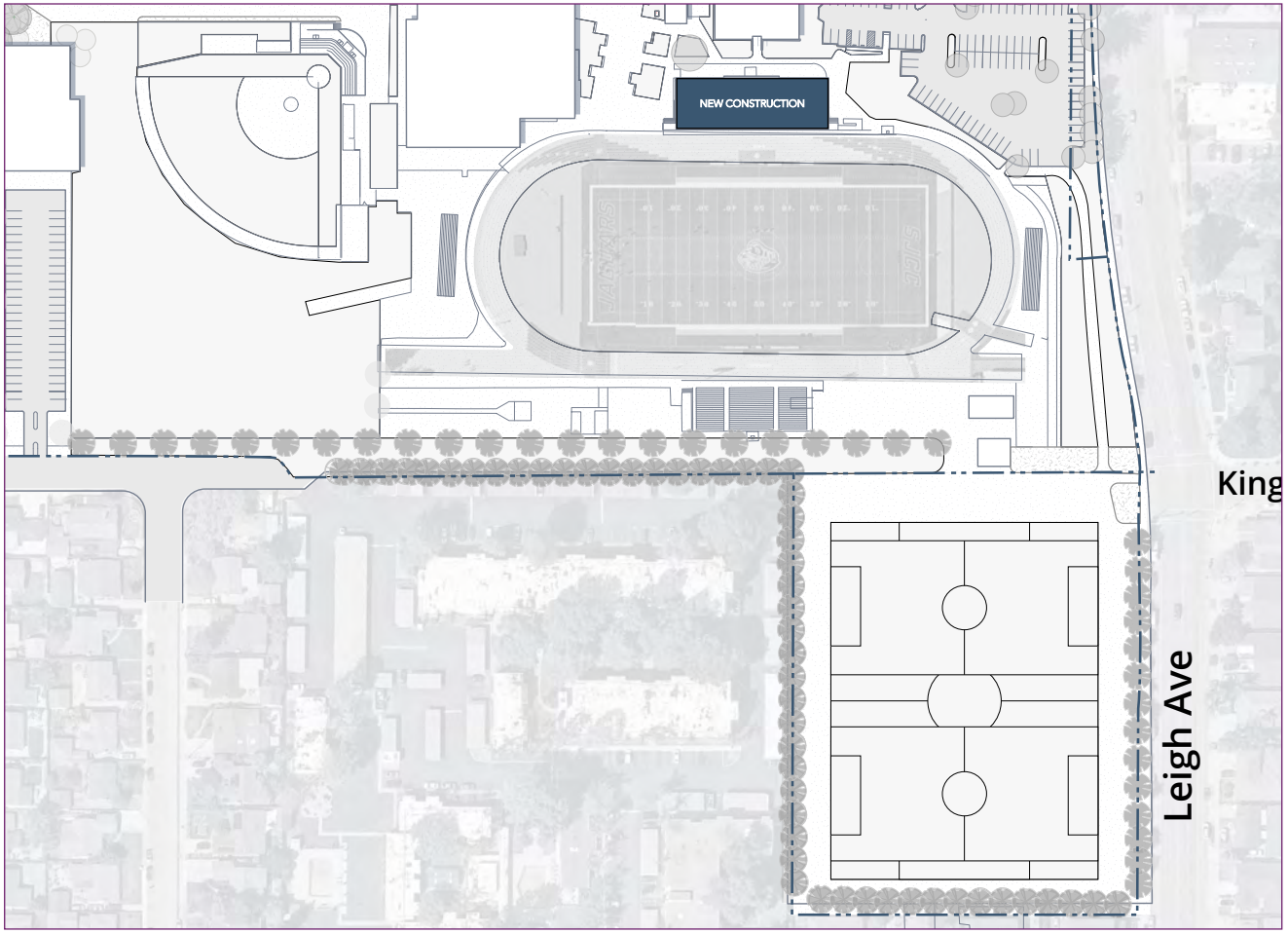
Figure 58. Technology Center - Scope of Work



North Bleachers, Press Box and Recreation Fields

The SJCC North Bleachers, Press Box, and Recreation Fields project involves the full removal and replacement of existing athletic support infrastructure to enhance the spectator and event experience. The scope includes demolition of the current north bleachers and press box, followed by construction of new, modernized facilities. The new bleachers and press box will provide updated seating, improved visibility, and enhanced accessibility, supporting both athletic programming and campus events. Utilities will be disconnected, safely capped, and reconnected as needed to serve the new construction. These upgrades are part of a broader effort to improve campus athletic facilities and better support student athletes and community use.

Figure 59. North Bleachers, Press Box and Recreation Fields - Proposed Floor Plan

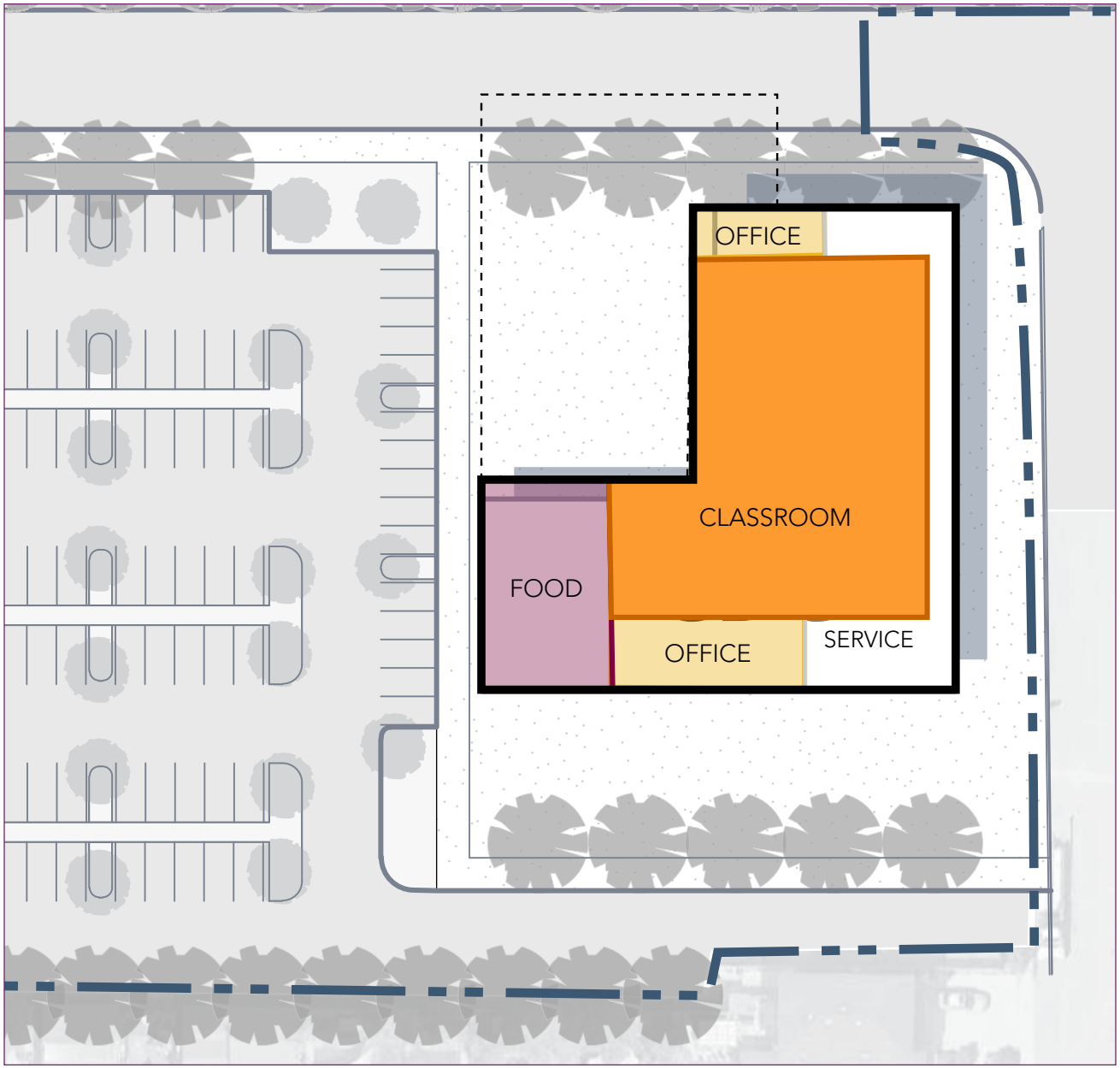


Child Development Center

The SJCC Child Development Center (CDC) project consists of the construction of a new, purpose-built facility to support early childhood education and care on campus. This one-story, approximately 15,000-square-foot building will house classrooms, food preparation areas, and administrative and support spaces, all served by high-efficiency mechanical and electrical systems. The building will incorporate demand-controlled ventilation, advanced HVAC zoning, and modern safety and communication systems to create a healthy, secure, and flexible environment for children, staff, and families.

Associated site improvements will enhance the surrounding outdoor environment, including new accessible parking, circulation paths, and plaza areas totaling approximately 18,500 square feet. The landscape design features sustainable strategies such as permeable paving, bioswales, rain gardens, and drought-tolerant plantings. These enhancements will support stormwater management, reduce environmental impact, and contribute to a welcoming and educational outdoor setting for the Center.

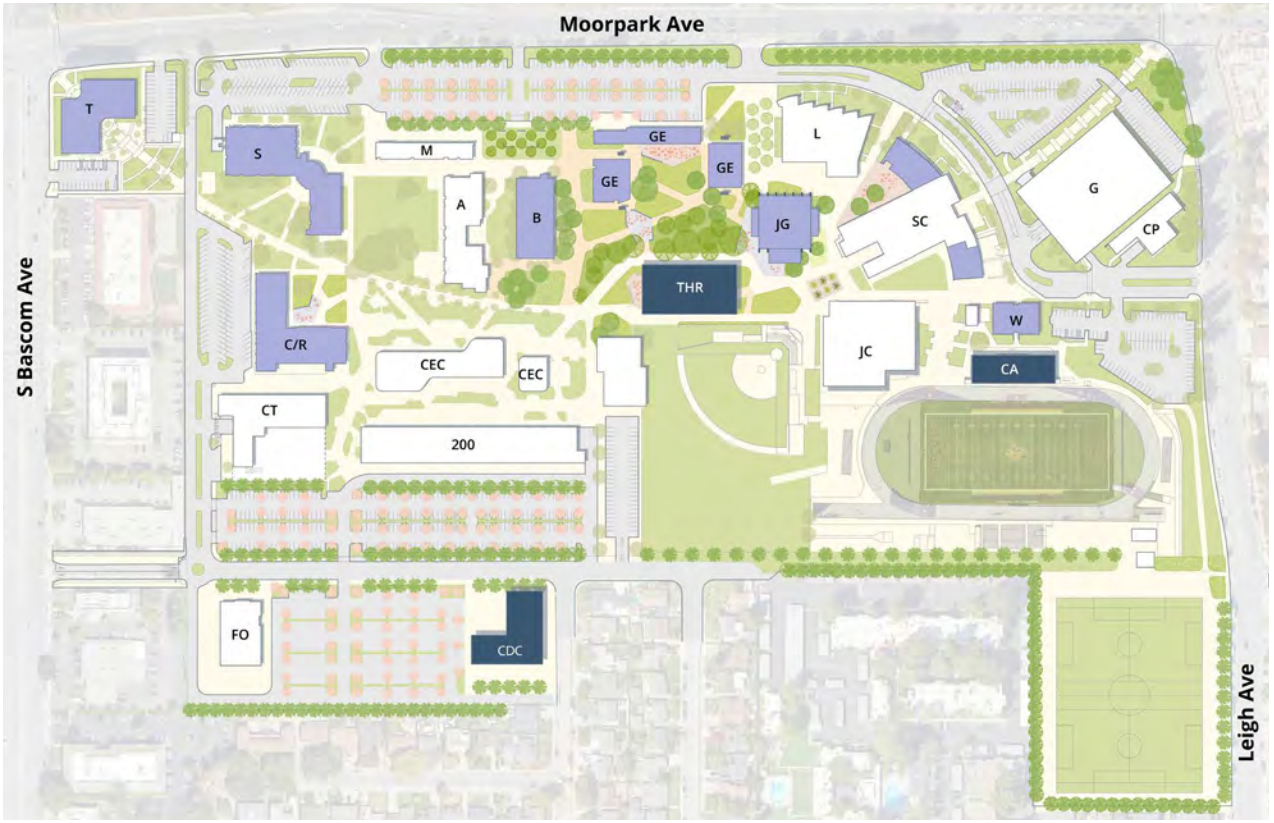
Figure 60. Child Development Center - 1st Floor



Other Renovation Projects

- **SJCC-W: Wellness Center (W):** As part of the Facilities Master Plan, the SJCC Wellness Center will undergo targeted interior renovations to accommodate Adaptive Physical Education (PE) programming currently located in the 100 Building. This remodel will reconfigure interior space to support specialized equipment, accessible locker and shower facilities, and instructional areas tailored to inclusive fitness and therapeutic movement. In addition to space planning updates, the renovations will integrate minor building system upgrades to improve energy performance and user comfort. These enhancements ensure continuity of critical wellness services while expanding the Wellness Center's capacity to serve a broader range of student health and fitness needs.
- **SJCC-L: Library (L):** Complete minor interior improvements to the Library with a focus on sustainability and safe removal of hazardous materials.
- **SJCC-200: 200 Building (200):** Conduct minor interior renovations to the 200 Building, including sustainability upgrades and hazardous material abatement.

Figure 61. Proposed SJCC Site Plan



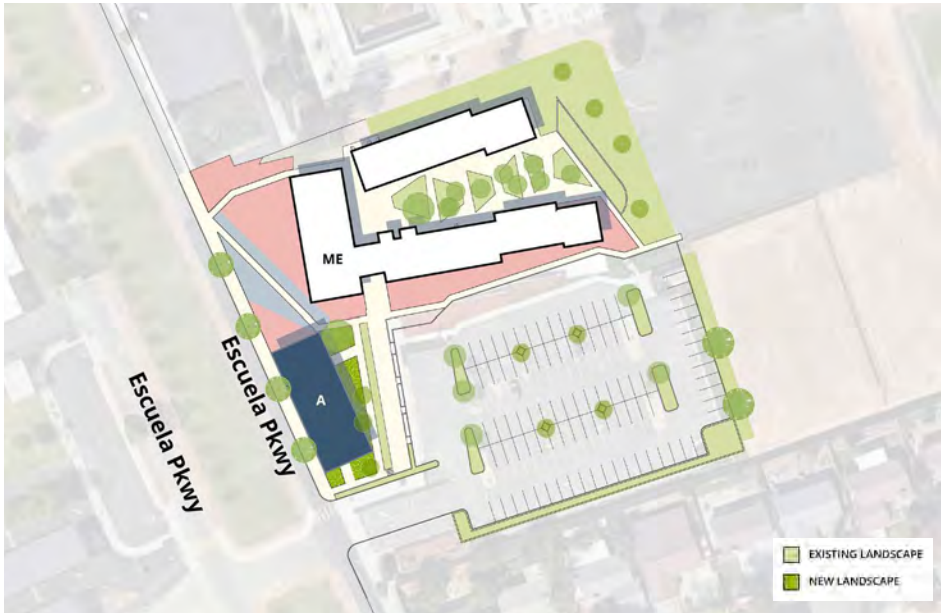
Milpitas Extension Vision

Facilities Overview

The Milpitas Extension, located at 1450 Escuela Parkway, was established in 2016 as an extension of San José City College. Situated in a suburban neighborhood with convenient access to Interstate 680, the facility is part of a broader educational environment, adjacent to Thomas Russell Middle School and across the street from Milpitas High School and Marshall Pomeroy Elementary School. The Extension supports college readiness and transition through dual and concurrent enrollment opportunities for Milpitas High School students, as well as offering college-level afternoon classes and comprehensive student services. These include 1:1 academic counseling, Admissions and Records, Financial Aid support, and a student study area with individual and group collaboration rooms.

The 12,769-square-foot facility is organized in a “U” shape around a central courtyard, which serves as a model for sustainable landscape design with low-water planting and integrated stormwater management features. The site includes a surface parking lot for students and visitors. The building houses seven technologically advanced classrooms, two instructional labs, and a Hub/Library that includes reading and study spaces. While the Milpitas Extension does not include on-site athletic facilities, students access physical education amenities at the adjacent Milpitas High School. The site demonstrates the District’s commitment to expanding access and providing high-quality educational environments in partnership with local schools.

Figure 62. Milpitas Extension



Facilities Potential

The Milpitas Extension is a relatively new facility that remains in good condition and continues to function effectively. However, the rapid growth of dual enrollment programs is placing increasing pressure on available space. The current facility is operating at or near maximum capacity, with classrooms fully utilized and minimal opportunity to accommodate additional uses or external rentals. Adult Education programs are also expected to share the facility, further intensifying demand for space.

To address these challenges and support the expansion of dual enrollment, the District is exploring a two-part facilities improvement strategy that includes both new construction and interior remodeling. A proposed 4,000-square-foot expansion wing would provide additional offices and administrative space, allowing existing office areas within the current facility to be renovated into instructional space. The remodeled areas are anticipated to support up to four new science labs and supporting academic functions, maximizing the instructional utility of the site.

Infrastructure upgrades will be required to support both the new and renovated spaces. These improvements include updated metering, occupancy sensors, and modifications to the mechanical systems to accommodate evolving program needs. The expansion will be served by a new HVAC system, while the remodel will incorporate demand-controlled ventilation, reuse of existing ductwork where feasible, and modernized HVAC controls to support energy efficiency.

Site improvements will enhance circulation and usability of the outdoor areas through reconfigured paving, new seating, and the addition of naturalized landscaping and irrigation. These enhancements are designed to complement the facility's sustainable design goals and maintain a welcoming, high-functioning environment for students, staff, and visitors.

Figure 63. Milpitas Extension Courtyard

Figure 64. Lab Spaces

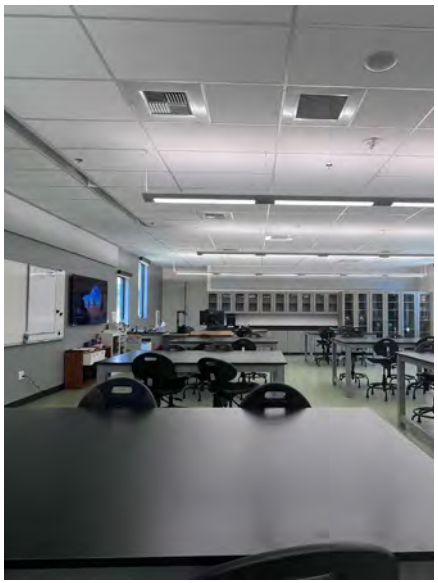


Figure 65. Classrooms