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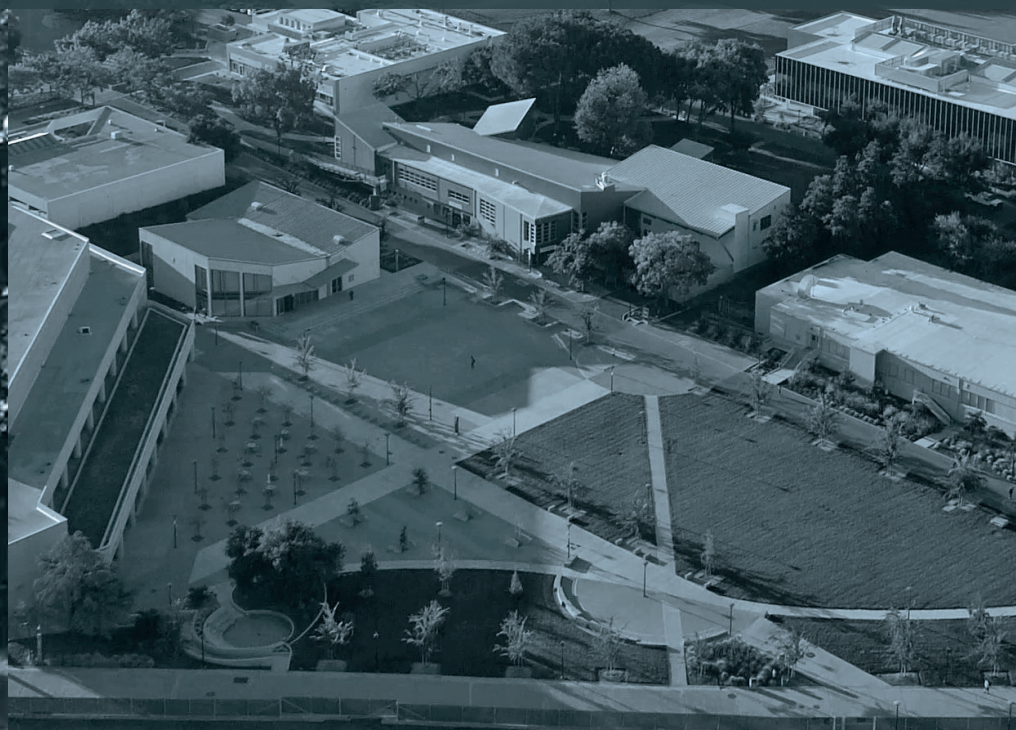
COMMUNITY COLLEGE DISTRICT

Facilities Master Plan Update

Version Date: February 10, 2026



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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,

Beatriz L. Chaidez

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.

Project Contributions

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

- Henry Estrada, 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

San José City College

- Mark Branom, Faculty Representative
- Yesenia Ramirez, Classified Professional Representative
- Blake Balajadia, Student Services Representative
- Saloshni Chand, Finance Representative
- Misty Stroud, Academic Division Representative
- Pratham Tated, Student Representative

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- Toby Smith, Associate Vice Chancellor, Physical Plant Development & Operations
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- Christina Paul, Campus Planner, Cygnus Planning
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- Mark Brown, Associate Principal, Guttmann and Blaevoet
- Kathryn DeFay, Senior Cost Estimator, TBD Consulting
- Andy Beyer, Associate Principal, TBD Consulting

Executive Summary

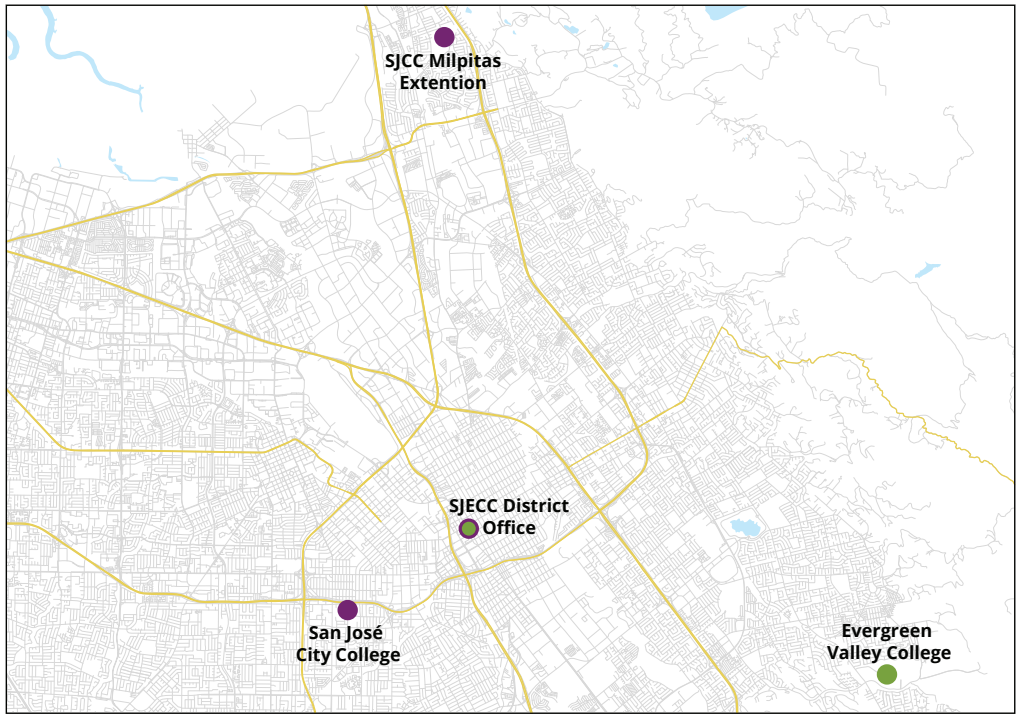
San José–Evergreen Community College District Facilities Master Plan 2026–2036

In 2024, the San José–Evergreen Community College District (SJECCD) launched an update to its Facilities Master Plan (FMP) to guide facility investments over the next decade. This plan aligns with the District's mission, Global Ends Statement, and Strategic Priorities, and ensures that future improvements advance equity, student success, workforce preparation, and long-term resilience.

The 2026–2036 FMP responds to significant changes in enrollment trends, educational delivery, campus life, and infrastructure needs across Evergreen Valley College (EVC), San José City College (SJCC), the Milpitas Extension, and District Services. It provides a clear, data-driven roadmap to strengthen campus environments, address critical infrastructure, and modernize facilities in ways that support evolving programs and future academic possibilities.

This FMP is designed as a flexible, living document that identifies major priorities today while allowing the District to adapt as new data, programs, and opportunities emerge.

Figure 1. Map of SJECCD Properties



Planning Process and Methodology

The FMP Update was developed through a deliberate, multi-step planning process that integrated the District's mission, extensive stakeholder engagement, facility assessments, and a transparent scoring system. This process ensured that every project in the plan is responsive to program needs, aligned with strategic priorities, and evaluated for urgency, cost, and long-term value. The diagram to the right summarizes the methodology used to create the prioritized project list and implementation strategy for 2026–2036.

A Strategic, Data-Driven Framework

The updated FMP is grounded in four inputs:

1. District Mission & Strategic Priorities
Emphasizing equity, access, and student success.

2. Technical Assessments
Including Facilities Condition Assessment data, infrastructure reviews, space utilization studies, Public Space Public Life (PSPL) observations, and cost modeling.

3. Campus & Community Engagement
An 18-month process involving the Facilities Master Plan Task Force, site tours, surveys, interviews, open houses, and community forums.

4. Future Flexibility
The plan is aligned with the Educational Master Plan and structured to accommodate new academic programs and emerging community needs.

Together, these components shape a prioritized portfolio of projects that can be sequenced as funding becomes available.

Districtwide Priorities

Through this process, a clear Districtwide hierarchy emerged, informed by the Task Force, campus leadership, and technical analysis:

1. Essential Infrastructure
The highest priority across both campuses. This includes seismic and life-safety upgrades, utilities, mechanical and electrical systems, technology backbone, ADA improvements, stormwater systems, aging roofs, and energy-efficiency upgrades. Infrastructure projects enable all future academic and student-facing improvements and are necessary for long-term operational sustainability.

2. Student Spaces & Campus Life
Enhancing student experience through modern study areas, advising and resource hubs, dining, gathering spaces, and consistent campus landscapes. These investments support retention, belonging, and post-pandemic campus activation.

3. Academic Modernization
Targeted improvements to labs, classrooms, and career education spaces that align facilities with current and future programs, including health sciences, STEM, and workforce training initiatives.

4. Community-Facing & Everyday Needs
Spaces that strengthen community use, including athletics, arts, public plazas, outdoor environments, dual-enrollment facilities, and essential support services.
This prioritization directly informs the scoring framework and spend-down strategies included in the plan.

Community Engagement

The Facilities Master Plan (FMP) was shaped by one of the most extensive and inclusive engagement processes undertaken by the District. Over 18 months, the planning team worked closely with students, faculty, classified professionals, administrators, and community members to ensure the plan reflects both institutional needs and the voices of the communities SJECCD serves.

More than 12,000 points of engagement were gathered through surveys, interviews, open houses, focus groups, campus tours, and the Districtwide Facilities Master Plan Task Force. Engagement was multimodal, multilingual, and intentionally brought into communities across San José—reflecting the District's commitment to equity, belonging, and meaningful participation.

Phase 1: Existing Conditions and Opportunities

Early engagement focused on understanding how campuses are used today and where improvements were most needed.

Activities included:

- **Facilities Task Force** formation and meetings
- **Kick-off Meetings** with Executive Cabinet and Presidents' Cabinets
- **Stakeholder Interviews -** 15 across SJCC, EVC, and Milpitas.
- **Districtwide Survey** with 517 responses
- **Campus Site Tours** conducted in Summer 2024
- **Lunch-and-learns, virtual sessions, and Districtwide forums** conducted in Fall 2024

Phase 2: Visioning and Plan Development

The Task Force guided priority-setting and concept development through:

- **Facilitated Priority-Setting Workshops**
- **Concept Review Sessions**
- **Campus Open Houses and Districtwide Online Survey** (Winter–Spring 2025)
  These sessions refined early project concepts, scoring criteria, and preliminary cost considerations.

Figure 2. Community Engagement Timeline

Phase 3: Draft Plan Roadshow and Refinement

In Fall 2025, the District conducted a comprehensive Draft FMP Roadshow, bringing the plan to campuses and the broader community:

- **12 hybrid community meetings, including:**
  3 at San José City College
  3 at Evergreen Valley College
  3 in East San José
  1 multilingual meeting with simultaneous Spanish and Vietnamese translation
- **130+ participants across all sessions**
- **Interactive online survey and comment portal**
  This final round of engagement helped validate campus priorities, strengthened community ownership, and informed refinements to the final plan before adoption.

The result is a Facilities Master Plan built not just for the community, but with the community—reflecting SJECCD's values of inclusion, accessibility, and shared decision-making.

Transparent Project Scoring and Prioritization

To ensure a clear and equitable basis for decision-making, each project in the Facilities Master Plan was evaluated using a transparent scoring system grounded in District priorities, technical assessments, and urgency. This framework, developed with the Facilities Master Plan Task Force, helps the District identify essential infrastructure needs, modernize academic and student spaces, and sequence improvements responsibly as funding becomes available.

The project score was based on:

- **Campuswide Priority** (as determined by the Task Force)
- **Technical Score** (facility condition, program fit, flexibility, and location)
- **Urgency Factor** (Must Do, Should Do, Could Do)

This process consolidates more than 100 initial ideas into a coordinated project list that reflects Districtwide needs while maintaining flexibility for funding, timing, and program evolution.

Figure 3. Project Scoring Rubric

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

Campuswide Vision and Major Improvements

Evergreen Valley College

The vision for EVC strengthens the campus core, improves accessibility, and modernizes aging facilities to support student success and community presence. EVC's campus vision centers on strengthening outdoor life and creating a landscape identity rooted in the foothills.

Key themes include:

- **More shade and weather protection** throughout the campus core and major pathways.
- **Expanded outdoor seating and social spaces**—places for students to gather, study, and rest.
- **A landscape that reflects the natural ecology of the Evergreen foothills**, using native plantings and educational landscapes.

These improvements complement the Evergreen Center renovation and the creation of a north–south accessible spine, reinforcing EVC as a comfortable, welcoming, and distinctly "Evergreen" campus.

Key improvements include:

- Evergreen Center (formerly the Student Center): dining, student services, community-facing space, and academic flex areas.
- Central Plaza Transformation: a vibrant, shaded campus hub with expanded seating and gathering areas.
- North–South Accessible Spine: a universally accessible connection linking MS3 to the campus core.
- Gullo I Renovation: modernization enabling the removal of service loading, allowing new pathways and social spaces.
- Library/Education Technology Modernization
- Gymnasium, PE modernization, Training Facilities improvements, and accessibility upgrades
- Infrastructure upgrades, including Acacia demolition and campuswide utilities modernization.

Evergreen Valley College Illustrative Plan

Figure 4. EVC Illustrative Plan

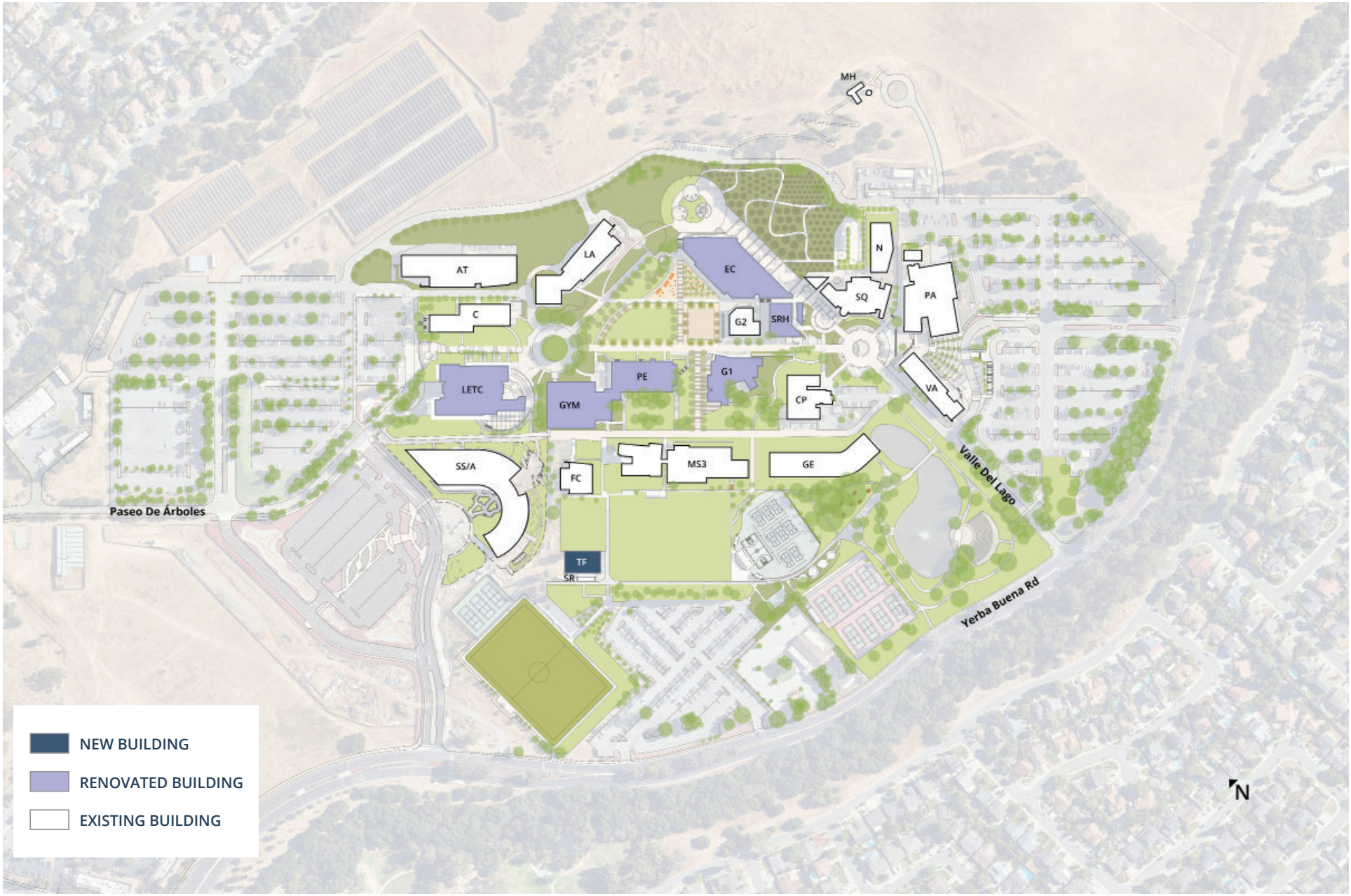


Figure 5. Evergreen Valley College Central Plaza

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 6. 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.

San José City College

SJCC's vision strengthens campus identity along Moorpark Avenue, unifies the central open spaces, and modernizes academic and student facilities. SJCC's vision focuses on strengthening identity, clarifying arrival, and unifying the campus core.

Key themes include:

- **A renewed campus heart**—the Eco Commons—as the central gathering place for student life and campus activity.
- **Clear, welcoming access points** along Moorpark Avenue, supported by redesigned drop-offs, landscape improvements, and opportunities for **gateway and monument signage** to reinforce campus identity.

These themes are supported by key projects including the new Health Career Center, Central Office renovation, and improved courtyards, all contributing to a stronger sense of place for the campus.

Key improvements include:

- New Campus Gateway on Moorpark Avenue, enabled by the Theater removal.
- Health Career Center, supporting Dental Assisting and future health program expansion.
- Eco Commons: a unified campus landscape featuring native gardens, seating, and social spaces.
- Central Office Building Renovation (formerly the GE Building).
- Student Center upgrades and improved courtyards.
- Athletics and Recreation Fields, including new bleachers and press box.
- New Child Development Center.
- Campuswide infrastructure modernization, including the sustainable energy transition.

San José City College Illustrative Plan

Figure 7. SJCC Illustrative Plan

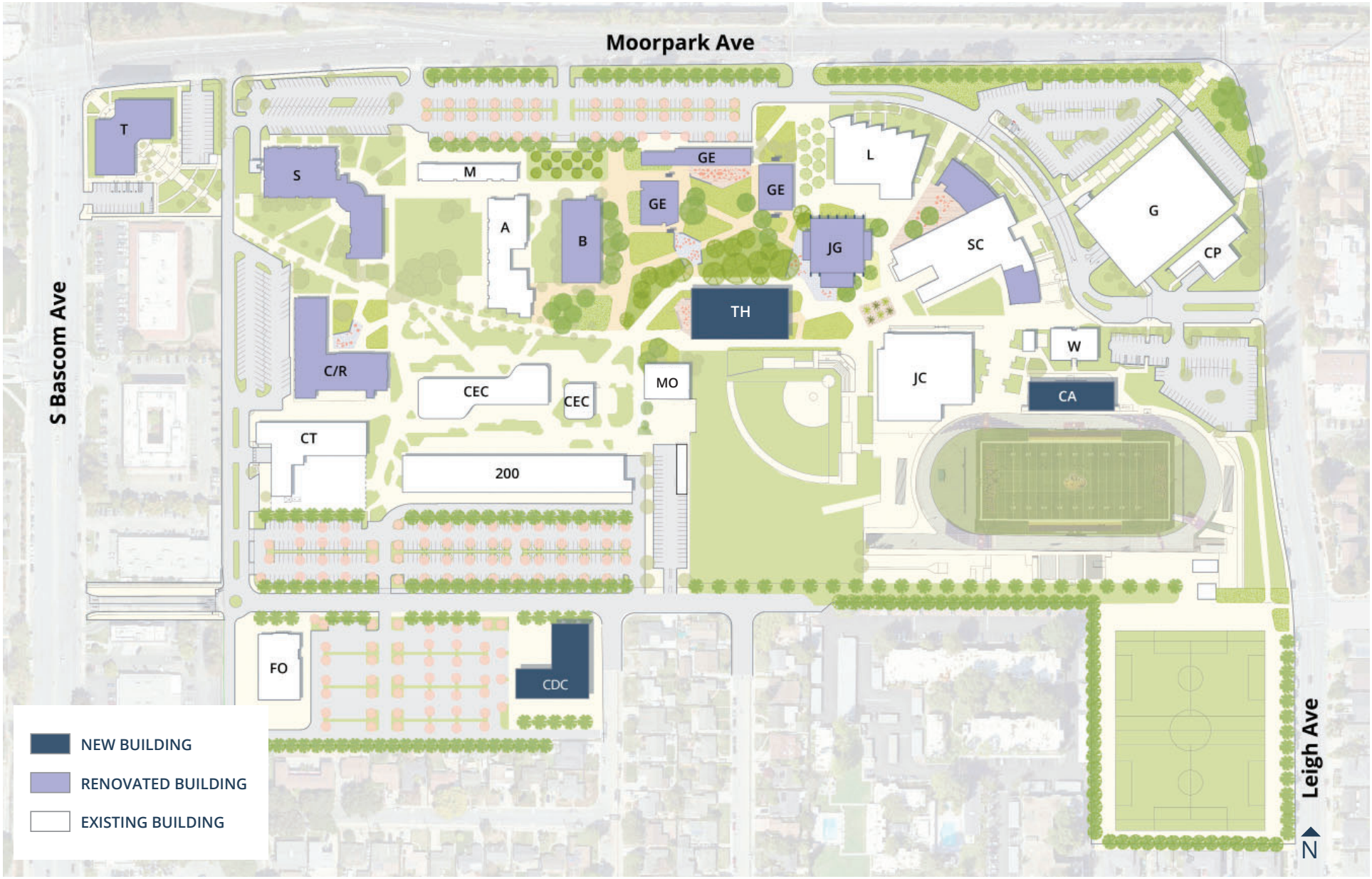


Figure 8. San José City College Gateway

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 9. 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.

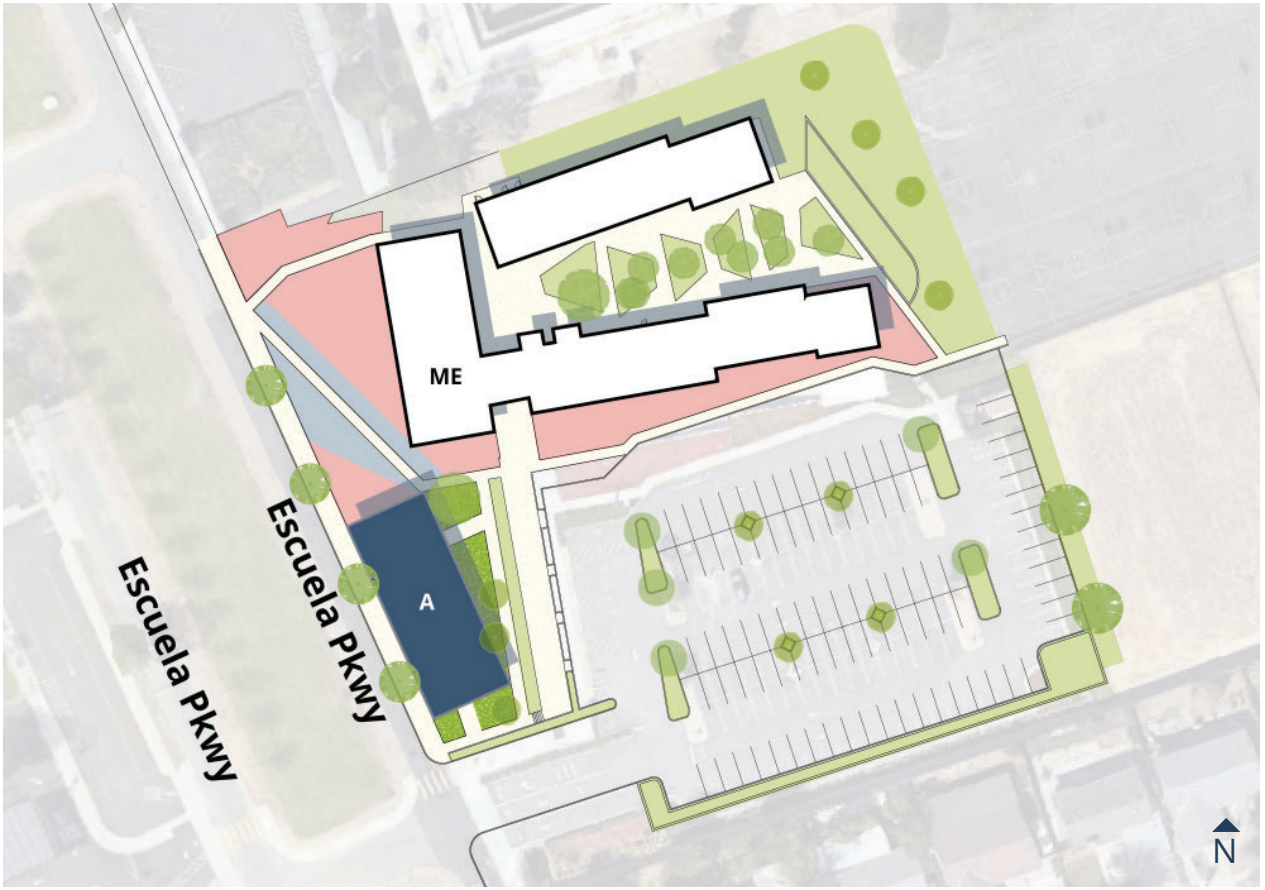
Milpitas Extension

The Milpitas Extension continues to expand dual-enrollment pathways and community partnerships.

Improvements focus on:

- Classroom modernization
- Technology upgrades
- Flexible space to support dual enrollment and workforce partnerships

Figure 10. Milpitas Extension Illustrative Plan



Implementation Strategy and Spend-Down Guidance

The total value of capital needs identified through the Facilities Master Plan exceeds currently available funding. Accordingly, the Facilities Master Plan functions as a strategic decision-making framework, not a fixed construction schedule or funding commitment.

The Plan establishes a clear capital roadmap that supports:

- Pursuit of future funding opportunities, including state capital outlay, competitive grants, Certificates of Participation (COPs), and a potential future bond, subject to Board approval.
- Phased implementation aligned with instructional priorities, operational needs, and Board-approved sequencing.
- Disciplined allocation of limited resources to address critical infrastructure, life-safety, and program-support needs before cost escalation and system failures occur.

Importantly, the Facilities Master Plan is designed to remain adaptive over time. It provides a structure for evaluating and prioritizing investments as enrollment patterns, technology, delivery models, and educational programming evolve. Adoption of the Plan does not commit the District to specific project designs, scopes, or timelines. Instead, it preserves flexibility while ensuring that future decisions are made within a coherent, District-wide framework grounded in stewardship, equity, and long-term operational resilience.

How to Use This Document

The Facilities Master Plan includes campus visions, project summaries, and infrastructure strategies that guide long-term planning. It is intended for use by District leadership, campus stakeholders, and the Board of Trustees to support informed decision-making over the next decade.

Chapters provide detail on:

- District context and enrollment
- Methodology and scoring
- Infrastructure priorities
- Campus plans for EVC and SJCC
- Cost estimates and implementation guidance

This Executive Summary provides an overview of the major themes, priorities, and direction for the District.

Combined Project List

SJECCD Facilities Master Plan Update - Draft Project List and Cost Estimate

Number	Project	Score	Hard Costs	Soft Costs	TOTAL COST	*Cumulative Total*	*$ Milestones*
ESSENTIAL INFRASTRUCUTRE / MUST DO PROJECTS							
Multiple	Critical Systems Risk Reduction	90	$51,433,554	$18,542,729	**$69,976,283**	*$69,976,283*	
Multiple	Access and Maintenance	90	$1,307,777	$457,722	**$1,765,499**	*$71,741,782*	
Multiple	Core Infrastructure Stabilization	90	$92,007,695	$33,468,598	**$125,476,292**	*$197,218,074*	**$200 Million**
Multiple	Energy and Utility Visibility	90	$4,649,446	$2,244,029	**$6,893,475**	*$204,111,548*	
SJCC-I2.8	Campus Signage and Wayfinding	90	$1,150,000	$1,150,000	**$2,300,000**	*$206,411,548*	
EVC- A1.1	Acacia Demolition	90	$5,959,787	$2,085,925	**$8,045,713**	*$214,457,261*	
EVC- A1.2	Acacia Site Improvements	90	$8,153,732	$2,853,806	**$11,007,539**	*$225,464,800*	
SUBTOTAL ESSENTIAL INFRASTRUCTURE PROJECT COSTS			$164,661,991	$60,802,809	**$225,464,800**		
SHOULD/COULD DO PROJECTS							
SJCC-GE	Central Office (GE) Remodel and Site Improvements	81	$22,755,638	$7,964,473	**$30,720,111**	*$256,184,911*	
SJCC-C/R	Cosmetology/Reprographics Renovation and Site Improvements*	78	$7,879,200	$2,757,720	**$10,636,919**	*$266,821,830*	
SJCC-JG	(Old) Jaguar Gym Remodel and Site Improvements	78	$9,344,878	$6,307,792	**$15,652,670**	*$282,474,501*	**$300 Million**
EVC-G	Gullo I Demolition and Renovation and Site Improvements	75	$14,311,524	$5,009,033	**$19,320,558**	*$301,795,058*	
SJCC-D/THR	Drama/Theater Arts Demolition and Site Improvements	75	$13,299,274	$4,654,746	**$17,954,019**	*$319,749,078*	
EVC-LE	Library Education Tech Center Renovation and Site Improvements	72	$18,941,533	$6,629,536	**$25,571,069**	*$345,320,147*	
EVC-PE/TF	PE Portables Demolition, New Training Facility and Site Improvements	72	$14,610,048	$5,113,517	**$19,723,565**	*$365,043,712*	
SJCC-B	Healthcare Career (B) Renovation, Tree Removal and Site Improvements*	72	$10,518,333	$3,681,417	**$14,199,750**	*$379,243,461*	

Combined Project List, Continued

SJECCD Facilities Master Plan Update - Draft Project List and Cost Estimate

Number	Project	Score	Hard Costs	Soft Costs	TOTAL COST	*Cumulative Total*	*$ Milestones*
EVC-PE	Physical Education and Gymnasium Renovation and Site Improvements	69	$14,346,202	$5,021,171	**$19,367,373**	*$398,610,834*	**$400 Million**
EVC-SC	Evergreen Center (Old Student Services Center) Renovation and Central Plaza Site Improvements*	69	$80,286,117	$28,100,141	**$108,386,258**	*$506,997,092*	**$500 Million**
SJCC-S	Science Complex Renovation	66	$8,558,207	$2,995,373	**$11,553,580**	*$518,550,672*	
SJCC-SC	Student Center Renovation	66	$7,011,782	$2,454,124	**$9,465,906**	*$528,016,578*	
SJCC-CA	North Bleachers and Press Box Replacement, Recreation Fields Site improvements and Parking	63	$30,593,354	$10,707,674	$41,301,028	*$569,317,606*	
SJCC-CDC	New Child Development Center and Site Improvements*	48	$22,341,103	$7,819,386	**$30,160,489**	*$599,478,095*	**$600 Million**
SJCC-TH	New SJCC Theater	46	$44,115,673	$15,440,486	**$59,556,159**	*$659,034,254*	
EVC-AR	Admissions and Records Renovation	38	$1,950,473	$682,666	**$2,633,139**	*$661,667,393*	
EVC-VA	Visual Arts Remodel	36	$4,515,418	$1,580,396	**$6,095,814**	*$667,763,207*	
SJCC-T	Technology Center Renovation	36	$23,066,705	$8,073,347	**$31,140,052**	*$698,903,259*	**$700 Million**
EVC-MH	Observatory Site Improvements	34	$2,030,723	$710,753	**$2,741,476**	*$701,644,735*	
SJCC-ME	Milpitas Extension Expansion, Remodel, and Site improvements*	34	$10,946,691	$3,831,342	**$14,778,032**	*$716,422,768*	
EVC-MS	Montessori School Demolition and Site Improvements	30	$2,261,139	$791,399	**$3,052,538**	*$719,475,306*	
EVC-I3.1	Campus Sustainability Plan & Climate Action Plan	25	$0	$216,394	**$216,394**	*$719,691,700*	
SJCC-I3.2	Campus Sustainability Plan & Climate Action Plan	25	$0	$216,394	**$216,394**	*$719,908,094*	
SJCC-100	100 Building Demolition and Site Improvements	25	$9,420,242	$3,297,085	**$12,717,326**	*$732,625,420*	
EVC-SQ	Sequoia Improvements	24	$6,134,113	$2,146,940	**$8,281,052**	*$740,906,472*	
EVC-M	Museum Renovation	23	$4,525,392	$1,583,887	**$6,109,279**	*$747,015,751*	
EVC-C	Cedro Improvements	21	$2,641,176	$924,412	**$3,565,587**	*$750,581,338*	
EVC-CA	Pond and Amphitheater	18	$335,150	$117,302	**$452,452**	*$751,033,791*	

Combined Project List, Continued

SJECCD Facilities Master Plan Update - Draft Project List and Cost Estimate

Number	Project	Score	Hard Costs	Soft Costs	TOTAL COST	*Cumulative Total*	*$ Milestones*
SJCC-L	Library Improvements	18	$15,876,531	$5,556,786	**$21,433,317**	*$772,467,107*	
SJCC-W	Wellness Center Improvements	18	$4,160,188	$1,456,066	**$5,616,254**	*$778,083,361*	
EVC-CP	Campus Police	16	$449,379	$157,283	**$606,662**	*$778,690,024*	
EVC-CP	Gullo II Improvements	16	$1,315,596	$460,459	**$1,776,055**	*$780,466,078*	
EVC-PA	Performing Arts Improvements	15	$6,341,037	$2,219,363	**$8,560,399**	*$789,026,478*	**$800 Million**
SJCC-200	200 Building Renovation	9	$14,458,439	$5,060,454	**$19,518,893**	*$808,545,371*	
SUBTOTAL SHOULD/COULD DO PROJECT COSTS			$429,341,258	$153,739,313	**$583,080,571**		
TOTAL PROJECT CONSTRUCTION COSTS			$594,003,249	$214,542,122	**$808,545,371**		

* These projects may have an impact on staffing due to program staffing changes, student services staffing, or M&O Staffing.

About the Cost Est mate

This Facilities Master Plan includes 46 distinct capital projects across the District, each with a detailed cost estimate covering hard and soft costs. This handout provides a summary of those projects.

Projects are organized based on a project scoring system that considered technical need, stakeholder priorities, and alignment with strategic goals. This list provides a prioritization framework that reflects input from the Districtwide Task Force, facilities assessments, and feedback gathered during outreach.

While project order may evolve based on funding opportunities, implementation logistics, or emerging needs, this list

Chapter 1
Introduction

01

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.

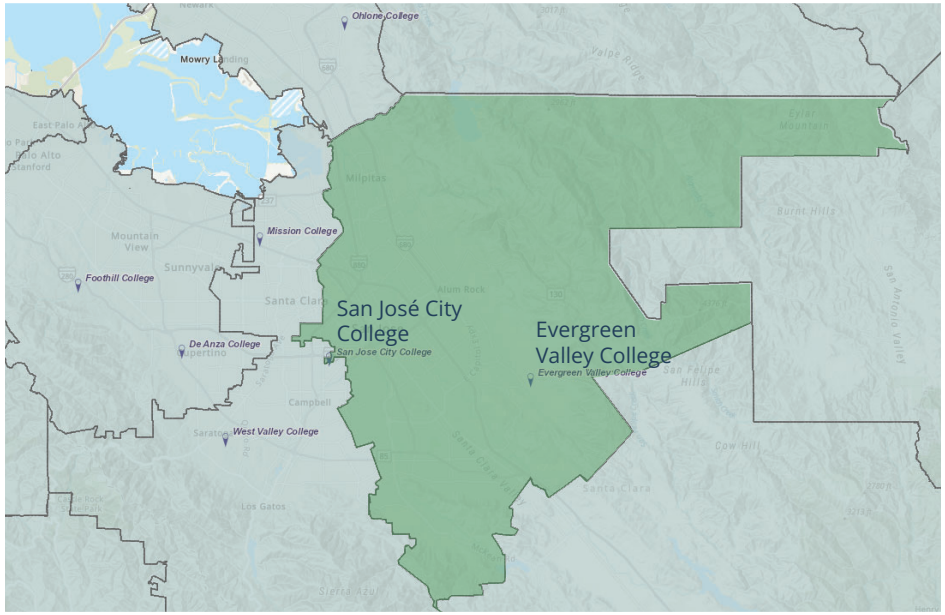
Today, SJECCD encompasses more than 1.6 million gross square feet of building space across 160 acres, serving 19,000 students per semester. In addition to its core campuses, the District offers a range of high school, community education, and non-credit programs to support lifelong learning. These off-campus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

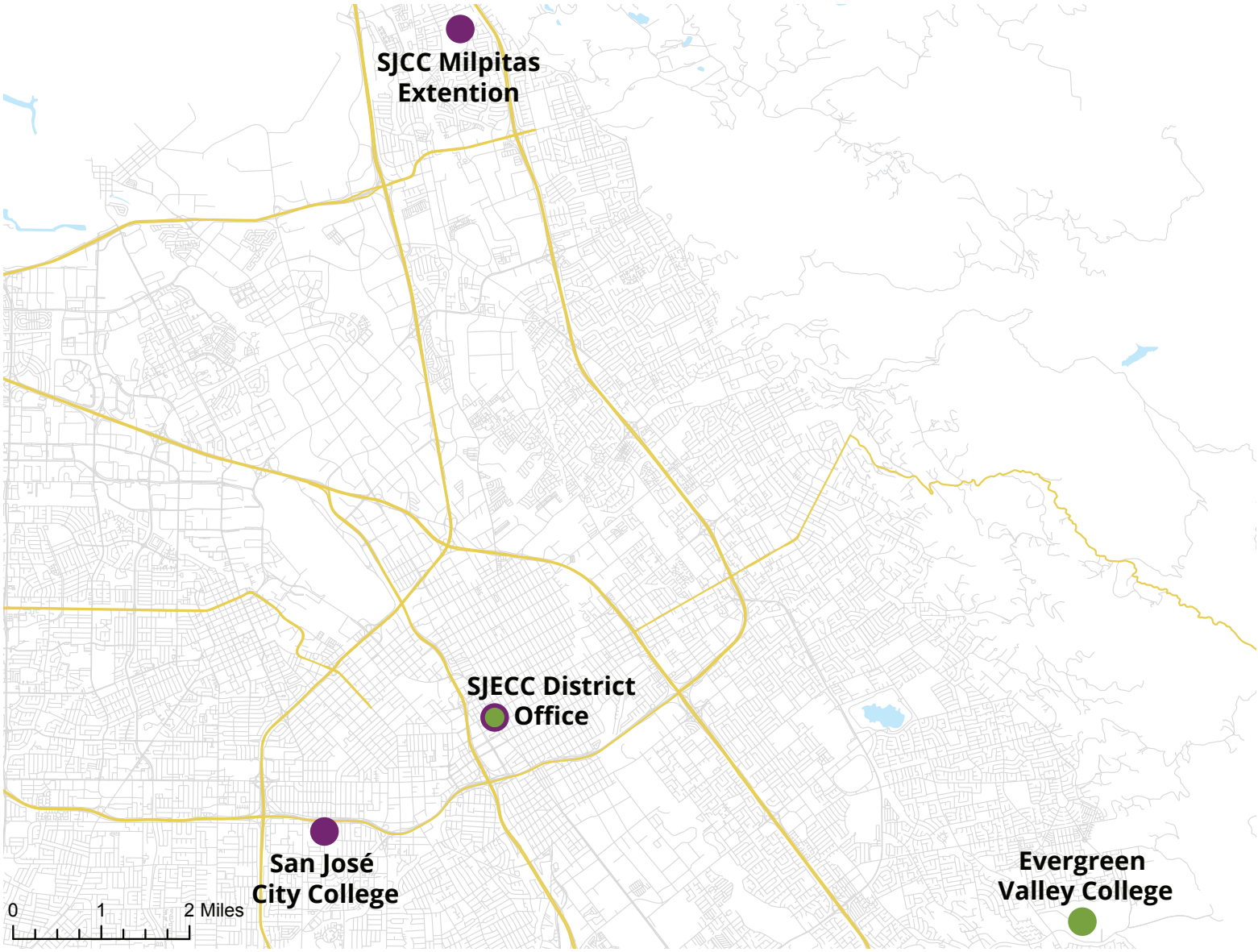
The District offers a broad range of academic programs, including high school dual enrollment, associate degrees, certificate programs, and transfer pathways to four-year universities. It maintains strong partnerships with the local community and local businesses, collaborating on initiatives that promote workforce development, economic growth, and expanded educational opportunities. To support student success, the District provides a comprehensive network of student services (including counseling, tutoring, financial aid, and career guidance) and is designated by the State as a Basic Needs district, reflecting a commitment to addressing food insecurity, housing instability, and other non-academic barriers that directly affect student persistence, equity, and educational outcomes.

Figure 11. Service Area Map



SJECCD Master Plan Scope

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



Evergreen Valley College

History

Founded in 1921 as San José Junior College, San José City College (SJCC) is the oldest community college in Santa Clara County and among the oldest in California. Originally located in downtown San José and operating in affiliation with San José State College, the College relocated to its current Moorpark Avenue campus in 1953 and was renamed San José City College in 1958. During the 1960s and 1970s, the campus extended from Bascom Avenue to Menker Avenue; portions of the site were later sold for the construction of Interstate 280. The College subsequently acquired additional land to support athletics and a multipurpose field.

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. EVC 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. SJCC 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.

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.

FMP Overview and Planning Context

The 2026–2036 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**
- **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 2026–2036 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 2026–2036 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

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
- Physical Education and Sports Complex

These projects addressed aging infrastructure, improved accessibility and usability, beautified, 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:

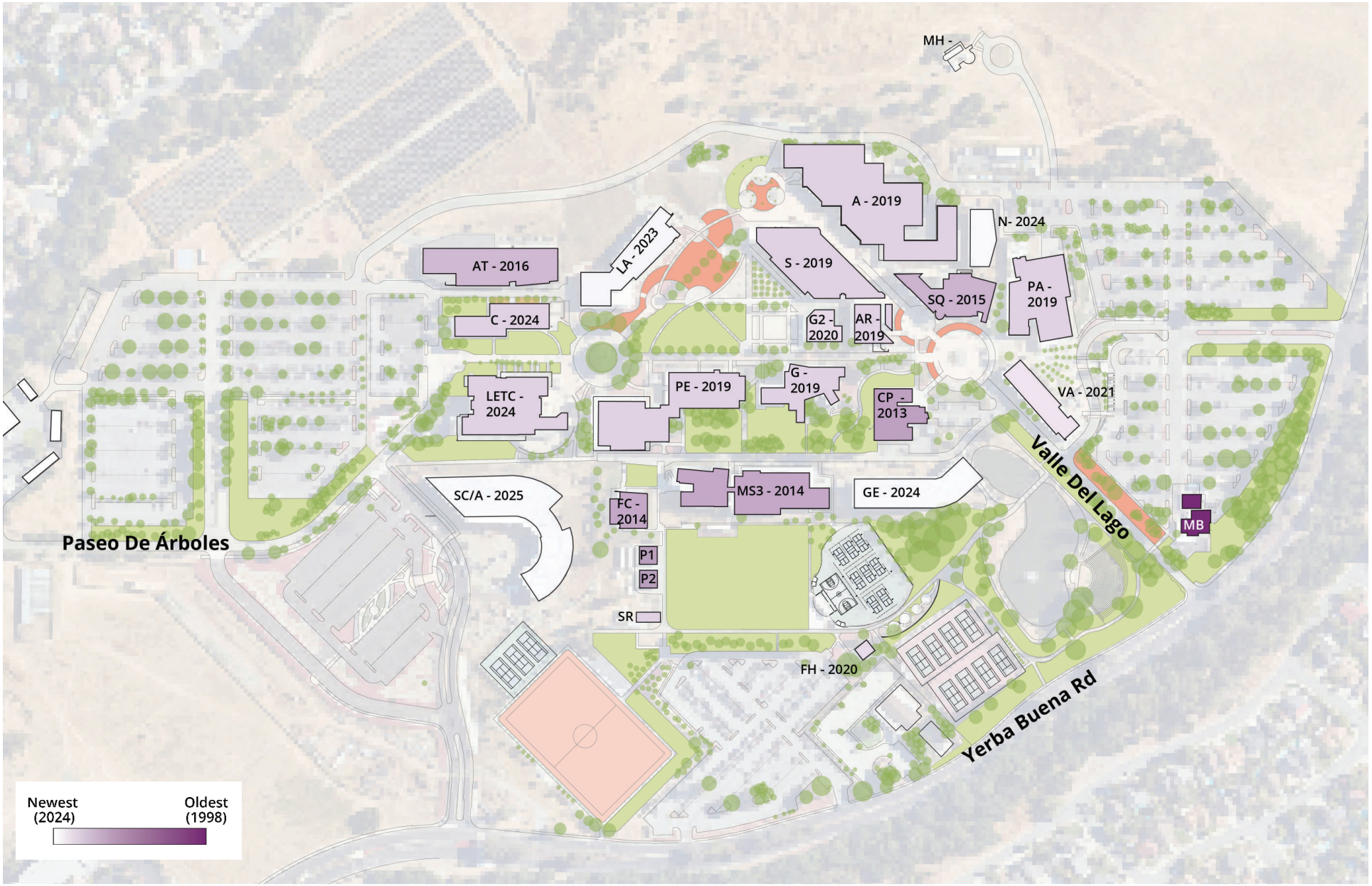
- ADA accessibility upgrades
- Campuswide Signage Master Plan
- Updated painting and signage
- Security hardware enhancements
- Central Plant modernization
- Environmental Controls upgrades
- Roadway and pavement improvements

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 2026–2036 Facilities Master Plan.

Figure 18. Evergreen Vally College 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 campus-wide 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

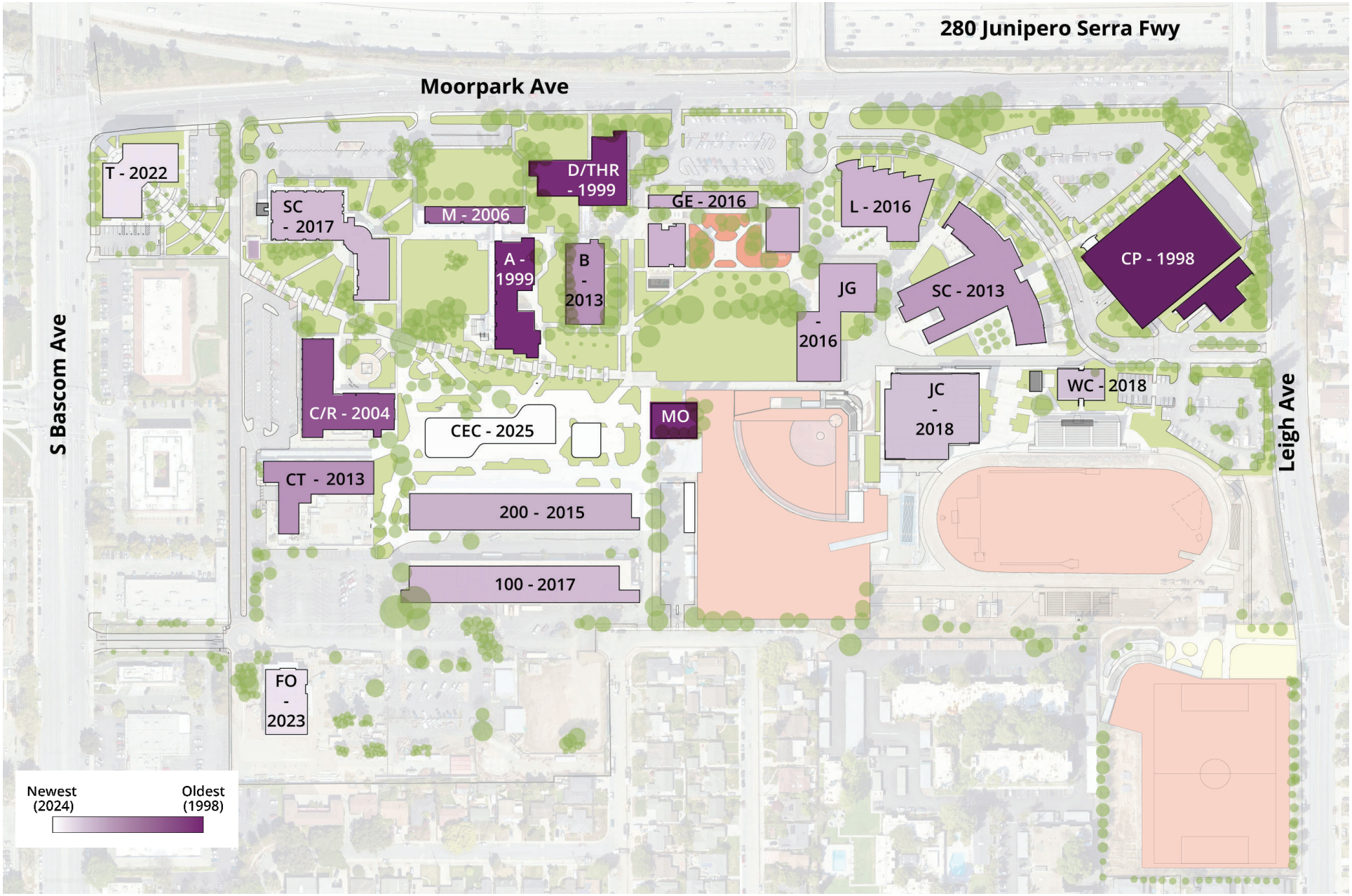
SJCC's campus includes buildings that span a wide range of construction eras and architectural styles. Original buildings, such as the 100 and 200 Buildings, Theater Arts, and Jaguar Gym, date back to the early 1950s and are now approaching the end of their functional lifespan. In contrast, new and recently 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. San José City College 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 under-served 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:

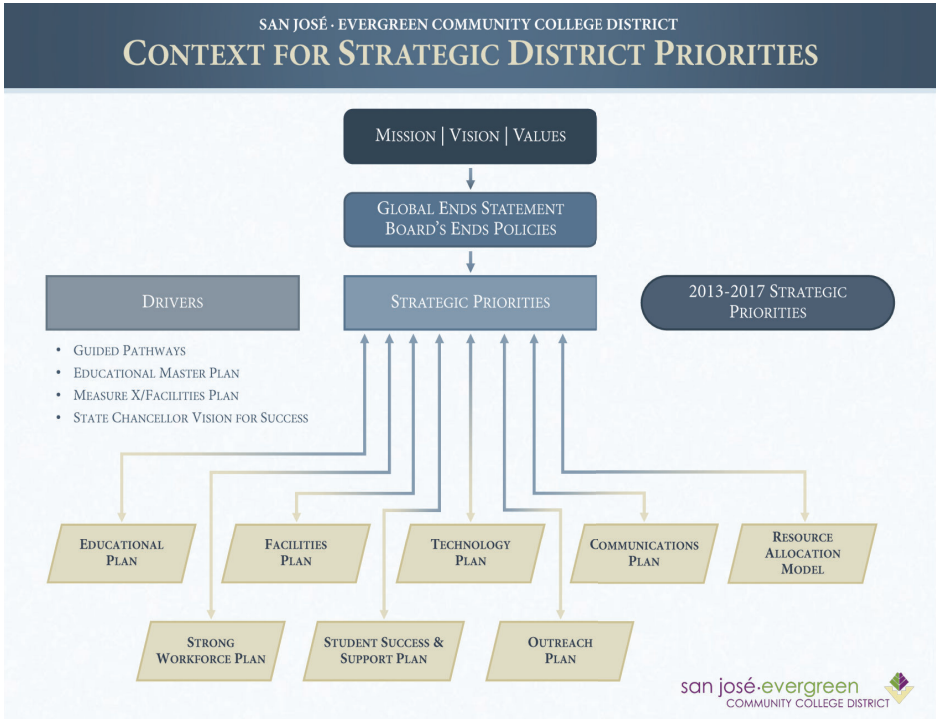
- Transfer Readiness: Support for all students—especially under-prepared learners—to transfer to four-year institutions.
- College Preparedness: Development of academic and communication skills to succeed in diverse, collaborative environments.
- Enriched Experience: Opportunities that enhance learning 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 decision making 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 road maps 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 2026–2036 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 decision-making. 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

Figure 21. Key Stakeholder Groups

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 Estrada - Faculty Representative	Mark Branom - Faculty Representative
Toby Smith - Associate Vice Chancellor, Physical Plant Development and Operations	Henry Fuentes - Academic Division Representative	Misty Stroud - Academic Division Representative
Sue Dale - District Bond Program Manager	Kathy Tran - Finance Representative	Saloshni Chand - Finance Representative
Bala Kappagantula - Information Technology Support Services	Michael Osorio - Student Services Representative	Blake Balajadia - Student Services Representative
Ryan Brown - Public Information Officer	Joséphine Aguirre - Classified Professional Representative	Yesenia Ramirez - Classified Professional Representative
	Edgar Jimenez Granados - Student 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 (7 total) of SJCC, EVC, and the Milpitas Extension to evaluate campus grounds, building condition, and infrastructure.
- Stakeholder interviews (15 total) 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. The PSPL Study results can be found in the Existing Conditions Report accompanying the Facilities Master Plan.

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 (3 total) 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.

Following the posting of the public draft in Fall 2025, a round of outreach was conducted, including presentations to the Facilities Task Force, open forums across SJCC, EVC, and the Milpitas Extension, and an online comment forum to solicit broader input. These sessions were open to students, faculty, classified professionals, and community members, and were designed to ensure the Facilities Master Plan reflected District priorities and community needs.

Chapter 2
The District, Program, and People

02

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%. 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 SJECCD, 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 22. SJECCD Fall FTES Trends

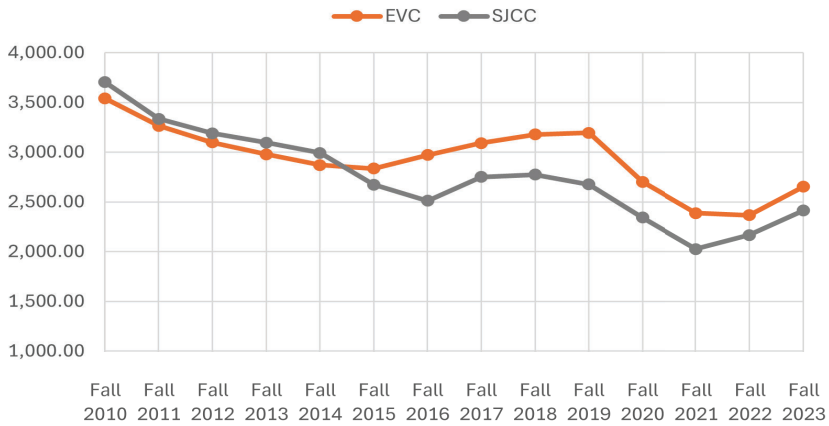
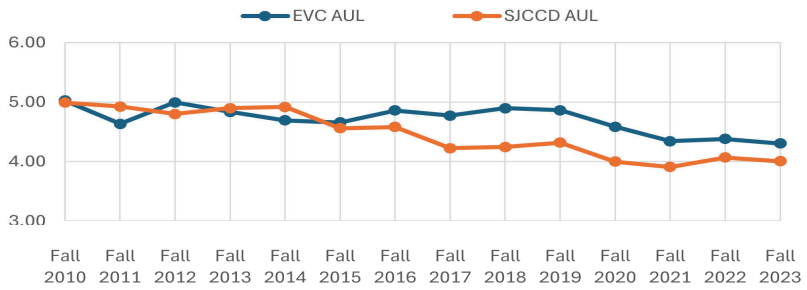


Figure 23. SJECCD Average Unit Load (AUL), Fall Trends



TAKEAWAY: Fewer students on campus means space needs are changing.

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 for 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

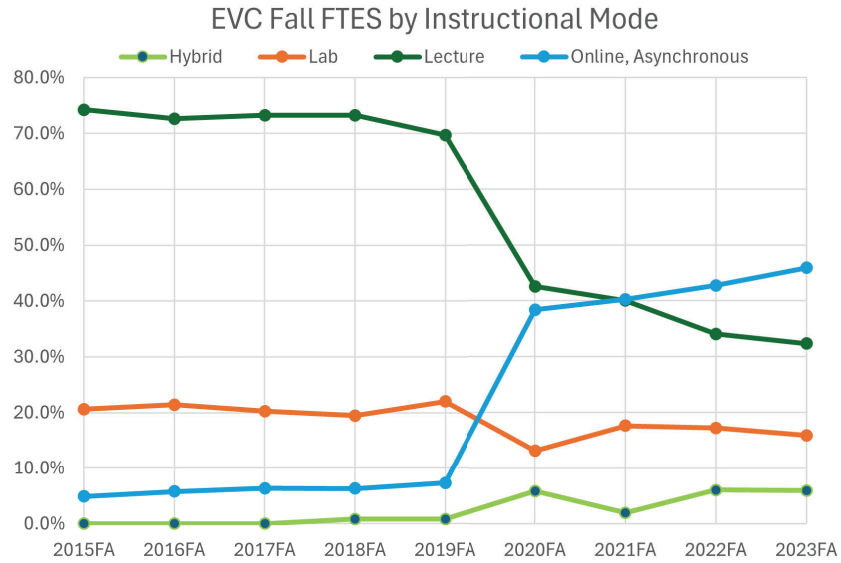
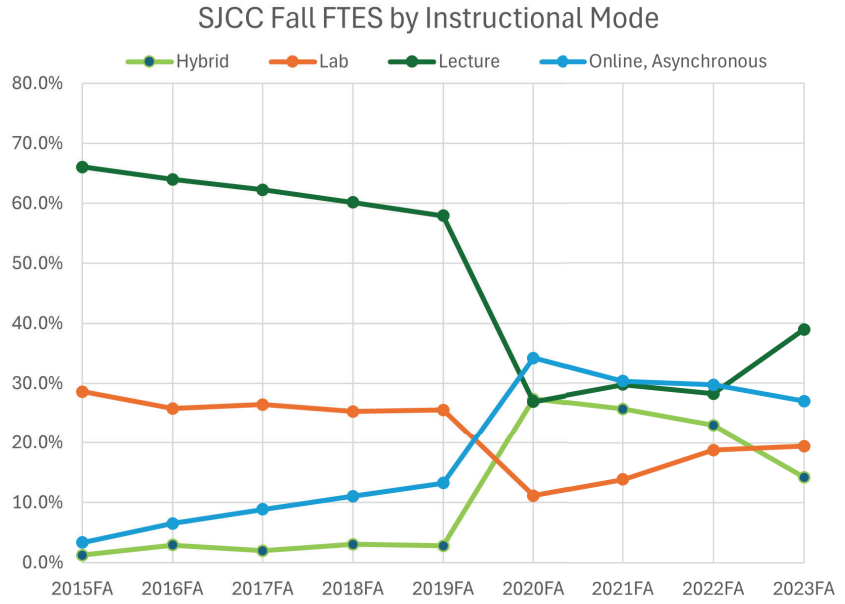


Figure 25. Instructional Format Trends



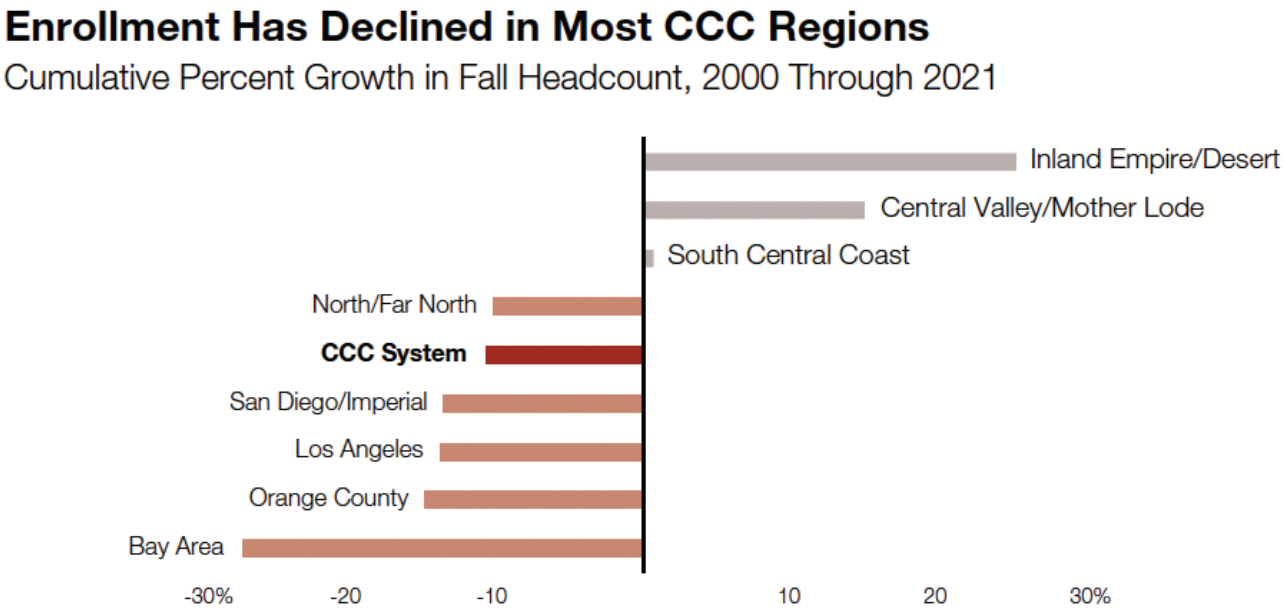
Statewide Enrollment Trends

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 26. 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 all-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.

TAKEAWAY: High fill rates show strong demand for in-person classes, especially in core and foundational subjects.

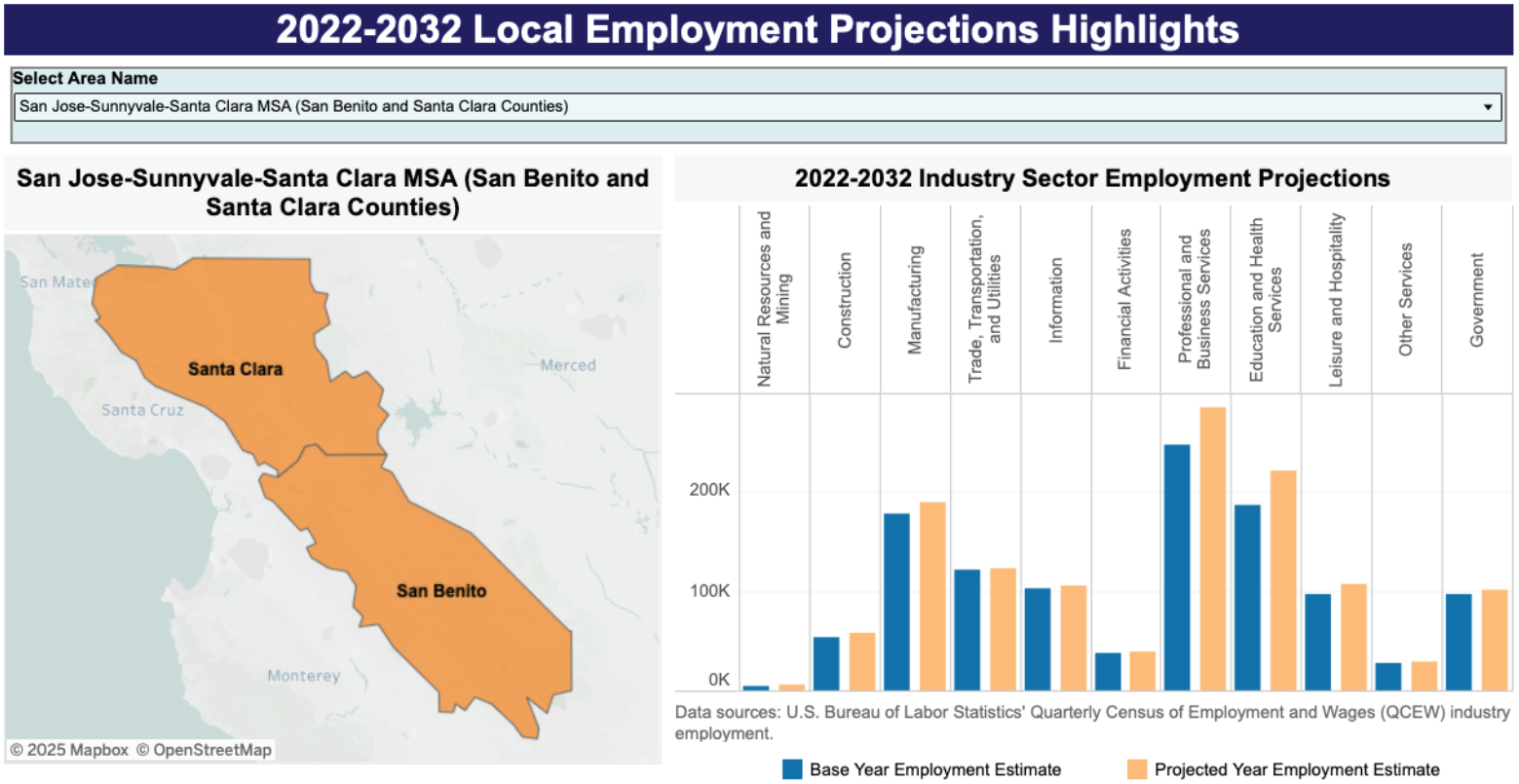
Regional/Market Demand

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 27), 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.

Figure 27. 2022-2032 Local Employment Projections Highlights



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.

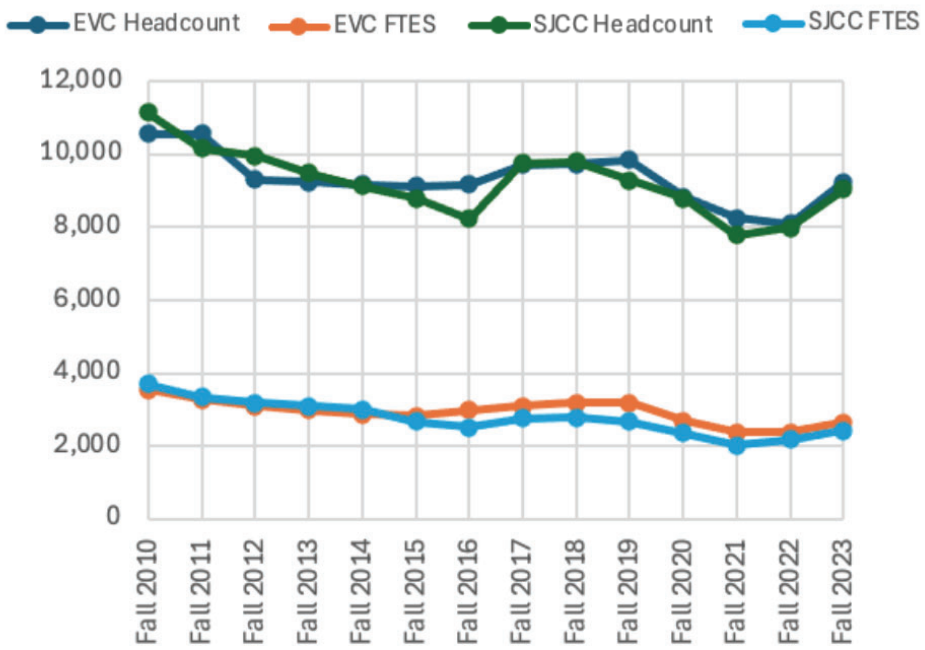
Several programs at both campuses have shown strong or growing enrollment and continue to align with regional workforce demand.

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 28. 2010-2023 SJECCD Enrollment Trends



Employment at SJECCD

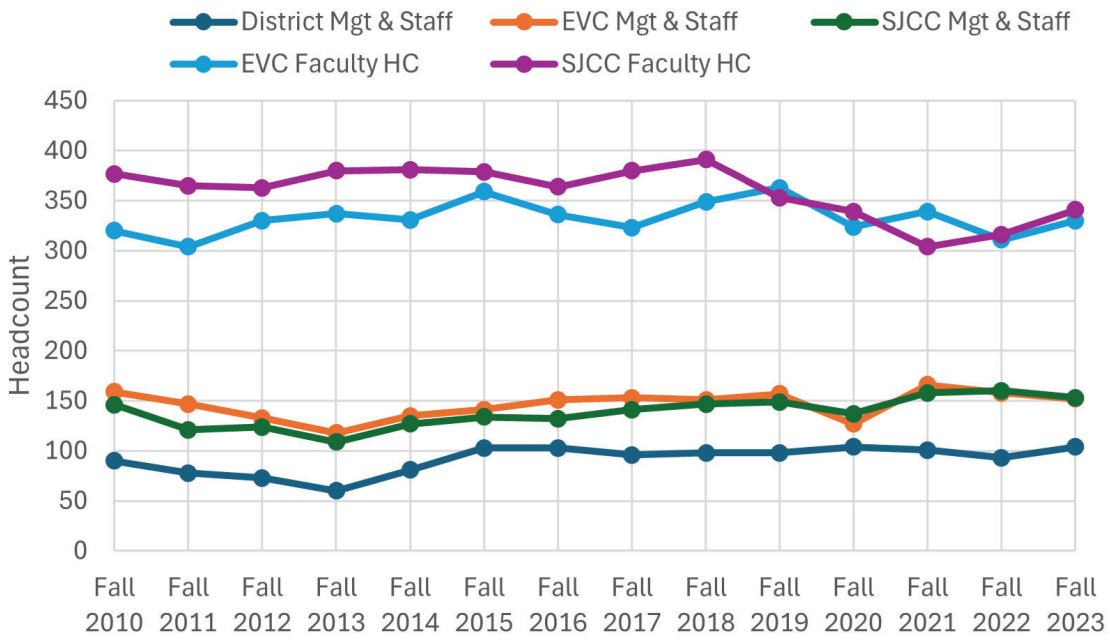
Employment Trends

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 District employees are full-time; however, adjunct faculty represent a significant share of instructional staffing, reflecting the District's reliance on part-time faculty to deliver academic programs.

Employment Projections

The District is projecting stable employment at all levels.

Figure 29. 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.

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 30. EVC Dominant Discipline Group Trends

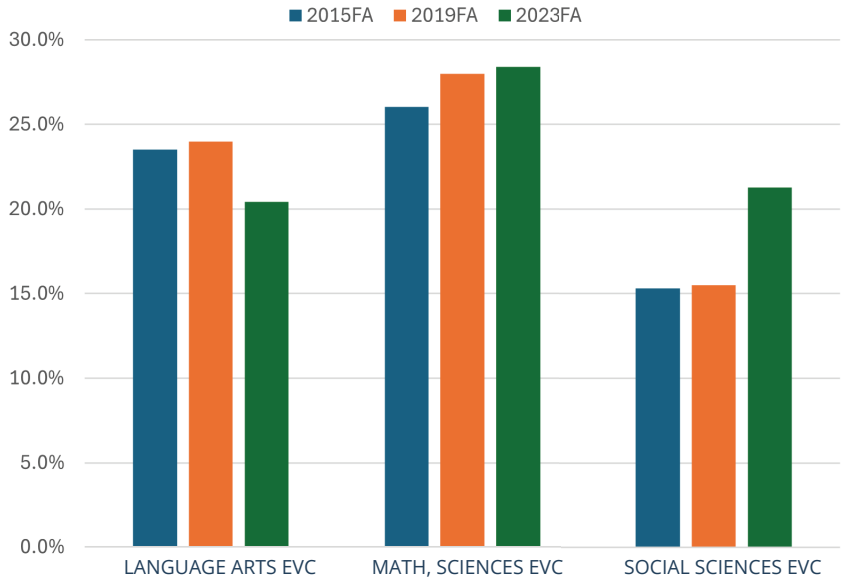
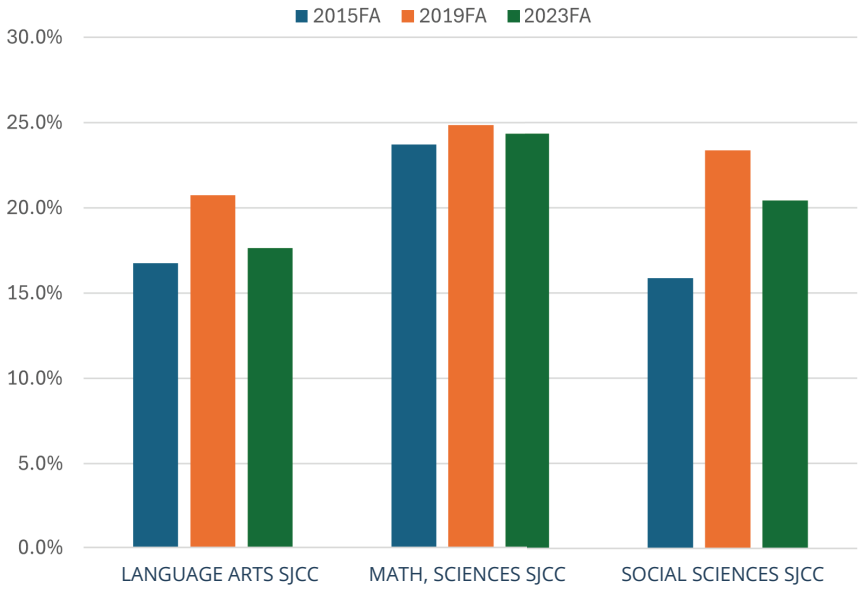


Figure 31. SJCC Dominant Discipline Group Trends



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.

In addition to lecture halls and theaters, community use spans a diverse mix of campus facilities. Meeting rooms, gymnasiums, classrooms, outdoor quads, and specialized venues like theaters, museums, makerspaces, esports and gaming lounges, and performing arts facilities all support programs that bring in local audiences, families, and community partners. The FMP evaluated upgrades and renovations that enhance this mix of flexible, welcoming spaces to ensure campuses remain active, accessible, and connected to the broader community beyond regular class hours.

Space Projections Summary

Both campuses have sufficient overall building square footage to support instructional and support programming. However, the type and configuration of space are mismatched with current and future needs. In particular, there is a shortage of specialized laboratory space, which limits course offerings despite student demand. By contrast, many general-purpose classrooms are underutilized, often lightly scheduled or unused. Repurposing these surplus classrooms into labs or collaborative spaces is a cost-effective strategy that avoids the need for new construction.

Decreasing enrollment, and shifting modalities to online learning continue to impact how and whether students come to campus. Fewer students than total enrollment actually come to campus, though trends can change. 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.

While storage space remains limited, it can likely be recovered through internal consolidation. Parking is not a constraint on either campus at present. Overall, both campuses have the flexibility to adapt space to changing educational delivery models, community uses, and potential 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.

TAKEAWAY: There is more than enough instructional space on each campus overall. With smarter space allocation, the colleges can get more out of existing spaces. 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

The 2026–2036 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.

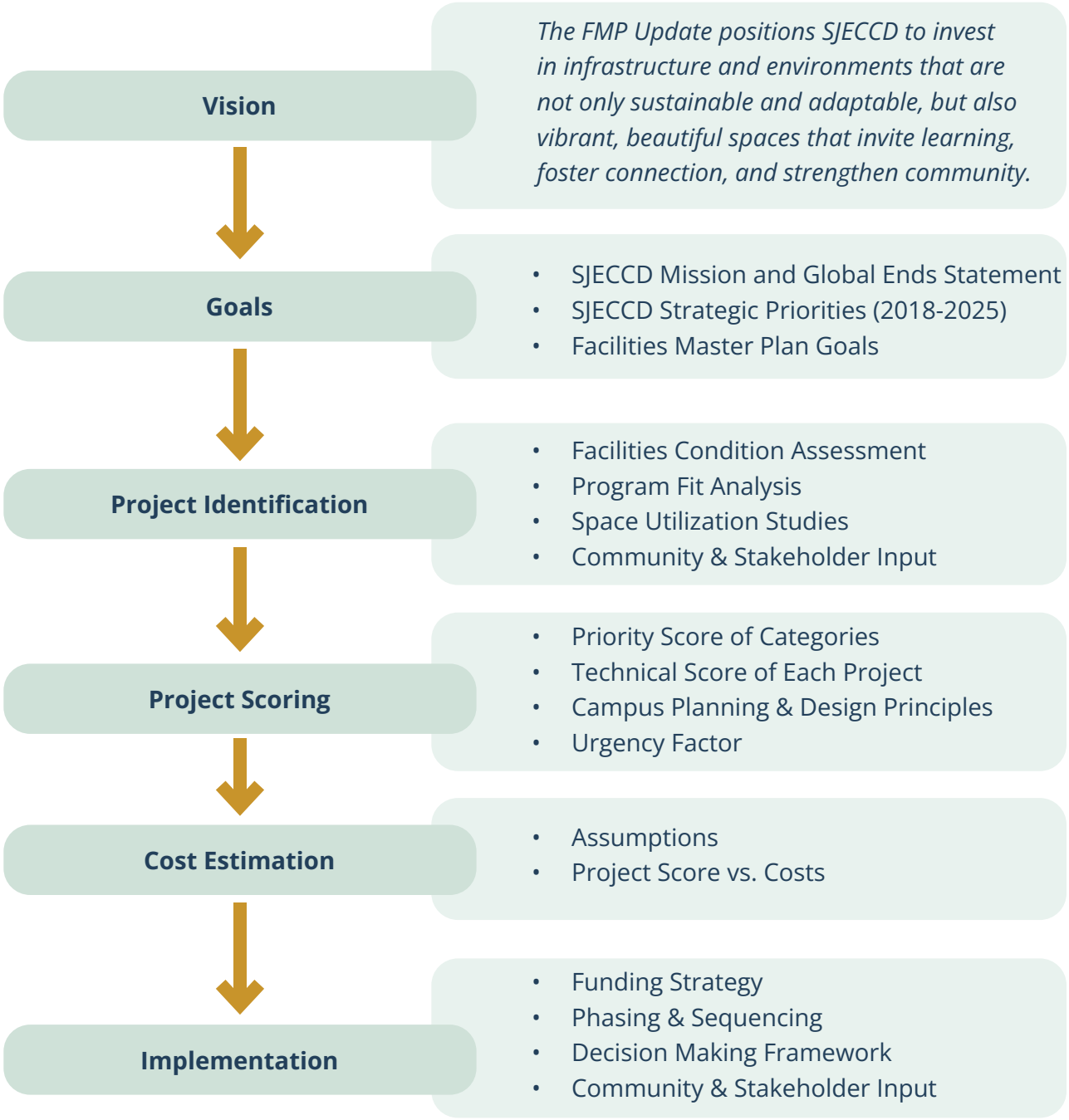
The result is a data-driven and values-driven prioritization process that links the District's mission with measurable criteria for decision making. The methodology ensures that every project, whether a major renovation, infrastructure upgrade, or new facility, can be understood in the context of Districtwide 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 2026–2036 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 **2026–2036 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 Facilities

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-wide and site-wide improvements, such as MEP upgrades, safety and access enhancements, and parking lot paving.
- **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.

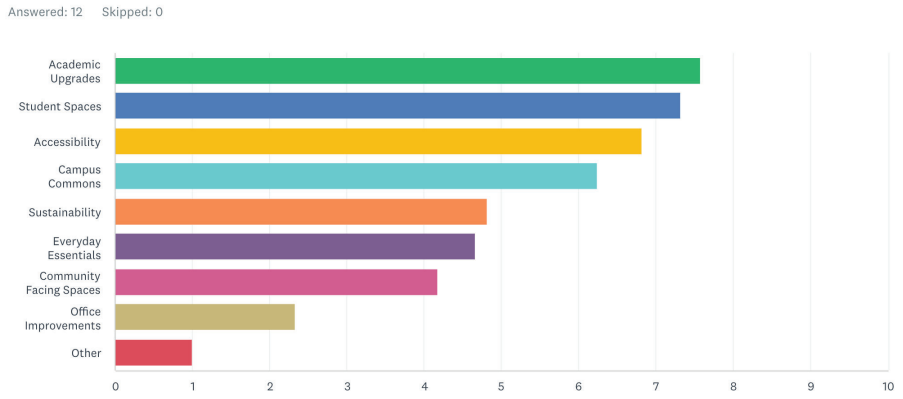
Infrastructure was removed from the prioritization exercise and assigned the highest-priority category because they are non-discretionary. Infrastructure projects represent essential work that must be completed to keep campuses operational, safe, and compliant, regardless of preference or budget flexibility.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

The FMP Task Force prioritized 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 32. Prioritization Results from the April 3, 2025 Facilities Task Force Meeting

Please rank the following categories in order of priority, with the top being the highest priority and bottom being lowest priority:



Priority Score Assigned to Prioritized Categories:

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 33. 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	Design 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.

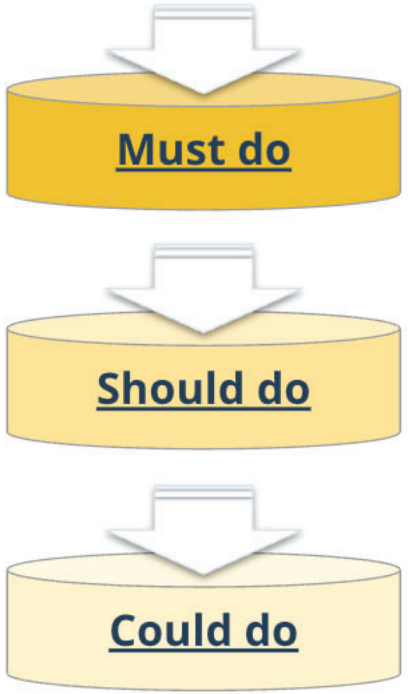
Technical Score Criterion

	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 decor, 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 makerspace, esports arena, gaming facilities, potential museum or planetarium, and laboratory facilities. Each will require dedicated oversight to ensure safe, secure, and effective use. The makerspace, 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 costs (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.

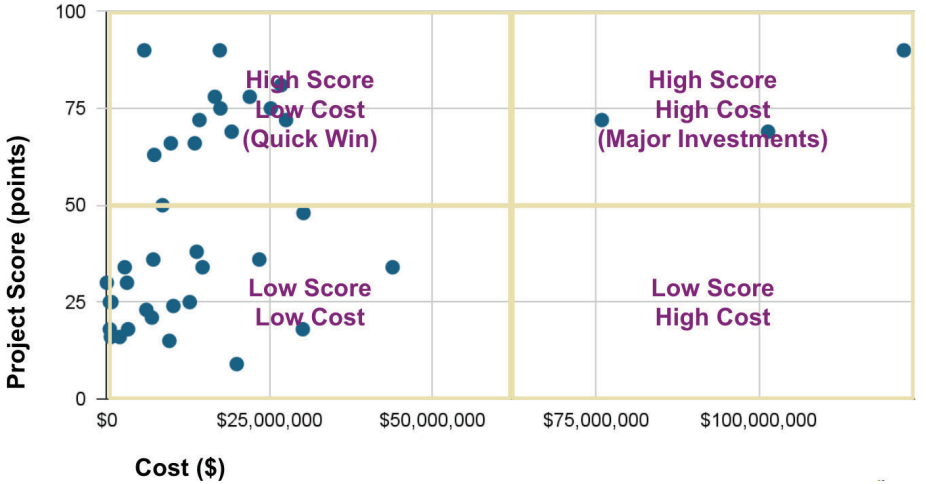
	SJECCD **	Rancho Santiago CCD	Chaffey College **	Santa Barbara Community College
Custodial Costs / GSF	$3.54	$2.88	$3.13	$3.98*
Groundskeeping / Acre	$9,060	$29,185	$4,792	
Maintenance / GSF	$1.84	$1.87	$2.10	$1.47

* Includes Groundskeeping

** Includes Undeveloped Open Space for Groundskeeping

To support long-term operational sustainability, the District should develop standardized benchmarks for utilities and Furniture, Fixtures, and Equipment (FF&E) replacement as data becomes available. These benchmarks would allow more accurate forecasting of lifecycle costs associated with new and existing facilities. By tracking actual utility usage (e.g., electricity, water, and gas) and establishing expected FF&E replacement cycles by building type and use, the District can integrate total cost of ownership considerations into capital project planning. This would enable early design decisions to account for ongoing operating costs and help prevent future budget shortfalls. Establishing such benchmarks would also support cost containment efforts by enabling staff to compare proposed projects against established performance targets and ensure investments remain financially viable over time.

Figure 34. FMP Score vs. Cost



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 projects to provide a flexible roadmap, ensuring that as new bond measures, state funds, or grants become available, funding decisions can be made transparently, equitably, and based on impact using the project scoring rubric.

Implementation

The 2026–2036 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, to be 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 may 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 for the District. Over a 10- to 15-year horizon, the projects 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 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.

Project List and Cost Estimate Summary

Number	Project	Score	Hard Costs	Soft Costs	TOTAL COST	*Cumulative Total*	*$ Milestones*
ESSENTIAL INFRASTRUCTURE / MUST DO PROJECTS							
EVC-I1.1	Equipment Access Improvements	90	$538,496	$188,474	**$726,970**	*$726,970*	
EVC-I1.2	Electrical Distribution Analysis, Documentation, and Improvements	90	$82,740	$299,452	**$382,192**	*$1,109,162*	
EVC-I1.3	Lighting Fixtures and Controls Upgrade	90	$13,533,991	$4,736,897	**$18,270,888**	*$19,380,050*	
EVC-I1.4	DarkSky Project	90	$22,828,108	$7,989,838	**$30,817,946**	*$50,197,996*	
EVC-I1.5	Parking Lot Resurfacing	90	$20,780,783	$7,273,274	**$28,054,057**	*$78,252,053*	
EVC-I1.6	Fire Alarm System Replacement	90	$7,498,886	$2,624,610	**$10,123,496**	*$88,375,549*	
EVC-I2.1	Building Management Systems HVAC and Controls Upgrade	90	$2,272,390	$1,379,600	**$3,651,990**	*$92,027,539*	
EVC-I2.2	Energy Monitoring-Based Commissioning	90	$0	$292,132	**$292,132**	*$92,319,670*	
EVC-I2.3	Environmental Controls Renovation and Equipment Replacement	90	$1,477,053	$516,969	**$1,994,022**	*$94,313,692*	
EVC-I2.4	Electrical Smart Meters	90	$865,013	$302,755	**$1,167,768**	*$95,481,460*	
EVC-I2.5	Gas Smart Meters	90	$324,380	$113,533	**$437,913**	*$95,919,373*	
EVC-I2.6	Water Usage Smart Meters	90	$1,297,520	$454,132	**$1,751,652**	*$97,671,025*	
EVC-I2.7b	Photovoltaic Yard Renovation, Option 3: Fixed	90	$165,848	$58,047	**$223,895**	*$97,894,920*	
SJCC-I1.1	Gas Distribution System Bldg Connections Seismic Upgrade	90	$112,828	$39,490	**$152,318**	*$98,047,238*	
SJCC-I1.2	Equipment Access Improvements	90	$769,281	$269,248	**$1,038,529**	*$99,085,766*	
SJCC-I1.3	Electrical Distribution Analysis, Documentation, Improvements	90	$82,740	$299,452	**$382,192**	*$99,467,958*	**$100 Million**

Number	Project	Score	Hard Costs	Soft Costs	TOTAL COST	*Cumulative Total*	*$ Milestones*
SJCC-I1.4a	Central Plant - Convert to All Electric	90	$39,883,776	$13,959,321	**$53,843,097**	*$153,311,055*	
SJCC-I1.5	Lighting Fixtures and Controls Upgrade	90	$3,509,451	$1,228,308	**$4,737,758**	*$158,048,814*	
SJCC-I1.6	Parking Lot Resurfacing	90	$9,481,305	$3,318,457	**$12,799,761**	*$170,848,575*	
SJCC-I1.7	Fire Alarm System Replacement	90	$10,458,698	$3,660,544	**$14,119,242**	*$184,967,817*	
SJCC-I2.1	Building Management Systems HVAC and Controls Upgrade	90	$3,169,302	$1,790,897	**$4,960,199**	*$189,928,016*	
SJCC-I2.2	Energy Monitoring-Based Commissioning	90	$0	$324,591	**$324,591**	*$190,252,607*	
SJCC-I2.3	Environmental Controls Renovation and Equipment Replacement	90	$5,167,776	$1,808,721	**$6,976,497**	*$197,229,104*	
SJCC-I2.4	Electrical Smart Meters	90	$752,185	$263,265	**$1,015,450**	*$198,244,554*	
SJCC-I2.5	Gas Smart Meters	90	$282,070	$98,724	**$380,794**	*$198,625,348*	**$200 Million**
SJCC-I2.6	Water Usage Smart Meters	90	$1,128,278	$394,897	**$1,523,175**	*$200,148,523*	
SJCC-I2.7	Irrigation - Buildable plans and specs	90	$2,935,574	$1,027,451	**$3,963,025**	*$204,111,548*	
SJCC-I2.8	Campus Signage and Wayfinding	90	$1,150,000	$1,150,000	**$2,300,000**	*$206,411,548*	
EVC- A1.1	Acacia Demolition	90	$5,959,787	$2,085,925	**$8,045,713**	*$214,457,261*	
EVC- A1.2	Acacia Site Improvements	90	$8,153,732	$2,853,806	**$11,007,539**	*$225,464,800*	
SUBTOTAL ESSENTIAL INFRASTRUCTURE PROJECT COSTS			$164,661,991	$60,802,809	**$225,464,800**		

Note: All Costs are in projected 2027 dollars.

Number	Project	Score	Hard Costs	Soft Costs	TOTAL COST	*Cumulative Total*	*$ Milestones*
SHOULD/COULD DO PROJECTS							
SJCC-GE.1	Central Office (GE) Remodel and Alteration	81	$12,948,764	$4,532,068	**$17,480,832**	*$242,945,632*	
SJCC-GE.2	Central Office (GE) MPOE Renovation	81	$499,178	$174,712	**$673,890**	*$243,619,521*	
SJCC-GE.3	Central Office (GE) Site Improvements: Eco-Commons (Part 1)*	81	$9,307,696	$3,257,694	**$12,565,389**	*$256,184,911*	
SJCC- C/R.1	Cosmetology/Reprographics Alteration*	78	$3,412,500	$1,194,375	**$4,606,876**	*$260,791,787*	
SJCC- C/R.2	Cosmetology/Reprographics Renovation Site Improvements*	78	$4,466,699	$1,563,345	**$6,030,044**	*$266,821,830*	
SJCC- JG.1	(Old) Jaguar Gym Remodel	78	$4,672,439	$4,672,439	**$9,344,878**	*$276,166,708*	
SJCC- JG.2	(Old) Jaguar Gym Site Improvements - Eco-Commons (Part 2)*	78	$4,672,439	$1,635,354	**$6,307,792**	*$282,474,501*	
EVC-G.1	Gullo I Demolition and Renovation	75	$12,176,496	$4,261,773	**$16,438,269**	*$298,912,770*	**$300 Million**
EVC-G.2	Gullo I Site Improvements - Pedestrian Pathway	75	$2,135,029	$747,260	**$2,882,289**	*$301,795,058*	
SJCC-D/THR.1	Drama/Theater Arts Demolition	75	$2,700,742	$945,260	**$3,646,002**	*$305,441,060*	
SJCC-D/THR.2	Drama/Theater Arts Demolition Site Improvements	75	$10,598,531	$3,709,486	**$14,308,017**	*$319,749,078*	
EVC-LE.1	Library Education Tech Center Renovation	72	$17,286,520	$6,050,282	**$23,336,802**	*$343,085,879*	
EVC-LE.2	Library Education Tech Center Site Improvements	72	$1,655,013	$579,255	**$2,234,268**	*$345,320,147*	
EVC-PE/FH.1	PE Portables and Field House Demolition	72	$320,704	$112,247	**$432,951**	*$345,753,098*	
EVC-PE/FH.2	Build New Field House Training Facility	72	$7,999,383	$2,799,784	**$10,799,167**	*$356,552,265*	
EVC-PE/FH.3	PE Portables and Field House Site Improvements	72	$6,289,961	$2,201,486	**$8,491,447**	*$365,043,712*	
SJCC-B.1	Healthcare Career (B) Renovation*	72	$9,038,639	$3,163,524	**$12,202,163**	*$377,245,875*	

Number	Project	Score	Hard Costs	Soft Costs	TOTAL COST	*Cumulative Total*	*$ Milestones*
SJCC-B.2	Healthcare Career (B) Tree Removal and Site Improvements - Eco-Commons (part 3)*	72	$1,479,694	$517,893	**$1,997,587**	*$379,243,461*	
EVC-PEa.1	Physical Education and Gymnasium Renovation	69	$10,924,911	$3,823,719	**$14,748,629**	*$393,992,091*	
EVC-PEa.2	Physical Education and Gymnasium Site Improvements	69	$3,421,291	$1,197,452	**$4,618,743**	*$398,610,834*	**$400 Million**
EVC-SC.1	Evergreen Center (Old Student Services Center) Renovation*	69	$72,885,485	$25,509,920	**$98,395,404**	*$497,006,238*	**$500 Million**
EVC-SC.2	Evergreen Center and Central Plaza Site Improvements*	69	$7,400,632	$2,590,221	**$9,990,854**	*$506,997,092*	
SJCC-S	Science Complex Renovation	66	$8,558,207	$2,995,373	**$11,553,580**	*$518,550,672*	
SJCC-SC	Student Center Renovation	66	$7,011,782	$2,454,124	**$9,465,906**	*$528,016,578*	
SJCC-CA.1	North Bleachers and Press Box Replacement	63	$9,591,261	$3,356,941	**$12,948,203**	*$540,964,781*	
SJCC-CA.2	Recreation Fields Site Improvements	63	$19,540,075	$6,839,026	**$26,379,102**	*$567,343,883*	
SJCC-CA.3	Recreation Fields Parking	63	$1,462,018	$511,706	**$1,973,724**	*$569,317,606*	
SJCC-CDC.1	New Child Development Center*	48	$21,069,738	$7,374,408	**$28,444,147**	*$597,761,753*	
SJCC-CDC.2	New Child Development Center Site Improvements	48	$1,271,364	$444,977	**$1,716,342**	*$599,478,095*	**$600 Million**
SJCC-NTH	New SJCC Theater	46	$44,115,673	$15,440,486	**$59,556,159**	*$659,034,254*	
EVC-AR	Admissions and Records Renovation	38	$1,950,473	$682,666	**$2,633,139**	*$661,667,393*	
EVC-VA	Visual Arts Remodel	36	$4,515,418	$1,580,396	**$6,095,814**	*$667,763,207*	
SJCC-T	Technology Center Renovation	36	$23,066,705	$8,073,347	**$31,140,052**	*$698,903,259*	**$700 Million**
EVC-MH	Observatory Site Improvements	34	$2,030,723	$710,753	**$2,741,476**	*$701,644,735*	

Number	Project	Score	Hard Costs	Soft Costs	TOTAL COST	*Cumulative Total*	*$ Milestones*
SJCC-ME.1	Milpitas Extension Expansion*	34	$6,315,537	$2,210,438	**$8,525,974**	*$710,170,709*	
SJCC-ME.2	Milpitas Extension Remodel	34	$3,945,725	$1,381,004	**$5,326,729**	*$715,497,438*	
SJCC-ME.3	Milpitas Extension Expansion Site Improvements	34	$685,429	$239,900	**$925,329**	*$716,422,768*	
EVC-MS.1	Montessori School Demolition	30	$248,973	$87,141	**$336,114**	*$716,758,882*	
EVC-MS.2	Montessori School Site Improvements	30	$2,012,166	$704,258	**$2,716,424**	*$719,475,306*	
EVC-I3.1	Campus Sustainability Plan & Climate Action Plan	25	$0	$216,394	**$216,394**	*$719,691,700*	
SJCC-I3.2	Campus Sustainability Plan & Climate Action Plan	25	$0	$216,394	**$216,394**	*$719,908,094*	
SJCC-100.1	100 Building Demolition	25	$1,867,454	$653,609	**$2,521,063**	*$722,429,157*	
SJCC-100.2	100 Building Site Improvements	25	$7,552,788	$2,643,476	**$10,196,263**	*$732,625,420*	
EVC-SQ	Sequoia Improvements	24	$6,134,113	$2,146,940	**$8,281,052**	*$740,906,472*	
EVC-M	Museum Renovation	23	$4,525,392	$1,583,887	**$6,109,279**	*$747,015,751*	
EVC-C	Cedro Improvements	21	$2,641,176	$924,412	**$3,565,587**	*$750,581,338*	
EVC-CA	Pond and Amphitheater	18	$335,150	$117,302	**$452,452**	*$751,033,791*	
SJCC-L	Library Improvements	18	$15,876,531	$5,556,786	**$21,433,317**	*$772,467,107*	
SJCC-W	Wellness Center Improvements	18	$4,160,188	$1,456,066	**$5,616,254**	*$778,083,361*	
EVC-CP	Campus Police	16	$449,379	$157,283	**$606,662**	*$778,690,024*	
EVC-CP	Gullo II Improvements	16	$1,315,596	$460,459	**$1,776,055**	*$780,466,078*	
EVC-PA	Performing Arts Improvements	15	$6,341,037	$2,219,363	**$8,560,399**	*$789,026,478*	**$800 Million**
SJCC-200	200 Building Renovation	9	$14,458,439	$5,060,454	**$19,518,893**	*$808,545,371*	
SUBTOTAL SHOULD/COULD DO PROJECT COSTS			$429,341,258	$153,739,313	**$583,080,571**		
TOTAL PROJECT CONSTRUCTION COSTS			$594,003,249	$214,542,122	**$808,545,371**		

* These projects may have an impact on staffing due to program staffing changes, student services staffing, or M&O Staffing

Chapter 4
Districtwide Infrastructure Improvement Strategy

04

Infrastructure Improvement Strategy

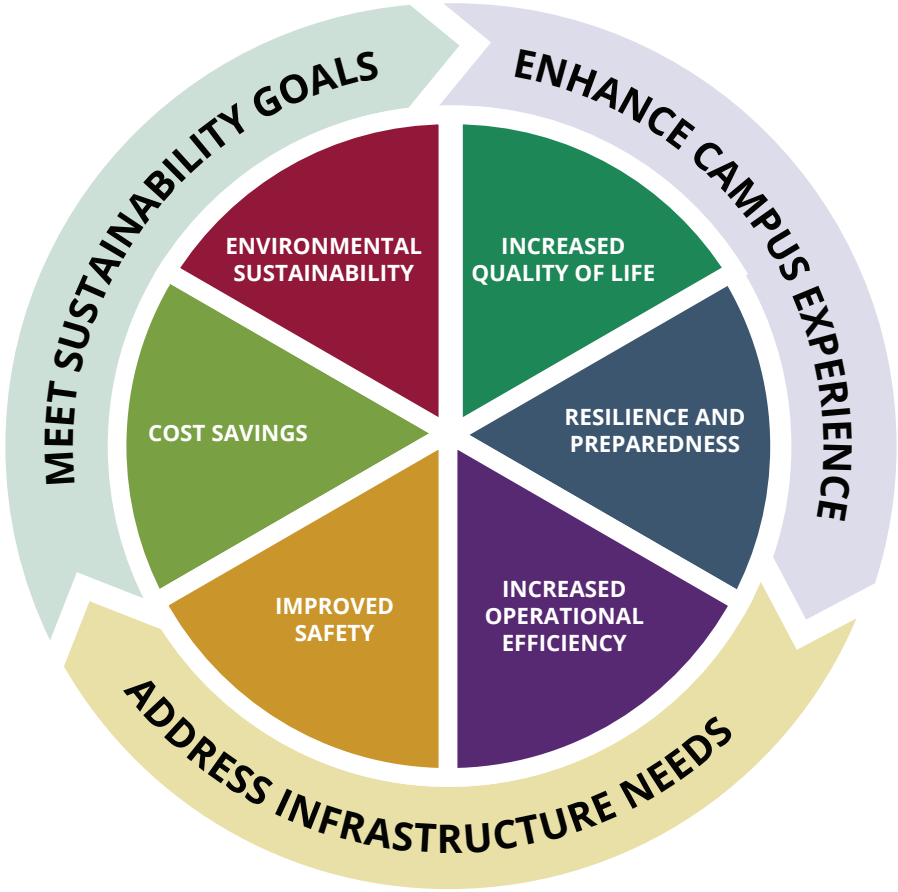
The San José–Evergreen Community College District's (SJECCD) ability to deliver high-quality education relies on the strength of its underlying infrastructure—buildings, systems, and utilities that support daily operations. This chapter focuses on Districtwide priorities for infrastructure renewal, sustainability,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

Figure 35. The Purpose of Making Infrastructure Improvements



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.

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, Physical Education, 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 Extension 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.

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 eventually 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.

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.

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.

Figure 36. EVC Building Age Map

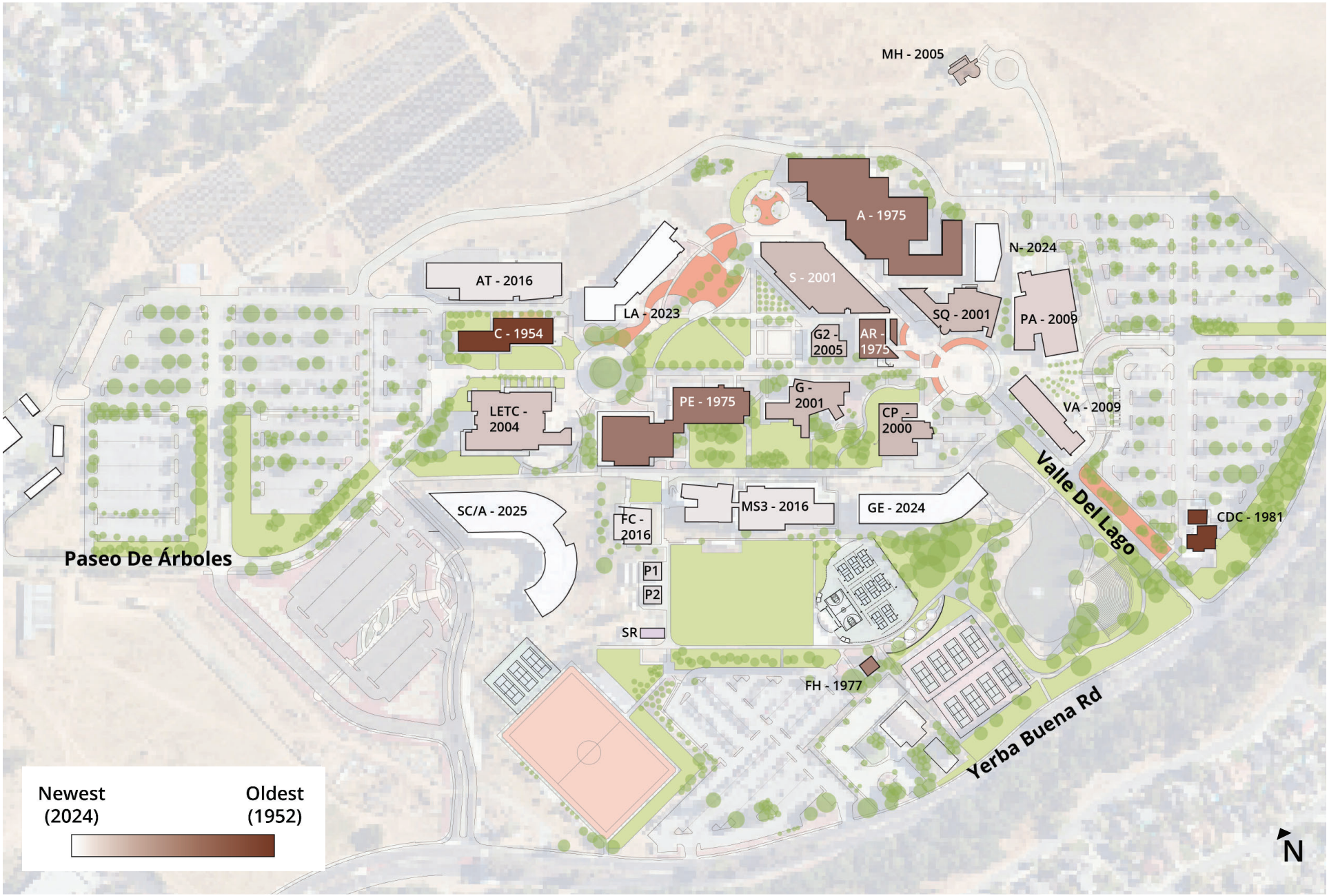
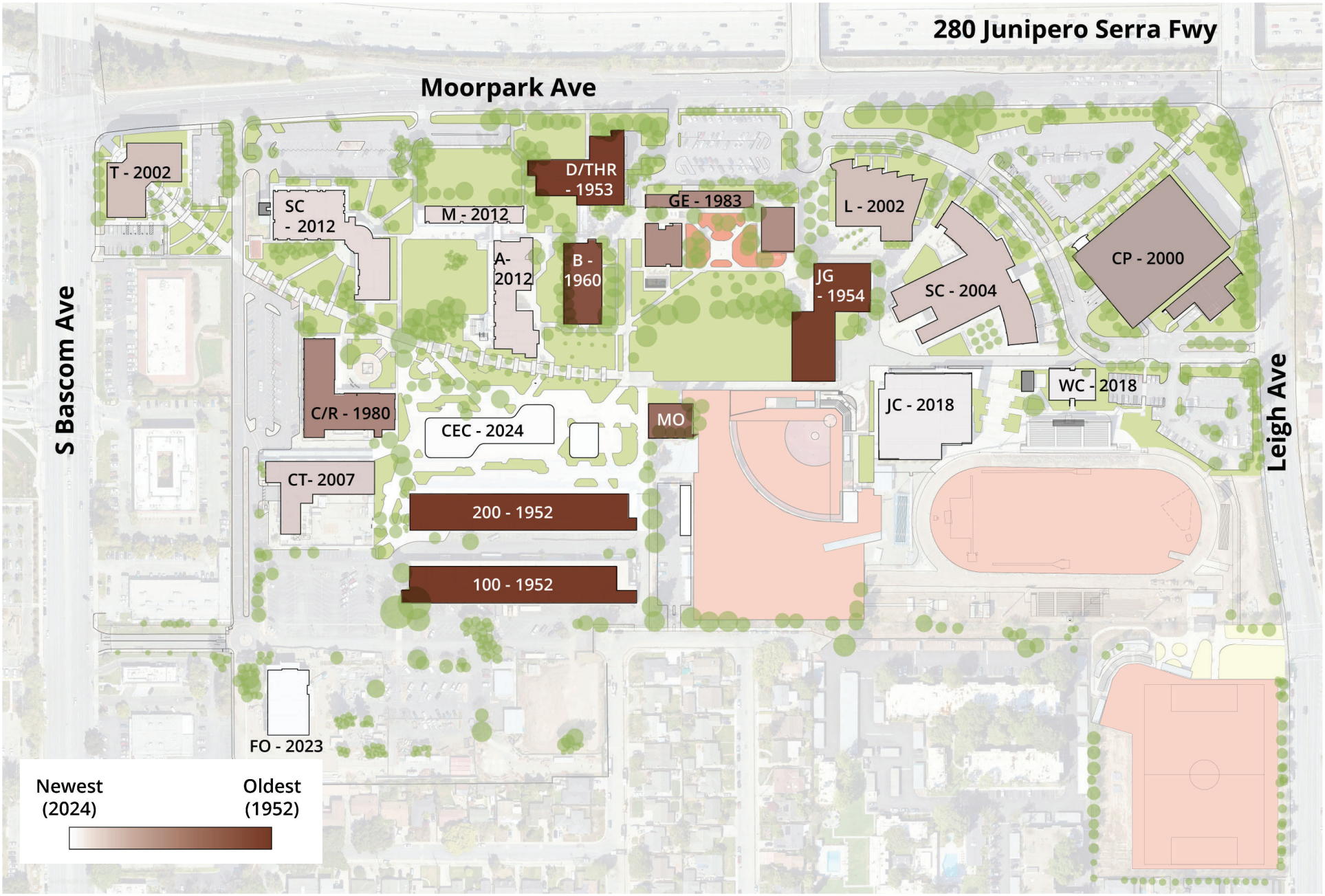


Figure 37. SJCC Building Age Map



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 (zero 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 a 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 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 should:

- 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

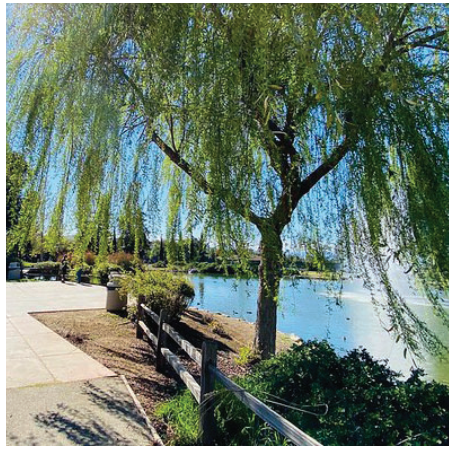
In order to monitor progress towards plan goals, the District should:

- 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 should:

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



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 panel boards, 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.

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.

Building Management Systems, HVAC, and Controls Upgrade 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

This study will assess campuswide building performance to identify cost-saving opportunities and guide long-term capital investments. Key components include implementing demand-controlled ventilation strategies across all buildings, installing CO_2 sensors in buildings equipped with economizers, and refining control sequences to optimize ventilation. Both campuses will conduct a comprehensive analysis of energy consumption, establish Energy Use Intensity (EUI) benchmarks, and identify Energy Conservation Measures (ECMs) with calculated lifecycle payback periods. The study will prioritize the most cost-effective efficiency upgrades and directly support operational savings and sustainability goals.

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 set point 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 Acacia 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.

Dark Sky 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.

Solar Array Restoration

The District intends to restore EVC's large solar array to at or near its original generation capacity with a full system replacement including all photovoltaic (PV) panels, inverters, underground wiring, and controls. In addition to hardware replacement, the project scope includes 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 through the installation of a new 375-ton six-pipe electric heat pump chiller capable of producing both chilled and hot water—reducing reliance on fossil fuels. The project also includes installation of new cooling towers, associated pumps, separators, and storage tanks for both chilled and hot water, along with hazardous materials abatement and refrigerant leak detection systems. Existing gas-fired equipment will remain in place as a backup during the transition to full electrification.

Further study may be needed to validate whether a 375-ton chiller remains sufficient, given current campus loads and any buildings added to the Central Plant loop since 2014. Most of the existing plant equipment is now 20+ years old—including chillers, pumps, and cooling towers—exceeding ASHRAE's median life expectancy. If recent BMS (Building Management System) trend data is available, it should be analyzed to confirm current and future system sizing and performance requirements before finalizing design.

Irrigation Master Plan

At SJCC, an Irrigation Master Plan project will assess and upgrade the existing campuswide irrigation system to improve water efficiency, system reliability, and long-term maintenance. The work includes a comprehensive inventory and condition assessment of existing irrigation infrastructure, identification of areas with excessive water use or outdated equipment, and development of a phased implementation strategy aligned with sustainability goals. The resulting plan will support better landscape management, reduce operational costs, and help the campus meet state and local requirements for water conservation. The strategy will prioritize efficient zone control, smart technologies, and simplified system maintenance to support long-term campus operations.

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

This chapter focuses on Evergreen Valley College (EVC) and provides a concise foundation for future campus planning and development. EVC is organized around a central plaza framed by academic and student-facing buildings, with recent projects enhancing the southern edge of campus and strengthening its academic core.

The chapter outlines a vision for the campus, supported by a landscape and circulation framework that emphasizes accessibility, walkability, and a strong campus heart. It presents a future site plan and a set of strategic campus improvements, followed by major project summaries and other renovation efforts. 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
CP	Campus Police and Central Plant
EC	Evergreen Center (Former 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
MB	Montessori Building
MH	Montgomery Hill Observatory
MS3	Math, Science, and Social Studies
N	Sequoia Nursing Addition
P	Physical Education Portables
PA	Performing Arts
PE	Physical Education
SC	Student Center
SS/A	Student Services and Administration
SRH	Student Resources Hub (Former Admissions & Records)
SR	Stadium Restrooms
SQ	Sequoia
TF	Training Facility
VA	Visual Arts

Evergreen Valley College Vision

Evergreen Valley College will evolve into a vibrant, student-centered, and future-ready campus that supports high-quality instruction, strong student services, and a meaningful sense of place rooted in its natural setting. The vision builds on EVC's strengths: its open landscape, recent investments in academic facilities, and its role as a welcoming and accessible community resource.

To achieve this vision, the Facilities Master Plan advances a cohesive set of big moves that will transform EVC's campus experience and prepare the College for the next decade of academic and student life needs.

The Big Moves

Reclaim and repurpose underutilized sites
Transform the Acacia site, Montessori Building area, and PE portables into accessible open spaces, new parking, and Learning Landscapes that support outdoor learning and ecological health.

Strengthen and reorganize the campus core
Reimagine the Central Plaza as the heart of campus life, integrating new dining, active ground-floor uses, and universally accessible pathways that knit together the academic core.

Modernize key academic and student buildings
Renovate the Evergreen Center, LETC, Gullo I, and the Gym/PE complex to align building functions with contemporary teaching, student support services, and evolving program needs.

Create a universally accessible circulation spine
Introduce the Central Promenade, a flat, ADA-compliant north–south pedestrian corridor connecting major east–west pathways and improving mobility across the campus.

Consolidate student-facing services into intuitive hubs
Reconfigure the Evergreen Center and Student Resource Hub to bring dining, student clubs, basic needs, makerspace, and academic support closer together and adjacent to the Central Plaza.

Transform the campus landscape into a cohesive identity
Expand native planting, shade, gathering spaces, and outdoor study environments while enhancing gateways, wayfinding, lighting, and landscape maintenance to reinforce a clear, welcoming identity.

Support flexible and hybrid learning environments
Introduce adaptable classrooms, labs, makerspaces, and gathering areas that allow the College to respond to program shifts and new modes of instructional delivery.

Circulation & Mobility Framework

The campus circulation network is organized around two primary east–west pedestrian corridors that connect academic buildings and central gathering spaces. The most critical improvement is the creation of a new north–south universally accessible corridor, the Central Promenade, which will directly link the east–west spines and eliminate steep, inefficient routes. Enhanced connections to transit stops and improved bicycle access will further support multimodal mobility and strengthen the campus as a regional educational hub.

EVC Special Places

1. Central Plaza

The Central Plaza serves as the social and academic heart of the campus. Improvements will introduce shaded seating, outdoor dining, gathering zones, and a more intuitive circulation system that anchors daily student life and major events.

2. Central Promenade

The new Central Promenade will create a flat, ADA-compliant north–south spine that strengthens connections between academic facilities, student services, and the athletic zone. This corridor will be shaded, well-lit, and designed as a welcoming everyday route for all campus users.

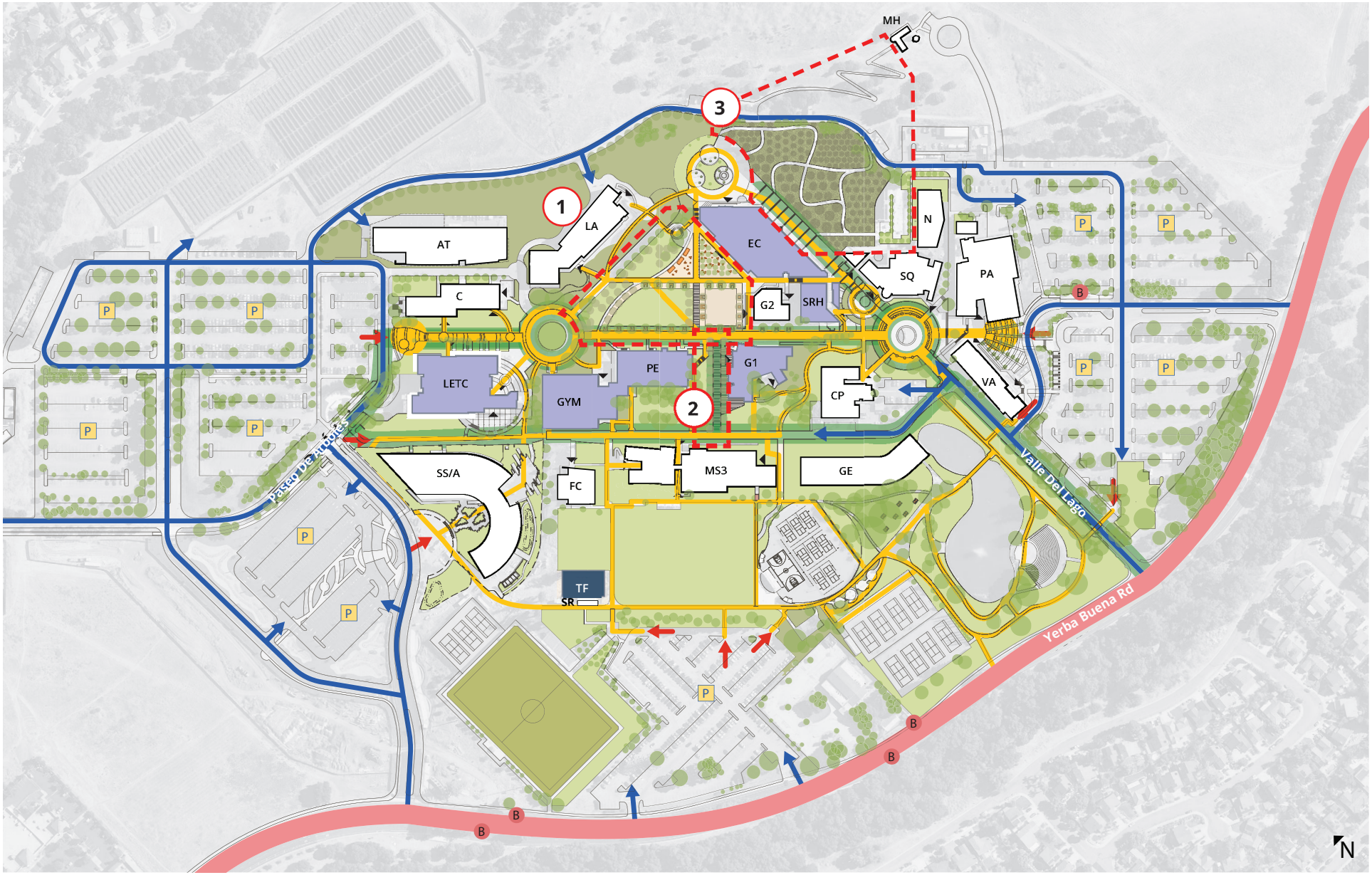
3. Learning Landscapes

Located near the Sequoia building and the former Acacia site, Learning Landscapes will function as a living laboratory, integrating native vegetation, edible landscapes, and/or outdoor learning spaces tied to academic programming.

Figure 38. Public Space

Figure 39. Seating Areas

Figure 40. EVC Circulation, Entry Points, and Special Places



Strategic Campus Improvements

Future Site Plan

The future site plan for Evergreen Valley College is shaped by extensive engagement with District and College stakeholders, analysis of campus needs, and alignment with prior facilities, strategic, and educational master plans. The plan focuses on strengthening EVC's academic core, enhancing mobility and landscape identity, and investing in high-impact facilities and open spaces that support student success.

The site plan emphasizes targeted renovation, adaptive reuse, and landscape transformation rather than large-scale new development. These improvements maximize existing assets, improve campus usability, and support long-term flexibility.

Key Strategies

- **Reclaim and repurpose outdated or underutilized sites**
  Remove or replace aging facilities—including the Acacia Building, Montessori Building, and PE Portables—to create new parking, accessible open space, and learning gardens.
- **Strengthen the Central Plaza as the heart of campus life**
  Enhance this core hub with new dining areas, shaded seating, active ground-floor uses, and an intuitive circulation network that anchors student engagement and daily activity.
- **Improve mobility and create a universally accessible campus**
  Introduce the Central Promenade, a flat north–south pedestrian spine, while upgrading east–west pathways, transit access, bike routes, lighting, and wayfinding to support inclusive and safe movement across campus.
- **Expand pedestrian-oriented gathering spaces and outdoor learning zones**
  Develop shaded study areas, plazas, landscape seating, and the Science Learning Gardens to support academic programs and promote informal interaction.
- **Prioritize high-impact building renovations**
  Modernize key facilities—including the Evergreen Center, Gullo I, LETC, and the Gym/PE Building—to support contemporary education, student services, and efficient operations.
- **Enhance sustainability and reduce long-term maintenance demands**
  Expand native and climate-adapted planting, integrate bioswales and permeable surfaces, and implement energy-efficient systems across renovated buildings and site improvements.

Figure 41. Proposed Modifications to the EVC Site Plan

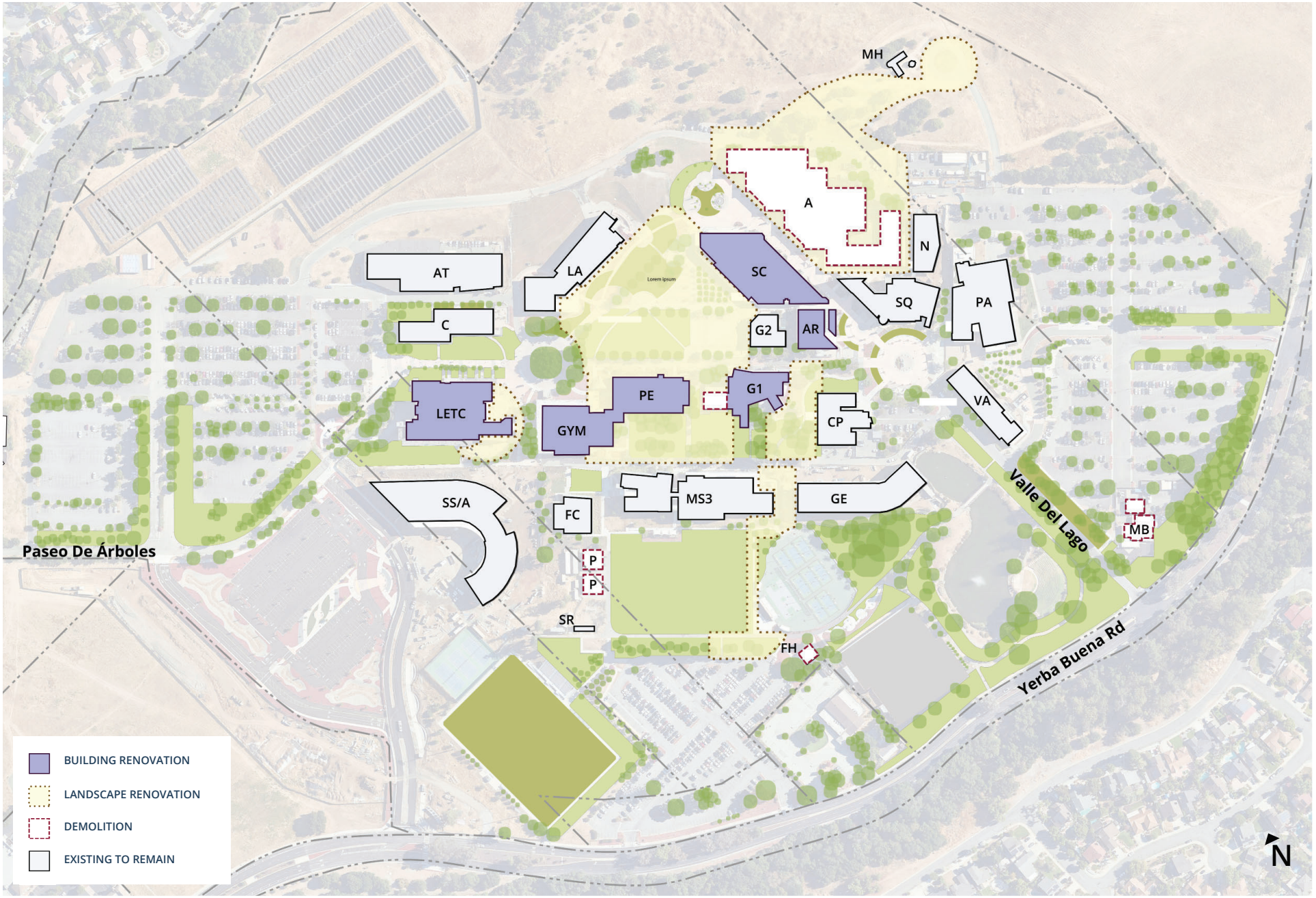
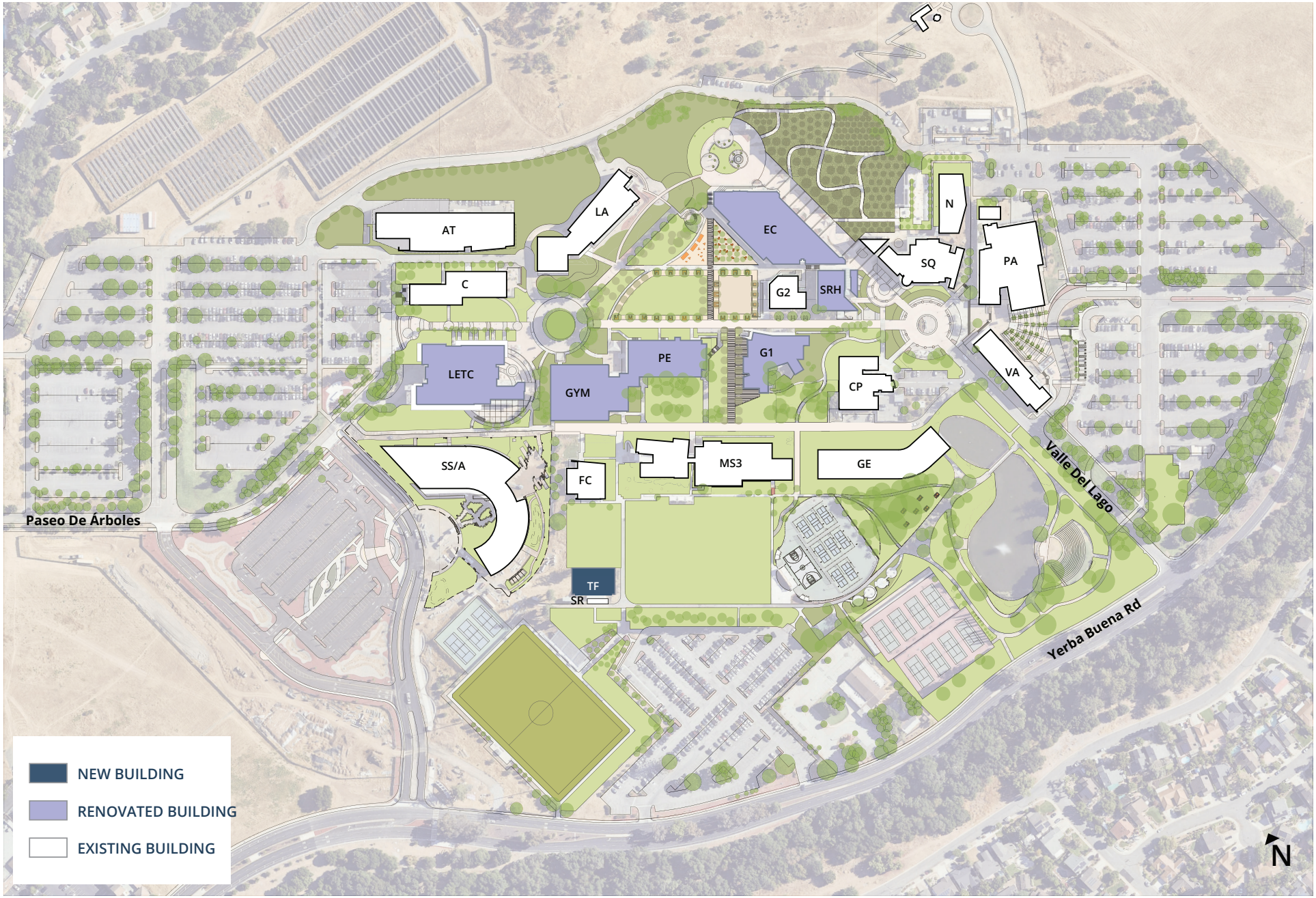


Figure 42. Proposed EVC Facilities Master Plan

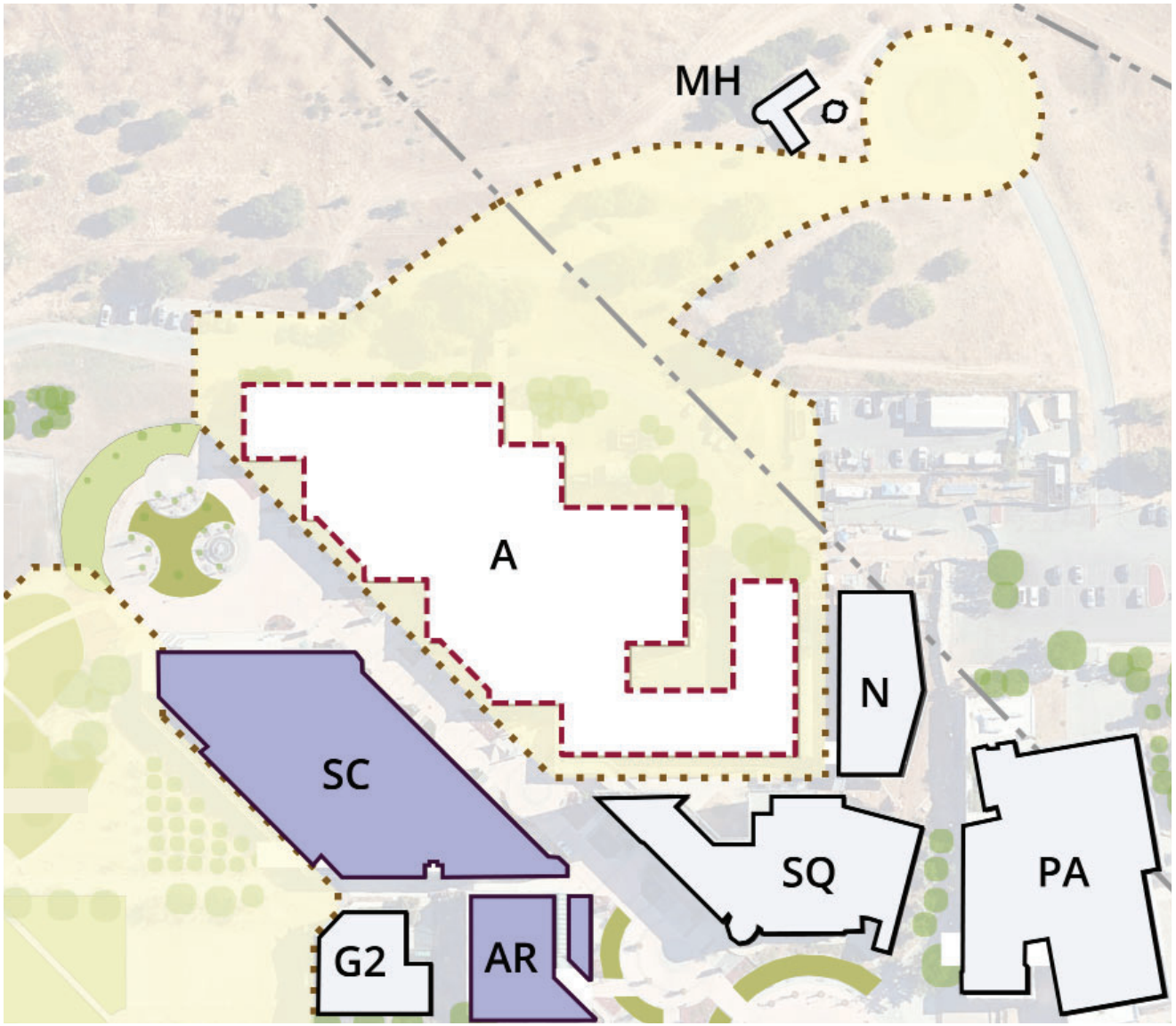


Major Project Summaries

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 Dark Sky-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 43. EVC Acacia Building



Project Highlight:

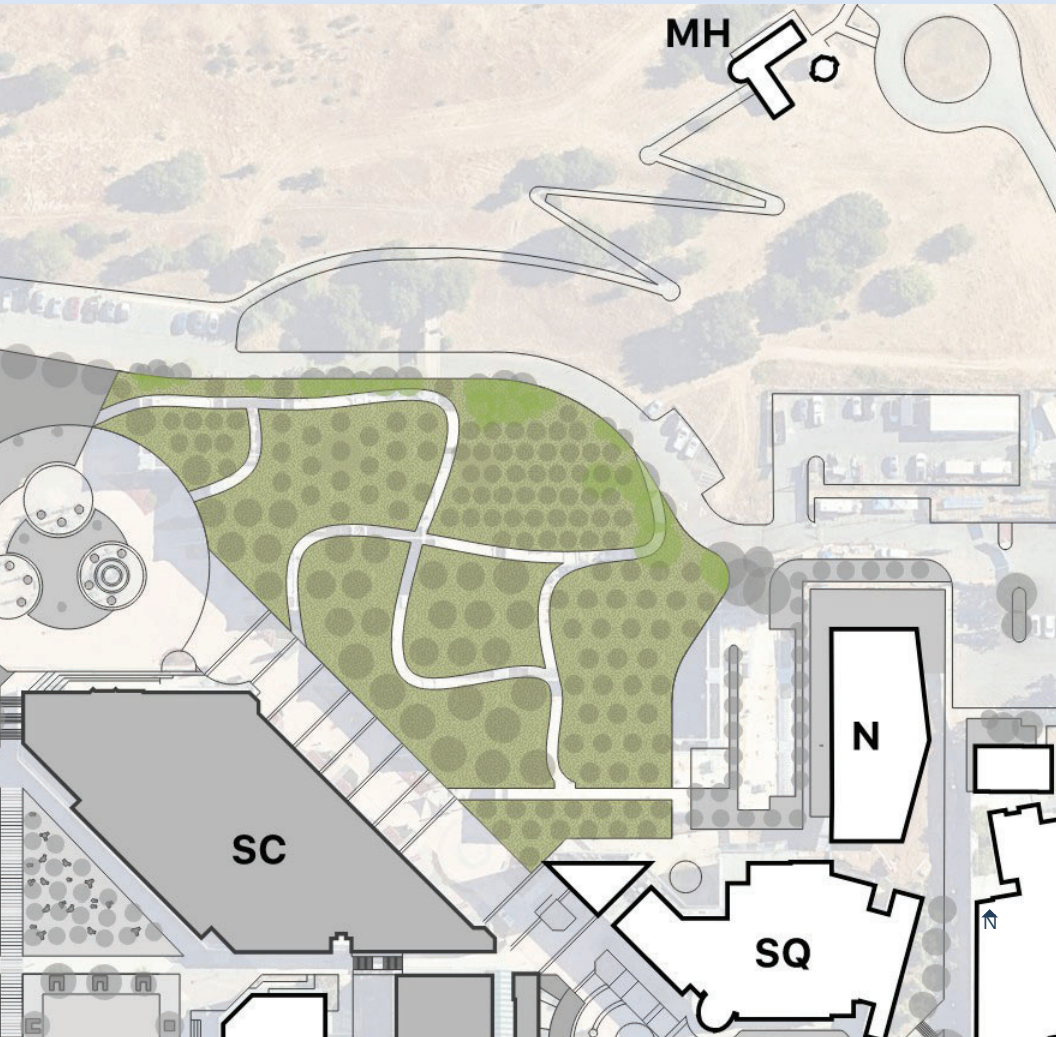
Acacia Building

Site Reclamation & Science Learning Gardens

Purpose

To remove an obsolete facility and transform the site into a sustainable, accessible open space that supports outdoor learning, ecological restoration, and improved campus circulation.

Figure 44. EVC Acacia Building Site Reclamation and Learning Landscapes



Scope of Work

- Demolish the vacant Acacia Building, including full utility disconnection and hazardous materials abatement.
- Regrade the site for accessible circulation.
- Construct new pathways, accessible parking, and landscape zones.

Program & Space Enhancements

- Establish the Science Learning Gardens with raised beds, in-ground planting areas, and flexible outdoor teaching zones.
- Create seating, study areas, and interpretive signage that supports academic engagement.

Building Systems & Sustainability Upgrades

- Integrate bioswales, permeable paving, rain gardens, and drought-tolerant native plantings.
- Install Dark Sky-compliant lighting and improve stormwater performance.

Site & Landscape Improvements

- Strengthen pedestrian access to Montgomery Hill and the Observatory.
- Add shade, trees, and landscape elements that extend the campus's ecological identity.

Relationship to the Campus Vision

This project directly advances EVC's goal of reclaiming underutilized sites, expanding outdoor learning environments, and enhancing sustainable landscape identity across the campus.

Project Highlight:

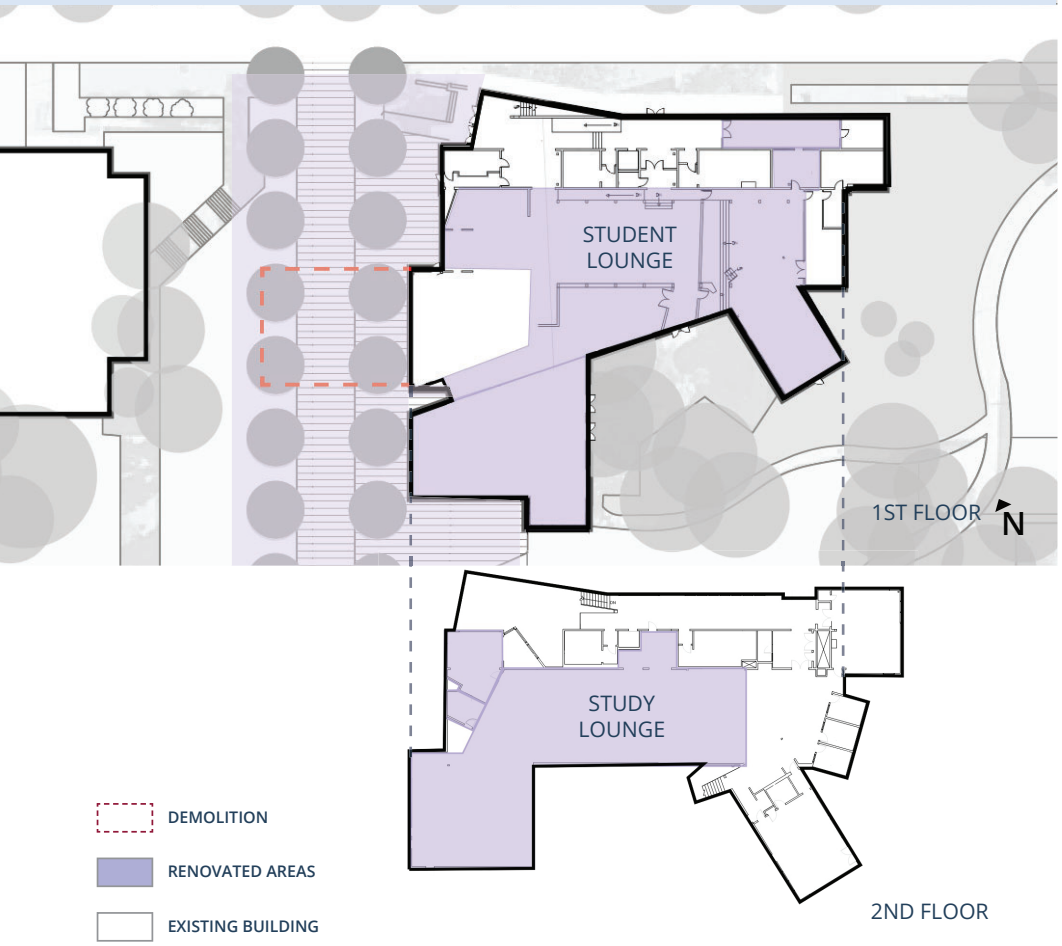
Gullo I Renovation

& Central Promenade Connection

Purpose

To modernize the Gullo I building while creating a critical north–south accessible circulation route that strengthens daily movement through the campus core.

Figure 45. EVC Gullo I Renovation and Central Promenade



Scope of Work

- Selectively demolish the west wing, including kitchen and loading dock areas.
- Renovate interior spaces on both floors to improve program delivery.
- Construct the new Central Promenade through the former building footprint.

Program & Space Enhancements

- First-floor improvements for retail and essential student supplies.
- Second-floor expansion of student clubs, lounges, and informal learning spaces.
- Better building access and sightlines from the Central Plaza.

Building Systems & Sustainability Upgrades

- Seismic upgrades, MEP improvements, demand-controlled ventilation, and smart metering.
- Updated lighting, occupancy sensors, and enhanced thermal comfort systems.

Site & Landscape Improvements

- Add new landscaping, outdoor seating, and lighting along the Central Promenade.
- Strengthen connections to adjacent buildings and east–west pedestrian corridors.

Relationship to the Campus Vision

Gullo I anchors the new accessible circulation network and reinforces the Central Plaza as the campus core—two of the most significant “big moves” for EVC.

Figure 46. EVC Central Plaza Rendering

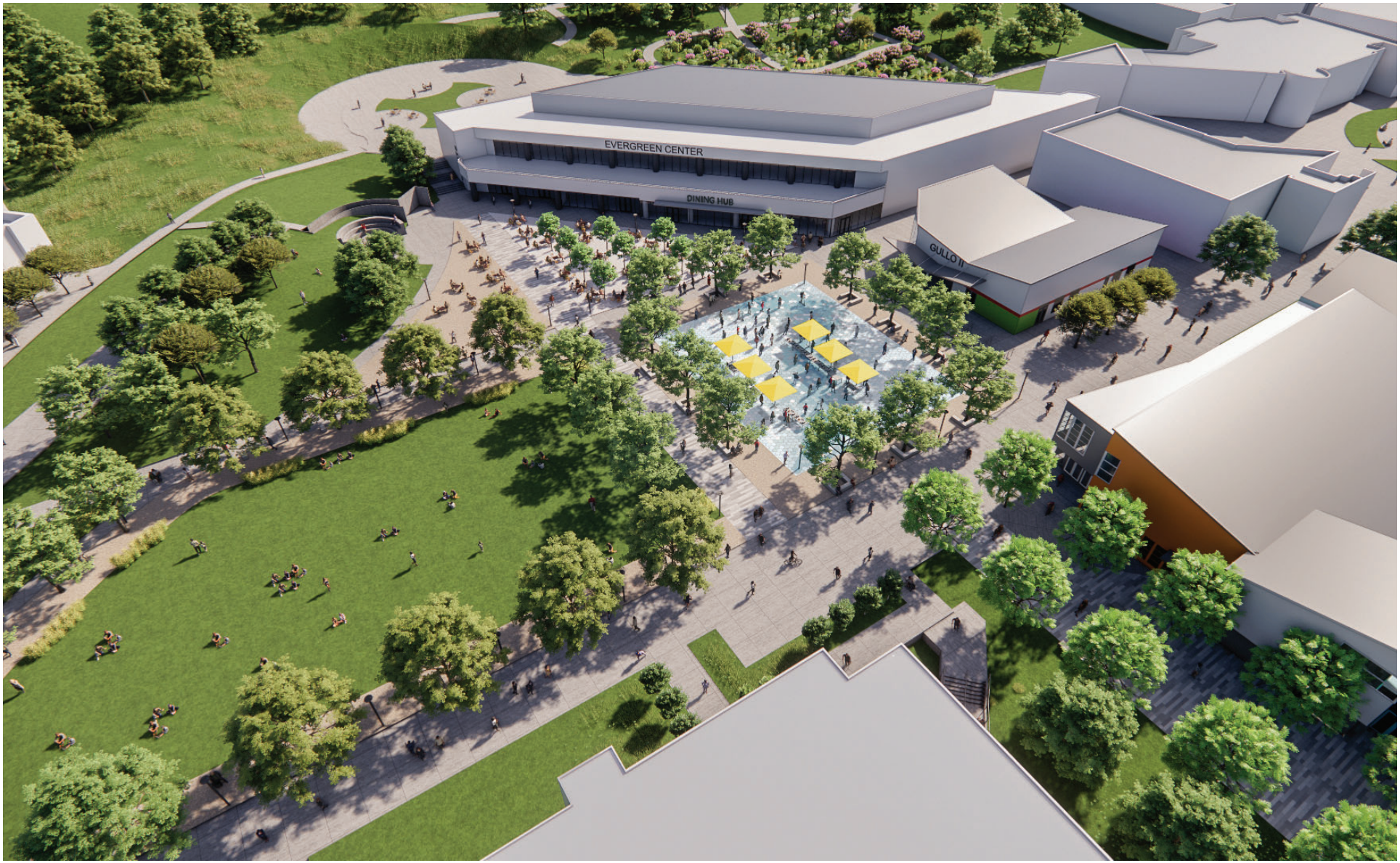


Figure 47. EVC Central Promenade Rendering

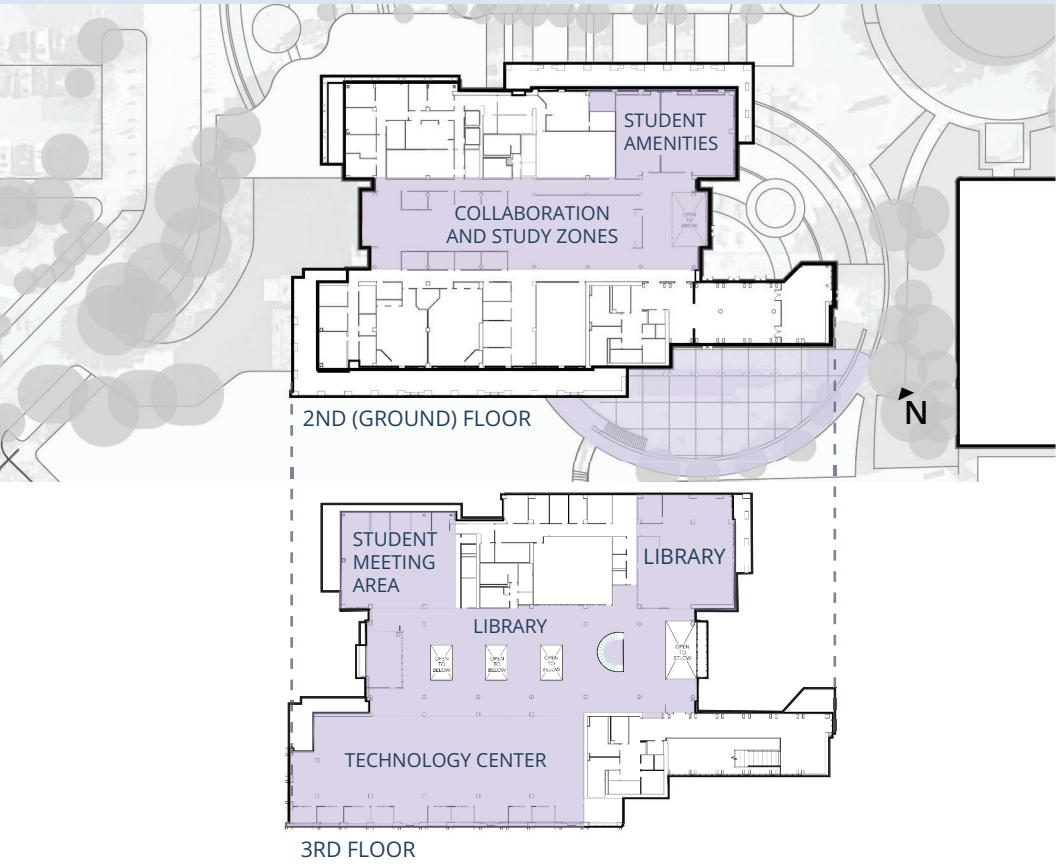
Project Highlight:

Library Education Technology Center (LETC) Renovation

Purpose

To modernize a key academic resource, improve building circulation, and enhance adjacent outdoor study spaces for increased student use and comfort.

Figure 48. EVC LETC - Floor Plans



Scope of Work

- Reconfigure main entries and interior pathways to improve navigation.
- Add a new east-facing entrance and internal stair connection.
- Relocate library and study spaces for greater campus visibility and functionality.

Program & Space Enhancements

- Create more accessible study zones, collaboration areas, and support services.
- Add a dedicated lactation room and other student-centered amenities.

Building Systems & Sustainability Upgrades

- Integrate smart metering, upgraded MEP systems, demand-controlled ventilation, and energy-efficient fixtures.
- Improve envelope performance and interior lighting quality.

Site & Landscape Improvements

- Activate the adjacent patio with new shade structures, outdoor seating, lighting, Wi-Fi, and power.
- Improve circulation between LETC, the Central Plaza, and nearby buildings.

Relationship to the Campus Vision

This project supports EVC's emphasis on flexible learning environments, enhanced student experience, and sustainable modernization of key academic facilities.

RENOVATED AREAS

EXISTING BUILDING

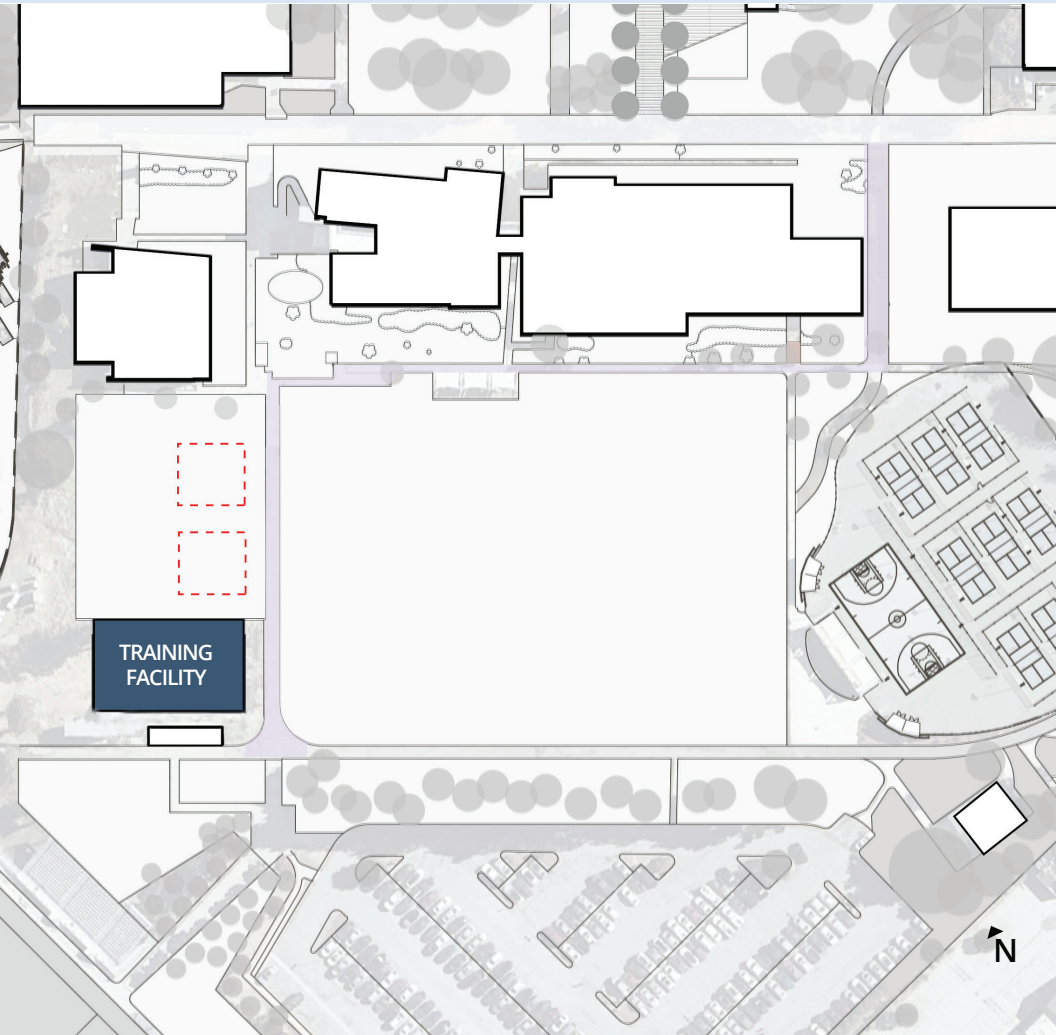
Project Highlight:

New Training Facility

Purpose

To replace outdated portable structures with a modern, permanent Training Facility that supports athletics, team operations, and student wellness.

Figure 49. EVC New Training Facility - Floor Plan



Scope of Work

- Demolish existing PE portables that house the Training Facility.
- Construct a new single-story DSA-approved building with improved facilities.

Program & Space Enhancements

- Provide team locker rooms, athletic training rooms, restrooms, concessions, offices, and storage.
- Improve functional adjacencies within the athletics zone.

Building Systems & Sustainability Upgrades

- Install modern HVAC, exhaust, and building controls.
- Integrate energy-efficient lighting and durable materials.

Site & Landscape Improvements

- Create new entry plazas, circulation paths, and landscape zones.
- Improve connectivity to the soccer and recreation fields.

Relationship to the Campus Vision

The project consolidates and upgrades athletic facilities, creating a cohesive zone that supports student wellness and aligns with EVC's long-term campus organization strategy. These smaller-scale projects address targeted improvements that enhance safety, building performance, student experience, and long-term stewardship across the Evergreen Valley College campus. While more limited in scope than the major capital projects, each contributes to the overall functionality and vitality of the campus environment.

NEW BUILDING

DEMOLITION

RENOVATED AREAS

EXISTING BUILDING

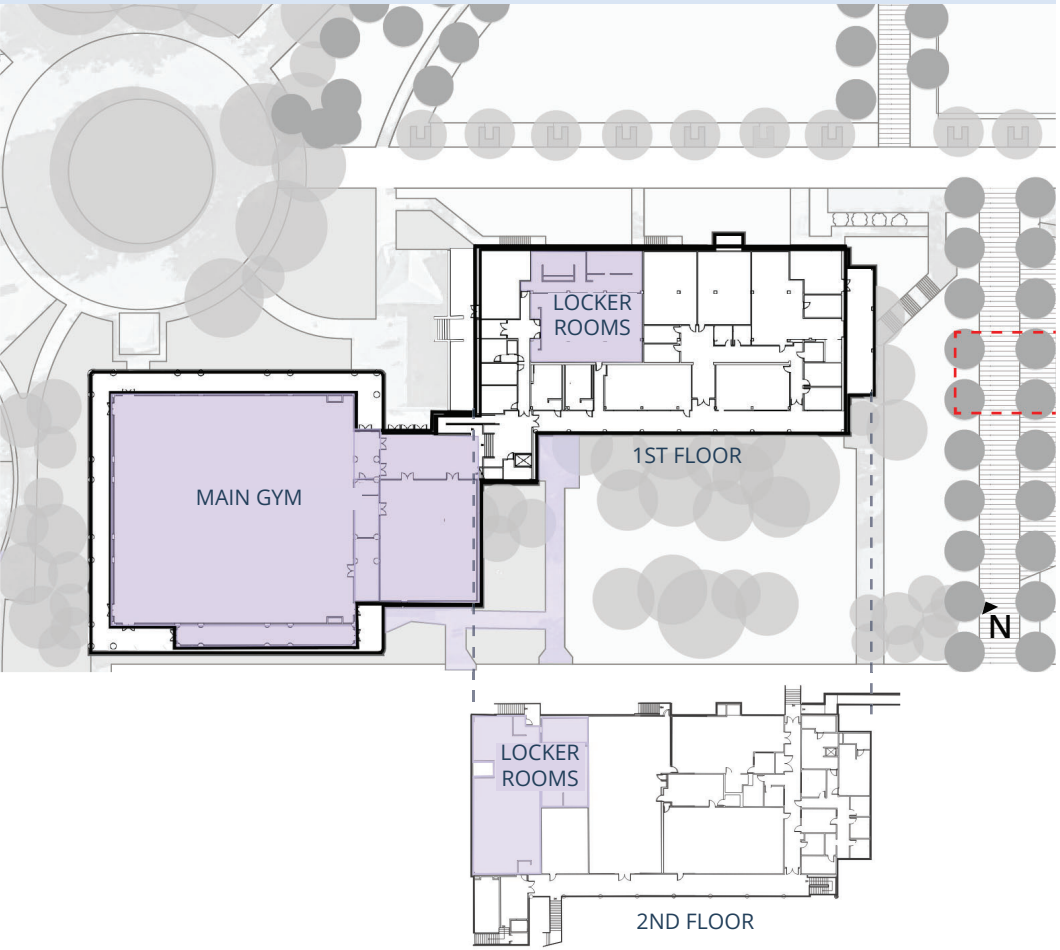
Project Highlight:

Physical Education
& Gymnasium Renovation

Purpose

To modernize aging athletic and instructional spaces to better support academic programs, student wellness, and community use.

Figure 50. EVC PE and Gym - Floor Plans



Scope of Work

- Renovate gymnasium spaces, locker rooms, and support areas.
- Upgrade finishes, interior layouts, and accessibility features.

Program & Space Enhancements

- Improve athletic training areas, instructional spaces, and multi-use rooms.
- Enhance support functions such as restrooms, storage, and team facilities.

Building Systems & Sustainability Upgrades

- Install smart metering, new HVAC systems, updated lighting, and energy-efficient controls.
- Replace aging fire alarm and safety systems.

Site & Landscape Improvements

- Improve circulation and accessibility between the Gym, Central Plaza, and adjacent outdoor spaces.
- Add landscape enhancements and site furnishings for better comfort and visibility.

Relationship to the Campus Vision

This project strengthens the athletics hub and contributes to campus vitality—supporting EVC's strategy to consolidate program clusters and enhance student experience.

RENOVATED AREAS

EXISTING BUILDING

Project Highlight:

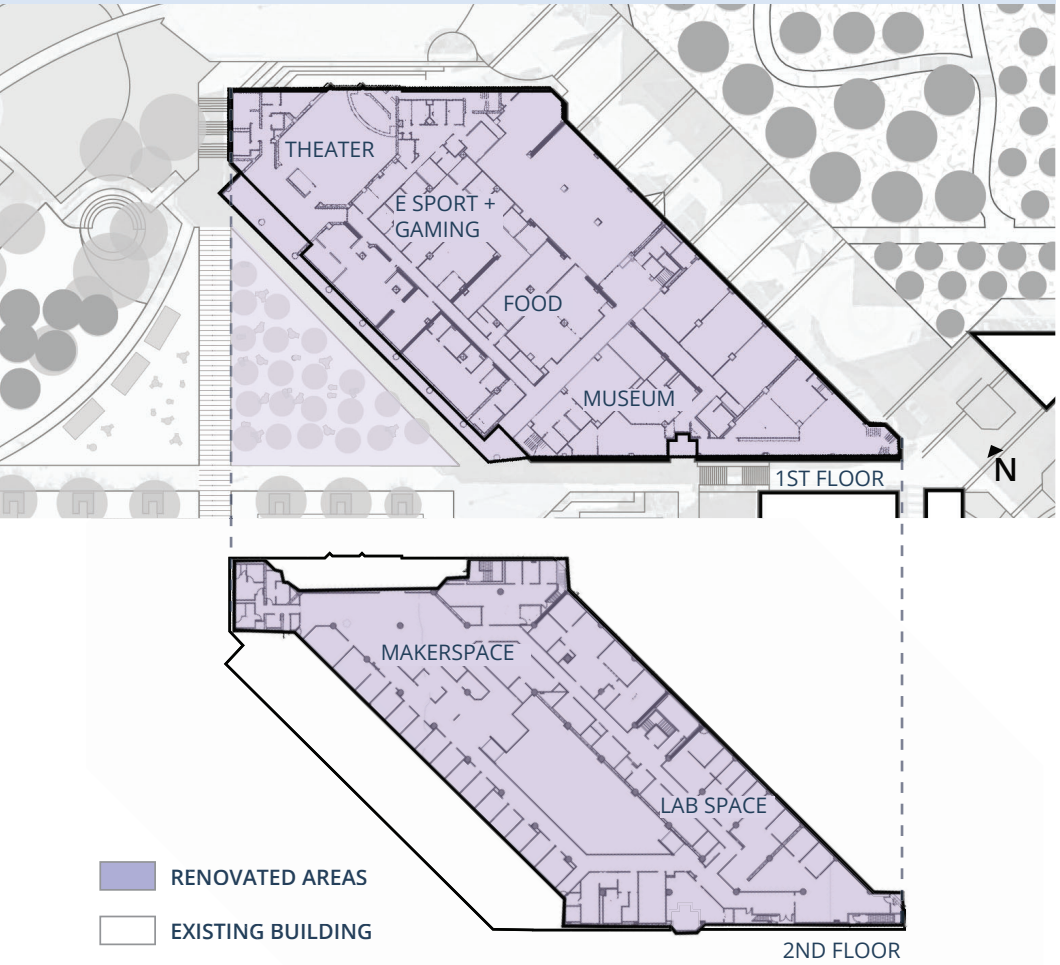
Evergreen Center

(Former Student Services Center) Renovation

Purpose

To transform an underutilized building into a vibrant academic and student-life hub that activates the Central Plaza and supports evolving program needs.

Figure 51. EVC Evergreen Center - Floor Plans



Scope of Work

- Renovate the former Student Services Center, including seismic, structural, and MEP upgrades.
- Reconfigure interior spaces on both levels to accommodate new programs.

Program & Space Enhancements

- First-floor activation with potential dining, esports, museum/planetarium, international programs, student clubs, and event-support spaces.
- Second-floor enhancements such as flexible labs, studios, and makerspaces.
- Improved vertical circulation and clearer building access points.

Building Systems & Sustainability Upgrades

- Add demand-controlled ventilation, smart metering, high-efficiency lighting, and updated mechanical systems.
- Reconfigure building envelope elements for improved performance.

Site & Landscape Improvements

- Redesign adjacent Central Plaza with enhanced seating, shade, landscape, lighting, Wi-Fi, and event power.
- Improve connectivity between the Evergreen Center, Gullo II, and the broader campus core.

Relationship to the Campus Vision

This renovation activates the campus heart, consolidates key student services, and modernizes academic facilities aligned with EVC's "big moves" toward flexible, future-ready spaces.

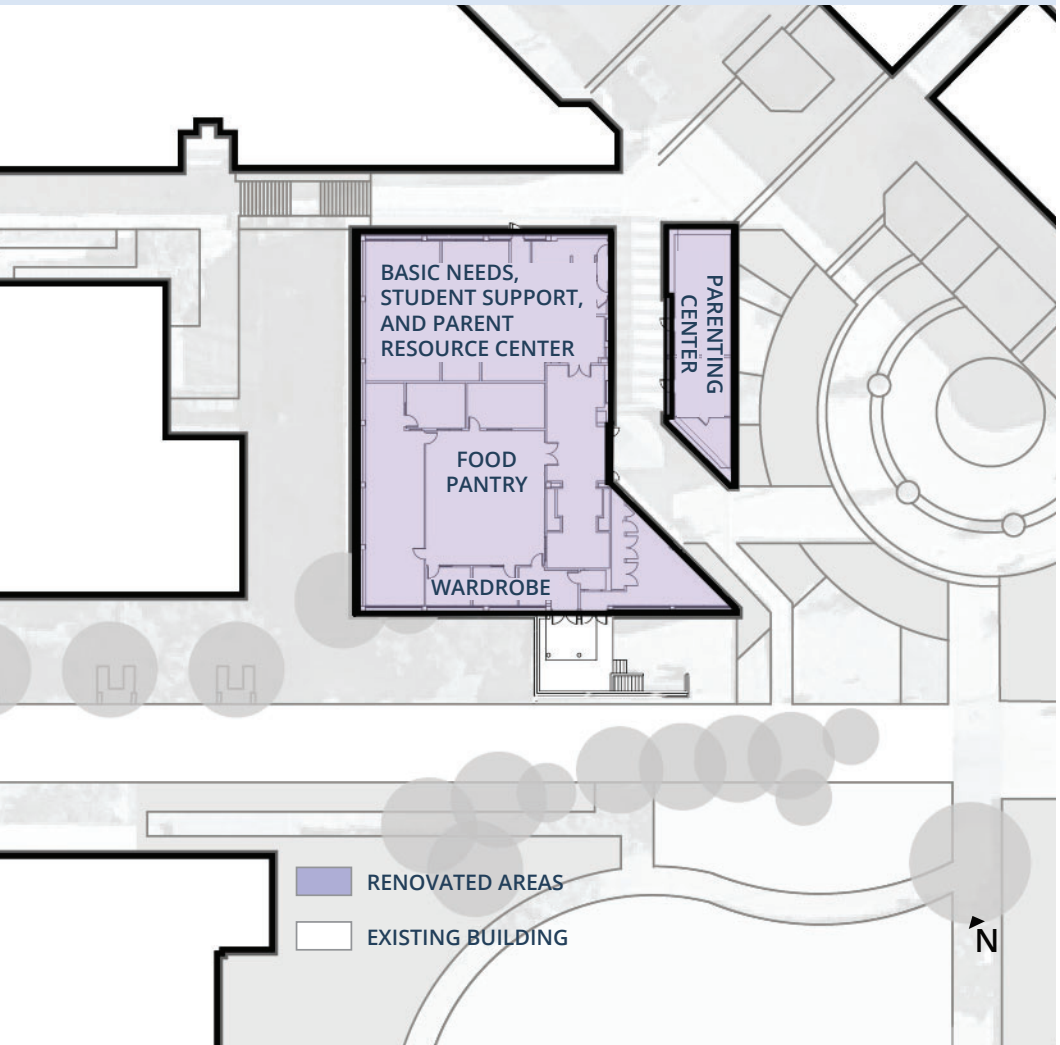
Project Highlight:

Student Resource Hub
(Former Admissions & Records)

Purpose

To convert an existing building into a consolidated hub for basic needs, student support services, and on-campus resources.

Figure 52. EVC Student Resource Hub - 1st Floor Plan



Scope of Work

- Renovate interior spaces and reconfigure the floor plan for student-serving functions.
- Address hazardous materials and replace outdated infrastructure.

Program & Space Enhancements

- Provide a food pantry, success wardrobe, lactation room, student parent support, and student assistance spaces.
- Improve reception, service areas, and confidential meeting rooms.

Building Systems & Sustainability Upgrades

- Add smart metering, occupancy sensors, and upgraded electrical systems.
- Improve HVAC efficiency and internal lighting.

Site & Landscape Improvements

- Enhance pathways and signage for easier access from adjacent buildings.
- Improve exterior lighting and shade for safer, more comfortable circulation.

Relationship to the Campus Vision

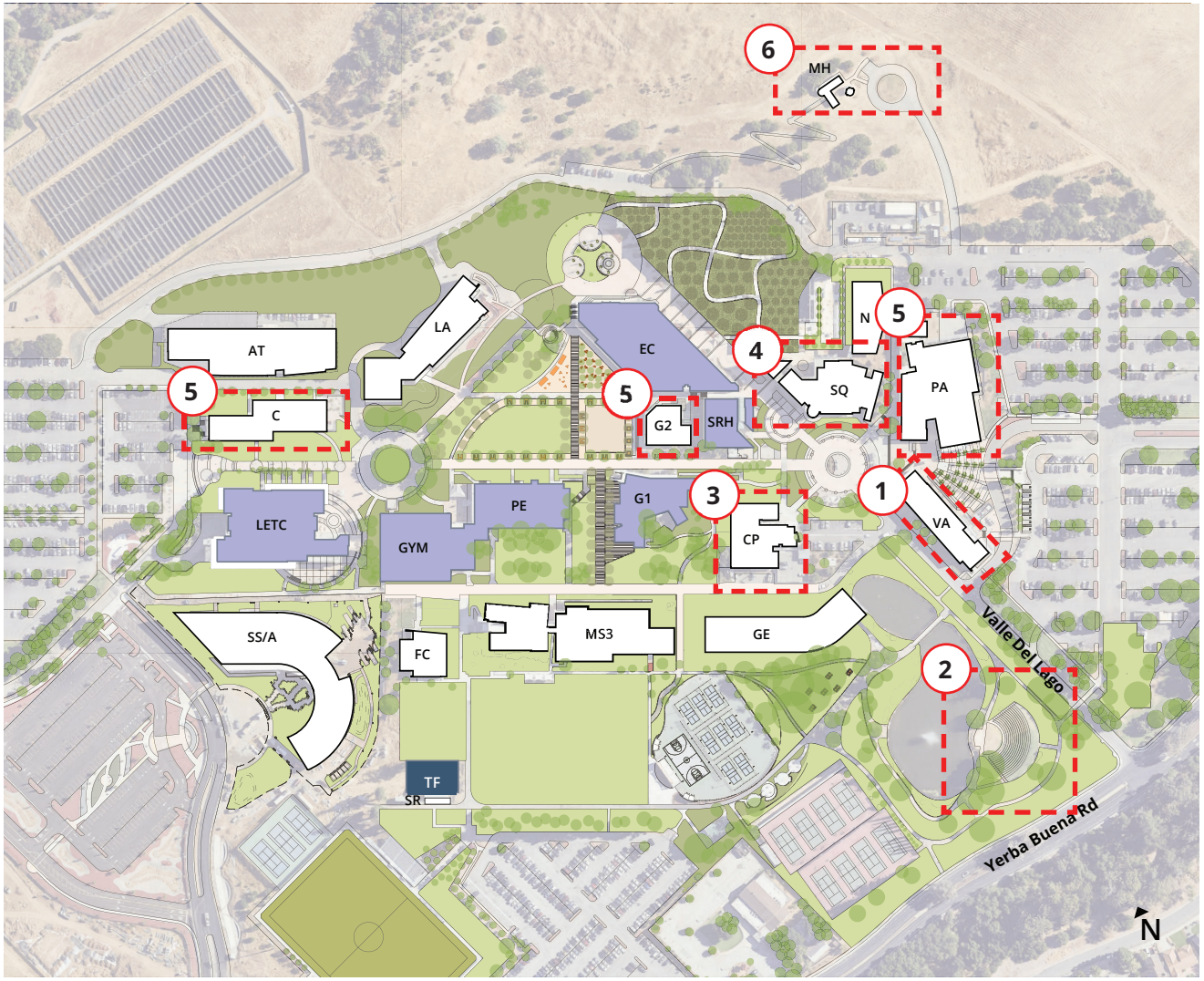
This project consolidates student-facing services in a more intuitive location, strengthening access and aligning with EVC's emphasis on belonging, holistic student support, and the District's Basic Needs framework, which addresses food security, housing stability, and other essential supports that enable student persistence and success.

Other Renovation Projects

Additionally Renovated Spaces:

1. Visual Arts Building
2. Pond and Amphitheater
3. Campus Police
4. Sequoia Building
5. Cedro, Gullo II, and Performing Arts Refresh
6. Montgomery Hill Observatory

Figure 53. Proposed EVC Site Plan



Visual Arts
Building Improvements

Purpose
To update an important academic facility serving arts programs with modernized, functional spaces that enhance teaching, creativity, and student engagement.

Scope & Enhancements
- Refresh interior finishes, lighting, and specialized instructional spaces.
- Improve storage, display areas, and classrooms to better support hands-on learning.
- Integrate energy-efficient fixtures and updated ventilation strategies.

Vision Alignment
Supports EVC's goal to modernize existing academic buildings and create high-quality, program-responsive learning environments.

Pond & Amphitheater
Upgrades

Purpose
To restore and enhance a valued campus asset used for outdoor learning, events, and recreation.

Scope & Enhancements
- Make the amphitheater fully ADA-accessible with improved pathways and seating.
- Replace the pond's water pump and improve water circulation systems.
- Install Dark Sky-compliant lighting and enhance planting around the water's edge.

Vision Alignment
Strengthens outdoor public spaces, supporting EVC's landscape identity and increasing opportunities for gathering and campus activation.

Campus Police
Upgrades

Purpose
To enhance safety, communication, and emergency preparedness across campus.

Scope & Enhancements
- Install bullet-resistant windows and upgrade building security features.
- Improve emergency communications systems and supporting infrastructure.
- Enhance lighting with dark sky-compliant fixtures and visibility around the facility.

Vision Alignment
Advances Districtwide priorities around campus safety and access while improving operational resilience.

Sequoia Building
Minor Renovations

Purpose
To modernize classrooms and support program needs for the sciences and related disciplines.

Scope & Enhancements
- Refresh interior finishes and update program spaces.
- Integrate pathways and landscape improvements that connect to the new Science Learning Gardens.
- Improve accessibility, lighting, and building performance.

Vision Alignment
Reinforces the academic cluster near the Central Plaza and supports the integration of indoor and outdoor learning environments.

Cedro, Gullo II, and Performing Arts
Refresh

Purpose
To maintain key instructional and student-serving buildings through targeted improvements that extend building life and performance.

Scope & Enhancements
- Update interior finishes, lighting, and instructional equipment as needed.
- Improve wayfinding, accessibility features, and building systems.
- Refresh common areas to better support student use and informal gathering.

Vision Alignment
Ensures existing facilities remain functional, welcoming, and aligned with broader improvements across the campus core.

Montgomery Hill Observatory
Site Improvements

Purpose
To enhance the Observatory's immediate surroundings for safe and accessible use during classes, evening events, and community programs.

Scope & Enhancements
- Add minor site furnishings, signage, and wayfinding.
- Improve landscape buffers to reduce glare and maintain nighttime visibility.
- Coordinate lighting controls with campuswide Dark Sky standards.

Vision Alignment
Strengthens program resources and supports EVC's emphasis on outdoor learning and sustainable lighting.

Chapter 6
San José City College Campus Master Plan

06

Introduction

This chapter focuses on the San José City College (SJCC) campus and provides a foundation for future campus planning and development. SJCC is organized around a compact pedestrian core served by a network of plazas, courtyards, and circulation corridors, with recent improvements strengthening academic, student life, and athletic areas across the site.

The chapter presents a vision for the campus, supported by a landscape and circulation framework that enhances connectivity, safety, and identity. It outlines the future site plan and key strategic campus improvements, followed by major project summaries and other renovation efforts. As the campus evolves, development should align with the future site plan and the design goals and principles established in this Facilities Master Plan.

List of Building Abbreviations

100	100 Building
200	200 Building
A	Fine Arts Center
B	Business Education
C/R	Cosmetology/ Reprographics
CA	College Athletics
CDC	Childcare Development Center
CEC	Career Education Complex
CO	Central Office (Formerly General Education)
CP	Central Plant
CT	Career Technology
D/THR	Drama/Theater
FO	Facilities and Operations
GE	General Education
HC	Healthcare Career (Formerly Business)
JG	Jaguar Gym
JS	Jaguar Sports Complex
LRC	Library and Learning Resource Center
M	Multidisciplinary
MO	Maintenance and Operations
PG	Parking Garage
S	Science Complex
SC	Student Center
T	Technology Center
TH	(New) Theater
WC	Wellness Center

San José City College Vision

San José City College will grow into a dynamic, adaptable, and welcoming urban campus that integrates high-performing academic facilities, an activated campus core, and a unified landscape identity. Rooted in its long history and centrally located site, SJCC's future will deliver a more connected and student-centered environment that supports instruction, student life, and community partnerships.

To realize this vision, the Facilities Master Plan identifies a clear set of big moves that will guide campus transformation and long-term reinvestment.

Connection to Districtwide Priorities

The SJCC vision advances District goals around sustainability, student success, safety and access, and operational efficiency. Through these strategic moves, San José City College will continue to serve as a high-performing, community-oriented campus whose facilities support learning, belonging, and long-term resilience.

The Big Moves

Reclaim and redevelop aging and obsolete facilities
Remove the 100 Building and Theater Arts to create new open space, flexible sites for future development, and improved access across the northern and central campus.

Reorganize the campus around an activated Eco Commons
Transform the central lawn into the Eco Commons—a signature gathering space with shaded seating, outdoor learning areas, pedestrian connections, and sustainable landscape features.

Modernize key campus buildings
Renovate the Central Office (GE), Business Education, Science Complex, Cosmetology, and Jaguar Gym to align programs with current instructional and student support needs while upgrading building systems and performance.

Improve campus connectivity through a strengthened pedestrian network
Complete "The Smile" pathway, enhance east–west circulation, and improve gateways and wayfinding along Moorpark, Bascom, and Leigh to create a safer, more intuitive campus.

Consolidate and clarify core program hubs
Reorganize student services, career technology, athletics, and administrative functions to reduce fragmentation, improve visibility, and better support student success.

Establish a cohesive campus landscape and identity system
Introduce a consistent palette of shade, seating, lighting, planting, and signage across plazas, courtyards, and campus edges to improve comfort, sustainability, and overall character.

Expand flexible, sustainable learning environments
Create new labs, multipurpose rooms, and student spaces that support experiential learning, hybrid instruction, and future program growth.

Landscape & Circulation Framework

Landscape Identity & Structure

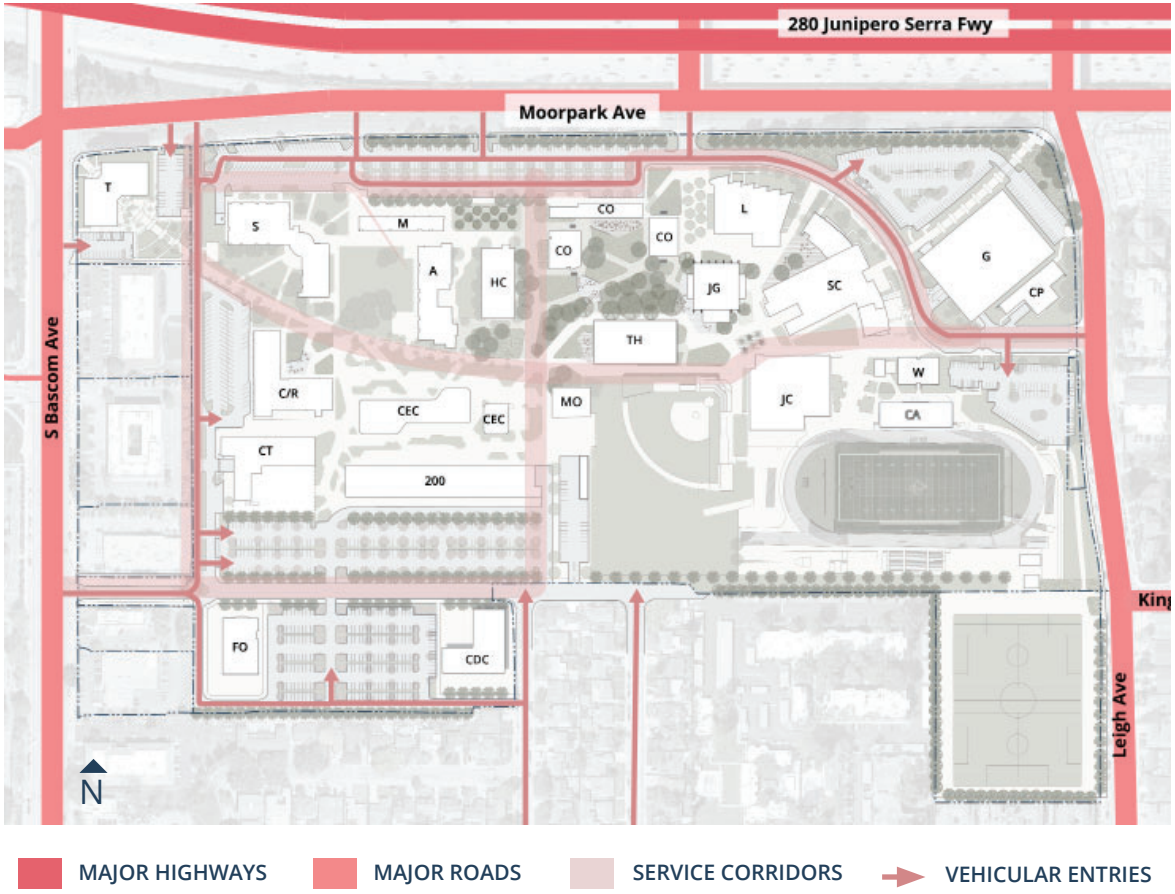
San José City College's landscape identity is rooted in its compact urban setting and its network of plazas, courtyards, and mature trees that soften the density of the surrounding neighborhood. The landscape framework builds on these strengths by establishing a unified, climate-adapted planting palette and a consistent approach to shade, outdoor seating, lighting, and wayfinding. A gradual landscape gradient—from highly active central spaces to naturalized edges—supports resilience, water efficiency, and long-term stewardship.

Gateways & Arrival Experience

Vehicular Gateways

Campus gateways along Moorpark Avenue, Bascom Avenue, and Leigh Avenue define primary arrival points. Improvements will focus on clearer signage, stronger landscape framing, and safer vehicular and pedestrian crossings, creating a more recognizable and welcoming threshold into the campus.

Figure 54. SJCC Campus Vehicular Circulation Diagram



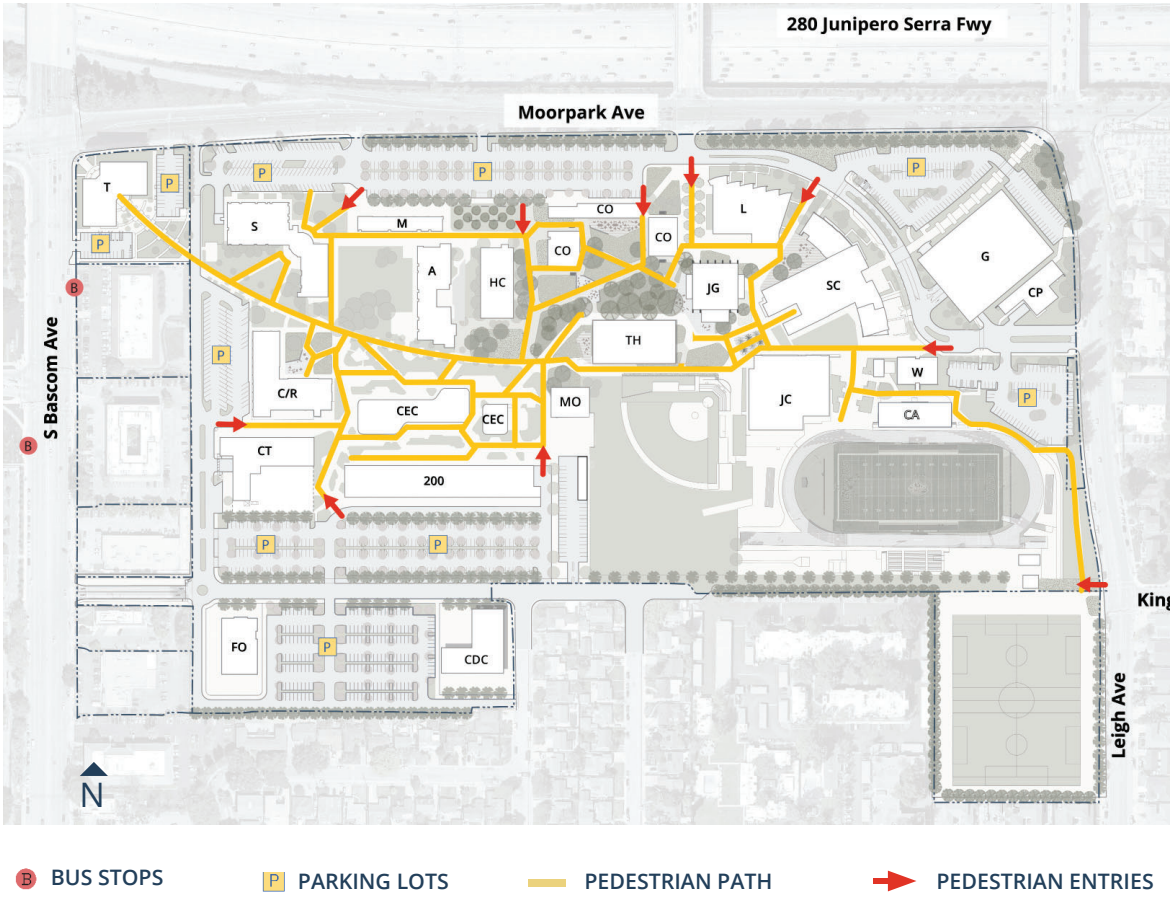
Pedestrian Gateways

Pedestrian entries from parking areas and transit stops will be enhanced to improve clarity, comfort, and safety. Shade, planting, lighting, and consistent furnishings will support intuitive movement from the campus edges into the core.

Circulation & Mobility Framework

SJCC's circulation network is anchored by "The Smile," a curved east–west pedestrian spine that links academic buildings, the Student Center, and the Library. Completing this pathway and strengthening its connections will reinforce campus cohesion. Additional improvements include more direct routes between courtyards, enhanced bicycle access, and strengthened transit connections along Moorpark, Bascom, and Leigh. These upgrades support safe multimodal movement across a compact and busy urban campus.

Figure 55. SJCC Campus Pedestrian Circulation Diagram



SJCC Special Places

1. Moorpark Gateway and Drop-Off Plaza

A new Moorpark Avenue Drop-Off / Gateway Plaza will transform the principal campus entry into a welcoming arrival zone. The reconfigured drop-off will improve safety and circulation while introducing new landscape elements, shade, seating, and clear wayfinding. This new plaza will serve as a prominent front door to the campus—forming a strong connection to adjacent buildings such as the Healthcare Career Center (HCC) and Central Office (CO) reinforcing the visibility and identity of SJCC along Moorpark Avenue.

2. Eco Commons

The Eco Commons will become the defining open space at the heart of SJCC—transforming the existing central lawn into a multifunctional landscape with shaded seating, outdoor learning areas, pollinator gardens, and naturalized planting. With improved lighting, Wi-Fi, and event-ready infrastructure, the Eco Commons will serve as the primary hub for academic life, student gatherings, and campuswide events.

3. Courtyard Improvements

SJCC's existing courtyards, such as the Cosmetology courtyard, the Student Center plaza, and outdoor study areas adjacent to key academic buildings, will be enhanced with consistent planting, seating, shade structures, and outdoor learning amenities. These improvements will create more comfortable, active, and social environments that extend the identity, landscape character, and usability of the Eco Commons across the wider campus.

4. The Smile

As the campus's primary east–west pedestrian spine—The Smile—links major academic and student-support buildings with a continuous, high-quality pedestrian route. Planned upgrades include expanded shade, new seating, planting, lighting, and wayfinding to reinforce The Smile as a recognizable, comfortable, and intuitive daily path through the campus core.

Figure 56. SJCC Circulation, Entry Points, and Special Places

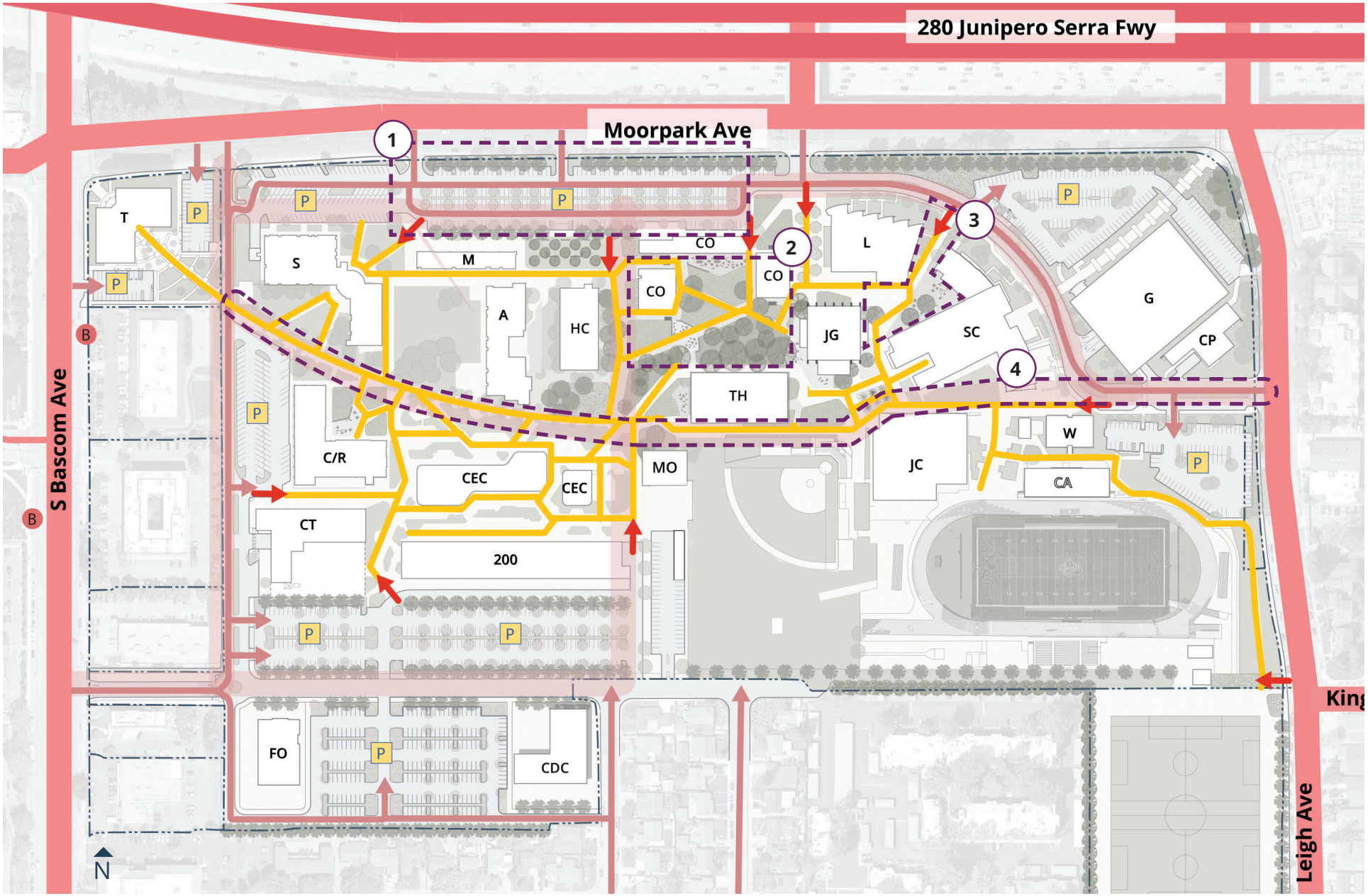


Figure 59. Proposed SJCC Landscape Improvements Rendering

Figure 60. Proposed SJCC Eco Commons Rendering

Strategic Campus Improvements

Future Site Plan

The future site plan for San José City College builds on District and College input, detailed analysis of building performance and campus circulation, and alignment with prior planning frameworks. The plan responds to SJCC's evolving program needs and urban context by focusing reinvestment toward the campus core, modernizing facilities, and creating a more connected and student-centered environment.

The site plan introduces a new era of transformation that prioritizes flexible use of land, thoughtful consolidation of programs, and open space enhancements that elevate the daily campus experience.

Key Strategies

- **Remove obsolete facilities to unlock key campus sites**
  Demolish aging buildings—including the 100 Building and Theater Arts—to create new opportunities for surface parking, improved circulation, and long-term redevelopment.
- **Focus energy and activity around a revitalized campus core**
  Transform the central lawn into the Eco Commons, a defining gathering space with shaded seating, outdoor learning areas, naturalized gardens, and event-ready infrastructure.
- **Strengthen campus circulation and improve clarity of movement**
  Complete and enhance The Smile, the primary east–west pedestrian spine, while improving gateways, crossings, bicycle access, transit connections, lighting, and campuswide wayfinding.
- **Modernize key academic and student-serving facilities**
  Reinvest in the Central Office (GE), Business Education, Science Complex, Cosmetology, and Jaguar Gym to support contemporary instruction, student life, and campus operations.
- **Consolidate programs to improve visibility and student access**
  Reorganize student services, learning support, career technology, and wellness functions into clearer hubs that reduce fragmentation and support student success.
- **Advance sustainability and long-term campus stewardship**
  Implement native planting, permeable paving, bioswales, shade strategies, and energy-efficient systems to enhance resilience and reduce maintenance demands across the campus.

Figure 61. Proposed Modifications to Existing SJCC Site Plan

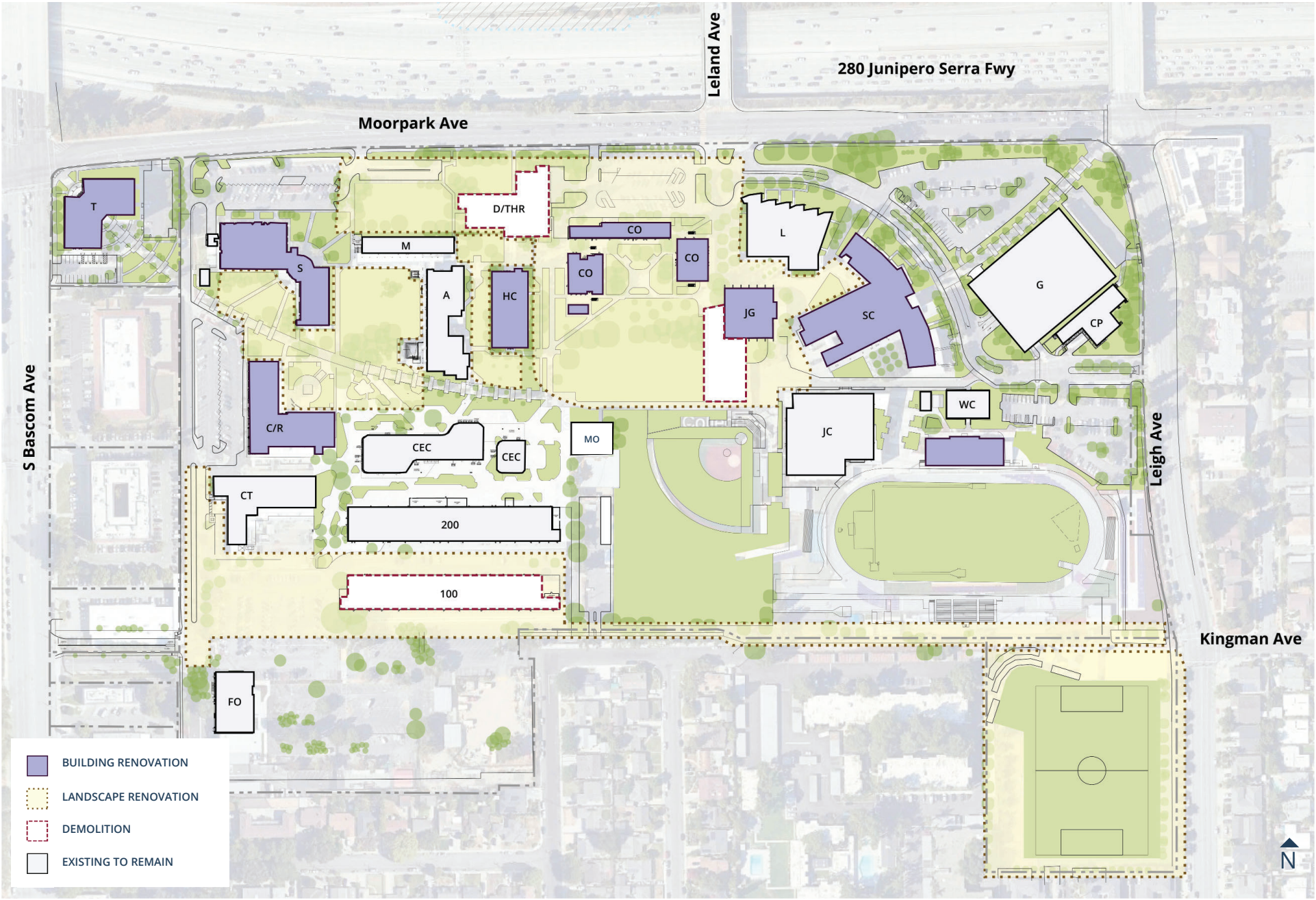


Figure 62. Proposed SJCC Campus Site Plan

Major Project Summaries

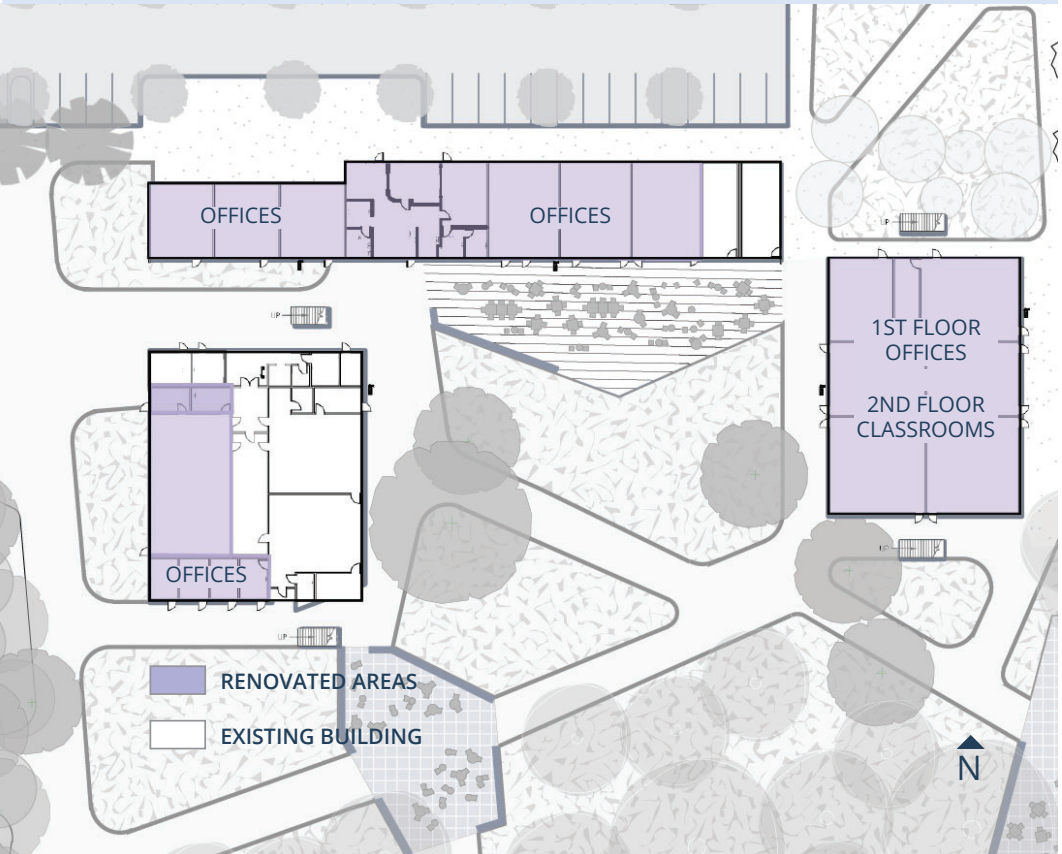
Project Highlight:

Central Office (General Education) Renovation

& Eco Commons Integration

Purpose: To consolidate administrative functions into a modern, centralized facility and anchor the transformation of the campus core through the adjacent Eco Commons improvements.

Figure 63. SJCC Central Office - 1st Floor Plan



Scope of Work

- Reconfigure a portion of the existing GE Building into the Central Office for the executive team and key administrative units.
- Classrooms on upper floor of the east wing remain.
- Renovate interior spaces, reorganize circulation, and upgrade infrastructure.
- Preserve and upgrade the building's critical utility main point of entry (MPOE) and mechanical rooms.

Program & Space Enhancements

- Provide modern offices, meeting rooms, and support spaces to improve collaboration and operational efficiency.
- Improve building navigation and access points for students, staff, and visitors.

Building Systems & Sustainability Upgrades

- Replace or upgrade lighting, electrical, fire alarm, and data systems.
- Install new and backup cooling systems for technology infrastructure.
- Integrate energy-efficient controls and HVAC zoning improvements.

Site & Landscape Improvements

- Extend the Eco Commons to the building's southern edge with naturalized planting, shaded seating, and improved pedestrian connections.
- Add lighting, wayfinding, and landscape elements that unify the campus core.

Relationship to the Campus Vision

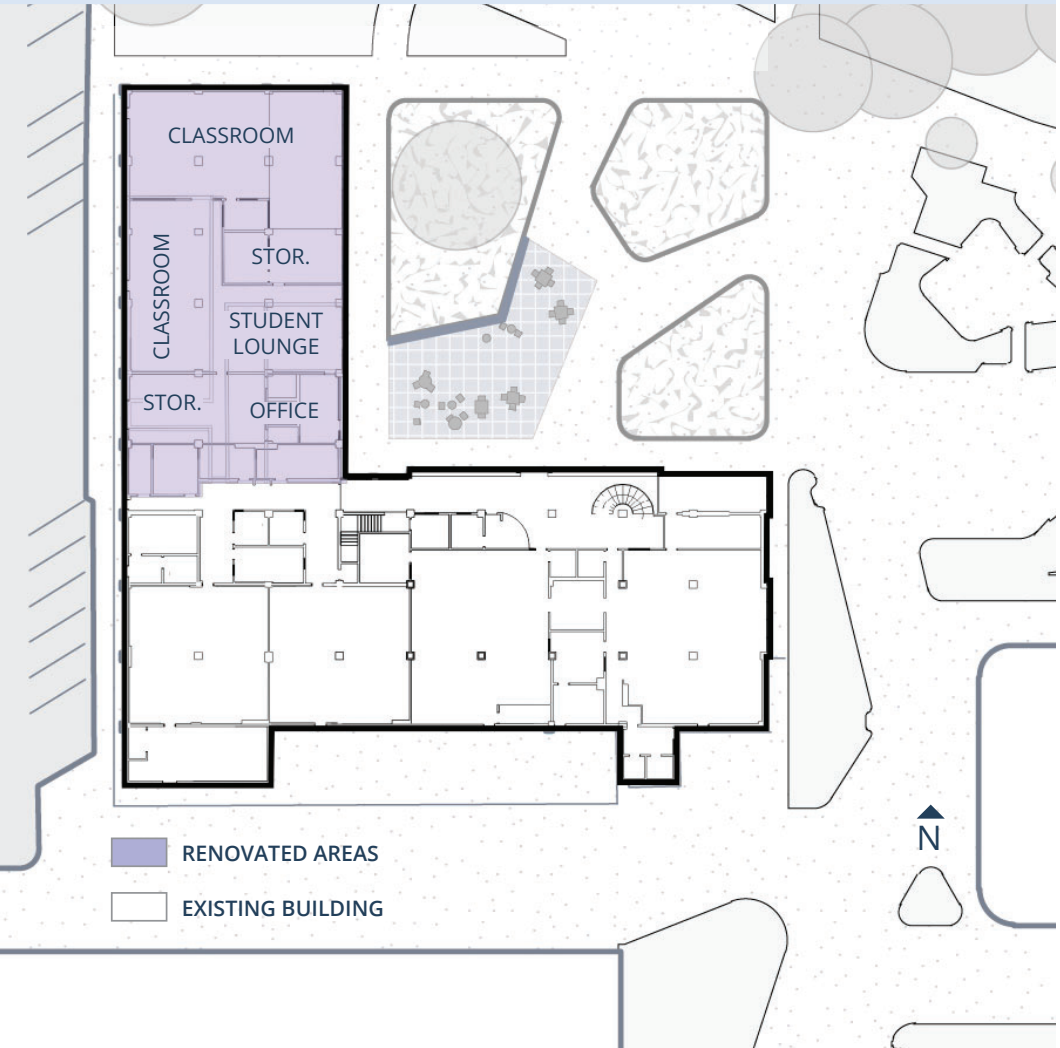
This strengthens administrative capacity, efficiency, and anchors the Eco Commons that revitalizes the campus.

Project Highlight:

Cosmetology Expansion
and Plaza Renovation

Purpose: To modernize and expand instructional space for the high-demand Cosmetology program, providing updated labs and improved student learning environments.

Figure 64. SJCC Cosmetology and Reprographics - 1st Floor Plan



Scope of Work

- Reconfigure the former Reprographics area into new Cosmetology teaching labs and support spaces.
- Renovate interior layouts to improve workflow and program efficiency.

Program & Space Enhancements

- Add instructional labs, updated demonstration zones, waiting areas, and support rooms tailored to program needs.
- Improve student and faculty amenities with modernized layouts.

Building Systems & Sustainability Upgrades

- Upgrade HVAC for enhanced ventilation and lab requirements.
- Replace lighting, add occupancy sensors, and update electrical and fire alarm systems.
- Clean and modernize mechanical ducts and related systems.
- Plan for improved vertical circulation and ADA access, including potential elevator modernization, to address mezzanine access challenges and long-term program needs.

Site & Landscape Improvements

- Enhance the adjacent plaza with new shade trees, planting, paving, seating, and lighting.
- Improve outdoor areas for student waiting, circulation, and social interaction.

Relationship to the Campus Vision

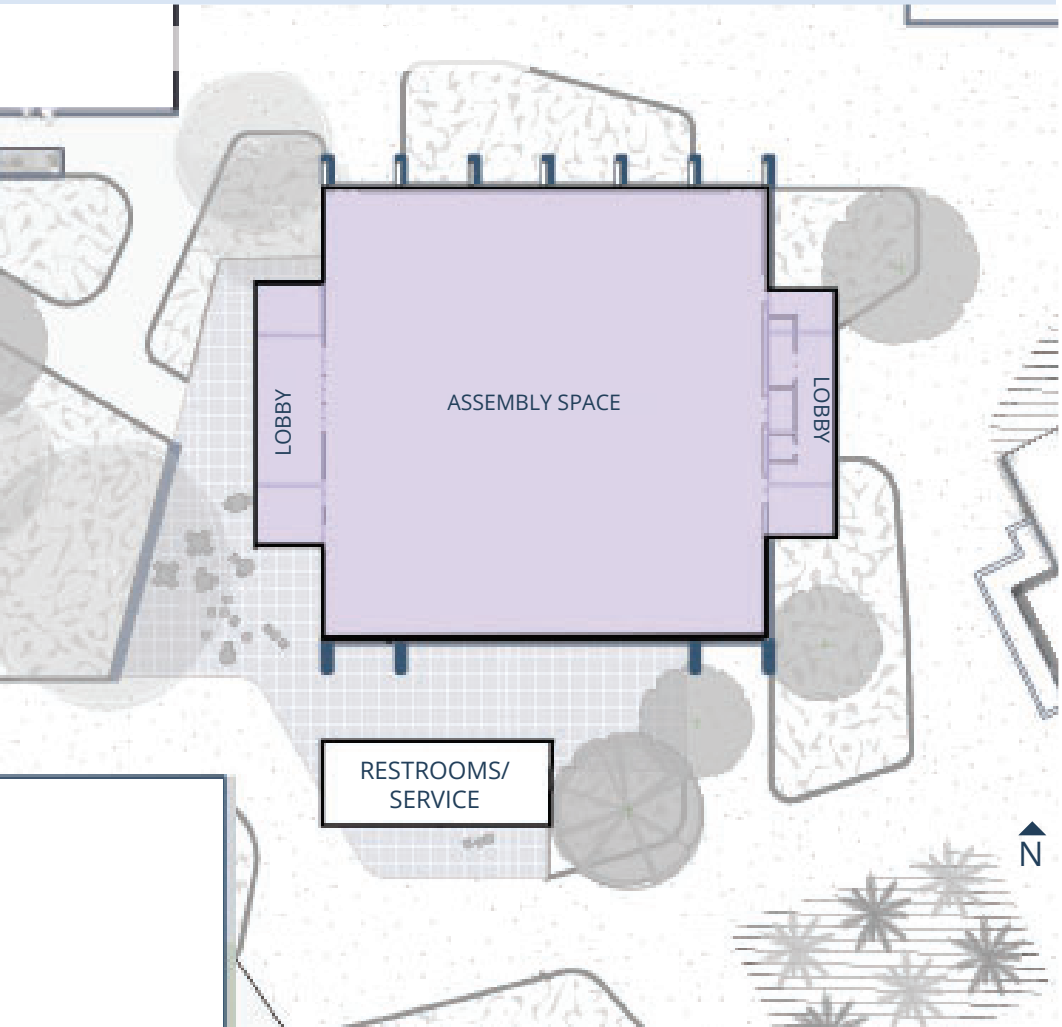
This project strengthens one of SJCC's signature programs and supports the broader effort to improve courtyards, plazas, and the overall landscape identity.

Project Highlight:

Jaguar Gym Renovation
& Eco Commons (Part 2)

Purpose: To modernize and expand the Jaguar Gym to support athletics, wellness programming, and campus events, while reinforcing connections to the Eco Commons and Student Center.

Figure 65. SJCC Jaguar Gym Renovation



Scope of Work

- Renovate interior gym spaces and construct a new lobby, restrooms, storage, and office areas.
- Update building layout to improve circulation and visibility.

Program & Space Enhancements

- Enhance athletic and PE facilities with upgraded training spaces, locker rooms, and multi-use rooms.
- Improve event support areas that enable campus gatherings and community engagement.

Building Systems & Sustainability Upgrades

- Install new HVAC, plumbing, lighting, and fire alarm systems.
- Add energy-efficient controls, sprinklers, and modern building systems.

Site & Landscape Improvements

- Extend Eco Commons (Part 2) to include shaded plazas, pedestrian connections, lighting, and outdoor seating between the Gym, Library, and Student Center.
- Improve connections between athletics and central campus amenities.

Relationship to the Campus Vision

This project reinforces an active, student-centered campus core and supports the broader transformation of the campus heart through the Eco Commons.

NEW BUILDING

RENOVATED AREAS

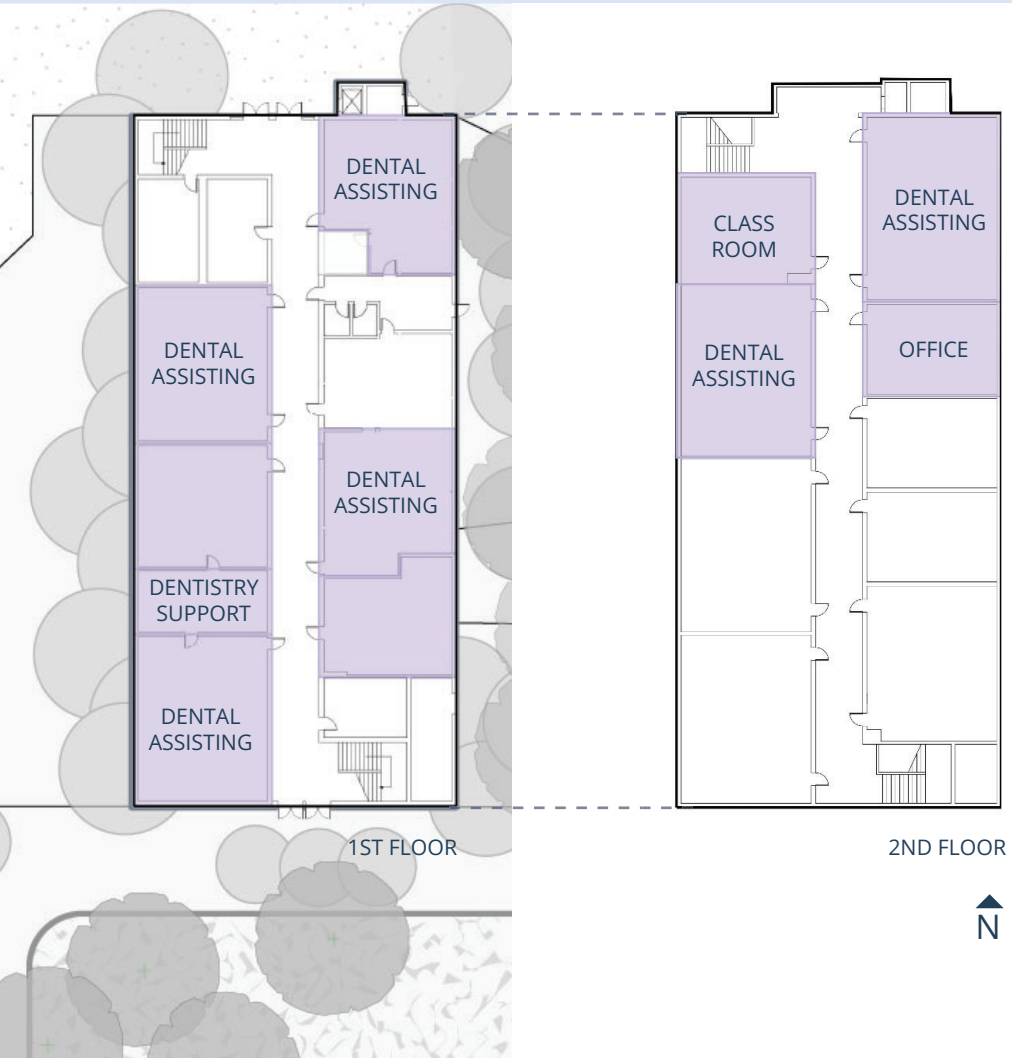
EXISTING BUILDING

Project Highlight:

Healthcare Career Building
(Former Business Education) Renovation

Purpose: To convert the former Business Education building into a dedicated Healthcare Career facility that supports expanded dentistry and health programs.

Figure 66. SJCC Healthcare Career (Formerly Business Education) Building



Scope of Work

- Renovate the first and second floors to accommodate labs, clinical spaces, and faculty offices.
- Reconfigure interior circulation and program adjacencies.

Program & Space Enhancements

- Construct modern dentistry labs, classrooms, faculty offices, and support areas.
- Improve public-facing services, teaching environments, and student access to health-related programs.

Building Systems & Sustainability Upgrades

- Upgrade lighting, HVAC, and electrical systems for higher performance and energy efficiency.
- Add metering, controls, and ventilation improvements tailored to lab environments.

Site & Landscape Improvements

- Refresh overgrown landscapes with native, drought-tolerant planting.
- Integrate the surrounding area into Eco Commons (Part 3) with updated lighting, pathways, and site furnishings.

Relationship to the Campus Vision

The project supports program growth, modernizes aging facilities, and contributes to the expanded landscape network around the Eco Commons.

NEW BUILDING

RENOVATED AREAS

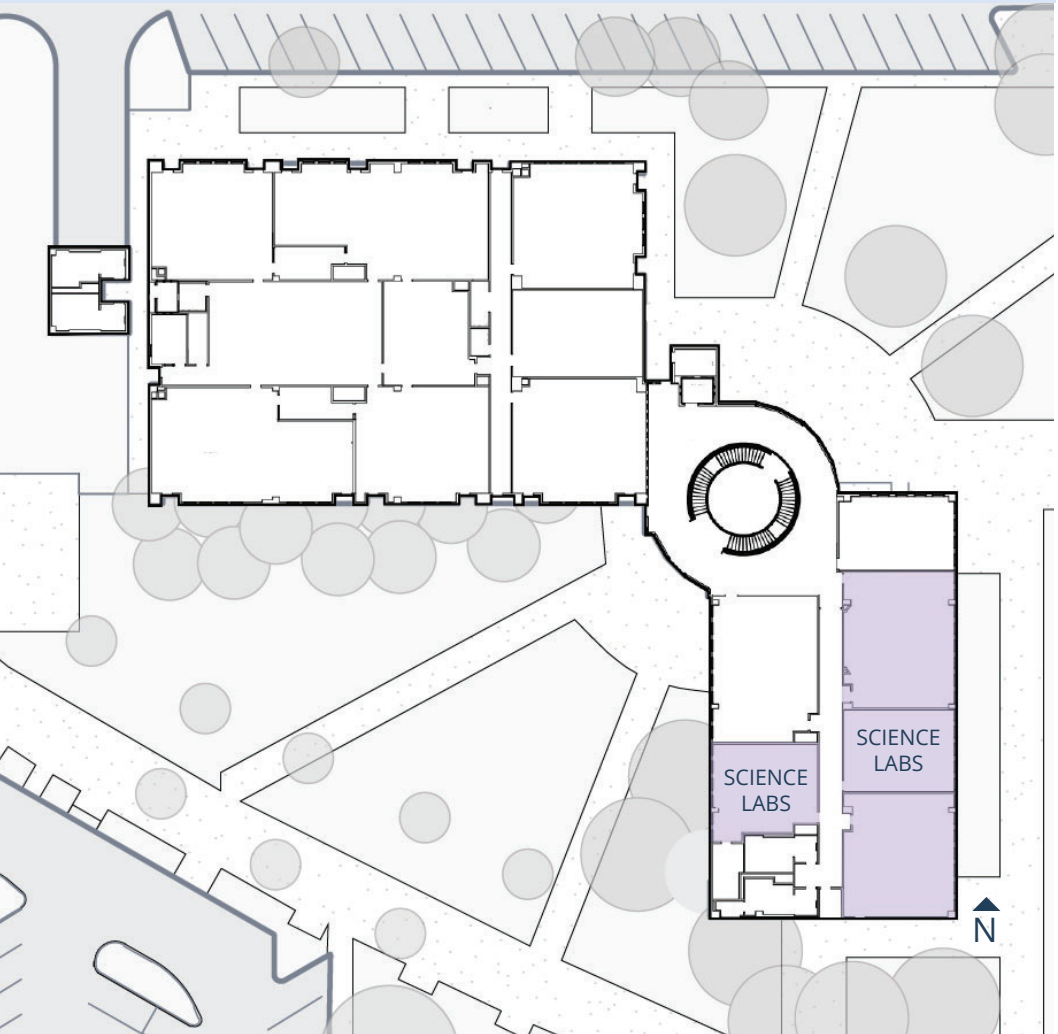
EXISTING BUILDING

Project Highlight:

Science Complex Lab
Renovation

Purpose: To expand SJCC's capacity for STEM instruction through the creation of new modern labs that support science programming and workforce preparation.

Figure 67. SJCC Science Complex - 2nd Floor Plan



Scope of Work
- Renovate approximately 8,000 square feet of existing classroom space into wet labs with associated prep areas.
- Modify interior circulation and learning environments.

Program & Space Enhancements
- Add four new wet labs equipped with modern instructional equipment.
- Improve support rooms and shared lab infrastructure.

Building Systems & Sustainability Upgrades
- Upgrade ventilation, exhaust systems, lighting, and HVAC controls tailored to lab functions.
- Integrate demand-controlled ventilation and energy-efficient systems.

Site & Landscape Improvements
- Improve pathways and signage around the Science Complex.
- Enhance outdoor study areas adjacent to the building.

Relationship to the Campus Vision

Supports growth in high-demand STEM programs and reinforces the modernization of academic facilities across the campus.

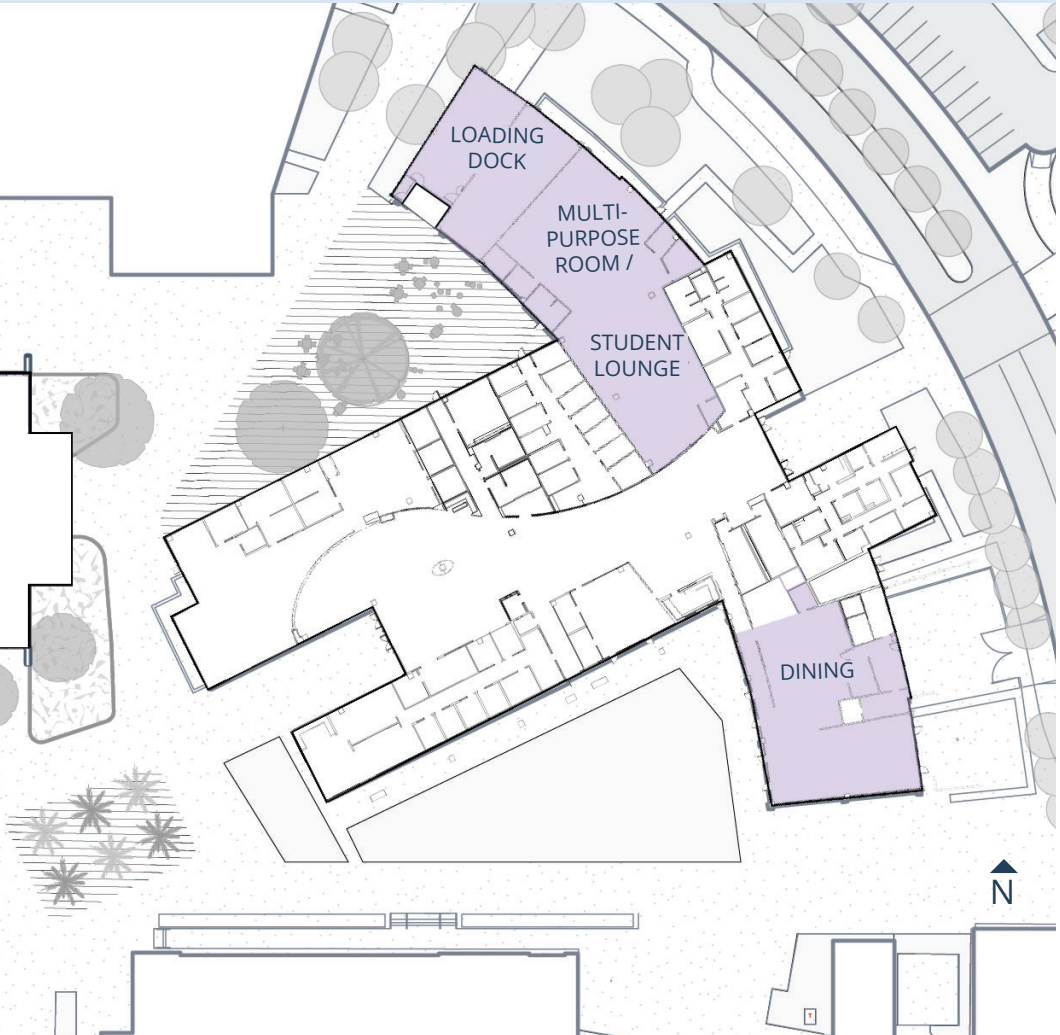
NEW BUILDING
RENOVATED AREAS
EXISTING BUILDING

Project Highlight:

Student Center Renovation
& North Plaza Improvements

Purpose: To upgrade the Student Center with new flexible program spaces and enhance the outdoor plaza to better support daily student life.

Figure 68. SJCC Student Center - 1st Floor Plan



Scope of Work
- Repurpose the former bookstore, storage, and loading dock into a flexible multipurpose black box-style meeting space.
- Reconfigure interior study areas to better serve student needs.

Program & Space Enhancements
- Provide adaptable event space, new study rooms, and improved student lounges.
- Retain existing cafeteria and food service areas while enhancing adjacent program adjacencies.

Building Systems & Sustainability Upgrades
- Update HVAC zones, improve ventilation, install energy-efficient lighting, and modernize building controls.
- Improve electrical distribution and data infrastructure.

Site & Landscape Improvements
- Redevelop the raised lawn north of the Student Center into a flexible plaza with shade trees, outdoor seating, and event infrastructure.
- Improve lighting, paving, and pathways to The Smile and Eco Commons.

Relationship to the Campus Vision
This project strengthens student life amenities and expands active spaces connected to the campus heart.

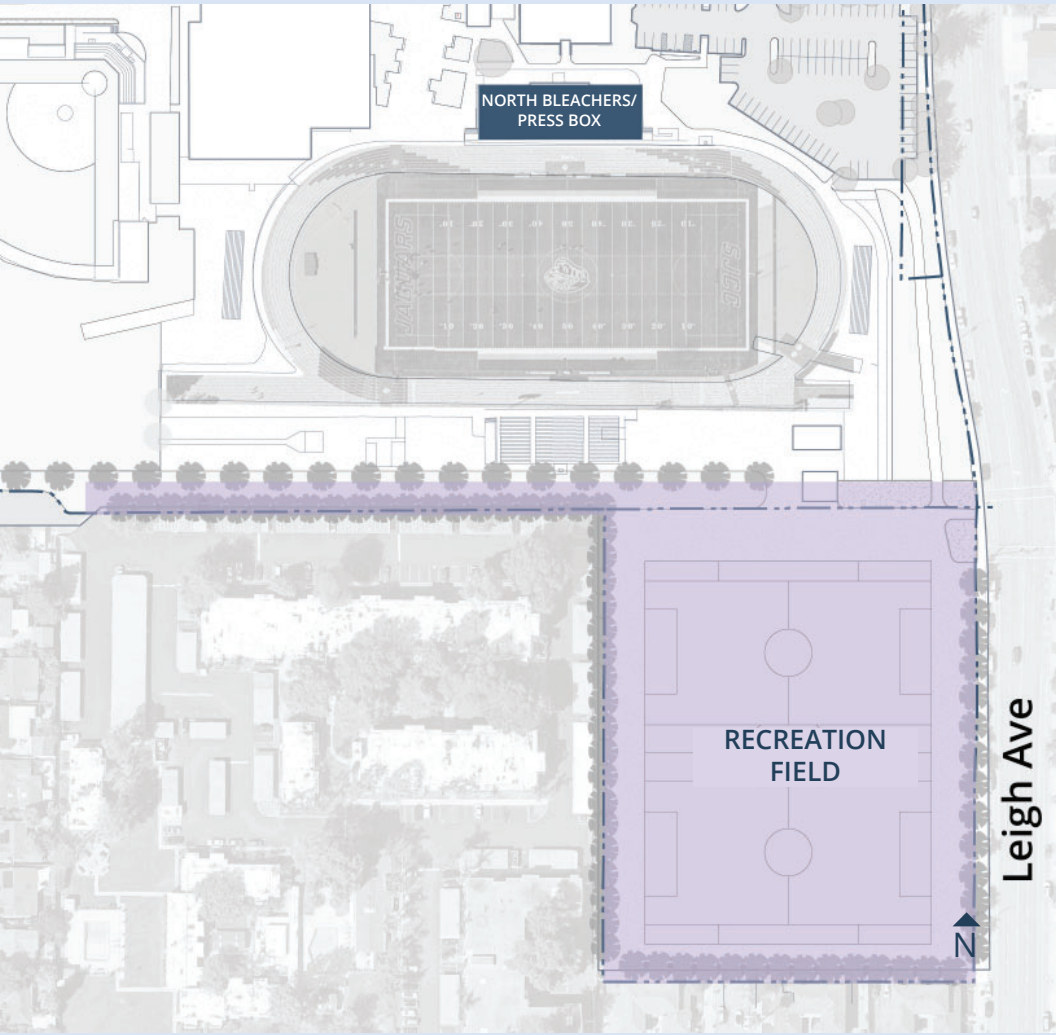
NEW BUILDING
RENOVATED AREAS
EXISTING BUILDING

Project Highlight:

North Bleachers, Press Box, & Recreation Fields Improvements

Purpose: To modernize athletic facilities and create flexible, accessible recreation spaces that support both college athletics and community programming.

Figure 69. SJCC North Bleachers, Press Box, & Recreation Fields Improvements



Scope of Work

- Demolish existing north bleachers, press box, and foundations.
- Construct new bleachers with integrated restrooms, locker rooms, weight room, and a new press box.
- Redesign the recreation fields for flexible soccer use.

Program & Space Enhancements

- Create a full-size regulation soccer field that can also be divided for youth play.
- Improve athletic support spaces, storage, and team operations.

Building Systems & Sustainability Upgrades

- Upgrade utilities, lighting, and building controls serving the bleachers and fields.
- Improve site drainage and turf conditions.

Site & Landscape Improvements

- Add ADA parking and a new pedestrian entrance from Leigh Avenue at Kingman.
- Provide new seating, hardscape, landscape screening, and improved circulation for players and spectators.

Relationship to the Campus Vision

This project reinforces the athletics zone, enhances campus access and safety, and supports community partnerships and year-round programming.

NEW BUILDING

RENOVATED AREAS

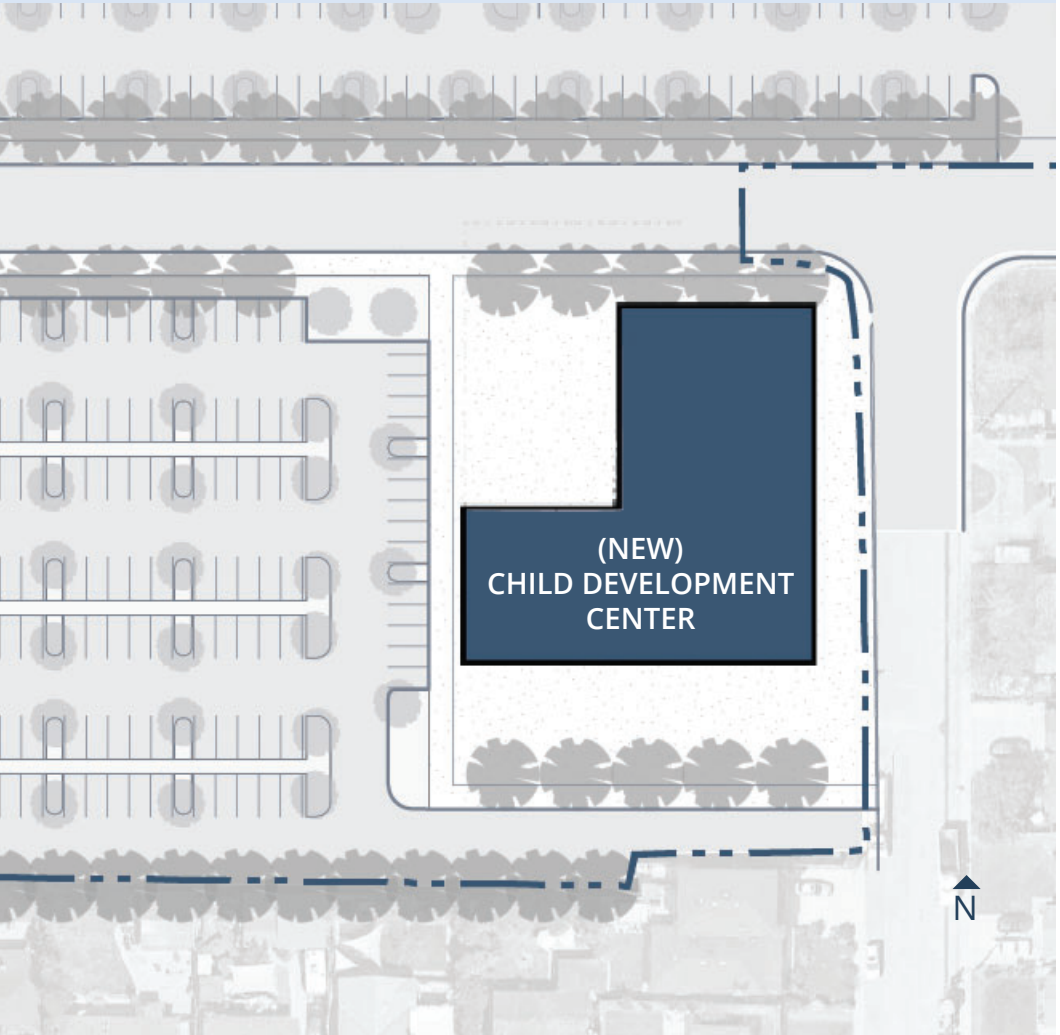
EXISTING BUILDING

Project Highlight:

Child Development Center
(New Construction)

Purpose: To construct a new, purpose-built early childhood education facility to expand support for families, students, and staff.

Figure 70. SJCC Child Development Center



Scope of Work
- Build a new one-story, approximately 15,000-square-foot CDC with classrooms, food prep, and administrative spaces.
- Provide dedicated indoor and outdoor learning environments.

Program & Space Enhancements
- Modern classrooms, parent support areas, and faculty/work rooms.
- Developmentally appropriate outdoor play yards and flexible instructional spaces.

Building Systems & Sustainability Upgrades
- High-efficiency HVAC, demand-controlled ventilation, and upgraded electrical systems.
- Integrate energy-efficient lighting, safety systems, and modern communication infrastructure.

Site & Landscape Improvements
- Provide new pedestrian pathways, accessible parking, and a plaza connecting to the campus network.
- Add bioswales, permeable paving, native planting, and naturalized play areas.

Relationship to the Campus Vision
Advances SJCC's commitment to student and family support services and contributes to a more cohesive and sustainable campus environment.

NEW BUILDING
RENOVATED AREAS
EXISTING BUILDING

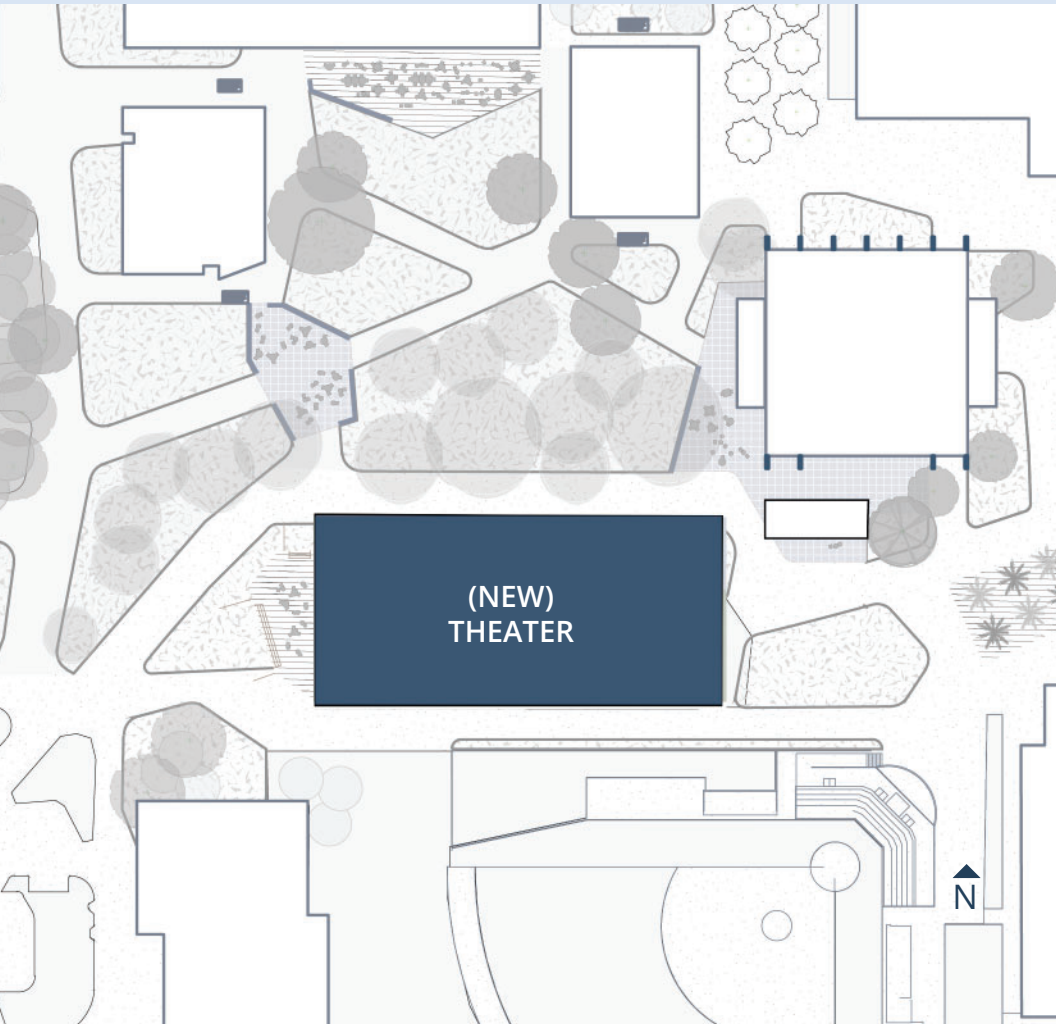
Project Highlight:

New Theater
(Relocation & New Construction)

Purpose

To create a state-of-the-art, purpose-built venue that supports Drama/Theater Arts, Dance, and campus events, replacing outdated facilities and expanding cultural capacity.

Figure 71. SJCC New Theater - 1st Floor Plan



Scope of Work

- Construct a new two-story, approximately 24,000-square-foot performing arts facility in a new campus location.
- Provide flexible performance, rehearsal, and instructional spaces.

Program & Space Enhancements

- Include a 400-seat theater, rehearsal studios, storage, dressing rooms, and faculty offices.
- Accommodate performances, lectures, and community events with modern backstage and public amenities.

Building Systems & Sustainability Upgrades

- Utilize a dedicated heat pump for the theater and multi-split HVAC for support spaces.
- Integrate demand-controlled ventilation, high-efficiency lighting, acoustic controls, and modern AV/security systems.

Site & Landscape Improvements

- Develop accessible pathways, seating, and planting around the new theater.
- Strengthen links to The Smile, Eco Commons, and nearby academic buildings.

Relationship to the Campus Vision

The project contributes to the consolidation of aging facilities, strengthens arts and cultural programming, and enhances the public-facing identity of SJCC.

NEW BUILDING

RENOVATED FACILITY

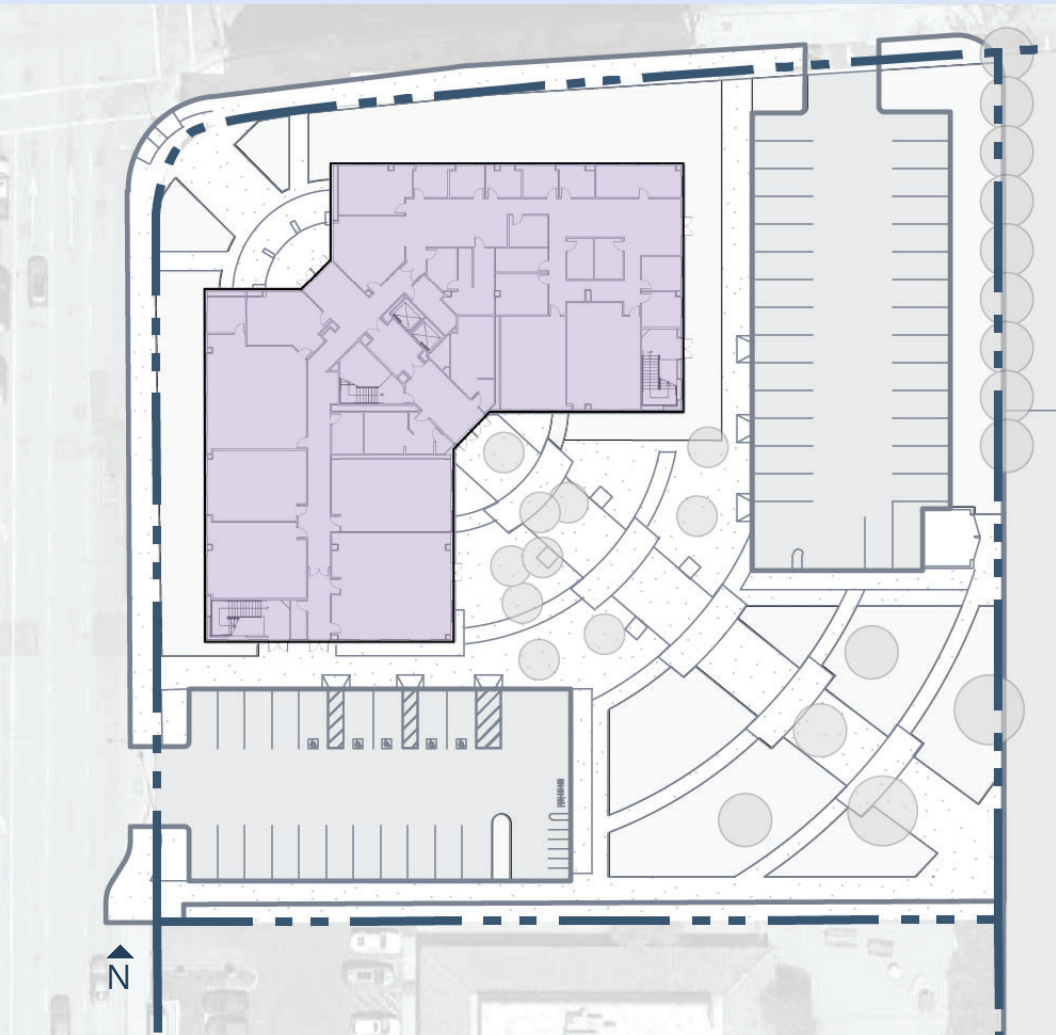
EXISTING BUILDING

Project Highlight:

Technology Center Reuse
& Building Systems Upgrades

Purpose: To reposition the Technology Center for future revenue-generating uses or interim program needs while improving building performance.

Figure 72. SJCC Technology Center - Typical Floor Plan



Scope of Work
- Vacate academic programs and reconfigure the building for future tenants or swing space.
- Execute selective interior modifications based on future use.

Program & Space Enhancements
- Maintain interim functionality for campus offices or classrooms.
- Preserve flexibility for future development aligned with campus needs.

Building Systems & Sustainability Upgrades
- Replace outdated air handling units with high-efficiency heat pump systems.
- Modernize environmental controls and improve building energy performance.
- Continue phased modernization of elevator systems to improve reliability, accessibility, and code compliance.

Site & Landscape Improvements
- Improve building frontage and connections to campus pathways.
- Enhance lighting and wayfinding around the perimeter.

Relationship to the Campus Vision

Advances SJCC's strategy to optimize space utilization and prepare underperforming buildings for future redevelopment or partnerships.

NEW BUILDING

RENOVATED AREAS

EXISTING BUILDING

Other Renovation Projects

These targeted renovation projects address essential improvements across several campus buildings, supporting instructional quality, safety, sustainability, and long-term stewardship. While smaller in scope than the major capital efforts, each project contributes to a more cohesive, functional, and student-centered environment.

Additionally Renovated Spaces:

1. **Wellness Center (W) Adaptive PE Renovation**
2. **Library (L) Minor Interior Improvements**
3. **200 Building Renovation**

Figure 73. Proposed SJCC Campus Site Plan

Wellness Center
Adaptive PE Renovation

Purpose
To relocate and expand Adaptive Physical Education programming into an updated Wellness Center, ensuring continuity of service after removal of the 100 Building.

Scope & Enhancements
- Reconfigure interior spaces to support accessible fitness equipment, instructional areas, and specialized training needs.
- Improve changing rooms, shower facilities, and storage to accommodate program expansion.
- Upgrade accessibility, circulation, and program adjacencies.

Systems & Sustainability
- Modernize HVAC zones, lighting, and building controls.
- Improve ventilation and energy efficiency to support high-usage athletic environments.

Vision Alignment
Enhances wellness and inclusivity on campus while supporting efficient space consolidation and the transition away from outdated facilities.

Library
Minor Interior Improvements

Purpose
To refresh key learning and study spaces with modern, sustainable upgrades that support expanded student use.

Scope & Enhancements
- Update finishes, seating, and lighting to enhance comfort and usability.
- Improve small-group study spaces and silent study areas.
- Provide safer, more efficient circulation within the building.

Systems & Sustainability
- Upgrade lighting to high-efficiency fixtures.
- Address any hazardous material abatement required.

Vision Alignment
Supports student success by improving essential academic infrastructure at the core of campus learning.

200 Building
Renovation

Purpose
To maintain and improve instructional spaces through targeted sustainability, comfort, and accessibility upgrades.

Scope & Enhancements
- Refresh classrooms, faculty spaces, and support rooms with updated finishes and improved layouts.
- Address minor accessibility and wayfinding improvements..

Systems & Sustainability
- Upgrade lighting, ventilation, and energy controls.
- Perform hazardous material abatement as needed.

Vision Alignment
Ensures continuity of instruction in a key academic building while extending the life of campus assets.

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 74. 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 two 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 75. Milpitas Extension Courtyard

Figure 76. Lab Spaces

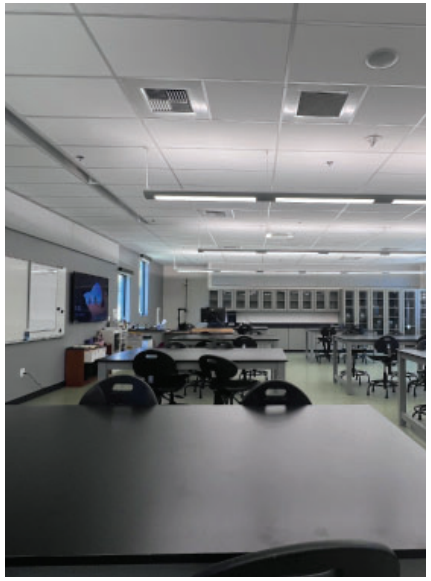


Figure 77. Classrooms