



FUTURE FOCUSED FORWARD READY

Facilities Master Plan (FMP)

**PROGRESS UPDATE TO THE
BOARD OF TRUSTEES**

July 8, 2025



Facilities Master Plan Overview

Overview & Intent

This presentation provides an overview of the Draft Facilities Master Plan under development, and outlines key goals and current recommendations.

- Summarizes progress to date and key findings from campus and community engagement
- Shares proposed project priorities and preliminary cost estimates
- Reflects a rigorous, inclusive, and data-driven planning process
- Invites your feedback to help shape the final draft Facilities Master Plan
- No funding decisions are being requested at this time

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New buildings were the focus of the last FMP. Infrastructure improvements, renovations and repurposing existing spaces will be the focus in this FMP.



The FMP Update: A Foundation for Future Investment

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- Aligns with SJECCD's mission and long-term strategic goals
- Builds on comprehensive analysis of facilities, programs, and infrastructure
- Prioritizes projects through a structured and transparent evaluation process
- Reflects input from diverse stakeholders across both campuses and the community
- Positions the District to make informed, phased investment decisions over time

Timeline and Engagement

Materials can be found at: [HTTPS://SJECCD.EDU/FACILITIES-MASTER-PLAN-TASK-FORCE](https://sjeccd.edu/facilities-master-plan-task-force)

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SPRING - SUMMER 2024

Phase 1: Data Gathering and Analysis

Project Initiation, Group kick off meetings, tours, interviews, data gathering and analysis

SPRING - SUMMER 2025

Phase 3: Draft Plan

Drafting the plan, developing cost estimates and prioritizing projects

Community Engagement continues to be inclusive, multimodal, and data-informed

Initial input
through online
survey
May 2024

Site Visits and
Data Gathering
Summer 2024

Focus Groups
and Meetings
Fall 2024

Districtwide
online survey
April 29-June 8,
2025

Campus outreach
and open houses
April-June 2025

FALL - WINTER 2024-2025

Phase 2: Existing Conditions and Visioning

Outreach to the campus communities, sharing Existing Conditions, and developing a Vision

FALL 2025
Phase 3: Public Draft,
Feedback, Plan Revisions,
and Adoption

Facilities Master Plan (FMP) Task Force

COMPRISED OF STUDENTS, CLASSIFIED PROFESSIONALS, FACULTY AND ADMINISTRATORS

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EVC

- **Angel Fuentes** - Academic Division Dean
- **Kathy Tran** - Finance/ Business Service Representative
- **Michael Osorio** - Student Division Dean/Director
- **Henry Estrada** - Faculty Representative
- **Josephine Aguirre** - Classified Professional Representative
- **Edgar Jimenez Granados** - Student Representative (former)

DISTRICT

- **Edwin Chandrasekar** - Project Sponsor/Facilitator
- **Toby Smith** - AVC Physical Plant Development and Operations
- **Sue Dale** - District Managed Facilities
- **Bala Kappagantula** - Information Technology Representative
- **Ryan Brown** - Public Information Officer

SJCC

- **Misty Stroud** - Academic Division Dean
- **Saloshni Chand** - Finance/ Business Service Representative
- **Blake Balajadia** - Student Division Dean/Director
- **Mark Branom** - Faculty Representative
- **Yesenia Ramirez** - Classified Professional Representative
- **Pratham Tated** - Student Representative (former)

ARCHITECTS AND PLANNERS

- **Christen Soares** – Architect and Principal, Field Paoli
- **Jane Lin** – Architect and Founder, Urban Design Studio
- **Christina Paul** – Principal, Cygnus Planning
- **William Long** – Architect, Field Paoli
- **Gurdaver Singh** – MEP Engineer, Guttman & Blaevoet
- **Kathryn DeFay** – Cost Estimator, TBD Consultants



Project Ranking Methodology

Project Scoring Formula

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$$\left(\text{Priority Score} + \text{Technical Score} \right) \times \text{Urgency Factor} = \text{PROJECT SCORE}$$

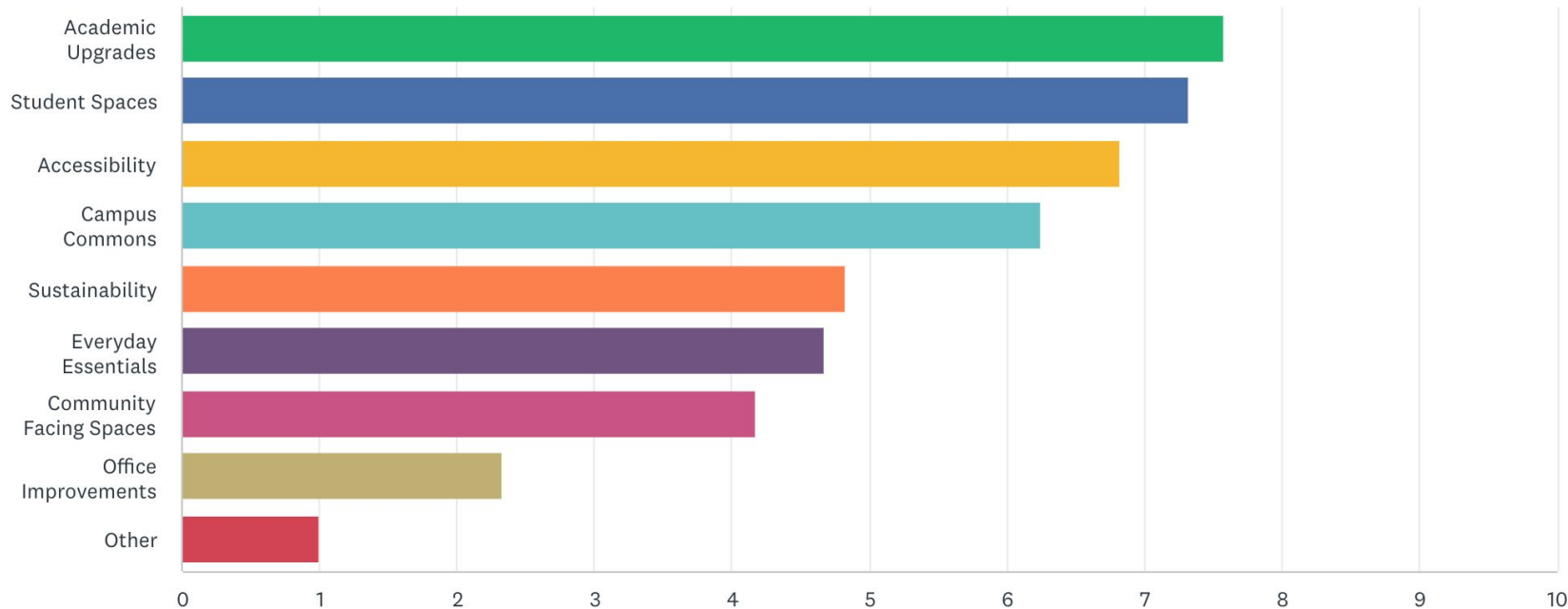
Priority Score

The Facilities Task Force prioritized by force ranking categories. Discussion ensued, then they voted again. This outcome was confirmed twice.

Please rank the following categories in order of priority, with the top being the highest priority and...



Answered: 12 Skipped: 0



Priority Score

- 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

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Technical Score

The Technical Team evaluated potential projects given the Existing Conditions Report, as well as community, classified professional and faculty input.

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	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

The Urgency Factor

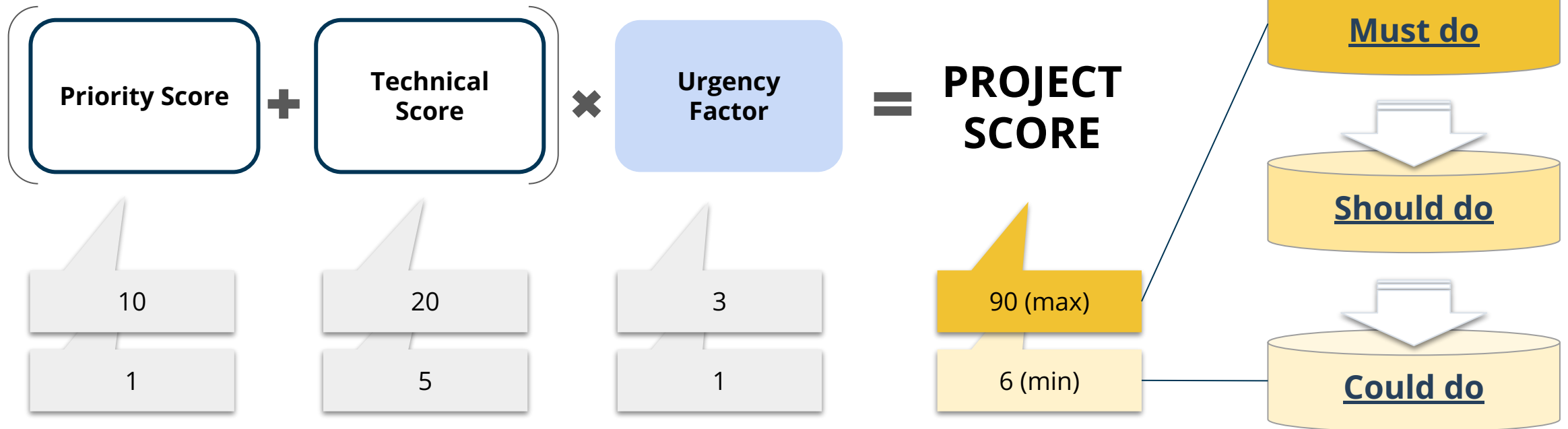
Project Score is based on risk, sequence, and critical path using the MoSCoW method

Must Do – Critical for health, safety, compliance, or operations in the next few years

Should Do – High-priority improvements that support core academic and student success functions

Could Do – Valuable longer-term or aspirational enhancements that improve experience, efficiency, or growth potential

Won't Do



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Preliminary Cost Estimates

How do we arrive at the cost?

TBD (Cost Estimation Consultant) is a specialist in cost estimation for schools.
Cost is extrapolated from real historical data of community college construction costs.

Cost estimates:

- Are **estimated using project scopes** developed by licensed architects and engineers
- Are based on **units** (square footage or quantity)
- Represent a **range from low to high** based on finish level and project complexity
- Amounts listed assume **2027 dollars**
- **Do not include escalation**, but that will be factored in when we know how to phase projects

Cost estimates include:

- Hard Cost = construction cost
- Soft Cost = studies, design, Furniture, Fixtures, and Equipment
- Does not include technology (computers)
- Do not include staffing and ongoing operations (yet)

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Total Cost Overview

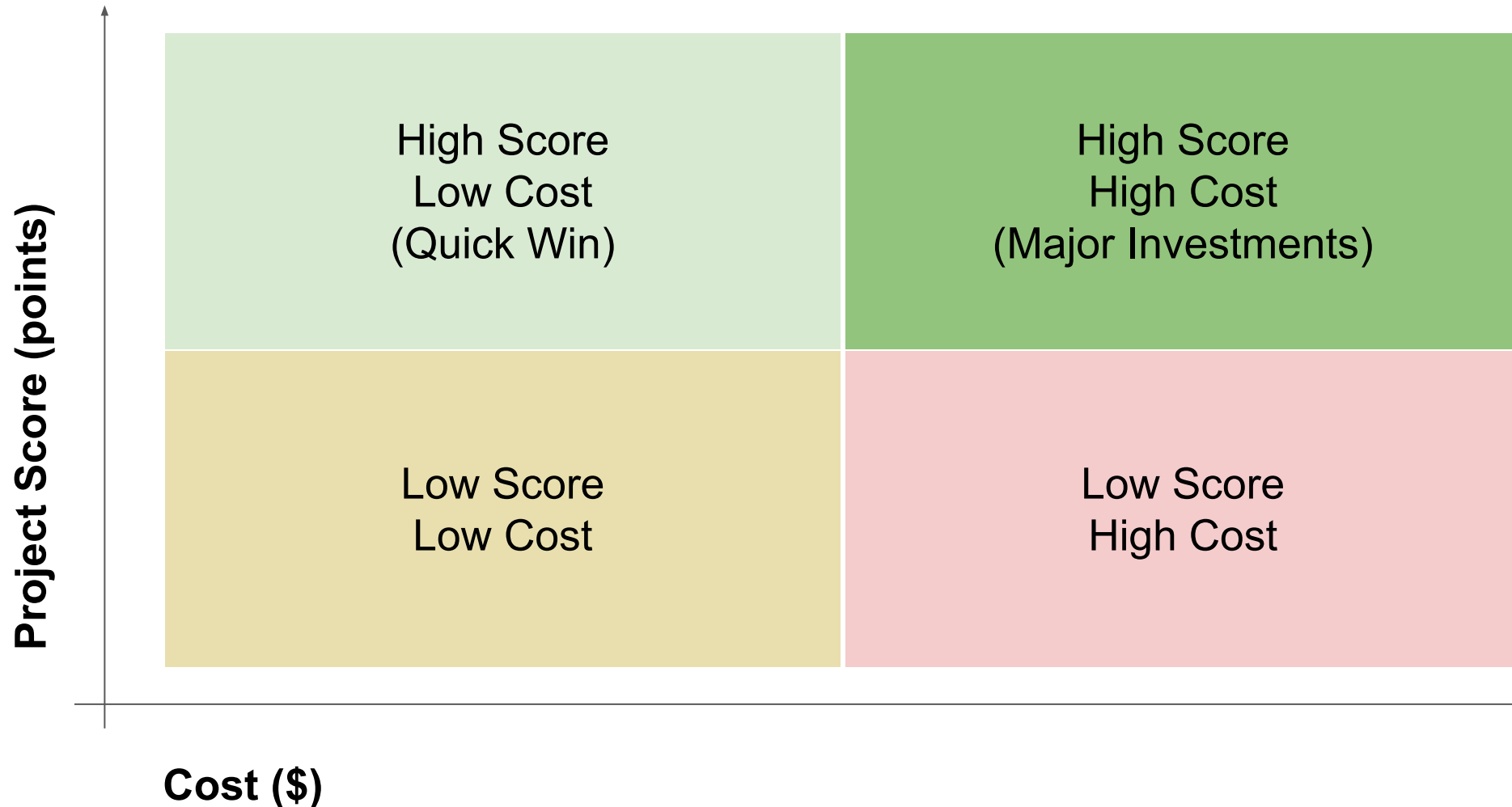
The Draft Facilities Master Plan outlines a total estimated cost of approximately

\$800 million

- A detailed cost breakdown spreadsheet, sorted by campus and project priority, is provided as an appendix.
 - **\$250 million in “Must Have” priority projects**
 - **\$550 million in “Should/Could Have” projects**
 - **\$50 million in alternate projects for future consideration**
- Cost estimates for each project are grouped by improvement level, not value-engineered to match specific budgets or bond measures.
- This plan may be unfunded or only partially funded—it serves as a strategic blueprint to guide future investment.

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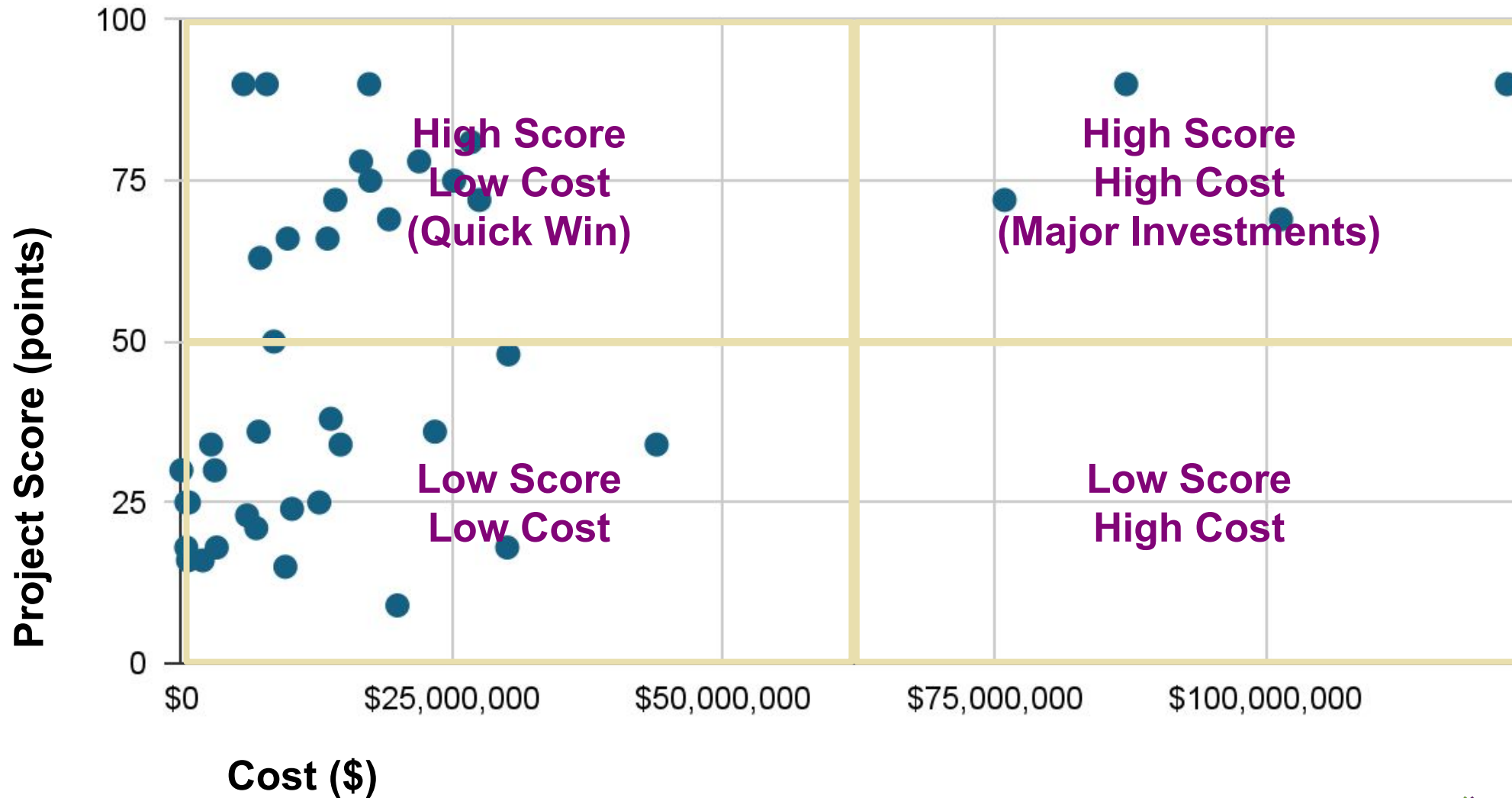
Evaluating Projects by Project Score and Cost



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Cost vs. Project Score

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“Must do” - Infrastructure Projects

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Utility Infrastructure & System Upgrades (For Each Campus)

- Gas distribution seismic upgrades
- Central plant upgrade
- Electrical distribution analysis, documentation, and improvements
- Environmental controls renovation and equipment replacement
- Equipment access improvements

Energy Efficiency & Cost Management (For Each Campus)

- Lighting fixtures and controls upgrade
- Electrical, gas, and water smart meters
- Energy monitoring-based commissioning
- Operating cost reduction study
- Photovoltaic (PV) yard renovation

Campus Specific Infrastructure Projects

- Fire alarm system replacement
- Parking lot resurfacing
- DarkSky lighting compliance project

Future Impact of Deferred Action

- **Deferred maintenance will escalate**, leading to higher repair costs and potential system failures
- **Construction costs will continue to rise**, reducing what the District can afford in the future
- **Aging facilities risk disrupting** programs and student services if not addressed proactively
- **Opportunities to reduce energy and operations costs** (e.g., lighting, HVAC upgrades) may be lost or delayed
- Delaying action shifts greater financial burden to **future budgets and leadership**

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Emerging Projects: Evergreen Valley College

Proposed Modifications to Existing Buildings

Demolition

- Acacia
- Child Development Center
- PE Portables
- Field House

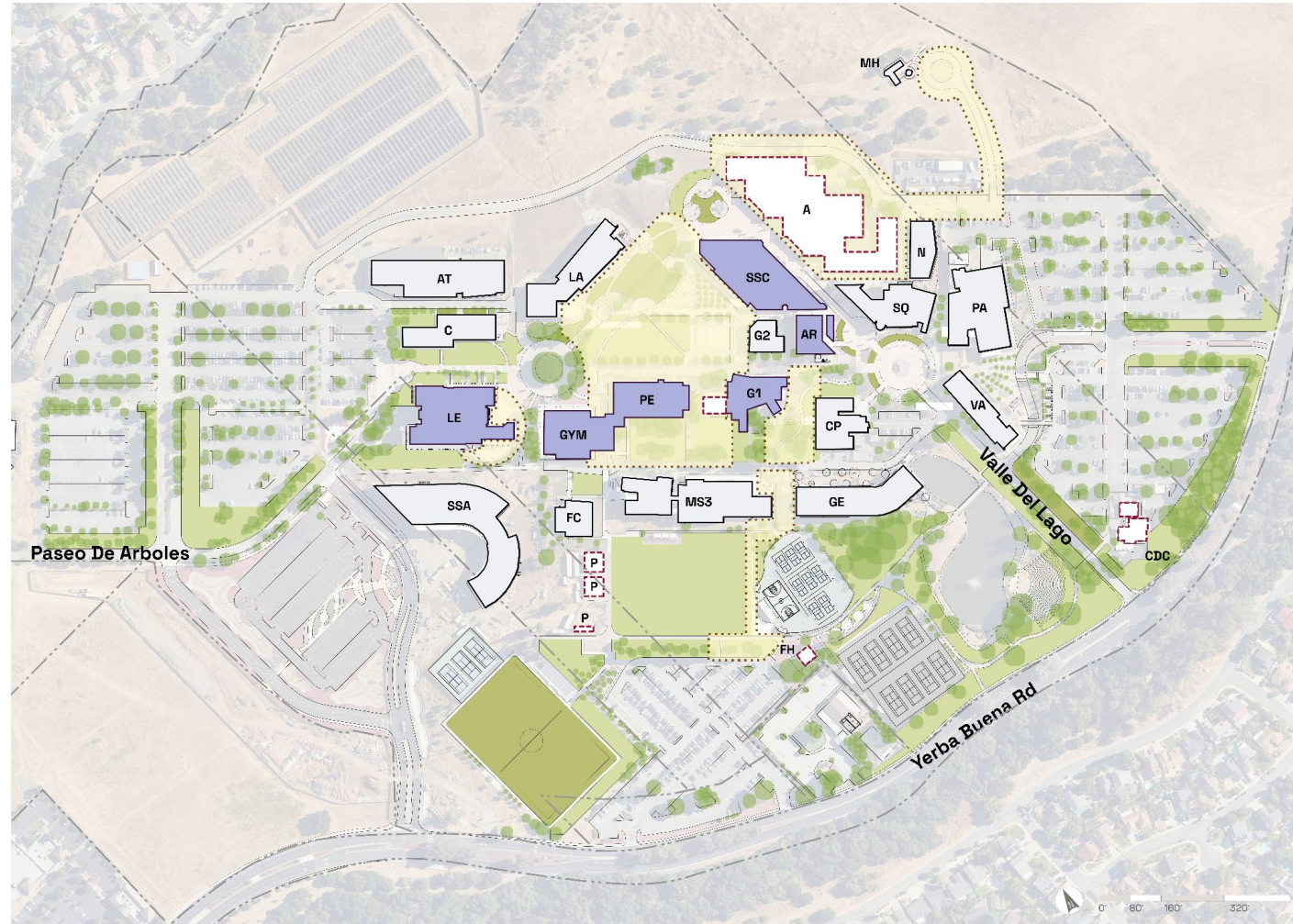
Replace with New

- Field House

Remodel/Renovate

- Student Center
- Gullo I
- LETC
- PE/Gym
- A&R

- Proposed New Building
- Major Renovation Project
- Remaining As Is
- Demolition
- Grounds Project



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EVC Proposed FMP Update

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- Replace demolished buildings with landscaping and limited surface parking for ADA
- Incorporate learning gardens into landscaping
- Replace landscape materials with native, low-water, & low-maintenance planting
- Reinvigorate the Central Plaza
- Create an ADA compliant N-S promenade between Gullo 1 and PE



- Proposed New Building
- Major Renovation Project
- Remaining As Is

FIELD
PAOLI



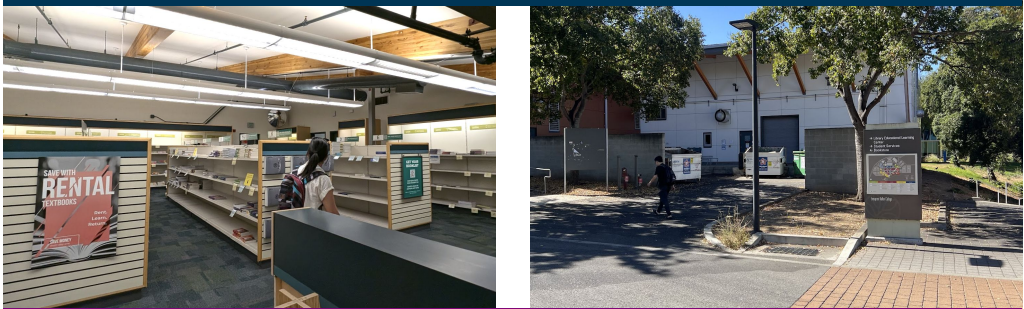
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Community College District

EVC Proposed Renovation and Replacement Projects

(Maximum Potential Score = 90)

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Gullo I



PROJECT SCORE 75
\$18.9M

LETC



PROJECT SCORE 72
\$25.8M

PE Portables / Field House



PROJECT SCORE 72
\$11M

(Old) Student Services Center



PROJECT SCORE 69
\$103M

PE and Gym



PROJECT SCORE 69
\$19.6M

(Old) A&R



PROJECT SCORE 38
\$13.7M

EVC Should/Could Do Projects

(Maximum Potential Score = 90)

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PHASE	PROJECT	PROJECT SCORE	TOTAL CONSTRUCTION HARD COSTS MID-RANGE	SOFT COSTS MID-RANGE	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS MID-RANGE
EVC- A1.1	Acacia Demolition	90	5,959,787	2,085,925	8,045,713
EVC- A1.2	Acacia Site Improvements	90	8,155,075	2,854,276	11,009,351
EVC-G.1	Gullo I Demolition and Renovation	75	11,887,907	4,160,768	16,048,675
EVC-G.2	Gullo I Site Improvements - Pedestrian Pathway	75	2,135,029	747,260	2,882,289
EVC-PE/FH.1	PE Portables and Field House Demolition	72	320,704	112,247	432,951
EVC-PE/FH.2	Build New Field House Training Facility	72	7,999,383	2,799,784	10,799,167



Emerging Projects: San Jose City College

Proposed Modifications to Existing Buildings

Demolition

- Drama/Theater Arts
- Building 100

Remodel

- General Education
- Business
- Student Center
- Jaguar/Old Gym
- Technology Center
- Cosmetology and Reprographics
- Soccer fields

Replace with New

- North Bleachers and Press Box

Future

- Child Development Center

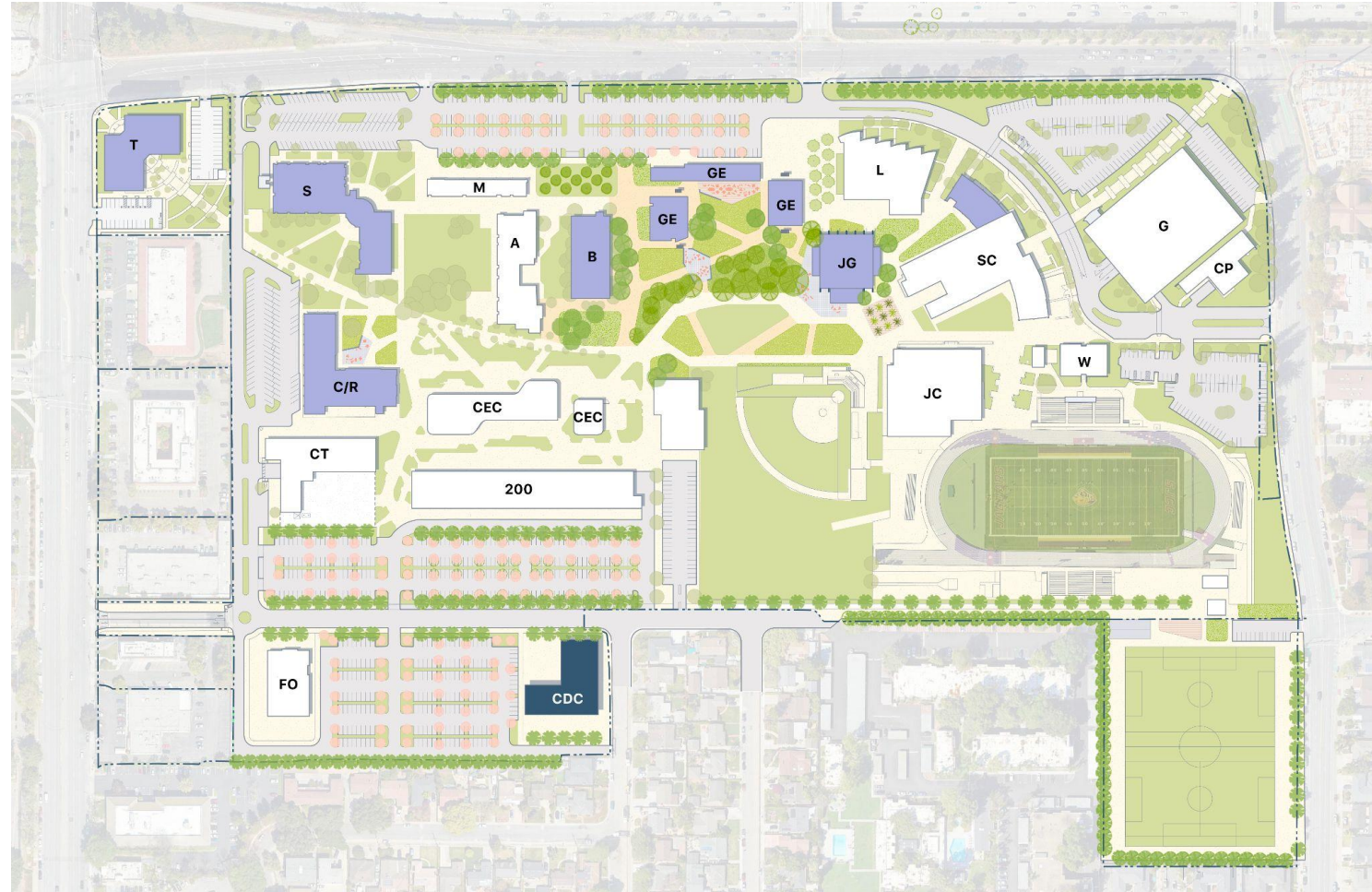


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SJCC Proposed FMP Update

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- Improve vehicle entrances and parking lots on Moorpark
- Improve Bascom Ave Parking Lot
- Create a new gateway
- Re-define central commons (Eco-Commons)
- Extend the CEC plaza with improvements at the Cosmetology plaza and re-defined academic quad



- New Building
- Renovation Project
- Remaining As Is

FIELD
PAOLI



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SJCC Proposed Renovation Projects

(Maximum Potential Score = 90)

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General Education



PROJECT SCORE 81
\$26.3M

(Old) Jaguar Gym



PROJECT SCORE 78
\$23.5M

Cosmo/Repro



PROJECT SCORE 78
\$16.5M

Business



PROJECT SCORE 72
\$14.2M

Student Center



PROJECT SCORE 66
\$16.8M

Science



PROJECT SCORE 66
\$9.6M

Recreation



PROJECT SCORE 63
\$35.6M

Tech Center



PROJECT SCORE 36
\$23.3M

SJCC Should/Could Do Projects

(Maximum Potential Score = 90)

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PHASE	PROJECT	PROJECT SCORE	TOTAL CONSTRUCTION HARD COSTS MID-RANGE	SOFT COSTS MID-RANGE	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS MID-RANGE
SJCC-GE.1	General Education Remodel and Alteration	81	9,739,962	3,408,987	13,148,949
SJCC-GE.2	General Education MPOE Renovation (Campus)	81	499,178	174,712	673,890
SJCC-GE.3	General Education Site Improvements - Eco-Commons (Part 1)	81	9,307,696	3,257,694	12,565,389
SJCC- JG.1	(Old) Jaguar Gym Remodel	78	12,765,987	4,468,096	17,234,083
SJCC- JG.2	(Old) Jaguar Gym Site Improvements - Eco- Commons (Part 2)	78	4,672,439	1,635,354	6,307,792
SJCC- C/R.1	Cosmetology/Reprographics Alteration	78	3,412,500	1,194,375	4,606,876
SJCC- C/R.2	Cosmetology/Reprographics Renovation Site Improvements	78	8,859,106	3,100,687	11,959,793



Dual Enrollment is growing at Milpitas Extension and needs more space.

Project Score 34, estimated at \$14.7M

Preliminary List of Top “Should Do” Projects

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Acacia (EVC)

General Education (SJCC)

(Old) Jaguar Gym

Cosmetology/Reprographics

Drama/Theater Arts

Gullo I

Business Education

PE Portables and Field House

PHASE	PROJECT	PROJECT SCORE	TOTAL CONSTRUCTION HARD COSTS MID-RANGE	SOFT COSTS MID-RANGE	TOTAL CONSTRUCTION HARD COSTS + SOFT COSTS MID-RANGE	
SHOULD / COULD HAVE' PROJECTS - COMBINED SUMMARY						
EVC- A1.1	Acacia Demolition	90	\$5,959,787	\$2,085,925	\$8,045,713	
EVC- A1.2	Acacia Site Improvements	90	\$8,155,075	\$2,854,276	\$11,009,351	
SJCC-GE.1	General Education Remodel and Alteration	81	\$9,739,962	\$3,408,987	\$13,148,949	
SJCC-GE.2	General Education (GE) MPOE Renovation (Campus)	81	\$499,178	\$174,712	\$673,890	
SJCC-GE.3	General Education Site Improvements - Eco-Commons (Part 1)	81	\$9,307,696	\$3,257,694	\$12,565,389	
SJCC- JG.1	(Old) Jaguar Gym Remodel	78	\$12,765,987	\$4,468,096	\$17,234,083	
SJCC- JG.2	(Old) Jaguar Gym Site Improvements - Eco- Commons (Part 2)	78	\$4,672,439	\$1,635,354	\$6,307,792	\$300M
SJCC- C/R.1	Cosmetology/Reprographics Alteration	78	\$3,412,500	\$1,194,375	\$4,606,876	
SJCC- C/R.2	Cosmetology/Reprographics Renovation Site Improvements	78	\$8,859,106	\$3,100,687	\$11,959,793	
SJCC- D/THR.1	Drama/Theater Arts Demolition	75	\$2,700,742	\$945,260	\$3,646,002	
SJCC- D/THR.2	Drama/Theater Arts Demolition Site Improvements	75	\$10,598,531	\$3,709,486	\$14,308,017	
EVC-G.1	Gullo I Demolition and Renovation	75	\$11,887,907	\$4,160,768	\$16,048,675	
EVC-G.2	Gullo I Site Improvements - Pedestrian Pathway	75	\$2,135,029	\$747,260	\$2,882,289	
SJCC-B.1	Buisness Education Renovation	72	\$9,038,639	\$3,163,524	\$12,202,163	
SJCC-B.2	Buisness Education Tree Removal and Site Improvements - Eco-Commons (part 3)	72	\$1,480,891	\$518,312	\$1,999,203	
EVC-PE/FH.1	PE Portables and Field House Demolition	72	\$320,704	\$112,247	\$432,951	
EVC-PE/FH.2	Build New Field House Training Facility	72	\$7,999,383	\$2,799,784	\$10,799,167	
EVC-PE/FH.3	PE Portables and Field House Site Improvements	72	\$6,289,961	\$2,201,486	\$8,491,447	\$400M



Next Steps

Timeline and Project Phases

APRIL 2024 – DECEMBER 2025

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SPRING - SUMMER 2024

Phase 1: Data Gathering and Analysis

SPRING - SUMMER 2025

Phase 3: Draft Plan

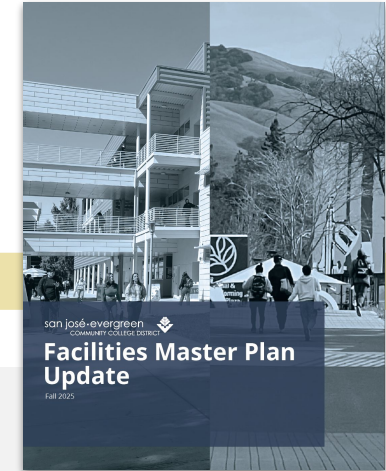
FALL - WINTER
2024-2025

Phase 2: Existing
Conditions and
Visioning

FALL 2025

Phase 3: Public Draft, Feedback, Plan Revisions, and Adoption

- End of Summer - **Present Draft FMP to FMP Task Force**
- Early Fall - **Present to SJCC and EVC Communities**
- Fall - **Present Draft FMP to Cabinet**
- End of 2025 - **Potential Adoption by the SJECCD Board**





Questions?
Thank You