



san josé·evergreen
COMMUNITY COLLEGE DISTRICT



Facilities Master Plan Update Executive Summary

DRAFT September 2025



Executive Summary

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

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

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

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

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

Figure 1. Map of SJECCD Properties

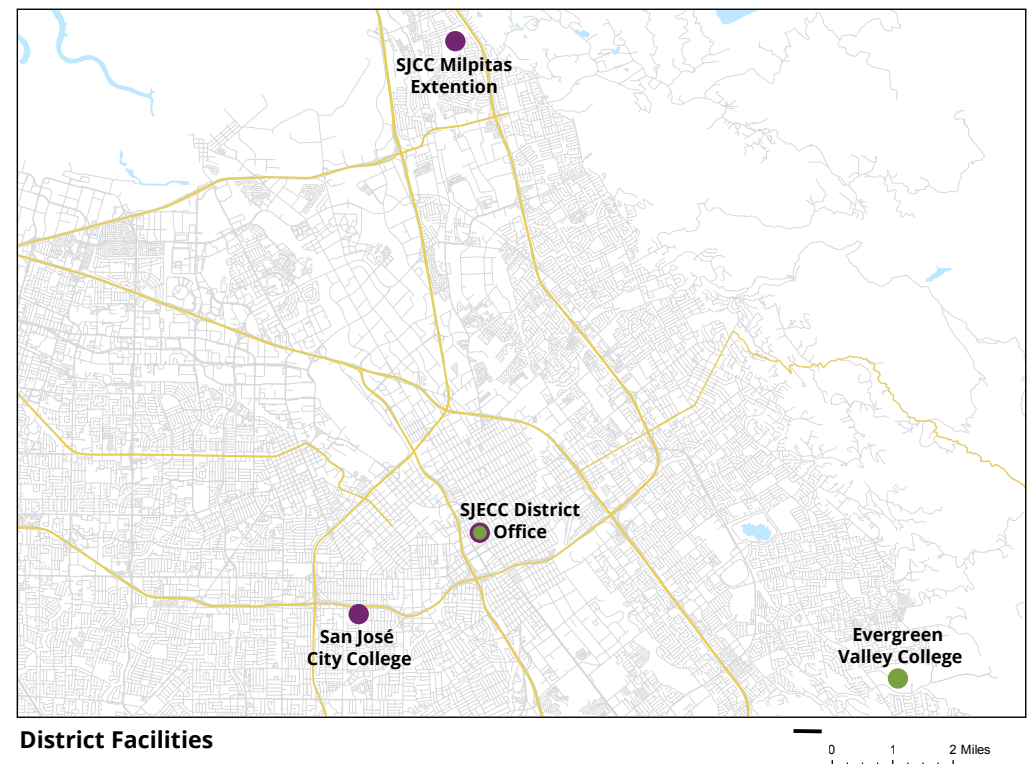


Figure 2. Community Engagement Timeline



Community Engagement

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

Phase 1: Existing Conditions Analysis and Opportunities Assessment

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

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

Phase 2: Visioning and Plan Development

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

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

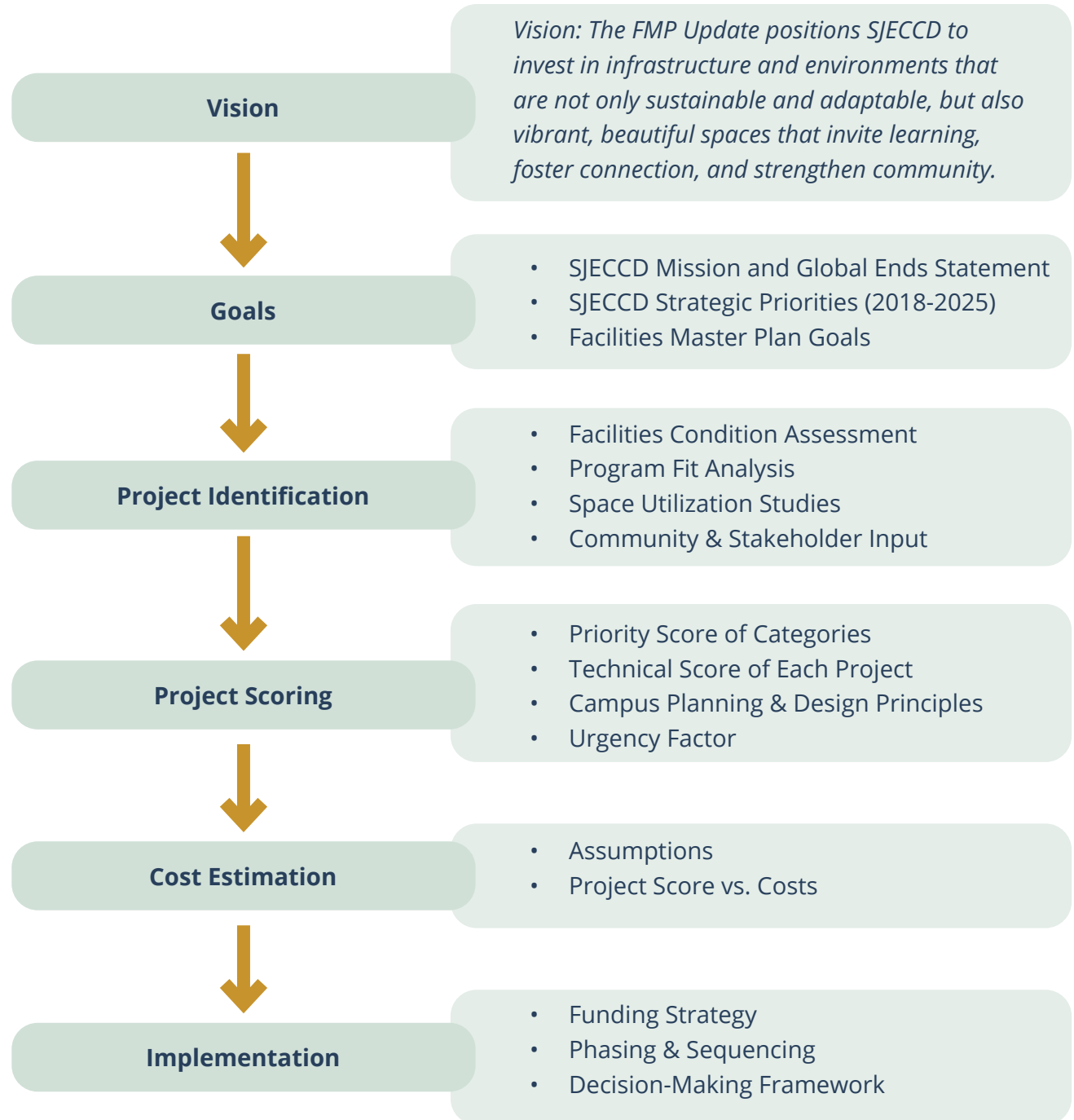
These engagements helped surface remaining project ideas and informed early elements of the Draft FMP, including scoring criteria, draft project lists, and preliminary cost estimates.

Phase 3: Plan Refinement and Adoption

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

Facilities Master Plan Update Methodology

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



Goals

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

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

FMP Goals Summary

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

Project Identification

Enrollment and Programs Baseline

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

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

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



Program Fit Analysis and Space Utilization Studies

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

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

Existing Conditions Assessment

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

Key Findings from the Existing Conditions Assessment

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

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

Project Scoring

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

Step 1: Surfacing Campus Needs

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

Step 2: Organizing Projects by Category

Projects were grouped into nine thematic categories:

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

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

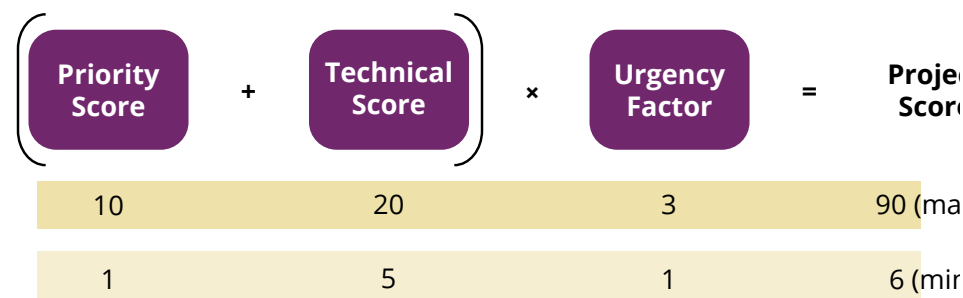
Step 3: Scoring & Prioritization

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

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

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

Figure 3. Project Scoring Rubric



Cost Estimation

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

Implementation

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

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

Proposed Projects

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

Evergreen Valley College Illustrative Plan

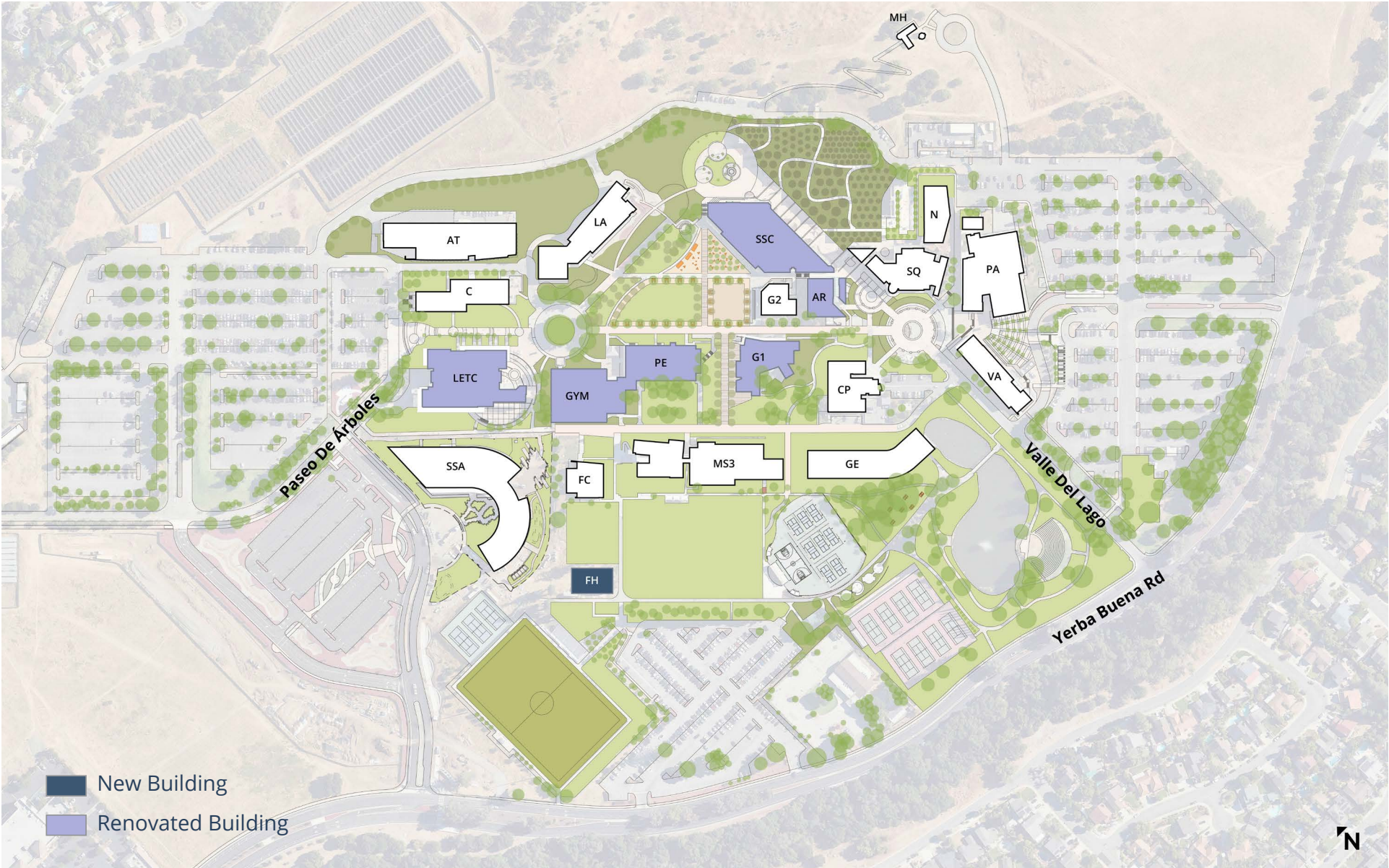


Figure 4. EVC Illustrative Plan

San José City College Illustrative Plan

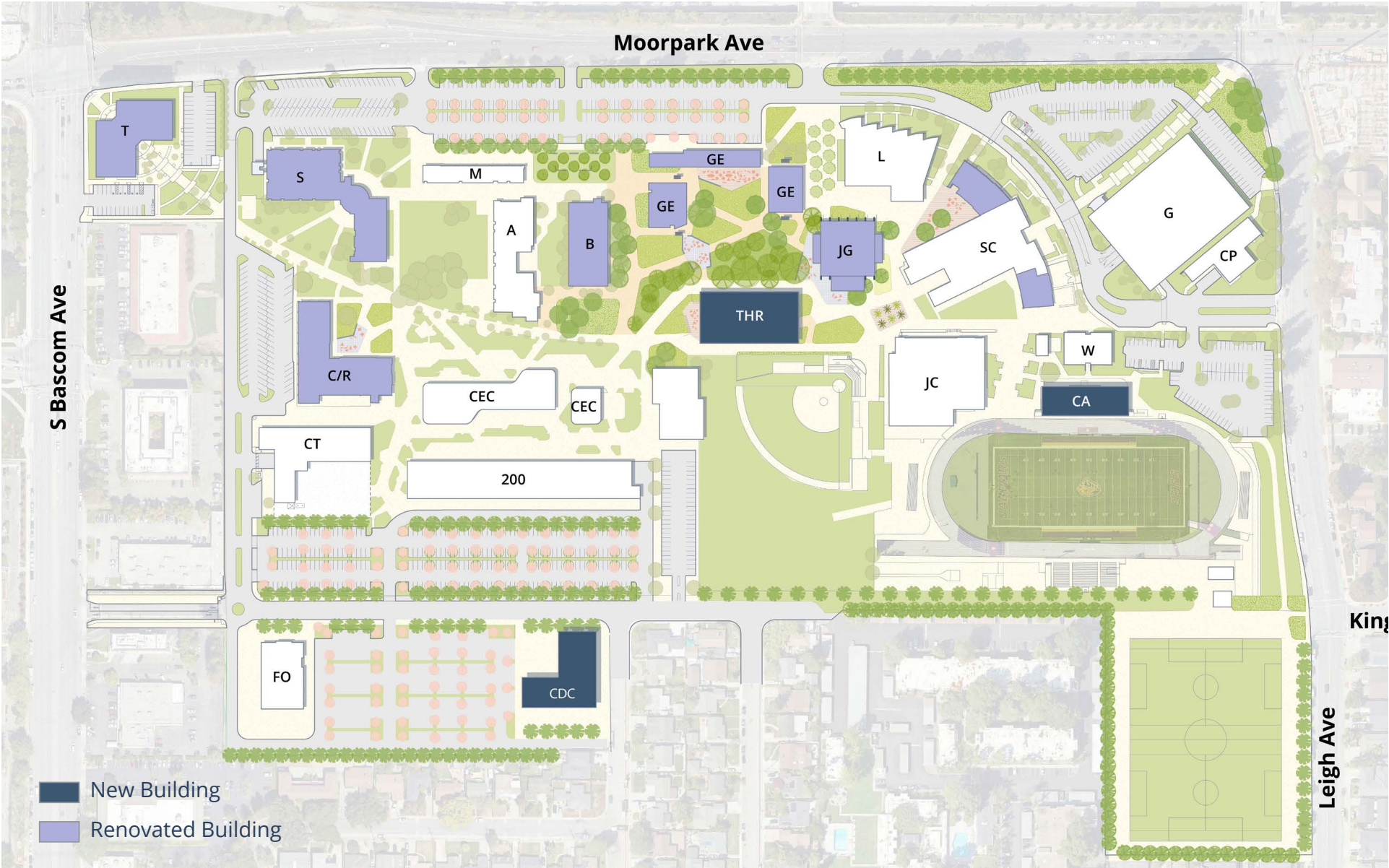


Figure 5. SJCC Illustrative Plan

Milpitas Extension

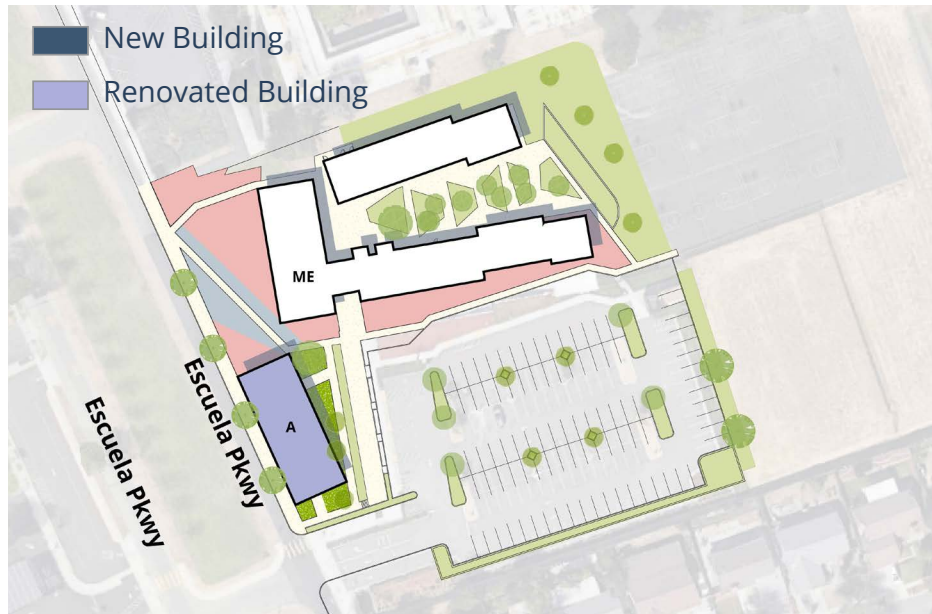


Figure 6. Milpitas Extension Illustrative Plan

Document Organization

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

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

SJECED Facilities Master Plan Update Project List

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

SJECDD Facilities Master Plan Update Project List

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

Figure 7. Evergreen Valley College Central Plaza

Rendering of the redesigned Central Plaza at Evergreen Valley College, envisioned as a vibrant, shaded hub for campus life. The former Student Center becomes the Evergreen Center, offering dining, community-facing spaces, and student services on the ground floor, with academic and incubator spaces above. Adjacent buildings are adapted to support academic,

student, and community functions, helping to activate the plaza. The design enhances daily campus use and large events with expanded seating, shade, and flexible gathering areas, while centralizing food and services to strengthen the campus core.

Figure 8. Evergreen Valley College North-South Connection

Rendering of a new north-south pathway at Evergreen Valley College, creating a stronger connection between MS3 and the Central Plaza. This transformation is made possible through the renovation of Gullo I, including the removal of the former loading dock and the relocation of kitchen facilities to the

Evergreen Center (formerly the Student Center). The result is a universally accessible, pedestrian-friendly route that activates the heart of campus with new opportunities for movement, rest, and social connection.

Figure 9. San José City College Gateway

Rendering of the new gateway to San José City College, designed following the relocation of the Theater Drama building. A redesigned drop-off area and enhanced landscaping create a more welcoming entrance for students and visitors. The new Health Career facility, which houses

the Dental Assisting Program on the ground floor, and the remodeled Central Office building, formerly known as the General Education building, frame this updated entry point to campus.

Figure 10. San José City College Eco Commons

Rendering of the new Eco Commons at San José City College, showcasing expanded outdoor gathering areas, vibrant native landscaping, and updated wayfinding signage that supports wellness, connectivity, and student life. The space is anchored by a remodeled Jaguar Gym and the renovated Central Office

building (formerly the General Education building). The open space design reflects a broader campus vision to unify and activate the campus core, creating a more consistent, welcoming, and student-centered environment.