Evergreen Valley College Sequoia Nursing
PROGRAMMING REVIEW

EVERGREEN VALLEY COLLEGE DESIGN TEAM

JANUARY 2021

EVERGREEN VALLEY COLLEGE DESIGN TEAM

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**Students were requested to participate by both Administrative Services and Nursing faculty/Dean to no avail.*

Prepared by Perkins Eastman

Issued: January 2021

EVERGREEN VALLEY COLLEGE PERKINS EASTMAN

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EXECUTIVE SUMMARY

Above: Hi-Fidelity Manikin Simulation Room

EXECUTIVE SUMMARY

The renovation and expansion of Evergreen Valley College's (EVC) Sequoia building aspires to create spaces that prepare nursing students to practice in clinical contexts. The project includes a high fidelity simulation lab suite and flexible skills and assessment labs. It also includes an update of classrooms, labs, and offices to provide high quality environments for learning and collaboration.

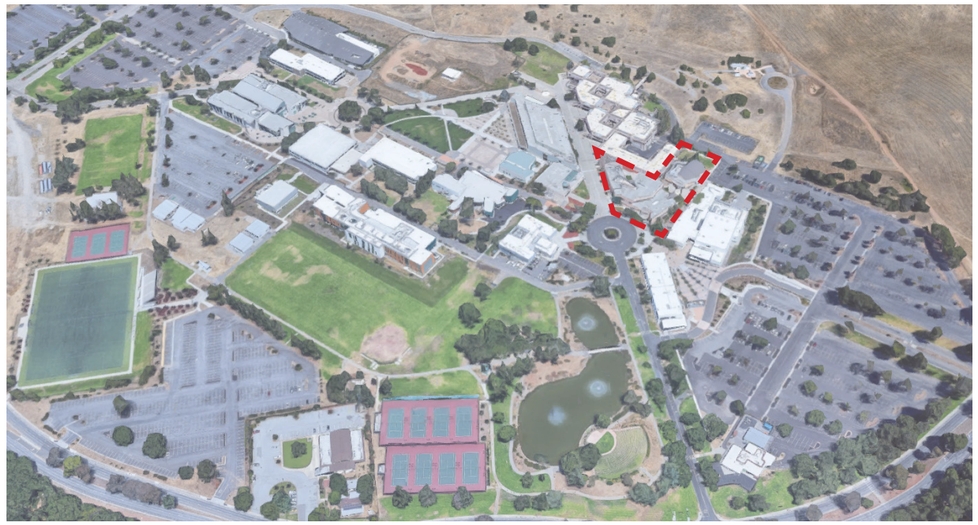
The Perkins Eastman team engaged EVC stakeholders who represent various aspects of the Nursing and Biology programs hosted in Sequoia Hall to get input on the strengths and weaknesses of the existing spaces and their goals for the future of the Nursing program. The team also surveyed students about their needs in regards to environments for training, study, and interaction – the input of all these groups were integral in shaping the portfolio of spaces for the new and updated buildings.

Additionally, following the guidance of EVC leadership, the team incorporated sustainability by aiming for LEED Silver certification and alignment with Cal Green requirements. These elements will be expressed not just through decisions around materials, energy use, and construction methods, but also in how the building is integrated into the EVC campus as a place with pedestrian connection, bike racks, and outdoor gathering areas.

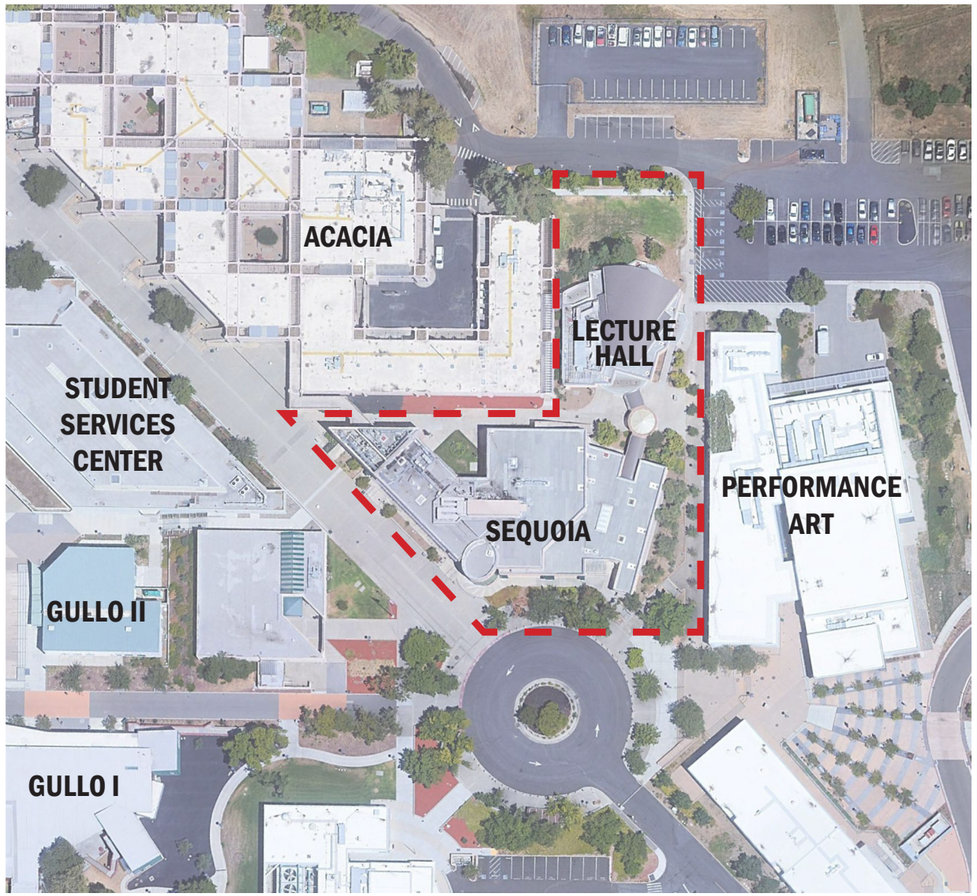
Through a process involving multiple design iterations, the team identified solutions to create a range of spaces that will serve the Nursing program on Day 1 while also providing the opportunity for future growth and expansion. This Programming Review document includes summaries of the input from stakeholder groups, requirements, and specifications for each space type in the new building, as well as details about the optimal configuration of those spaces. These program details will lay the foundation for subsequent design efforts.

1 EXISTING CONDITIONS

1.1 SITE



The Sequoia building is in the Northwestern part of the Evergreen Valley College campus. The Sequoia Lecture Hall, a separate structure, is located between the main Sequoia building and a parking area. Adjacent to the Performance Art Building and the Acacia Building, the project site is near the core of the campus and presents excellent opportunities for placemaking and the creation of new and improved student gathering areas.



Above: Existing Sequoia and Lecture Hall

1.2 EXISTING PROGRAM

Existing program is based on site visits and design committee discussions.

Existing restrooms are standard mens and womens restrooms and will received updated finishes.

Refer to page 12 for comparison between existing and proposed program.

Space Type	Seat Count	Station Size	Room ASF	# of Rooms	Total ASF
Sequoia Lecture Hall 301	95	15.9	1506	1	1506
Sequoia Lecture Hall 302	83	22.0	1826	1	1826
Sequoia Lecture Hall 303	57	19.9	1133	1	1133
Level 01 Classrooms & Labs					12,062
				Total	**16,527**
Technology Lab:					
Sequoia 201	32	23.9	764	1	764
Skills & Assessment:					
General Skills Lab Sequoia 207 (6 beds)	24		1116	1	1116
Assessment Lab/Nursing Demo Sequoia 205	48		940	1	940
Simulation Lab Sequoia 206	n/a		803	1	803
Simulation Control Room Sequoia 215	n/a		512	1	512
Prep Room Sequoia 209 (Debrief)	7		444	1	444
				Total	**4,579**
Nursing Offices					
Dean's Office	1	147	147	1	147
Admin Support / Open Seating	1	227	227	2	454
Main Conference Room	12	25	300	1	300
Full-time Core Nursing Faculty	2	96	192	7	1,344
Medical Records			278	1	278
				Total	**2,523**

2 PROGRAM NEEDS

2.1 PROGRAM COMPARISON

Existing vs. Proposed Program

The comparison of the existing building program (at right) and proposed building program (facing page) show several key changes.

1. Classrooms in the proposed redesign will meet the needs of the nursing program by providing greater flexibility for a variety of uses. This is to be achieved by replacing tiered lecture halls with dynamic flat spaces that have reconfigurable furniture, robust technology infrastructure, and greater usable area for each student

2. The updated and expanded Sequoia will also feature larger Skills and Assessment labs that align with the needs of the nursing program. Along with a multi-modal technology lab and improved simulation labs, these environments will provide spaces for students to learn and practice the technical skills needed in a clinical environment.

3. The number and size of offices will be unchanged.

4. The amount of study and interaction space for students will increase dramatically.

5. Plentiful storage space will be provided in the new addition.

Existing Sequoia Program

Space Type	Seat Count	Station Size	Room ASF	# of Rooms	Total ASF
Sequoia Lecture Hall 301	95	15.9	1506	1	1506
Sequoia Lecture Hall 302	83	22.0	1826	1	1826
Sequoia Lecture Hall 303	57	19.9	1133	1	1133
Level 01 Classrooms & Labs					12,062
				Total	**16,527**
Technology Lab:					
Sequoia 201	32	23.9	764	1	764
Skills & Assessment:					
General Skills Lab Sequoia 207 (6 beds)	24		1116	1	1116
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Prep Room Sequoia 209 (Debrief)	7		444	1	444
				Total	**4,579**
Nursing Offices					
Dean's Office	1	147	147	1	147
Admin Support / Open Seating	1	227	227	2	454
Main Conference Room	12	25	300	1	300
Full-time Core Nursing Faculty	2	96	192	7	1,344
Medical Records			278	1	278
				Total	**2,523**
				Total	**0**
Building Central Storage					
				Total	**0**

Proposed Sequoia Program

Space Type	Seat Count	Station Size	Room ASF	# of Rooms	Total ASF
Large (Learning Studio)	65	27.2	1,771	1	1,771
Medium Classroom	40	28	1,120	1	1,120
Small Classroom (Seminar)	20	28	560	1	560
Laptop Computer Storage					100
Classroom Storage (+5%)					178
Finishes Refresh on Level 01 Classrooms & Labs					12,062
				Total	**15,790**
Technology Lab:					
Technology Lab	50	24	1,200	1	1,200
Storage Room – Tech/VR/Flex Lab			400	1	400
Skills & Assessment:					
Skills/Assessment Lab	20	70	1,300	2	2,600
Storage Room – Skills and Assessment			400	1	400
Sim Suite:					
Hi-Fidelity Manikin Simulation Room – Patient Room	4	75	300	2	600
Hi-Fidelity Manikin Simulation Room – Flex Room	4	100	400	1	400
Hi-Fidelity Manikin Simulation – Control Room	3	35	150	1	150
Storage Room – Simulation			400	1	400
Wet Prep/Moulage Room			50	1	50
Debrief Room – Full Cohort	12	30	360	1	360
Huddle Room – Small Conference	4	25	100	1	100
Server Room			120	1	120
Toilet			50	1	50
Storage - Other/Dispersed			200	1	200
Suite Internal Circulation (+15%)					815
				Total	**7,845**
Nursing Suite:					
Dean's Office	1	147	147	1	147
Admin Support / Open Seating	1	227	227	2	454
Main Conference Room	12	25	300	1	300
Full-time Core Nursing Faculty	2	96	192	7	1,344
Medical Records			278	1	278
				Total	**2,523**
Study Commons:					
Standard Seats at Open Tables	10	25	250	1	250
High Top Seats	4	25	100	1	100
Soft Seats	8	30	240	1	240
Study Commons Internal Circulation (+5%)					30
Small Group Study	2	25	50	2	100
Large Group Study	4	25	100	1	100
Student Lounge			200	1	200
Lockers	25	1.5	38	1	38
Study Commons Internal Circulation (+5%)					22
Loose Study Seating	15	25	375	1	375
				Total	**1,454**
Building Central Storage				1	200
Loading & Delivery				1	250
				Total	**450**
Lobby (Knuckle)					1,600

Summary of Changes

Rooms will supoort more flexible use, have greater area per student, and have more storage. Finish upgrades for level 1 class labs.
Larger and more flexible technology lab. Larger skills and assessment labs to enable technical skills training in a more hospital-like environment. 2 additional simulation labs. Significantly more storage and flexibility. Additional debrief/huddle room.
Upgrades to finishes, no change in room count.
Increase in available study and interaction space.
Additional storage and loading space.

2.2 SCOPE DEFINITIONS: WORK TYPE

New Build

- Ground up new construction

Major Renovation

- Move walls
- New lighting and complete ceiling replacement
- Casework replacement
- Technology upgrades
- Restroom and accessibility upgrades

Finishes Refresh

- New paint
- New flooring
- New ceiling tiles
- *Add Alternate - new cabinetry/casework

2.3 PROGRAMMING TIMELINE

SEPT 25 — **SEQUOIA VISIONING WORKSHOP**
Presentation on Trends
Miro workshop:
A Day in the Life
Scale and Adjacencies

SEPT 30 — **DESIGN COMMITTEE MEETING #1**
Conversation to better understand specifics of nursing program.

OCT 05 — **SEQUOIA BOND LEADERSHIP VISIONING FEEDBACK**
Follow up review of visioning workshop and initial design committee meeting to confirm programming direction.

OCT 20 — **BOND LEADERSHIP PROGRAM REVIEW**
Presentation preview of the programming progress for the School of Nursing.

OCT 20 — **DISCUSSION WITH DEAN APEN**
Discussion with Dean Apen to help clarify program questions.

OCT 21 — **DESIGN COMMITTEE MEETING #2**
Confirm nursing program.

OCT 28 — **DESIGN COMMITTEE MEETING #3**
Final program confirmation and direction for conceptual design.

NOV 11-18 — **STUDENT SURVEY**
Survey distributed online to current nursing students and recent nursing alumni. (*Students were requested to participate by both Administrative Services and Nursing faculty/Dean to no avail)

DEC 2 — **FINAL PROGRAM REVIEW**
Final program confirmation with project leadership.

2.4 WHAT WE HEARD

A critical component of defining the building program is engaging with the future users of the building. For this project, a Design Team consisting of faculty and staff (listed on page 2) participated in an online visioning workshop and a series of follow up meetings to direct and inform the proposed building program.

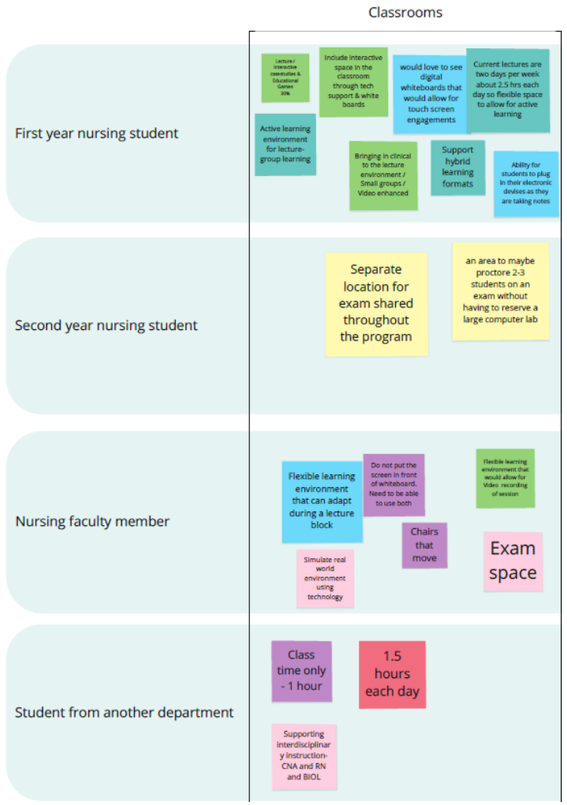
The “post it” graphics presented in this section were created by the Design Team in this visioning workshop.

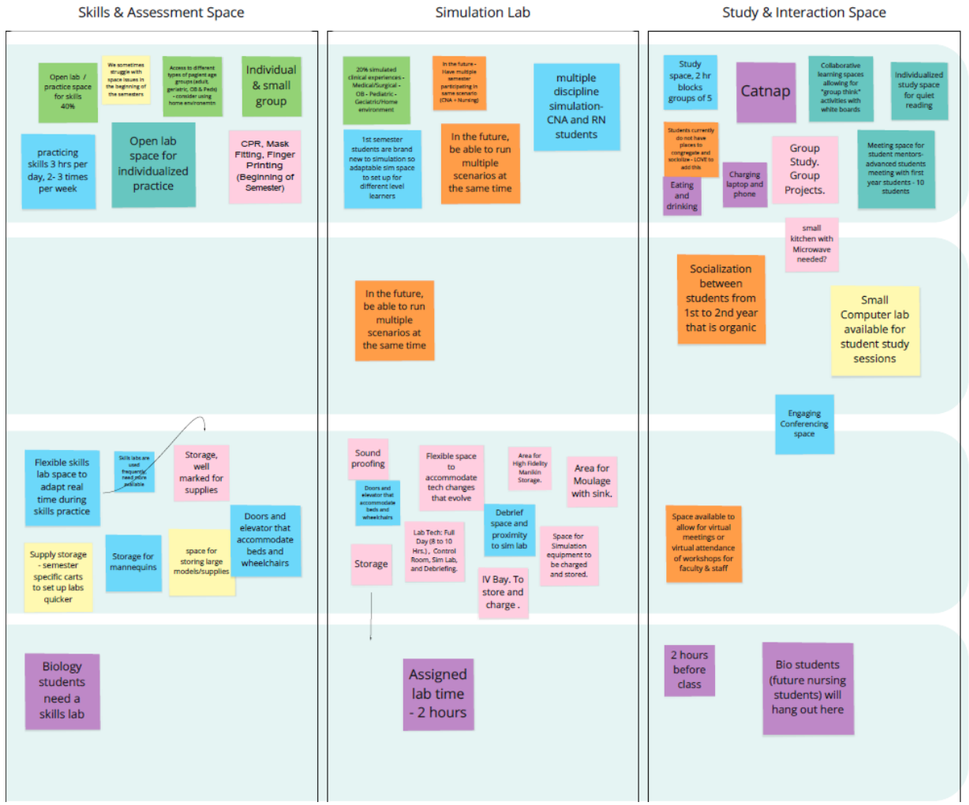
Additionally, EVC nursing students participated in an online survey that provided further information for the building program.

The following pages summarize the insights gained from the workshop and and student survey. This information was then used to ensure that the proposed building program will meet the needs of the people teaching, learning, and working in the new space.

The Sept. 25 Vision Workshop gathered feedback from educators, administrators, and staff on the Design Team to understand a day in the life, scale, and adjacencies. Some key themes from that session include:

- High fidelity simulation of clinical environment
- High performance skills labs
- Active and flexible classrooms
- Nursing center that inspires pride and a sense of ownership and community
- Ability to adapt and grow based on future needs

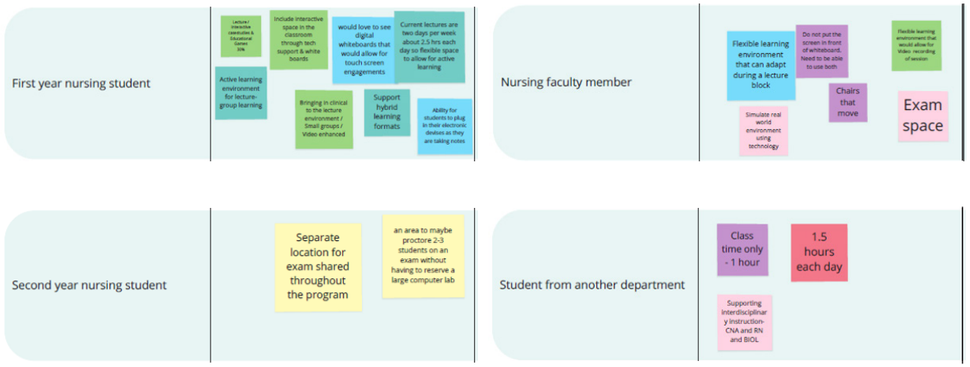




The “post it” graphics presented in this section were created by the Design Team in the visioning workshop.

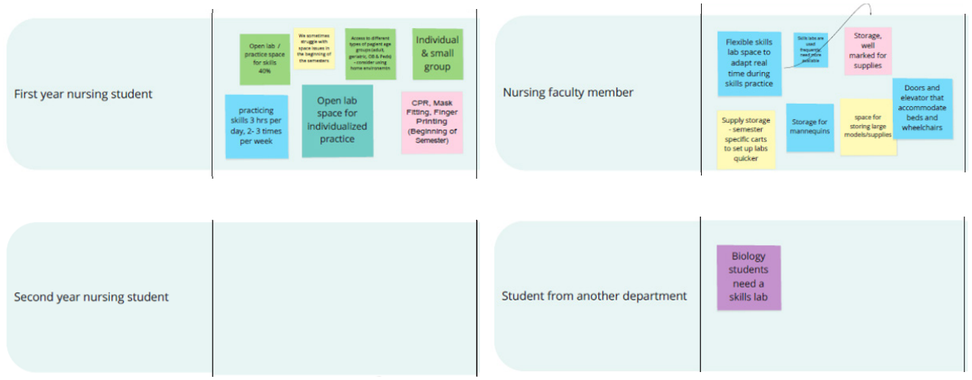
PROGRAM NEEDS

Classrooms



SIZE	• 20-65 Students
USE	• Lecture • Case Studies • Games • Active learning • Examination
ATTRIBUTE	• Interactive environment • Ability to use white boards and digital technology simultaneously • Support interactive digital tools • Support hybrid learning (e.g. video recording) • Ample power for student devices • Ability to adapt function within lecture period • Movable furniture • “Bringing in clinical to lecture environment” - groups, video enhanced.

Skills & Assessment Labs



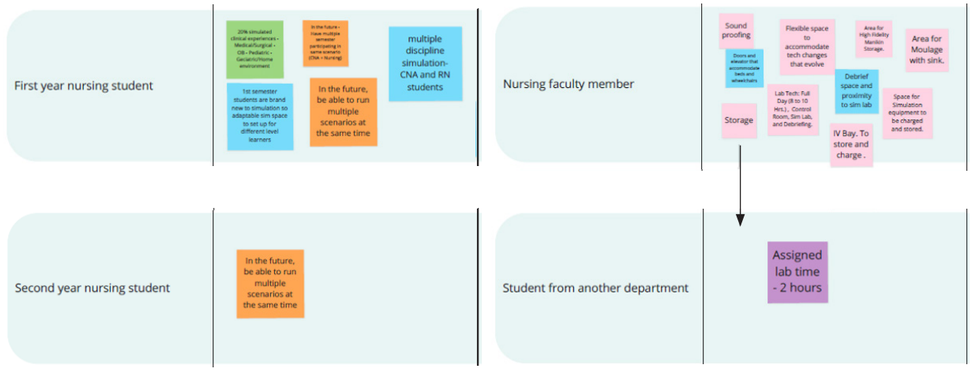
SIZE	• 10-20 Students
USE	• Skill practice (heavy use through end of day) • Open lab for individualized/small group practice • Adult, geriatric, OB, pediatrics, home environment • CPR, mask fitting, finger printing

ATTRIBUTE	• Flexible lab to adapt during skills practice
	• Storage
	  • Specific carts for quick lab set up
	  • Well marked
	  • Manikins
	  • Models/supplies
	• Access (door+elevator) that accommodate beds/gurney/wheelchairs

The “post it” graphics presented in this section were created by the Design Team in the visioning workshop.

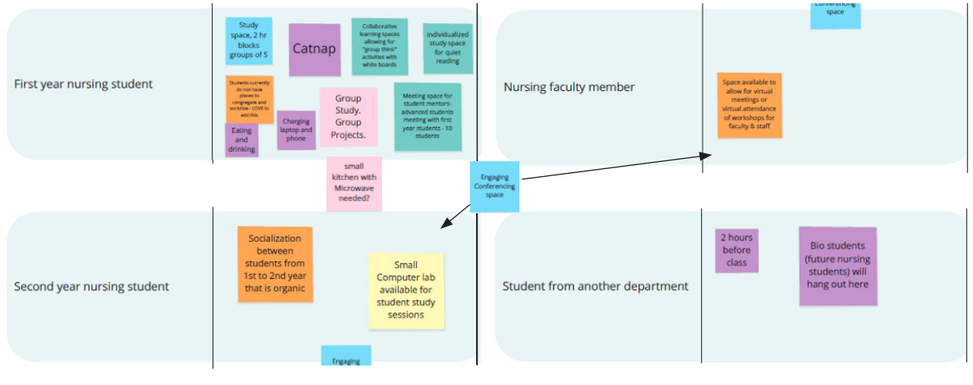
PROGRAM NEEDS

Simulation Labs



SIZE	• 1-4 students (potentially up to 6) • 10 students + 2 faculty in debrief • 1 “wizard” (operations expert) + 2 faculty in control room
USE	• Medical/surgical • OB • Pediatric • Geriatric/home care
ATTRIBUTE	• Need debrief space adjacent to sim lab • Current model uses adjacent control rooms • Soundproof critical • Storage space for large equipment/supplies with power for charging • Moulage area with sink • High fidelity manikin storage • Need to be able to set up for varying levels for learners • Doors/elevator that accommodate beds/gurneys/wheelchairs • IV bays (storage and charging) • Future need: run multiple scenarios at same time • Future need: have multiple semesters participating in same scenario (CNA + Nursing)

Study & Interaction



SIZE	• Private individual space, private work space, small group space (~5 students), group mentoring (up to 10 students)
USE	• Small group projects • Individual study space • Private recharge space • Laptop and phone charging • Mentoring • Eating and drinking • Conferencing space • Potluck/event space • Space for virtual attendance for workshops?
ATTRIBUTE	• White boards, etc. • Laptop and phone charging • Dining possible • Places for quiet reading/catnaps

The “post it” graphics presented in this section were created by the Design Team in the visioning workshop.

2.5 ENROLLMENT TRENDS

Above: Students working with a manikin

- Incoming cohorts consist of 40 nursing students per semester.
- Across the 4 semesters of the program, there is a headcount of approximately 160 dedicated nursing students.
- Additional students from outside the program take some nursing classes, including:
  - EVC is growing Allied Health degree offerings, and working on a public health ADT. Health Education enrollment is projected to grow by at least 20 per semester by 2025.
- The department will be offering additional sections of lecture-only courses (Pharmacology & Pathophysiology), with a projected additional 20 students per semester by 2025.
- Source data was provided by departmental leadership.

2.6 STUDENT SURVEY RESPONSES

Survey Participants

An online survey was distributed to 180-200 current nursing students and recent nursing alumni in order to get input on the adequacy of existing facilities and future needs of the EVC nursing program. The survey was open from November 11-November 18, 2020.

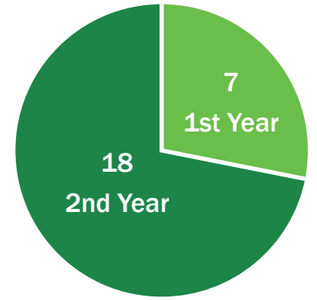
25 students responded, commenting on how the existing nursing program spaces were being used and what spaces they would like to see in the future nursing building. A majority of the participants are in their second year and are full-time students.

When asked why they chose EVC Nursing, students responded that they were drawn to the strong reputation of its curriculum, staff, and bridging program to San Jose State University. Location and lots of praise from the alumni were additional appeals to the Nursing program.

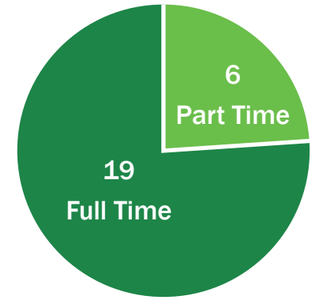
"EVC Nursing Program has a great reputation among the RN's that I work with on a daily basis."

"... Evergreen looks at the whole student, not just numbers."

"Good reputation of a 2-year nursing program in the South Bay with clinical opportunities at good local hospitals."



Enrollment Year



Full/Part Time Student

PROGRAM NEEDS

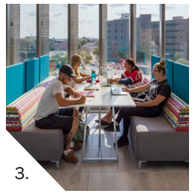
SMALL GROUP STUDY NOOKS

1.

OPEN TABLE SEATING

2.

BOOTH SEATING



3.

COMPUTER STATION

4.

SOFT SEATING (SOFAS, ETC.)

5.

Study Space Options

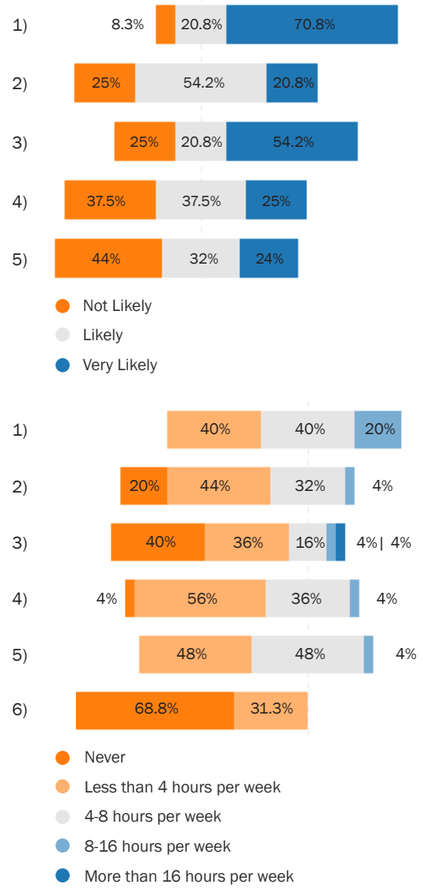
When presented with five images of different study spaces and asked what drew them to the spaces, students expressed a preference for spaces that could accommodate small study groups. They commented that these spaces provide areas for quiet independent work and group work alike. Students commented that they would like spaces similar to the ones provided in the library, where most students have indicated they go to study with their peers. Responses also showed that students generally had less demand for computer stations and soft seating.

Students have also described they would like more seating in public areas to go to while in-between classes.

Skills & Assessment Labs

The chart depicts the various activity usages in the current skills and assessment labs. Main activity that occurs in the skills and assessment labs is classwork with professors, followed by work with manikins and special equipment. The key takeaway from the responses is that the skills and assessment labs need to be flexible and not just function in one mode.

1. Classwork with professors
2. Unscheduled skills practice with classmates
3. Unscheduled independent practice
4. Work with special equipment such as blood pressure monitors, needles, bandages, etc...
5. Work with a manikin
6. Other Activity



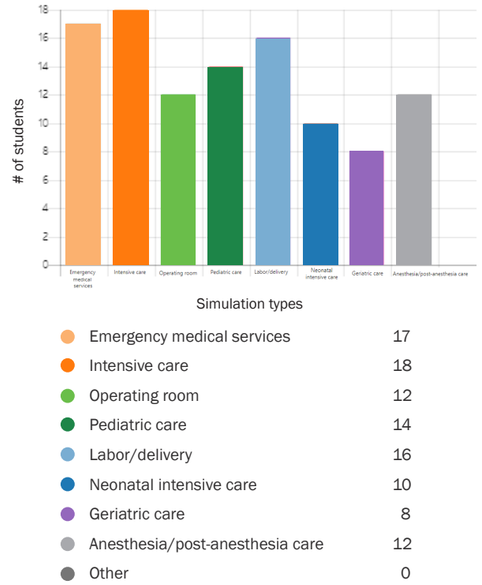
STUDENT SURVEY RESPONSES 2.6

Simulation Labs

Student were asked to give their opinions on the strengths and weaknesses of the current simulation labs. The key takeaway was that the simulation labs need to be flexible for a broad range of activities. Below are a summary of responses:

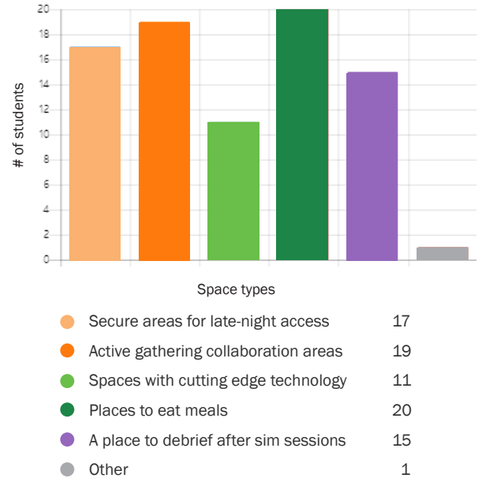
Strengths
- Recording and observations abilities
- Great scenario and interaction abilities
- Abundant supplies

Weaknesses
- Outdated equipment, should be more similar to hospital settings
- Dissimilar layouts to hospitals
- Cramp rooms used for too many things



Above right: Graph depicts the a wide range of simulation experiences students are looking to learn during their academic studies in the EVC Nursing program. Majority of the students desire to get intensive care, emergency medical services, and labor/delivery experiences.

Below right: Graph depicts the type of spaces the student would like to be added to the current building. There are strong desires for a place to eat meals, areas for collaborative work, and places that are secure for late-night access.

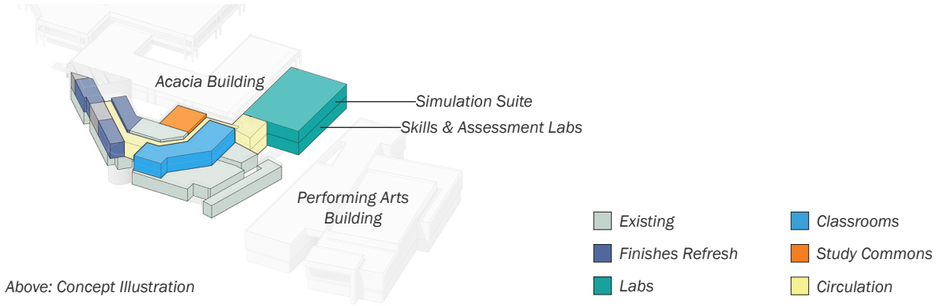


2.7 PROGRAM MATRIX

Definitions:

FICM: National Center for Educational Statistics Facilities Inventory and Classification Manual (https://nces.ed.gov/pubs2006/ficm/)
Seat Count: Number of Seats in room
Station Size: Square feet per seat
ASF: Assignable Square Feet (usable area of room)
New Build: Ground up new construction
Major Renovation: Move walls, new lighting and complete ceiling replacement, casework replacement, technology upgrades, restroom and accessibility upgrades
Finishes Refresh: New paint, new flooring, new ceiling tiles

FICM	Space Type	Seat Count	Station Size	Room ASF	# of Rooms	Total ASF	Comments
	NEW BUILD						
	Includes demolition of Lecture Hall (6,700 sf)						
200	**Technology Lab:**						
	Technology Lab	50	24	1,200	1	1,200	
	Storage Room -- Tech/VR/Flex Lab			400	1	400	
	Skills & Assessment:						
	Skills/Assessment Lab	20	70	1,300	2	2,600	Two identical rooms. Make big enough to accommodate 20 students at seats in a high-density configuration. Also: 5 hospital beds, 1 examination table.
	Storage Room -- Skills and Assessment			400	1	400	
	Sim Suite:						
	Hi-Fidelity Manikin Simulation Room -- Patient Room	4	75	300	2	600	
	Hi-Fidelity Manikin Simulation Room -- Flex Room	4	100	400	1	400	
	Hi-Fidelity Manikin Simulation -- Control Room	3	35	150	1	150	
	Storage Room -- Simulation			400	1	400	
	Wet Prep/Moulage Room			50	1	50	
	Debrief Room -- Full Cohort	12	30	360	1	360	
	Huddle Room -- Small Conference	4	25	100	1	100	Doubles as waiting area.
	Server Room			120	1	120	Locate inside Control Room.
	Toilet			50	1	50	
	Storage - Other/Dispersed			200	1	200	
	Suite Internal Circulation (+15%)					815	
				Skills and Sim ASF Total		*7,845*	
400	**Study Commons:**						
	Standard Seats at Open Tables	10	25	250	1	250	
	High Top Seats	4	25	100	1	100	
	Soft Seats	8	30	240	1	240	
	Study Commons Internal Circulation (+5%)					30	
				Study ASF Total		*620*	
700	Building Central Storage				1	200	
	Loading & Delivery				1	250	
				Central Support ASF Total		*450*	
WWW	Lobby (Knuckle)					1,600	
				Circulation ASF Total		*1,600*	
				New Build ASF Total		***10,514***	
	MAJOR RENOVATION						
100	Large (Learning Studio)	65	27.2	1,771	1	1,771	Diversity of classroom sizes and emphasis on flexibility of layout to better serve program needs.
	Medium Classroom	40	28	1,120	1	1,120	
	Small Classroom (Seminar)	20	28	560	1	560	
	Laptop Computer Storage					100	
	Classroom Storage (+5%)					178	
				Classrooms ASF Total		*3,728*	



Above: Concept Illustration

FICM	Space Type	Seat Count	Station Size	Room ASF	# of Rooms	Total ASF	Comments
400	**Study Commons:**						
	Small Group Study	2	25	50	2	100	
	Large Group Study	4	25	100	1	100	
	Student Lounge			200	1	200	
	Lockers	25	1.5	38	1	38	
	Study Commons Internal Circulation (+5%)					22	
	Loose Study Seating	15	25	375	1	375	
				Study ASF Total		*834*	
				Major Renovation ASF Total		***4,563***	
	FINISHES REFRESH						
300	**Nursing Suite:**						Offices are existing and are to remain.
	Dean's Office	1	147	147	1	147	
	Admin Support / Open Seating	1	227	227	2	454	
	Main Conference Room	12	25	300	1	300	
	Nursing Faculty Offices/Workspaces:						
	Full-time Core Nursing Faculty	2	96	192	7	1,344	
	Faculty Coffee and Collaboration			278	1	278	
				Office ASF Total		*2,523*	
100	Finishes Refresh on Level 01 Classrooms & Labs					12,277	Located at Level 01 of the main Sequoia Hall (Biology Spaces)
	Exterior civil and landscape work					TBD	Basic site landscaping
				Classrooms Finishes Refresh ASF Total		*12,277*	
				Finishes Refresh ASF Total		***14,800***	

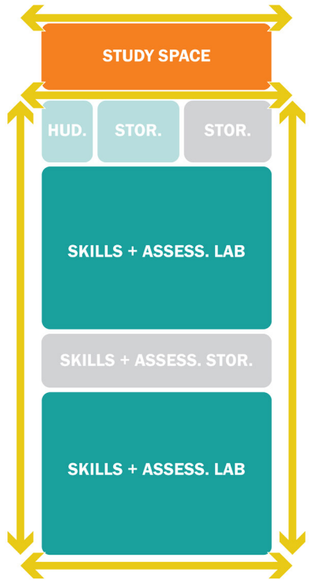
Sub-total New Build ASF	10,514
5% Programming Contingency	526
Total ASF with Contingency	11,040
ASF to GSF Factor	1.6
Total estimated New Build GSF	**17,664**
Sub-total Major Renovation ASF	4,563
ASF to GSF Factor	1.6
Total estimated Major Renovation GSF	**7,300**
Sub-total Finishes Refresh ASF	12,277
ASF to GSF Factor	1.6
Total estimated Finishes Refresh GSF	**19,643**

** Distribution of space types in New Build, Major Refresh, and Finishes Refresh may shift in course of design effort.*

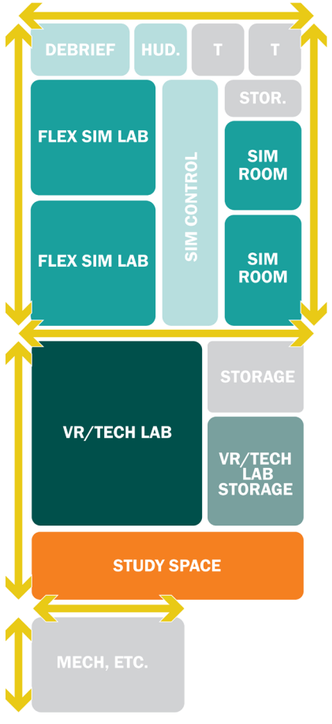
Conceptual Plan Diagrams

The Sequoia Addition will accommodate the specialized spaces dedicated to the Nursing Department. The upper level, at right, will contain an enclosed simulation center with three simulation labs and their associated support spaces. This space will be configured like a clinic to simulate the professional working environment. Secured storage will protect expensive equipment and acoustically isolated meeting rooms will enable the isolation of students before simulations as well as providing spaces for huddling and debriefing following simulation exercises. The lower level, at left, will house the skills and assessment labs that students use to develop and hone technical skills. With fewer access restrictions than the simulation labs above, these spaces will be open for informal use for practice when not in use for class. Plentiful storage with doors to both labs will enable beds, linens, and special equipment to be stored and secured when not in use.

Ground Level



Upper Level



3 SPACE TYPES

Space Types

This section describes the concepts and basic requirements of each space type in the renovated and added spaces. Each space type will be accessible to individuals of all physical abilities in adherence to Evergreen Valley College standards. The conceptual layouts and configurations on the following pages were developed based on industry best practices and the specific needs of the EVC Nursing Department.

3.1 CLASSROOMS

Classroom Concept

The concept for the new Nursing classrooms is to maximize flexibility to serve the full range of needs and activities articulated during engagement.

The range of activities in these classrooms will include lectures, small group work, and seminars. Easy-to-use technology will be employed, and windows will be placed such that natural light can enter the rooms but people outside the classroom will not be able to view sensitive materials that may be projected or shared during class.

To achieve these goals this, classrooms of all sizes will support multi-modal classroom configurations through:

- Wheeled flip-flop nesting desks
- Wheeled nesting chairs
- Writable surfaces panels on walls
- Access to natural light
- Lighting controls for quality screen viewing
- Acoustic isolation

Seminar configuration

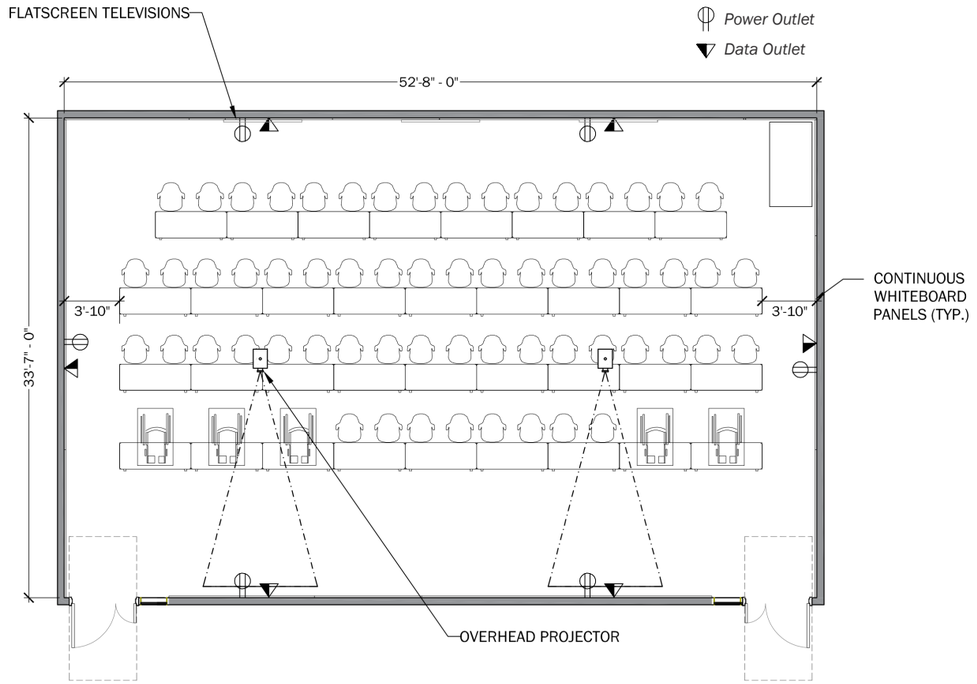
Lecture configuration

Group work configuration

65 Seat Classroom

ROOM AREA: 1,771 SF

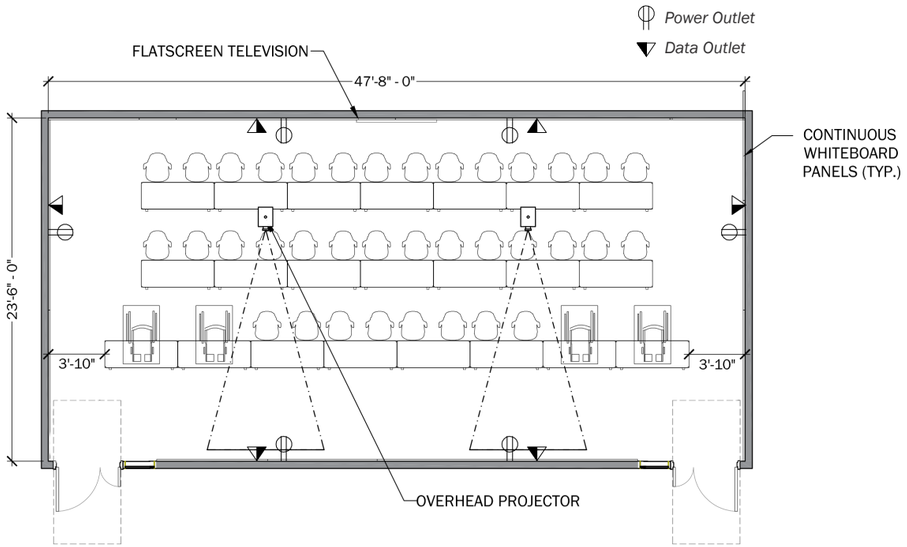
- Quantity: 1
- Wheeled flip-flop nesting desks and wheeled nesting chairs
- Writable surfaces panels on all four walls
- 2x projectors in front, 2x flat screen monitors in back
- Clerestory and/or frosted glass windows for natural light



40 Seat Classroom

ROOM AREA: 1,120 SF

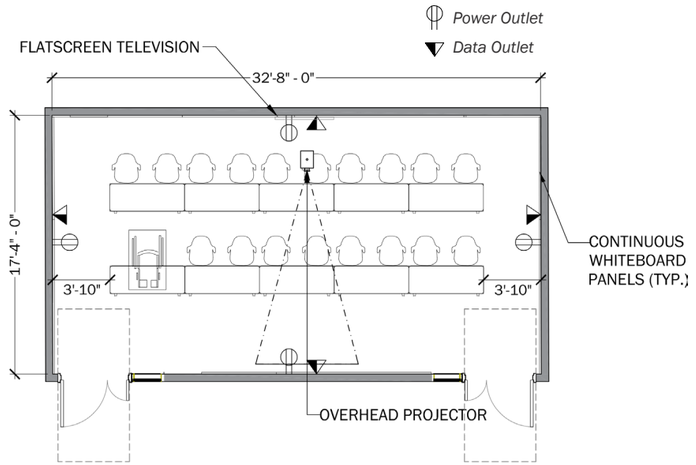
- Quantity: 1
- Wheeled flip-flop nesting desks and wheeled nesting chairs
- Writable surfaces panels on all four walls
- 2x projectors in front, 1 flat screen monitor in back
- Clerestory and/or frosted glass windows for natural light



20 Seat Classroom

ROOM AREA: 560 SF

- Quantity: 1
- Wheeled flip-flop nesting desks and wheeled nesting chairs
- Writable surfaces panels on all four walls
- 1 flat screen monitors
- Clerestory and/or frosted glass windows for natural light



3.2 NURSING CENTER

Nursing Center Concept

The nursing center consists of 3 main components: a pair of Skills & Assessment labs where students develop and practice technical skills through hands-on classwork, a technology lab where they use computers or emerging technologies, and a Simulation Suite that models a clinical environment as closely as possible. The Simulation Suite is delineated from the rest of the building through special access and contains control rooms, storage, and meetings spaces intended only for use in simulated clinical conditions.

Skills & Assessment Lab (facing page)

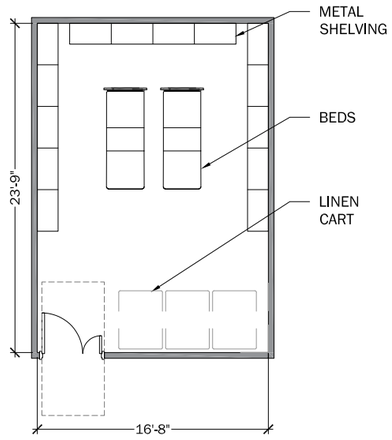
ROOM AREA: 1,300 SF

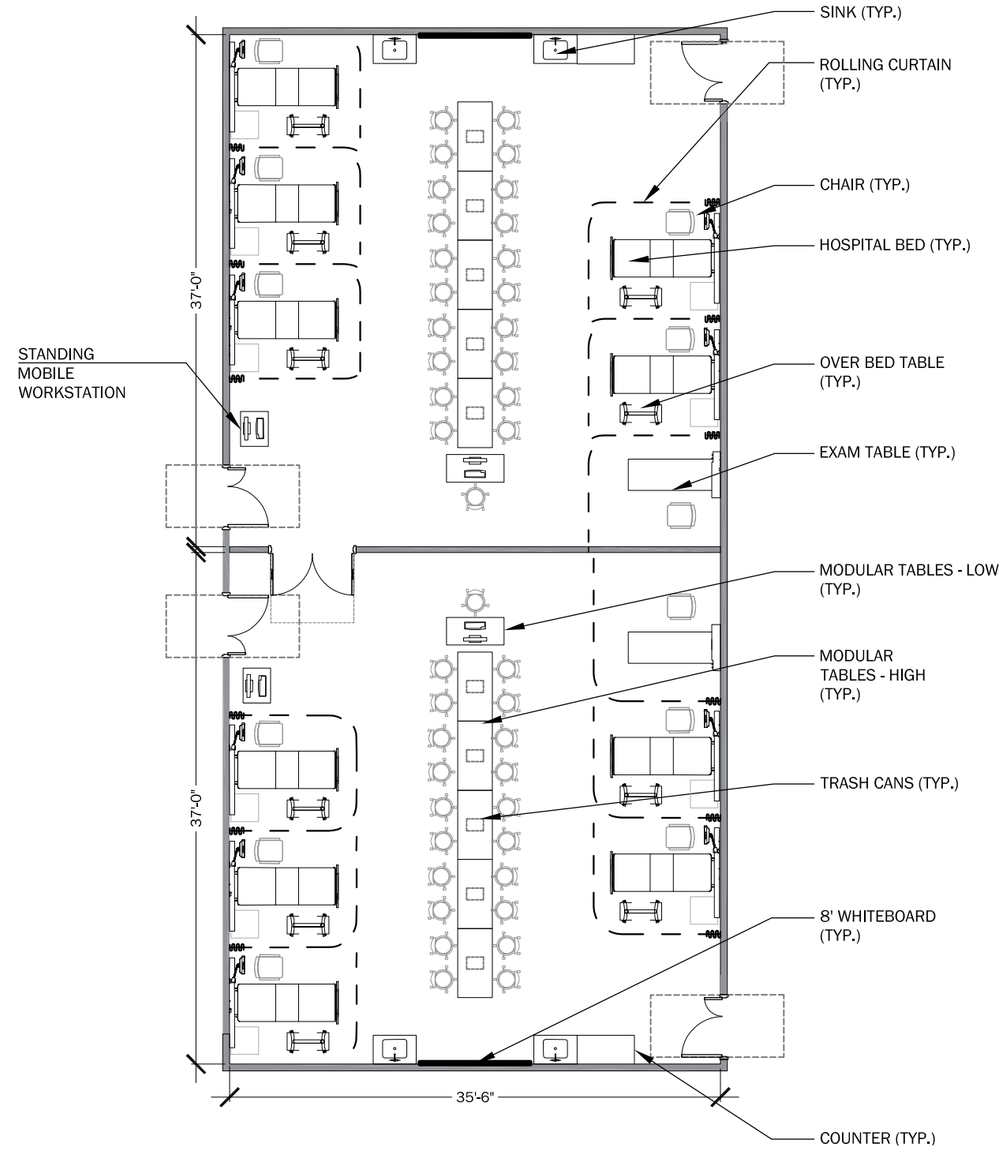
- Quantity: 2
- 5 beds and 1 exam table in each lab
- 20 seats in center aisle
- Wide doors for easy movement for equipment
- Standing computer workstation

Lab Storage

ROOM AREA: 400 SF

- Quantity: 1
- Storage for extra beds and examination tables
- Shelving for manikins and other equipment
- Wide doors

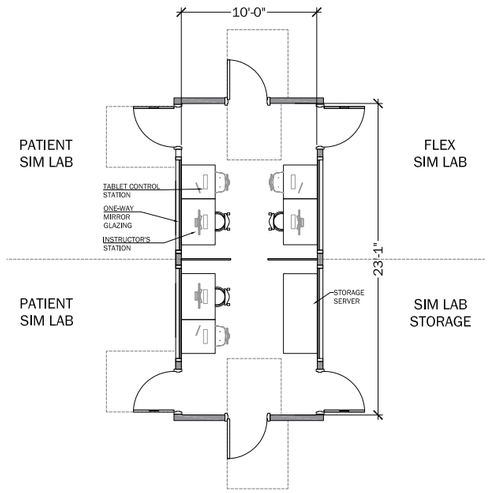




Monitoring AV Control Room

ROOM AREA: 230 SF

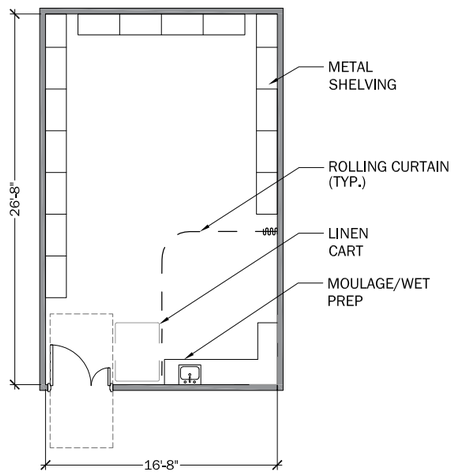
- Quantity: 1
- 3 workstations each with two-monitor stations
- Partitions between stations
- One-way mirror glazing
- Independent access to patient simulation rooms, flex simulation room, and storage/ moulage room
- Flexible and scalable



Simulation Storage and Wet Prep/Moulage

ROOM AREA: 450 SF

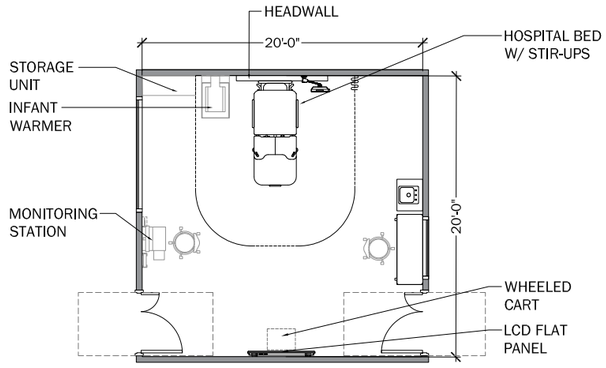
- Quantity: 1
- Metal shelving for manikin and other equipment storage
- Storage area for beds, home care, specialized simulation equipment, etc.
- Wide doors
- Integrated wet preps/moulage



Simulation Flex Lab

ROOM AREA: 400 SF

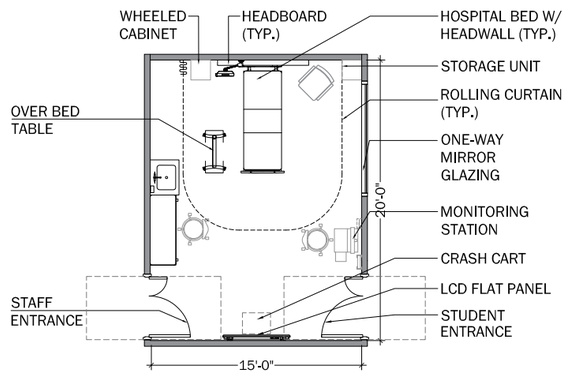
- Quantity: 1
- Public entry and separate entry from control room
- One-way mirror glazing
- Wide doors
- Potential reconfigurations for NICU, OR, Special procedures, etc.



Typical Patient Simulation Room

ROOM AREA: 300 SF

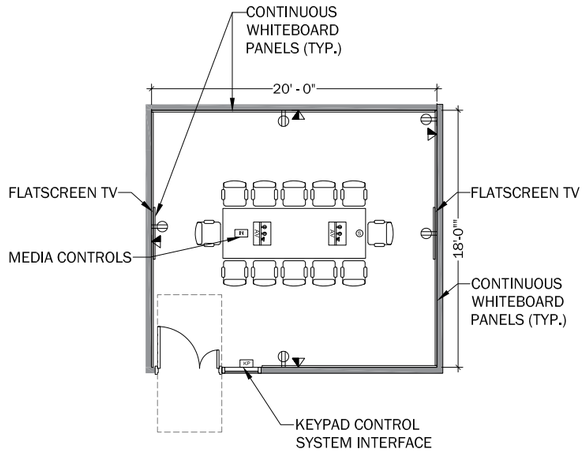
- Quantity: 2
- Public entry and separate entry from control room
- One-way mirror glazing
- Wide doors



Debrief Room

ROOM AREA: 360 SF

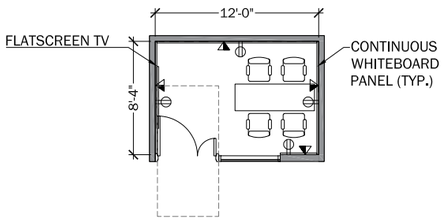
- Quantity: 1
- Writable surface on all four walls
- 2 Flatscreen TVs
- Clerestory and/or frosted glass windows for natural light



Huddle Room

ROOM AREA: 100 SF

- Quantity: 1
- Writable surfaces on all four walls
- Flat-screen monitor



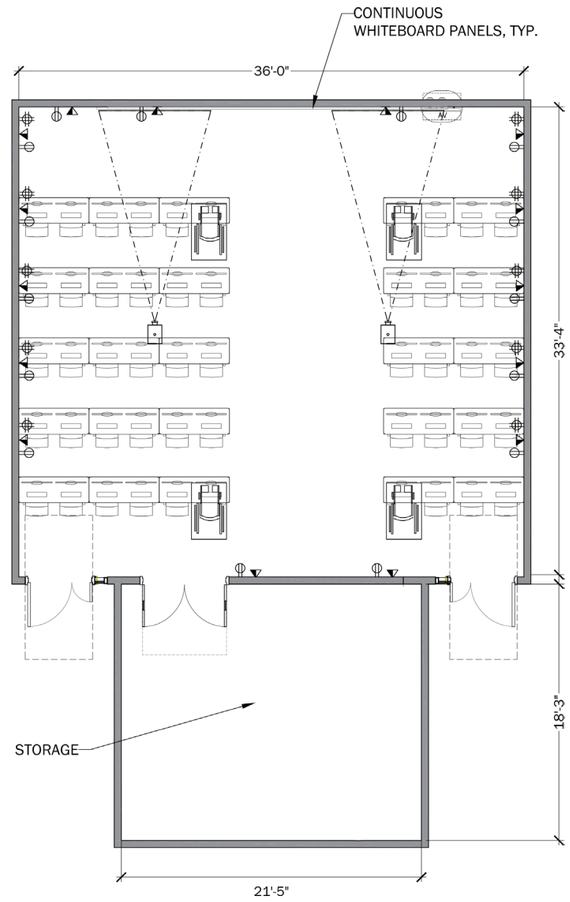
Power Outlet

Data Outlet

Technology Lab

ROOM AREA: 1,200 SF

- Quantity: 1
- Mobile computer tables with embedded power and network
- Laptop-based computer lab environment
- Extensive storage
- Writeable surfaces that can be projected on to. (No retractable projection screens.)



Power Outlet

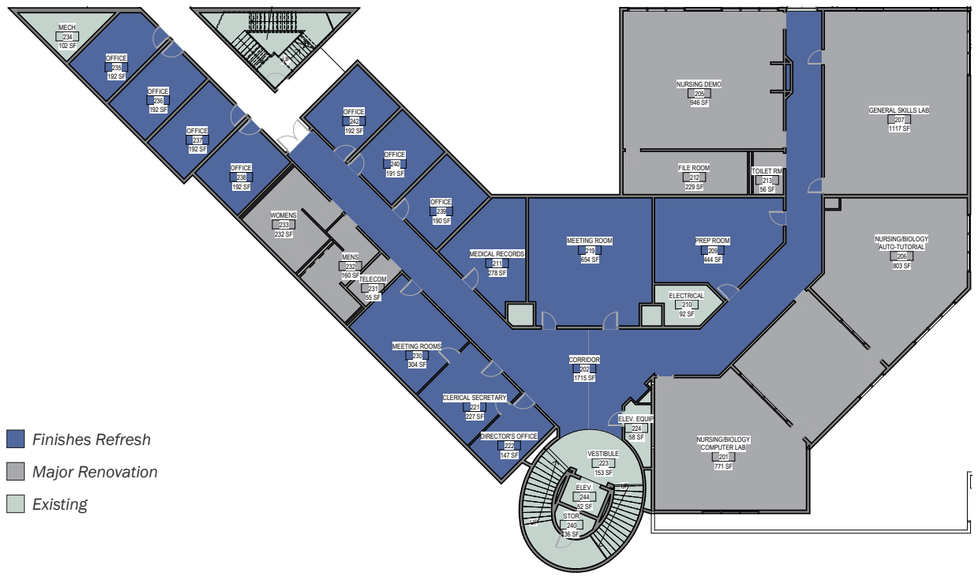
Data Outlet

3.3 OFFICES

Offices Concept

Nursing offices in Sequoia Hall will receive refreshed finishes and minimal reconfiguration. Efficiently applied updates will provide more effective workspaces that align with contemporary academic office environments while minimizing costs associated with the updates of these spaces.

Existing office suite of Sequoia 2nd floor.



3.4 STUDY & INTERACTION

Study & Interaction Concept

Based on feedback received via the student survey, study and interaction spaces will be provided in a range of “cave to cafe” environments to serve different student needs and different kinds of learners.

First, an enclosed Study Commons will be created for louder collaborative work and activities like dining. If possible, storage lockers will be located in this space.

Secondly, distributed group study areas will be placed around the addition to provide quieter spaces for individual or quiet group work.

The precise distribution and configuration of these spaces will be developed in later phases of design.

TOTAL AREA: ~1,500 SF

- Study Commons
  - Open tables
  - Booths
  - Lockers
- Distributed group collaborative study areas
  - 2 small group study nooks
  - 4 large group study areas

Above: Example of individual study nooks in “Cave to cafe” concept

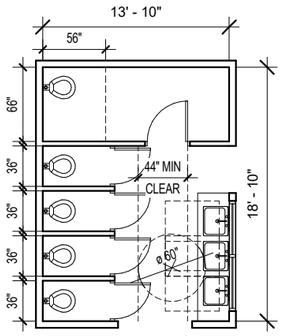
3.5 GENDER NEUTRAL RESTROOMS

Restrooms Concept

Restrooms will be gender neutral using private, individual stalls and a communal washing area. This inclusive design aligns with EVC standards and provides safety and comfort for all building occupants.

ROOM AREA: ~288 SF

- Quantity: 1
- Inclusive restroom
- Accessible stalls, fixtures, and accessories
- Full height walls with standard doors
- Lighting and exhaust provided in each stall
- High visibility and ease of circulation



3.6 SUMMARY

The program articulated in this document represents a set of spaces that will serve EVC Nursing for years to come. To best serve the needs of the Nursing program, the classrooms in the new design will feature more space for each student and greater flexibility to accommodate a broader range of functions. The largest of the classrooms, a 65-seat classroom that can host lectures, will accommodate the largest regularly scheduled classes. For events and convocations with a larger number of participants, it was discussed that when larger gatherings are required, there are plans to utilize other lecture environments elsewhere on the campus.

While the final configuration will be designed in subsequent phases of work, some key adjacencies and spatial relationships have been defined by the requirements for certain space types. For example, in order to create spaces that effectively simulate clinical environments, the simulation labs and their associated support rooms will be located on the upper level of the newly constructed addition. Skills and assessment labs are planned for the first level of the addition, with public spaces for nursing students to study and interact immediately adjacent. Updated classrooms, offices, and the technology lab will be located as much as possible within the existing Sequoia building to maximize efficiency and reduce costs. A study commons and smaller interaction areas will infill available spaces within the existing building as well.

Overall, the new program will allow the most efficient use of the existing building while creating high performance spaces. The design is also being configured to enable additional growth and expansion in the future, while accommodating the evolution of the EVC campus and changes to the surrounding buildings. By defining the program in this way, the renovation of and addition to the Sequoia building will support the Nursing Department far into the future.

4 APPENDIX

APPENDIX

A STUDENT SURVEY

Please see link to online summary of student responses: Student Survey Response Summary

See attached excel spreadsheet for detailed student survey summary or zoom in below: "EVC Nursing – Student Survey"

no	Start time	Completion time	What year are you currently enrolled in within the Nursing Program?	Are you a full time or part time student?	What made you choose to study Nursing at EVC? What about the program appealed to you?	Before COVID, where did you gather to study and socialize with your peers on campus?	1. Small group study nooks	2. Open table seating	3. Booth seating	4. Computer stations	5. Soft seating (sofas, etc.)	What drew you to the spaces you evaluated in the question above?	Describe what you like within the current Nursing building.	Classwork with professors	Unscheduled skills practice with classmates	Unscheduled solo/independent practice	Work with special equipment such as blood pressure monitors, needles, bandages, etc...	Work with a manikin	Other kind of activity (please describe the other activity below)	If you performed some other activity in the skills and assessment labs, please describe what that was:	In your opinion, what are the strengths and weaknesses of EVC Nursing's current simulation lab?	Based on your professional goals, what types of simulations would you like to gain experience from? (Check all that apply)	To improve your educational experience, what type(s) of space(s) would you like added to the current building?
3	11/5/20 8:45:51	11/5/20 8:50:37	2nd Year Student	Full Time	Lots of praise from Alumni	Sjsu library, eve library	Very Likely	Likely	Very Likely	Likely	Likely	Privacy with a board for brainstorming	Area to socialize, vending machines	Less than 4 hours per week	4-8 hours per week	Never	8-16 hours per week	8-16 hours per week	Never	Na	The layout and equipment are similar to the hospital but some stuff is outdated	Emergency medical services;Intensive care;Operating room;	1. Secured areas for late-night access;2. Active gathering areas for collaboration (lobby, etc.);4. Places to eat meals;5. A place to debrief after simulation sessions;3. Spaces equipped with cutting edge technology (Virtual
4	11/5/20 8:50:13	11/5/20 8:56:13	1st Year Student	Full Time	Location, cost, NCLEX pass rate	Off campus	Likely	Not Likely	Very Likely	Very Likely	Not Likely	Comfortable but realistic	Computers, printers, open lab for practice, small shop for supplies and snacks	Less than 4 hours per week	Less than 4 hours per week	Less than 4 hours per week	Less than 4 hours per week	Less than 4 hours per week				Neonatal intensive care;Labor/delivery;Pediatric care;Operating room;Anesthesia/post-anesthesia care;	1. Secured areas for late-night access;2. Active gathering areas for collaboration (lobby, etc.);3. Spaces equipped with cutting edge technology (Virtual
5	11/5/20 9:41:35	11/5/20 9:56:57	2nd Year Student	Full Time	2 year program, hospitals in San Jose, possibly of a bridge program to the SJSU	Yes	Likely	Not Likely	Not Likely	Very Likely	Very Likely	I need a quiet place for study	it's nice	4-8 hours per week	4-8 hours per week	Less than 4 hours per week	4-8 hours per week	4-8 hours per week	Less than 4 hours per week		Manikins helps to feel a situation more real. Iv pump and other equipment are very important. The weakness is that the equipment in hospitals are different, and we can not practice in advance	Emergency medical services;Intensive care;Pediatric care;Labor/delivery;Anesthesia/post-anesthesia care;	1. Spaces equipped with cutting edge technology (Virtual Reality, Augmented Reality, etc.);4. Places to eat meals;3. Secured areas for late-night access;
6	11/5/20 10:53:38	11/5/20 10:58:48	2nd Year Student	Full Time	The passionate faculty and reputation	In the student area by the counselors offices.	Likely	Likely	Very Likely	Not Likely	Not Likely	Able to study independently as well as in groups	Easy access to everything	4-8 hours per week	4-8 hours per week	4-8 hours per week	Less than 4 hours per week	Less than 4 hours per week	Never		Strengths are the recording, group discussions, feed back. Weaknesses are the unorganized supplies and medications.	Emergency medical services;Intensive care;	1. Secured areas for late-night access;2. Active gathering areas for collaboration (lobby, etc.);4. Places to eat meals;
7	11/5/20 11:34:31	11/5/20 11:37:33	1st Year Student	Full Time	I heard many great things about the program and students from EVC are more likely to be hired after graduation.	The library.	Very Likely	Very Likely	Very Likely		Not Likely	Privacy and comfort.	Easy to navigate	8-16 hours per week	Less than 4 hours per week	Less than 4 hours per week	4-8 hours per week	4-8 hours per week	Never		n/A	Pediatric care;Labor/delivery;Neonatal intensive care;Operating room;Intensive care;	3. Spaces equipped with cutting edge technology (Virtual Reality, Augmented Reality, etc.);4. Places to eat meals;5. A place to debrief after simulation
8	11/5/20 14:07:29	11/5/20 14:17:35	2nd Year Student	Full Time	EVC is the only nursing program that has an agreement with SJSU for the bridge program	We usually socialized in the Sequoia Building after tests and in between classes. I usually study at home but for finals, we used to study as a group in the library in the private rooms.	Very Likely	Not Likely	Likely	Likely	Likely	Privacy since it's hard to study in open areas where there are a lot of people	I like the computer rooms as well as the couches there because it gives us a place to talk to each other	4-8 hours per week	Less than 4 hours per week	Never	Less than 4 hours per week	Less than 4 hours per week		n/a	Strengths: good equipment, I like that we're able to watch each other, a safe environment is provided, realistic scenarios, I like how we were able to have a partner for the first simulation No weakness that I can think of	Emergency medical services;Pediatric care;Labor/delivery;	4. Places to eat meals;5. A place to debrief after simulation sessions;
9	11/5/20 15:34:04	11/5/20 15:38:55	2nd Year Student	Full Time	This is the only program I got accepted to beside private nursing school.	Library	Very Likely	Likely	Very Likely	Very Likely	Not Likely	Group study	Bathroom	8-16 hours per week	Less than 4 hours per week	Less than 4 hours per week	Less than 4 hours per week	Less than 4 hours per week	Never	Skill practice for revision before clinical	Lab is small, hot and unorganized. Strength is the supply.	Emergency medical services;Intensive care;Geriatric care;Anesthesia/post-anesthesia care;Pediatric care;	1. Secured areas for late-night access;2. Active gathering areas for collaboration (lobby, etc.);4. Places to eat meals;5. A place to debrief after simulation sessions;
10	11/5/20 17:04:56	11/5/20 17:28:32	2nd Year Student	Full Time	First school that accepted me and I heard how great EVC program was.	Martin Luther King Library.	Very Likely	Likely	Likely	Likely	Very Likely	They seemed good.	Everything is nearby and its a easy building to navigate. Good skills lab and great simulations.	4-8 hours per week	Less than 4 hours per week	More than 16 hours per week	4-8 hours per week	Less than 4 hours per week			With the simulation its hard to mimic a person as a manikin and I feel like I know I am being watched, so it kind of puts me in a nervous state.	Emergency medical services;Intensive care;Operating room;Pediatric care;Labor/delivery;Neonatal intensive care;Geriatric care;Anesthesia/post-anesthesia care;	collaboration (lobby, etc.);3. Spaces equipped with cutting edge technology (Virtual Reality, Augmented Reality, etc.);5. A place to debrief after simulation sessions;
11	11/5/20 23:29:15	11/5/20 23:40:04	1st Year Student	Full Time	great reputation, great education, I'll graduate with minimal debt.	Library group study rooms and cafeteria.	Very Likely	Very Likely	Very Likely	Not Likely	Likely	smaller areas, with room for 3-6 people, quiet but where conversation will not disturb other groups.	the classrooms are fine, but I don't have much to compare it to. It's not a big thing, but the couches and chairs in the hallways (before Covid) were a nice casual social area where students could meet--without the barrier of small study rooms that require more of a predetermined group meeting. In my opinion, having a mix of both small study rooms and casual open areas would be best.	4-8 hours per week	4-8 hours per week	Less than 4 hours per week	Less than 4 hours per week	4-8 hours per week			I have not done a simulation lab	Intensive care;Labor/delivery;Neonatal intensive care;Geriatric care;Anesthesia/post-anesthesia care;	1. Secured areas for late-night access;2. Active gathering areas for collaboration (lobby, etc.);4. Places to eat meals;5. A place to debrief after simulation sessions;
12	11/6/20 7:35:18	11/6/20 7:44:10	2nd Year Student	Full Time	I had heard great things about evc graduates from other nurses; the cost of the program was also a plus	the library in private rooms	Very Likely	Likely	Likely	Not Likely	Not Likely	It needs to be a space where there is quiet and not other people around. open table seating is fine but i imagine thats where people would hang out in between classes. the booth would be fine as long as its designated to studying and not a place for people to eat. i study better communicating with other students and going over topics, not looking at a screen. sofa seating is great for hanging out, not for studying.	the sim lab is very impressive	4-8 hours per week	Never	Never	4-8 hours per week	4-8 hours per week				Anesthesia/post-anesthesia care;Neonatal intensive care;Labor/delivery;Operating room;Intensive care;Emergency medical services;	2. Active gathering areas for collaboration (lobby, etc.);3. Spaces equipped with cutting edge technology (Virtual Reality, Augmented Reality, etc.);
14	11/6/20 16:52:14	11/6/20 17:04:55	1st Year Student	Full Time	I really liked the application process and how Evergreen looks at the whole student, not just numbers.	Libraries and quiet study rooms or group rooms are my favorite!	Very Likely	Likely	Likely	Not Likely	Not Likely	I really enjoy small spaces to study with small groups or by myself so I can stay focused. I like table spaces so that I can spread out my materials and study better that way. I tend to slack off more on couches and where I am "comfy".	With COVID I haven't really seen much of it in unfortunately.	Less than 4 hours per week	Never	Never	4-8 hours per week	4-8 hours per week			I can't speak much on this because I am only in my first semester and with COVID things are very different. I think making it feel more like a hospital setting would be really cool so that we are prepared for hospital settings.	Neonatal intensive care;Labor/delivery;Pediatric care;Operating room;	1. Secured areas for late-night access;2. Active gathering areas for collaboration (lobby, etc.);4. Places to eat meals;5. A place to debrief after simulation sessions;
16	11/7/20 12:12:04	11/7/20 12:30:06	2nd Year Student	Full Time	Good reputation of a 2-year nursing program in the South Bay with clinical opportunities at good local hospitals. Affordability.	Library study rooms. Tables outside the library.	Likely	Very Likely	Very Likely	Not Likely	Not Likely	I enjoy spaces where I don't feel too comfortable (ie. no sofas), so that I can focus on my studying. Adequate table space is a must for my laptops and books. I like accessible outlet ports, especially when they are at each table rather than just out of the wall. I like seating situations in where my classmates and I can do self study, but easily converse if necessary (ie. the #3 bench seating). I don't use computer station because I already have my own laptop.	I like the common area in the middle where the sofas are. I think that area is a vital space and allows my classmates and I to gather around it and talk and bond. Talks there have made us closer as a group. It would be nice to have a similar area, but away from the testing computer room so that we can gather and not disrupt others.	4-8 hours per week	Less than 4 hours per week	Never	Less than 4 hours per week	4-8 hours per week	Never	IV pump practice	Too big of a room with cubicle separation does not make it feel like a real hospital room. I, along with many of my classmates, have forgotten (about tape of the floor) which is supposed to be in wall between inside and outside of the room). We end up just walking in and our freely. Actually having (maybe a half-wall?) wall would make it more realistic	Anesthesia/post-anesthesia care;Intensive care;	4. Places to eat meals;2. Active gathering areas for collaboration (lobby, etc.);3. Spaces equipped with cutting edge technology (Virtual Reality, Augmented Reality, etc.);
17	11/9/20 6:05:53	11/9/20 6:11:34	2nd Year Student	Full Time	Excellent program curriculum	Library and nursing bldg	Likely	Likely	Not Likely	Likely	Very Likely	Open area but also quiet areas	Area to meet with peers	8-16 hours per week	Less than 4 hours per week	Never	Never	4-8 hours per week	Never		Strength: great scenarios, live interaction Weakness: only 1 session- would like at least 2	Emergency medical services;Geriatric care;	2. Active gathering areas for collaboration (lobby, etc.);4. Places to eat meals;
18	11/9/20 20:03:41	11/9/20 20:08:51	1st Year Student	Full Time	The NCLEX passing rates were really high. The program was local and affordable. The biggest reason would be the bridge program with SJSU for a BSN.	I studied in the library and other quiet seating areas. I socialized in the cafeteria.	Very Likely	Very Likely	Very Likely	Not Likely	Likely	I like comfortable seats and outlets for charging. The computer station didn't really interest me because I have my own laptop that I bring with me to campus.		Less than 4 hours per week	4-8 hours per week	8-16 hours per week	4-8 hours per week	4-8 hours per week				Emergency medical services;Intensive care;Operating room;Pediatric care;Labor/delivery;Neonatal intensive care;	1. Secured areas for late-night access;2. Active gathering areas for collaboration (lobby, etc.);4. Places to eat meals;5. A place to debrief after simulation sessions;
20	11/10/20 17:08:28	11/10/20 17:11:03	2nd Year Student	Full Time			Not Likely	Likely	Not Likely	Very Likely	Very Likely			Less than 4 hours per week	Never	Never	Less than 4 hours per week	Less than 4 hours per week	Less than 4 hours per week			Emergency medical services;Intensive care;Operating room;Labor/delivery;Geriatric care;Anesthesia/post-anesthesia care;	1. Secured areas for late-night access;4. Places to eat meals;3. Spaces equipped with cutting edge technology (Virtual Reality, Augmented Reality, etc.);2. Active gathering areas for collaboration (lobby, etc.);
21	11/10/20 17:21:11	11/10/20 17:29:49	2nd Year Student	Full Time	Teachers are very nice and helpful	Zoom, phone, texting				Very Likely	Very Likely	Comfortable, quiet	Fast internet, quiet	8-16 hours per week	4-8 hours per week	4-8 hours per week	Less than 4 hours per week	Less than 4 hours per week	Less than 4 hours per week			Operating room;Anesthesia/post-anesthesia care;	1. Secured areas for late-night access;
24	11/10/20 18:59:32	11/10/20 19:04:26	2nd Year Student	Full Time	NCLEX pass rates of the program	library	Very Likely	Likely	Very Likely	Not Likely	Not Likely	ability to engage with my peers	nothing	Less than 4 hours per week	4-8 hours per week	4-8 hours per week	Less than 4 hours per week	Less than 4 hours per week	Less than 4 hours per week	study group in the skills lab	no opinion	Intensive care;Operating room;Pediatric care;Labor/delivery;Neonatal intensive care;	3. Spaces equipped with cutting edge technology (Virtual Reality, Augmented Reality, etc.);1. Secured areas for late-night access;
25	11/10/20 20:02:23	11/10/20 20:07:22	2nd Year Student	Full Time	Location, campus, faculty	the library at EVC	Very Likely	Not Likely	Very Likely	Very Likely	Likely	I liked the booth seating because it can accommodate the average study group size (4) that I encounter.		Less than 4 hours per week	Never	Never	4-8 hours per week	4-8 hours per week	Less than 4 hours per week			Emergency medical services;Intensive care;Geriatric care;Pediatric care;Operating room;	1. Secured areas for late-night access;4. Places to eat meals;5. A place to debrief after simulation sessions;
27	11/12/20 20:04:34	11/12/20 20:14:28	2nd Year Student	Full Time	good reputation, affordable tuition and near my house	Library	Not Likely	Likely	Very Likely	Likely	Very Likely	Comfortable seats with a large table for the study group. Since we're gonna sit there for a long period, soft seating is the best.	Rooms are closed to each other, easy to navigate for a new student.	8-16 hours per week	Never	Less than 4 hours per week	Less than 4 hours per week	Less than 4 hours per week	Never		equipment is working well however if the computer uses an actual health care system and learning will help make the experience more real. It would be better if each patient room is more separated.	Emergency medical services;Pediatric care;Labor/delivery;Geriatric care;Intensive care;	2. Active gathering areas for collaboration (lobby, etc.);4. Places to eat meals;5. A place to debrief after simulation sessions;1. Secured areas for late-night access;
33	11/6/20 12:12:57	11/6/20 12:22:40	2nd Year Student	Part Time	Location in relation to my housing was important for me.	the library	Very Likely	Very Likely	Not Likely	Not Likely	Likely	Ability to work with a group of people. I usually bring my own laptop so a computer isn't needed. If I plan to study alone I usually do so at home and not on campus.	Seating area while waiting for class or an exam. Easy to navigate.	4-8 hours per week	Less than 4 hours per week	Less than 4 hours per week	4-8 hours per week	4-8 hours per week	Never		scenario. Mannequin technology. Briefing & debriefing. Weakness: room we watch sim in and debrief in is a room used for many things and can feel crammed. Room with desks would be nice.	Labor/delivery;Emergency medical services;Intensive care;	collaboration (lobby, etc.);4. Places to eat meals;5. A place to debrief after simulation sessions;Place to practice skills that isn't used for class. Often if you want to practice skills, there is a class utilizing the lab space so you are
35	11/6/20 17:13:01	11/6/20 17:15:13	2nd Year Student	Part Time	close to home, reputable program, good clinicals	cafeteria or hallways	Very Likely	Likely	Not Likely	Likely	Likely			Less than 4 hours per week	Less than 4 hours per week	Less than 4 hours per week	Less than 4 hours per week	Less than 4 hours per week				Emergency medical services;Pediatric care;Labor/delivery;	2. Active gathering areas for collaboration (lobby, etc.);
39	11/10/20 16:51:51	11/10/20 17:01:28	2nd Year Student	Part Time	EVC Nursing Program has a great reputation among the RN's that I work with on a daily basis.	Library, conference rooms	Very Likely	Not Likely	Likely	Not Likely	Not Likely	Not too many distractions. Open concept allows for more distractions.	Big lab rooms able to accommodate many students at one time, access to administrative and instructor staff is easy	Less than 4 hours per week	Less than 4 hours per week	Never	Less than 4 hours per week	Less than 4 hours per week	Never		Strengths are the manikin is highly interactive (breath sounds, heart beat, injection sites); weaknesses are the outdated equipment and how fake everything seems. Not setup like a real hospital room/suite.	Anesthesia/post-anesthesia care;Emergency medical services;Intensive care;	2. Active gathering areas for collaboration (lobby, etc.);4. Places to eat meals;5. A place to debrief after simulation sessions;
22	11/10/20 17:40:31	11/10/20 17:44:25	1st Year Student	Part Time	Good reviews from peers.	The Library and cafeteria.	Very Likely	Not Likely	Not Likely	Likely	Likely	The social distancing and comfortable seats.	I like the skills labs.	4-8 hours per week	4-8 hours per week	Less than 4 hours per week	Less than 4 hours per week	4-8 hours per week	Never		The simulation labs have mannequins but not enough supply to learn real life situations.	Emergency medical services;Intensive care;Anesthesia/post-anesthesia care;	1. Secured areas for late-night access;2. Active gathering areas for collaboration (lobby, etc.);3. Spaces equipped with cutting edge technology (Virtual
23	11/10/20 17:37:34	11/10/20 17:44:28	2nd Year Student	Part Time	I heard EVC had a great nursing program. The SJSU bridge program also played a part in why I chose to study nursing at EVC.	In the library.	Very Likely	Likely	Very Likely	Likely	Not Likely	I like large spaces such as rectangular tables to spread out while studying. I also like small study group rooms like the ones in the library.	I like how there are couches in the halls for students to sit.	4-8 hours per week	Less than 4 hours per week	Never	Less than 4 hours per week	Less than 4 hours per week	Never	N/A		Pediatric care;Labor/delivery;Neonatal intensive care;	1. Secured areas for late-night access;2. Active gathering areas for collaboration (lobby, etc.);4. Places to eat meals;
26	11/10/20 20:28:18	11/10/20 20:34:03	1st Year Student	Part Time	Prestigious program	Library	Very Likely	Likely	Very Likely	Likely	Not Likely	I like working in groups	Study rooms!! And lounge area	Less than 4 hours per week	8-16 hours per week	4-8 hours per week	4-8 hours per week	4-8 hours per week	4-8 hours per week		Simulating a scenario and performing interventions	care;Anesthesia/post-anesthesia care;Emergency medical services;Intensive care;Operating room;Pediatric care;Geriatric	Spaces equipped with cutting edge technology (Virtual Reality, Augmented Reality, etc.);2. Active gathering areas

APPENDIX

B STAKEHOLDER ENGAGEMENT MEETINGS

- Sequoia Visioning Workshop
- Interview Primer Distributed Prior to Design Committee Meetings
- Design Committee Meeting #1
- Discussion With Dean Apen
- Design Committee Meeting #2
- Design Committee Meeting #3

San Jose Evergreen Community College District
Evergreen Valley College
Date 09/25/2020
Sequoia Visioning Workshop Meeting Minutes

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ATTENDEES PRESENT:

Perkins Eastman (PE):
- Kathryn Wagner (KW)
- Lance Kutz (LK)
- David Levo (DL)
- Joshua Jackson (JJ)
- Brian Dougherty (BD)

Evergreen Valley College:
- Vice President Andrea Alexander (VPAA)
- Lynette Apen (LA) – Dean of Nursing
- Susana Machado (SM) – Nursing Faculty
- Lisa Hays (LH) – Biology Faculty
- Denise Medina (DM) – Nusing Lab Tech (wizard)
- Peter Miskin (PM) – Full-Time Nursing Instructor
- Vincent Cabada (VC) - Facilities

Brailsford & Dunlavey:
- Ty Taylor (TT)
- Crystal Chan (CC)

Gilbane/Cordoba:
- Joe Webber (JW)
- Daniel Powell (DP)

MEETING AGENDA:

Introductions, Presentation on Trends, (2)-Part Workshop in Miro, and Next Steps

MEETING MINUTES:

Item No.	Agenda items	Notes
1.1	Presentation	1. JJ: Would be great for this presentation to be "conversational" – feel free to chime in as we move through 2. JJ: provided agenda overview 3. Balancing Goals & Resources – existing facilities a. Renovate existing spaces, add simulation b. Big takeaway: from the student perspective, understanding the balance of highly flexible vs. LARGE amount of space with less flexibility; comes down to: what is the student experience that is desired? Will need to keep this in mind as we move ahead 4. Goals for today: get input and begin to create a shared vision

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		5. Trends a. Holistic delivery of care (lifestyle, well-being, etc) b. Connected experience – data-enriched, technology c. Empathetic delivery of care – human connection d. Personalized (not one-size fits all) e. Life-long care, shift from high-cost to a healthcare ecosystem, engrained in every day lives 6. Learning Ecosystem a. Ideate b. Experiment c. Socialize d. Apply e. Amplify f. Reflect 7. Educational Spaces - Overview a. Skills & Assessment b. Simulation c. Classrooms d. Study & Interaction Space (cave to café accommodated) e. Support (Faculty Offices, Dept Offices, Meeting Space) – not talking to much about support spaces today but rather focusing on the first four categories above 8. Skills & Assessment a. Most important in a school of nursing b. Meeting space to discuss, beds, head walls c. Gathering place, spending a lot of time here d. Varying levels of specificity, but can also be flexible e. Augmented reality/virtual reality – emergent, changing very rapidly. i. Interested in hearing from the school how these technologies have been employed today, and how they might be employed in the future, and gauging interest level 9. Simulation Lab a. Want to understand better: dedicated simulation vs. flexible b. Patient room type: most common

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		c. Operating Room – more high-tech d. NICU e. Home Care Environment f. Control Room – very important feature i. Traditionally: direct observation, Presently: trends towards remote observation, could also have a hybrid to offer both at the same time, want to learn more about EVC's desires in this category g. Concept Layout Examples – 10. PAUSE – any questions? a. Lynette: some folks are new – to better understand how to answer: would these facilities be new or renovated? Response: TBD based on feedback we receive today and during interviews b. VPAA: Add-on is definite, remodel is definite; what program goes where will be determined based on feedback we receive today c. Susana: do you know how much space is in the two buildings? VPAA: yes, we know how big it is now, but what program goes where depends on what is needed to accommodate the program d. Josh: don't worry about space sizes at the moment, and rather think about how you want to teach; David Levo: adds, thinking about cohort sizes, class sizes, etc 11. Classrooms Sizes and Types: a. Multi-modal learning environments and active learning,flexible to accommodate different class sizes b. Technologies that are needed? c. Hybrid learning/blended learning is here (to stay); need to accommodate remote learners and educators; need technology that is adaptable and flexible 12. Study and Interaction Spaces – need to accommodate different personas with varying environments a. Will need open study spaces for gathering b. Opportunities for interesting c. Alone/together space

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		d. Many ways to achieve this and create a variety of nice spaces to accommodate different types of students 13. PAUSE – questions/comments before we jump into Miro a. None – let's get into it.
2.1	Miro Workshop (A Day in the Life)	1. Dean Apen: concerned about getting all of the possible comments on the board; JJ response: there will be other opportunities; labs need to have flexibility and for beds to fit through the doors is a huge priority 2. VPAA: Where we have an opportunity to have room for "incubator" space – please leave that opportunity available. For future progams that don't exist now but should 3. Lisa: we need gas lines for future (biology labs) and would like to have more anatomy classes, cadavers, request to think of the space as not always for nursing if infrastructure can be placed 4. DL: what technology is currently being used? Lisa: "Virtual Body" and sending a box to students with dissecting kits, etc. A cadaver lasts (4) semesters 5. DL: familiar with Hololens? Lisa: No DL: invisible "heart" for example, virtual, and can manipulate via augmented reality
2.2	Miro Workshop (Scale and Adjacencies)	1. JJ: Thinking about cohorts, class sizes, lab sizes, etc 2. Study/interaction – do you think there will be small group work? Larger groups? Etc. 3. Goal: help us understand the scale of the group, sizes, etc. 4. Crystal: should we be thinking about Covid? JJ: adding that wrinkle may overcomplicate and would be best to think about this exercise in terms of "non Covid" and what the ideal scenario would be. 5. Crystal: seeing a comment "1 wizard" – can this be clarified? LA: They are the lab tech who coordinate all the technology and make the "magic" happen. 6. Wizard (Denise Medina): right now from control room to each bay, direct visibility required; in the future, virtual and would like to be certified to offer training to entities outside of the college 7. Wizard: would be so so cool to get to see Stanford's virtual sim lab and understand how it functions

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2.3	Miro Exercise (Making Connections between Exercise 1 and 2)	1. Next Exercise is to take the "sticky notes" and connect between them to relay important connections; feel free to draw connections between boards as well (day in the life to scale/adjacencies); even if lines become quite long, we will be able to make sense of it after the fact 2. Josh: class sizes appear quite large; want to ensure we are also capturing when there are smaller classes (but if sticky notes are accurate to all class sizes, then disregard) 3. Lisa: Biology sim lab; Wizard: dream big: students could have group study sessions while in the sim lab; Lisa (question, missed); Wizard response: not recommended; 4. Josh: what are spaces that could be shared? Denise: computer lab, but can be hard with the testing schedules especially with computerized testing; Denise: if there were a big study area, maybe near the entrance, that is where nursing, anatomy, physio, biology could all come together and study/interact together/collaborate; some nursing students will go back to the biology lab as a refresher; could show those taking pre-reqs the dedication required to pursue nursing; we are cramped right now so it is hard, some people have to sit outside on the couch because there are too many people in the lab; perhaps a general area where everyone could all come together to collaborate would be great, perhaps have the ability to reserve it for a group, but also have open space too (alone together). 5. DL: in terms of sharing, question for you guys: behavior of students/needs of students will change over the course of the day (instruction vs. practice); outside of the normal day of classes, what does that look like? How late do they usually stay in the evenings? Usually nursing students can stay as long as (1) of us (staff) are there. LA: Usually they don't stay past 6:30pm. 6. Lynette: very interested in shared study space. Great opportunity for mentorship as well. Love the incubation space idea. Nursing students need smaller study spaces to accommodate mentorship program (every time they book a room they get

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		kicked out). Critical to have that small scale learning environment. Wants to reiterate in regards to space: so busting at the seam (all programs: nursing, biology, anatomy, etc) so biggest priority is not having any space. Lots of expensive equipment, so we prefer not to have students there after staff leaves. 7. Lisa: we go til 10pm, but just for classes, no study time (and no space for it) 8. Susana: could study space be centralized where it isn't attached to classrooms 9. Lisa: do not want students in the facility after hours due to damage (graffiti) and safety, which were previously issues and why the facility is locked up as soon as staff is gone for the day. 10. DL: level of transparency is important to help discourage "bad behavior"; Lynette: would want to survey students on this topic, had difficulty getting involvement due to packed schedules 11. DL: emotional resiliency is important, how do you teach that? "biophilia" – any hopes from the faculty that signals health and wellness? Lynette: conceptually, love the idea, would like to understand what that would look like. DL: share bullet points with us about ideas for wellness (ex.: natural daylight, mindful air quality, spaces to see movement vs. no windows, etc) 12. Lecture: smallest is 20 up to 50, large Lecture Hall is a shared lecture hall. Biology is lecturing on the 1st floor. Math uses it as well; acoustics are terrible; 20-40 courses in the Sequoia lecture hall. Biology: lecture of room with no windows; Larger lecture hall holds 150, never used in that way; only bottom half or top half are used by Nursing, never used as a large comlete lecture hall.
3.1	Next Steps	1. BD: how is this distributed and shared with others? Josh: good Segway: next steps 2. PE will summarize and distill the findings 3. Graphics/documents will be shared. 4. Will have more in-depth follow-up interviews coming up where we will get into more specifics. 5. BD: will this board be posted in a central location? JJ: this board will be locked and will remain as an artifact and a link will be shared so you can always

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		come back and revisit/reflect, and we can send the link as a followup reminder in our minutes captured from today 6. Lynette: for follow up steps/future meetings: Tuesdays aren't ideal 7. DL – there will be follow up opportunities to provide input 8. VPAA – today's interview and Weds Sept 30 will not be the last. Lynette: provide (3) viable options for alternate dates to meet with others who are not available on that date, including students; PE will stay tuned for revised dates. 9. Link to Miro Board: https://miro.com/app/board/o9J_kkHH20Y=/

APPENDIX

Interview Primer Distributed to Participants

EVERGREEN VALLEY COLLEGE

SEQUOIA UPGRADES AND NURSING ADDITION

Evergreen Valley College is seeking to provide updated and expanded facilities for its Nursing program. This will include renovating the Sequoia building and creating new space for a Simulation Center. The architecture firm Perkins Eastman has been engaged to lead this process.

HOW THE INTERVIEW WILL WORK

Stakeholder interviews are a core component of the planning process. The interviews are an opportunity for the consultant team to listen, ask questions, and explore ideas of how your group or area of expertise functions – and to hear your thoughts on your daily and future space needs. No formal preparation is necessary; however, if you have materials that help explain your specialty space needs, such as strategic plans or best practice examples, then please bring them to share during the interview.

QUESTIONS TO CONSIDER BEFORE THE STAKEHOLDER INTERVIEW

Existing EVC Nursing Programmatic and Facilities Needs

- How do you define the primary mission/functions/activities of your group or department?
- How does your group learn, teach, meet and/or work?
  (i.e. highly collaborative vs. heads-down, lecture vs. projects, open vs. private offices and labs?)
- How well do your existing facilities support your activities?
- How have your space needs changed over the last five years?
- How often and easily do you collaborate within and outside of EVC Nursing?
- What kinds of skills & assessment spaces do you need to be successful?
- How is simulation currently integrated into EVC Nursing educational programming?
- Which are your best and worst performing spaces/buildings?
- How attractive is the overall campus experience as a place to live/work/play?

Future Space Needs

- How do you see education, simulation and clinical trends impacting your future space needs?
- How do you expect to grow over the next five to ten years? What additional space will you need?
- What opportunities are there for new, or expanded, interdisciplinary research? Are there new synergies that should be considered?
- How do you imagine the use of simulation labs changing over the next five to ten years?
- How is medical education changing and what new spaces will be needed?
- How might evolving industry and clinical partnerships impact future space needs?
- How will the next generation's attitude toward office and research space impact future facilities?
- Is something missing that will improve EVC faculty and employee quality of life?
- How will evolving accreditation requirements affect your future space needs?

Goal Setting

- What makes EVC Nursing special? What is your vision for the future?
- How could future facilities better support recruitment and retention?
- Are there examples of best practices at other locations that you aspire to replicate?
- What are your top 3 EVC Nursing facility enhancement priorities?

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San Jose Evergreen Community College District
Evergreen Valley College
Date 09/30/2020
Design Committee Meeting #1

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ATTENDEES PRESENT:

Perkins Eastman (PE):
- Kathryn Wagner (KW)
- David Levo (DL)
- Joshua Jackson (JJ)

Evergreen Valley College:
- Vice President Andrea Alexander (VPAA)
- Lynette Apen (LA) – Dean of Nursing
- Susana Machado (SM) – Nursing Faculty
- Lisa Hays (LH) – Biology Faculty
- Denise Medina (DM) – Nusing Lab Tech (wizard)
- Peter Miskin (PM) – Full-Time Nursing Instructor
- Vincent Cabada (VC) - Facilities

Brailsford & Dunlavey:
- Ty Taylor (TT)
- Crystal Chan (CC)

MEETING AGENDA:

Review of Interview Primer Questions and Responses.
Conversational interview to better understand specifics of the school of nursing program.

MEETING MINUTES:

Item No.	Agenda items	Notes
1.1	Introduction	• Introduction from David Levo: this is an iterative process, we will have a back and forth dialogue, and will be coming back to revisit some questions and ensure we are on the right path

2.1	Primer Review, Q&A	• Primer review by Josh; today is much more conversational, no new software to learn
		  ○ Today's exercise is diving a little deeper, getting into the nuts and bolts about the future of the program.
		  ○ Goal today: get as many of you talking as possible and sharing details with us
		  ○ Primary mission and function of each of the groups we have here today. Let's go through and let us know the primary function of the group you are part of:
		  ▪ Dean Apen: primary mission for our group or dept – education the future work force for healthcare. Confined in the existing space that we have, we are busting at the seams, doesn't foster creativity; would be great to be more holistic, more flexible, would like to have more opportunities for flexible learning

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		▪ JJ: let me jump in with a follow up: for your students, what is best case scenario pathway leading them towards? ▪ LA: we want them to get employed, set up/ready to take their national board exams, and then they go and get jobs, most are hired as in-patient jobs at the county hospitals. A few doing skilled nursing facility and clinics. We are also advocating for our students to continue their education, and transition into a program at San Jose State, which they can do while they are working, and encourage them to continue on and get their master's degree, and come back and teach ▪ JJ: great information. Starting with theory, and heading to clinical experience, can we get some folks who work with the hands-on training to speak up? ▪ LA – that question is best for Peter: We are required to provide concurrent practical experience to our student (ie theory and clinical experience has to match); they have to have the experience dealing with real patients and simulated patients, very important; there are also different legislated facet to student ratio, cannot have more than 10 students per faculty, which requires a high level of flexibility, for all environments; need to be able to deliver the content with a lot of flexibility; ▪ DL: when they go down into groups, do you divide up into smaller groups from there? PM: depends on the content, sometimes we divide into diads, triads, in other settings there may be 4-5 students; typically from the group of 10, 4-5 will be hands-on and the others will be busy with something else in another space; LA: clarifies this is just in simulation. ▪ PM: the jist is we just need to have a lot of flexibility ▪ JJ: flexibility during the course of a particular exercise; is the simulation set up for a day, or is it a part of a day? PM: would be a particular segment of a particular day, depends on the content. ▪ JJ: in terms of workflow for other students, what is anticipated for them? Would they go to a debrief space? Are their objectives? PM: yes, ideally, existing debriefing will be improved; DM: existing debrief is unacceptable, can hear people outside walking by; PM: ideally we would need at least (2) debrief space, might want to divide the group into (2); DM: want it to be as realistic as

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		possible, for example like a "holding room" and a "debriefing room", PM agrees. VC: debrief rooms are set up in rows? PM: tends to be more of a conference room, no more than 10, where chairs are set in rows, but the dynamic may change, students tend to want chairs in a circular arrangement, but would be better as a conference room set up. ▪ DL: any advantage to allowing these (2) debrief rooms to be opened up to a single room? PM- yes definitely so long as they have a sound proof divider ▪ DL: is the debrief room a space where you would want 1-2 TVs? And when you think about the video recordings that are server based, credentialed log-in, do you expect that sort of utility in all learning environments or specific to debriefing rooms? LA: sounds amazing! That ability in at least one classroom would be great. For example: could do a simulation and they can show during a class and do a debrief and problem-solving from watching a recording of the simulation; DL: not hard or expensive at all, and wiring devices appropriately, and needs to be set up properly ▪ DL: in a lecture classroom group, wanting to confirm quantity there? 40 would be maximum? PM – can we think about 50 to think about future expansion? LA: sure. PM: even projecting increased enrollment by 50% which would be 60 students. • JJ: wanting to understand the current simulation and what you might want in the future: o LA: currently have low fidelity mannequins and high fidelity where the wizard makes the magic happen o LA: heard a lot about a new program where there is a table and everything is laid out on the table (referenced Grey's Anatomy). Needs to get input from Denise and other people who make it work. o JJ: any specific focus? Neonatal, geriatric? LA: cover all the specialties, but we prepare generalists. Unless we had a partnership with the hospital who help sponsor a particular program, but that would typically focus on the OR, OR nurses are needed o PM: BORN – looking for at least 5 different practice areas (Board of Registered Nurses); 25% of classroom courses need to be simulation but that percentage will likely soon go up; Need to extend the breadth of experiences, not just the depth; units where we take our students are highly specialized o LA: with the virtual simulation environment, I wonder about the flexibility of those spaces? Can we set up a facility so it is ready to be equipped in the future while

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		using it in the interim in another way? DL: that is possible, the primary goal is to ensure there is enough space. Often in spaces for example where you use VR, people tend to bump into things or have to move things around, which is inconvenient. So, VR technology tends to just require more space which you wouldn't otherwise be needed, for example a server closet, etc, which needs to be accessed from the space which can affect the flexibility as well. ○ DL: in the simulation setting, how many students at any given time would you have, from a student experience prospective, would you have at one time? I.E., how many simulation activities would run concurrently? PM: 2 max. DL: Denise, would you have 1 wizard running both sessions, or would you need two? DM: it would just be me for now DL: would need one control room which allows one person to oversee two simulations at once? Which can in the future accommodate (2) wizards in the same space. ○ DM: an area for "moulage", a sink/cleanup area without having to run to the break room. JJ: in an ideal world would that be a space adjacent to the control room? DM: yes, adjacent to the control room; as I'm setting up and getting everything prepared, I'm also creating what we need to utilize in the sim labs, and also have to make sure they are online, needs to be close. ○ JJ: what else do we need to keep in mind for the control room? One-way glass? Digital interface? DM: budgetary, we'd have to stick with the 1-way glass; eventually would be interested in utilizing the software down the line. DL: from a wizard standpoint, is it convenient to be able to walk right into the simulation room and provide direction, have a door between? DM: Yes, absolutely! Some times we might forget to take something out there, or maybe you pretend its tech support to simulate what happens in a real hospital environment. ○ DL: thinking about a patient room as a starting point. Alternatives that that could be larger, for example wheel in different types of furniture or change out the mannequin. But would two standard patient rooms be the right platform and type of space? Maybe a third special space? DM: I prefer (3) patient spaces: mother/baby/maternity, Peds/newborn, HOW (General) used by many semesters and would need to be larger to practice with crash carts, stretchers, practicing compression. ○ DL: the question I have is, those 3 different environments, does that work for the volume you have now, and if the enrollment goes up, does this still support you, or does one space end up getting too tight? DM: I think that because of the way we do it, they are clinical groups, which can't be larger than 10,

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		so should be OK with the (3). PM: we are so used to not having adequate space, having (3) will be fine, we can make do with (3). If we get up to 50-60 would be 5-6 clinical groups throughout the day and could probably make it work with (3). ○ DL: Ty had a question, assuming they are simulated pressurized gases in all of these? LA: No gas in the lines, just "room air". • JJ: what is the flow between classrooms and simulation spaces and skills and assessment? LA: depends on the course. First semester are the ones who use the main skills lab the most, 3 days a week and have lecture 2 days a week. First semester, would have (2) groups of (10) in a class together, but can't do that now due to COVID. Makes for long days, and they miss being able to teach together and want to have the collaborative space for faculty to team teach. LA: lecture days are Monday/Tuesday and Weds-Fri in the skills lab for 3 weeks. Learn how to make a bed, how to move patients, full head to toe assessment. Week 4 they go to the hospital, and are ready to give patient care. ○ Lecture, 1-2 days in the hospital, Skills Lab; periodic usage for the more advanced students in the skills lab ○ LA: our skills spaces, labs are highly utilized, literally back to back. Really missed in the spring, getting them back, doing modified labs, matters so much to having the high touch for instruction, very important ○ PM: looking at possibly expanding to CMA or PTA programs which have a huge lab component. Can share the same facility as nursing, but may mean a larger number of students. ○ DL: in the skills and assessment spaces, what is the ideal number of beds? And, would you have a room that is primariy exam tables and another that is hospital beds? LA: bias is hospital beds because exam beds seem like other allied health environments. Need at least (1) lab space with (6) beds at least. PM: would like to set the minimum to (10) beds. DL: is that something where it might be 5/5 combined and separated with an operable partition. PM – would have to think about it, ideally it would be flexible. To divide it and put together easily. Could be advantageous. • JJ: hybrid model? LA: pre-COVID we did NOT do hybrid. Now, we know with the covid situation that we actually can do hybrid. They are currently developing a new curriculum to be offered in a hybrid format. Bulk of the didactic nursing courses would be in-person. Really excited about the active learning environments, engaging for different types of learning. Peter really likes the "seminar format"; Skills labs need to be on campus. They are trying to do it hybrid, but really hard. • DL: in those classrooms from a lecture standpoint, is there any need to have things recorded? Does it need to provide students opportunity to be able to revisit a lecture? VPAA: at present, no, but in the future this may be needed especially for

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		nursing. LA: would appreciate that opportunity as a student. We are imparting a ton of information, so anything we can do to help reinforce that information seems like it would be a benefit, but would need to confirm with faculty. • JJ: another theme that came up was a need for a space for testing/evaluation/computer lab type space, can we better understand? LA: current computer lab offers 40 computers where students could come and take exams. Electronic format testing will continue, but we know there are other ways to do that testing. Right now all the computers are free-standing and packed in very close together. Denise helps a lot with the external vendor we use. DM: ipads, ATI which we use right now, you cannot take a proctor exam on the ipad or phone, it has to be a desktop or laptop, which is a constraint. If we were to expand, would need to be able to fit in 50 computers comfortable. JJ: what about a chromebook cart or something allowing a lecture space to be converted to a computer lab. LA: like the idea of mobile technology, but I'm not the one administering, but from a scheduling perspective, would allow for it to be more easily accommodated. (2) labs in the library which also have the testing software. The flexibility would be nice. DM: yes flexibility sounds nice so long as the computer lab is provided. Not only is the lab used for testing, it gives students a place to go in and write papers, do research, or biology students. If the students had to check out chromebooks to do that, it would weigh on the staff. • DL: trends are leading away from fixed computer station labs because they tend to be under-utilized since many students have their own laptops these days. What are you all thinking about these trends now? And, students with accommodations, what is the thinking about them, is that handled somewhere else on campus? DM: pre-Covid, accommodations were done in our DSP office. Now, we can proctor remotely, we can accommodate them at least with time. Usually, pre-covid, they would work with the DSP office for their testing, and going somewhere else for that. Lisa: I used laptops all the time for classes, which are provided from a cart, we have (2) carts, they check out a laptop, take it to their desks. No issues with theft because they aren't very fancy. They know how to use them and it works well. We have two sets. DM: do you think if we did that in nursing it would have a big affect on biology? Lisa: Biology does not need a computer lab. Susana: I came late but I want to chime in on computer lab; there are some rare situations where they can't accommodate the students, timing, etc, sometimes stuck proctoring an exam for a student where I don't have accommodation to do so. Would be great to have a small room with 1-3 computers where it can be reserved for special situations. DM: what do you think about having a cart with a chrome books located in the lecture halls? Susana: my concern with that is that the current setup does not allow for separation from students, which might allow for cheating due to visibility unless lecture hall is restructured to mitigate cheating. VPAA: can you explain that more? Susana: if I am

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		sitting in a higher row, I might be able to look down and see scratch paper or the screen of another testing student ○ DL: are your testing structures changing, adaptive questions incorporated into exams? Or having jumbled questions so everyone gets a different exam or different order of questions? Or are all the questions identical? PM: we use both systems, when its outside vendors they are usually scambled. But internally, we offer very linear questions which are identical. Mainly because we don't have a capacity to analyze the exams when they are scrambled. • JJ: keep on the trends of forward-looking. With the understanding that this is in process. But what are the changes we might expect to see in the curriculum and in terms of accreditation. What future "headlines" would you like to point us to: ○ LA: for accreditation, as long as we inform them, we don't have to worry about any difference from that perspective ○ LA: major changes are that we are leveling our units, new curriculum students will take 9 units. Right now its variable from 8.5-10.5 units. Want to develop a true concurrent enrollment with San Jose State's program, and SJ State will carry financial aid, graduate with EVC program, have one semester left at SJ State and graduate with their bachelors ○ LA: we are shifting some courses around. Pediatrics and obstetrics were standalone and will now be offered in the same semester ○ LA: structure will probably be the same, 2 days lecture, 3 days clinicals; faculty are learning a lot of different strategies we may keep from mitigating COVID even when we are fully back on campus ○ LA: nursing, really important working in teams, team problem solving, spaces that support that type of learning is important ○ LA: anything else team? No. JJ: great overview • JJ: step outside of the program spaces (classrooms, labs, simulation, skills) and think about the new building as a "PLACE" to provide social interaction, what happens now? Social interaction and study. ○ DM: shortage of space, students often end up gathering in the hallways. There are couches and chairs, the students would congregate and get so loud we had to remove seating to limit the numbers gathering. ○ JJ: are there times when the whole program comes together (start of year/end of year?)? LA: periodically have tours. Request to have 20 or less; various groups, can be community members, highschool students, etc. Community advisory board annually 25ppl, every semester we graduate a cohort of 40 students, currently hosted in the theater, but usually a gathering time after which might be nice to

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		accommodate in the new facility; Division meetings which occur regularly. DM: nursing orientation 40-50,120 students in S150 at one time for on-boarding. This occurs annually. Nursing information workshops and application workshops which can be 20-50 people. ○ DL: ever host employee interviews? LA: yes. We've been strategic about spacing them out so they don't see each other. Set it up so there's enough movement time so that one person leaves before the next one arrives. Usually in the dean's office to do a writing portion and the second part of the interview occurs in the skills lab. ○ DL: social question, noticed preference to have biology students exposure to nursing students. Depts beyond biology which might have other students coming into the facilities or vice versa? LA: yes, our division covers nursing, certified, nutrition and child development, health education, taken across campus and also utilizing Sequoia; ○ DL: nursing/health science is seeing a lot of interest, do anything with food/nutrition? LA: typically experiments are at home, program does not require a kitchen, may not even need a sink. • JJ: Anything else we want to retain? ○ Susana: personally think that "light" the airiness and free space to grow and move around in is important. What I think is not conducive to the space, glass/visibility to the classrooms from the hallways. Some sensitive material is shared and don't want them to be like fish bowls ○ LA: mannequin storage, need better storage options; really currently struggle with sound-proofing. ○ DL: some programs where they like the nurses to practice moving the equipment around. DM: it's really both, the first cohort is always changing the manequins from different bed, etc. Current challenge is that beds don't even fit through the doorways, would like to be able to move beds from one room to another easily like you would in a hospital environment. Keep thinking like a morgue, in terms of mannequin storage. That would be ideal. ○ DL: we will have a whole deep dive on storage and will need an equipment inventory to make sure we get the storage and flexibility. Commonly never find a program where they feel they have enough storage. ○ DL: lecture hall and understanding how it functions (or lack thereof) from our meeting last week. Want to better understand that in terms of present and future needs. LA: the challenge is the acoustics, really having to project. Active learning strategies are difficult to manage, difficult to move around the room, with stadium seating. It's great that the space is big, close to the building. Lisa? Lisa: what is a great lecture

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		hall? I need to be able to walk around, get to the students, not shimmy around, not shout. Please don't put the screen in front of my whiteboard! Bought big whiteboards that roll in so we can use the board and have the projector on at the same time. MS3 mistakes: boards that are on the wall, can use the whole wall, have a lot of ghosting, can't be erased. Need to be with the students more. ○ TT: will ensure PE receives the new standards for the campus, which should resolve the comments mentioned just previously. PE will incorporate accordingly. • JJ: anything you wished we asked about? DL: first question on goal setting. What do you think experience-wise defines the experience of nursing education at EVC? DM: if we know they come from EVC, their skillset: they know how to do it. Other programs they can define it or explain it, but EVC students can DO it. • VPAA: can I just add to that? That is what I constantly hear around the community. What I really want to accomplish with this, since we already have highly technically skilled nurses, want to make sure this facility is as close to a real hospital setting as possible. Now they have the skills, we want to give them an environment that is close as possible to a hospital environment. Very important.
3.1	Next Steps	• DM: when is our next meeting? • VPAA: it is very important to get students perspectives. Recent grads can count. Faculty: please help us get people together for this. DM: suggested FB alumni group. Susana already reached out to Enza. Those who seem interested, can be sent to Crystal and Ty and CC VPAA. • Susana: another clarification, do we want first and second semester too, for students who have never even been in a classroom? VPAA: Yes, the more the better. Would be helpful to have the new perspective. • Future times: faculty timing prefers to be Friday afternoon after 2:30pm

San Jose Evergreen Community College District
Evergreen Valley College School of Nursing
Date 10/20/2020
Discussion with Dean Apen

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ATTENDEES:

Perkins Eastman (PE):
- Joshua Jackson (JJ)
- Kathryn Wagner (KW)
- Lance Kutz (LK)
- David Levo (DL)
- Judy Ou (JO)
- Olivia Law (OL)

Evergreen Valley College:
- Vice President Andrea Alexander (VPAA)
- Lynette Apen (LA)

Brailsford & Dunlavey:
- Ty Taylor (TT)
- Crystal Chan (CC)

Gilbane/Cordoba:
- Mark Miller (MM)
- Joe Webber (JW)
- Daniel Powell (DP)

MEETING AGENDA:

Discussion with Dean Apen with followup questions.

- A couple of quick questions for you (Dean Apen) to help us clarify the program.
- Pass off to VPAA to kick off, then pass back to PE to guide the questions
- VPAA: wanted to do this with you specifically to get your perspective
- VPAA: how any nursing full-time faculty do you have? DA: 11, full time; 10 part-time
- VPAA: part time nursing faculty – do they use nesting space in Acacia? DA: only one uses adjunct faculty in Acacia. Adjunct faculty is typically on campus only 3 weeks and then teaching at the hospital.
- DA: Every semester, the max would be 160 students. (4) courses operates every fall and spring. DA: contract with SJ State finishes in May of 2021, and from the transitioning to a true concurrent program. EVC will not be paying for SJ State faculty moving forward.
    - VPAA: how are you looking for the program to grow with this new model. DA: I would love for the program to grow. For every 10 students I have to have a faculty member for clinicals. Prior to 2007, we accepted 60 students a year, once a year. At that time, the only way to grow was to admit twice a year. We admit 40 new per semester, 80 students per year, 160 for two year program. Advertising the new concurrent program to prospective students. With that, 275 students have initiated applications, 250 are showing interest in EVC's specific program. Concurrent will have 4 semesters at EVC, and 1 semester at SJ State and then have their bachelors of nursing after 5 semesters.
    - VPAA: so, even if we grow, for every 10 students that we gain, we have to gain 1 faculty? DA: don't have to be full time, can be adjunct. Can

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still be a constraint, hiring full time faculty is very difficult. Adjunct faculty is more attainable. We also have to have clinical placement lined up for every semester and every student. Rotations have to be set in advance. These are the constraints with growing. The need is there and the employability is there. Especially with the innovative program. Realistically could see us growing by 10-20 students but still seems aggressive.

- VPAA: understand a difference between 1st and 2nd year. How are you currently using the Sequoia lecture hall? How is this space being used for nursing or any other subject using the space. Nursing courses that have 40 students in lecture, 1, 3 and 4th semester are utilizing the lecture hall for their lecture blocks. VPAA: how many lectures are we talking about? 2 days a week. Lecture blocks can be pretty long, 2.5-4 hours depending on the course. The struggle is that we don't align with the traditional college schedule, since we have Monday/Tues courses which doesn't match up with standard schedules but is guided by when they get clinical schedules. 1st and 2nd Monday Tues, 3rd and 4rth are Mondays and Fridays.
    - VPAA: Used 3 days a week, anywhere from 2.5-4.5 hours. Needs to be enough for 40 in the one lecture hall.
    - VPAA: any other departments that use the lecture hall? DA: we do have other courses that use the classes, we accommodate about 50 students, evening classes at a time. (Pharmacology, etc.)
    - DA: Biology uses mostly S160. Math and Science are in there as well.
    - VPAA: Use of the space is 40-50 at a time. How married to the lecture hall idea are you? DA: couple things. I actually taught in S150, it is a nice space but a challenge acoustically. Screens hang over the white board, and we like whiteboards. Seats and tables don't move, and we like to do group work which is difficult. Moveable seating is important. From the program perspective face-to-face monthly information workshops. Once a year, April/May, 120 students meet in that lecture hall for orientation. Need a place on campus to accommodate this. Doesn't need to be in the same place where the instruction occurs.
    - DA: Finding space on campus just to have a class is difficult. Don't want to lose any space.
    - VPAA: by the time this is completed, there will be 40 new classroom spaces on campus, including a large lecture hall.
- Natural History Museum? DA: untouchable. Have never had success in the past in looking for additional space in the museum. If there are opportunities to upgrade that space, they would be happy for that, but they definitely would not be open to it going away, they see a lot of value in what it can be for the community.
- JJ: Dean Apen thank you for the dialogue. Really great info. We understand there are some work with mannequins in the skills and assessment labs that require simulated headwalls. DA: no compressed air, just a visual. JJ: great, that is our last question.
- VPAA: we haven't heard anything from students, but to achieve this, we are thinking to send out a survey. Will ask the staff to help encourage students to participate. People on the committee can fill it out as well, but really we want to hear the student voices. DA: will continue to work on encouraging them. VPAA: we will let you know when it is ready to drop.

San Jose Evergreen Community College District
Evergreen Valley College School of Nursing
Date 10/21/2020
Design Committee Meeting #2

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ATTENDEES:

Perkins Eastman (PE):
- Joshua Jackson (JJ)
- Kathryn Wagner (KW)
- Lance Kutz (LK)
- David Levo (DL)
- Judy Ou (JO)
- Brian Dougherty (BD)
- Olivia Law (OL)

Evergreen Valley College:
- Vice President Andrea Alexander (VPAA)
- Lynette Apen (LA)
- Peter Miskin (PM)
- Denise Medina (DM)
- Susana Machado (SM)

Brailsford & Dunlavey:
- Ty Taylor (TT)
- Crystal Chan (CC)

Gilbane/Cordoba:
- Joe Webber (JW)
- Daniel Powell (DP)

MEETING AGENDA:

Preview of the Powerpoint presentation of programming progress for the School of Nursing.

Item No.	Agenda items	Notes
1.1	Meeting Introduction	Introduction of all team members and those present.

2.1	Program Presentation	• What We Heard:
		  ○ Scale of Classroom
		  ▪ Broad use in space, use of whiteboards, adaptability of space, flexibility, storage, ease of mobility.
		• Program Drivers:
		  ○ Head count is 160 total, with potential growth of 40 each semester.
		  ○ Non-nursing students attending some lectures.
		• Preliminary Program Overview:
		  ○ Existing v. Proposed Graphic overview

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		▪ Depicting showing of increase and better allocation of program spaces for nursing.
		• Space Descriptions:
		  ○ Learning (Medium)
		  ▪ Hybrid learning
		  ▪ LA – Accessing classroom spaces have been a challenge, wants to make sure that classes are met. Possibly desire another large classroom for class. Hard for nursing to classroom space due to varying enrollments. Need large (~30 student) classrooms. Core Nursing classes are about 160.
		  ○ Seminar (Small)
		  ▪ Need for 3 small rooms? Or turn some small into medium/large rooms?
		  ▪ LA – Small spaces are nice, sometimes there are classes with 2 people. Concerns for CNA courses, where there are potential for 30-40 students/attendees.
		  ▪ DL – further room utilization walk with LA.
		  ○ Tech Lab
		  ○ Skills/Assessment Lab
		  ▪ DM - Up to 10 students per group/class. Sometimes 2 groups are put together in 1 room, so total about 20 people in room.
		  ▪ DL – Preference of beds:table ratio
		  ▪ LA – Need more beds than tables. Believes the side-by-side clinic and exam rooms are good to accommodate the situation of 2 groups in 1 classroom.
		  ▪ PM – expect high enrollment, would like flexibility for future capacity and growth.
		  ▪ VPAA – Clarity on what is needed in rooms, beds or tables?
		  ▪ DM/LA/PM – rooms should mirror each other, 5 beds 1 table per room. Total 10 beds, 2 exam tables.

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		▪ SM /PM – like the linear desk setup in the middle of the room, allows for different space usage and different learning. ▪ DL – Need sinks or storage in room v. adjacent storage? ▪ LA – ok with linen in adjacent room provided there will be linen carts. ▪ DM - time keeper, need computer or tablet. VPAA confirms there will be tablet for use. ○ Skills/Assessment Storage ○ SIM Lab (typ. Patient room) ○ SIM Flex Lab ○ AV Control room ▪ DM – too small, there are situations where there will be 3 sims happening at the same time. Not enough desk space for all technology equipment. AV server room in control room for ease of reset. ▪ SM – Not enough space for equipment or for people/students to pass thru. Acoustics of the room ○ SIM Storage/Wet Area/Moulage ○ Debrief Room ○ Huddle Room ▪ SM – likes use of huddle room, location of room to the space? ▪ JJ – adjcacent to the SIM labs and in suite. ▪ SM – allows for 2 different groups to be in a waiting room/holding room. ▪ DM – would like a holding room for 5-6 people, need to be acoustically sound and secluded. ○ Study Common (students) ▪ Pending student survey ○ Preliminary Concepts: ▪ Concept 1 • LA – likes due to potential reuse of the lecture hall space ▪ Concept 2 • Next Steps ○ Confirm/adjust program

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		○ Advance design Concept
2.1	Next Steps/ Feedback	• VPAA – suggest to schedule another time to meet to finish discussion of program spaces. CC to schedule time for all, potentially next Wed or Fri.

San Jose Evergreen Community College District
Evergreen Valley College School of Nursing
Date 10/28/2020
Design Committee Meeting #3

PERKINS EASTMAN

ATTENDEES:

Perkins Eastman (PE):
- Joshua Jackson (JJ)
- Kathryn Wagner (KW)
- Lance Kutz (LK)
- David Levo (DL)
- Judy Ou (JO)
- Brian Dougherty (BD)
- Olivia Law (OL)

Evergreen Valley College:
- Vice President Andrea Alexander (VPAA)
- Lynette Apen (LA)
- Peter Miskin (PM)
- Denise Medina (DM)
- Susana Machado (SM)
- Lisa Hays (LH)
- Vincent Cabada (VC)

Brailsford & Dunlavey:
- Ty Taylor (TT)
- Crystal Chan (CC)

Gilbane/Cordoba:
- Joe Webber (JW)
- Daniel Powell (DP)

MEETING AGENDA:

Preview of the Powerpoint presentation of programming progress for the School of Nursing.

Item No.	Agenda items	Notes
1.1	Meeting Introduction	Introduction of all team members and those present. CC: We are revisiting where we left off previously.
2.1	Program Presentation and Re-Review	• Revised Presentation Review (have the previous presentation available if needed): o Skills/Assessment Labs, Size and Configuration o Mix of Classroom Spaces – revisited o Simulation Control Room Size • Skill and Assessment Labs Revisions o 14 to 20 seats in center o Room area increased accordingly o 5 beds/1 exam in each space (2) o Wide doors for equipment movement o Standing computer workstation • Classroom Needs Revisions o Previously vs. Updated
		o Updated: Added 1 medium classroom for 40 students, Reduced the 2 small seminar rooms to accommodate the medium room o Still have 1 large learning studio, large technology lab, Debrief Room and Huddle Room, in addition to all the other previously noted simulation lab spaces. o Medium Classroom still has capability of converting to small-group collaborative learning environment Control Room (Wizard Room) o 165 to 230 SF o 3 workstations, each with 2 monitors. o Partitions between stations o One-way mirror glazing Site Overview Option 1 Overview o Trade-Offs: Lecture Hall Remains, in lieu of new 55-capacity learning environment, that is struck from program o More budget is spent on circulation space vs. program spaces. o Spaces would fit but would be constrained. o Lab spaces may be split off to accommodate special needs. o BD: could the connection be open-air? Maybe. TBD Option 2 Overview o More generous site. o Less area allocated purely for circulation. Questions? o DM: would like to better understand in Option 1 – are the lab spaces split? Yes, for the VR/Tech Lab on Level 2. Skills and Assessment would be on Level 1, Sim Labs at Level 2 o JJ: Any thoughts on the revisions implemented from our last meeting? ▪ Dean: I like all of the revisions made. They seem to offer a lot of flexibility. Seating for 20 in the Skills and Assessment lab is great. ▪ The proposal of the Medium classroom is a great integration. ▪ Susana: like the control room revisions, seems much more functional. Would like to better understand the simulation labs and debrief rooms and huddle rooms. ▪ JJ: For the simulation suite, the spaces intended to be contained within that program area are the sim labs, debrief, huddle, storage, control all condensed into a full suite. ▪ DM: I like the changes too but have a quick question. You guys saw our existing control room. How much bigger is this than the previous control room? It would overall be larger if you account for storage and control room as functioning together in the same way as the existing control room.

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		▪ DA: Can you clarify what happens in the existing building? • JJ: Second floor nursing program would be renovated to make way for the modernized classrooms and informal collaboration space. ▪ Susana: the study and interaction space seems too tight. Have students been surveyed yet? JJ: TBD. ▪ JJ we may split the informal gathering spaces between two areas. Susana – got it. ▪ JJ: Key difference between Option 1 and Option 2 is that in Option 1 is that the lecture hall remains. And yes, the classroom configuration is slightly ▪ DL: Existing lecture hall spaces are difficult to adapt or revise. Option 2 supports the flat floor active environment classrooms. ▪ DA: Agree, but I am a bit worried. Would like to see what other departments are using the Sequoia lecture halls. Want to be mindful of other people using the lecture halls, but otherwise prefer Option 2 for growth and for our program. ▪ JJ: Thinking of this project among a set of projects, there will be a large portfolio of new spaces, including new lecture halls. ▪ PM: is there a difference in timeline? Likely not. BD: more than likely Option 2 would be simpler to achieve. ▪ Lisa: I see the lecture hall is going away, is something being put in in its place? JJ: We are replacing the large lecture hall with a large, medium and small classroom. Lisa: the assumption is that only the nursing program could use the large classroom? DA: will be a challenge but we could collaborate. ▪ VPAA: this is important, but this is the 4th building coming online. We will have many other buildings on campus available. Including Gen Ed which will be right next to MS3. ▪ Lisa: biggest concern that the Sequoia Lecture hall is being removed and we use it every day. DA: also a concern of mine as well, and we will study this further. Stepping back though, it does seem like Option 2 is nice. Seems to offer better classroom spaces. More adaptable and forward thinking. o DA: is this a decision between the two options has to happen today? No, we will be studying many additional items which will continue to help us inform the decision. o Susana: will we be able to continue teaching during construction, can it be during the summer? VPAA: no, there is no way to completely not impact the program. We know that this will be a challenge, and we know the

PERKINS EASTMAN

		program still has to meet and continue moving forward during construction. We are continuing to look into it, and once the design is done, we will be able to consider phasing from there. o DA: looking at the classrooms at the Sequoia lecture hall. The room of 55, that is mostly biology courses and some nurses, history and math would presumably move to Gen Ed. Looking at it, it does seem that we will be able to work it out between Nursing and Biology. Lisa: our biology program has a 56 seat student count minimum, so 55 is not big enough. VPAA: reminder that there will be spaces opened up to accommodate the other programs using the current spaces in Sequoia. o Lisa: what about that future potential expansion? VPAA: if we get more bond money we would like to expand the o VPAA: PE – with that knowledge. Review if we can go from 55 to 65 in the large classroom. JJ: it is possible we could accommodate this by rethinking seat space/count and area per student. We would want to study further? JJ: Any other questions or comments? o DM: thank you so much for hearing our feedback. I like Option 2. o Susana: can electrical plugs be higher? At bed height? Something to consider for ergonomic purposes? o JJ: are the equipment needs using typical/standard plugs or are there special electricl outlets needed? DA: I think most of these needed are 3-prong standard. On the sim side there may be something different but for now it seems like they are standard plugs, even for manikins. DM: we might get more/better feedback regarding this and could have a response on this in the future. o DA: we have a dept meeting coming up on Monday. Wondering if I can share updates on schedule? TT: currently slated to begin construction August of 2022, and slated to end construction by February 2024. o DM: When would the survey be available for the students and it is slated to ask about the spaces catering to those students? VPAA: Yes and it should be available next week. DM: I want to mention it in student meetings. o DA: suggest a question to confirm which program the students are enrolled in. Important distinction, as we want to ensure the feedback being received is from the nursing students.
2.1	Next Steps/ Feedback	• PE Team to review findings and revised programs at subsequent bond leadership meetings. • Revise survey to add question regarding student enrollment. Student survey to go out soon.

APPENDIX

C CONCEPTUAL COMPARATIVE COST ESTIMATE

MARCENE TAYLOR INC.

Conceptual Cost Plan - DRAFT

Sequoia Nursing
Evergreen Valley College
San Jose, California

November 13, 2020
MTI Job No. 20-0704

Marcene Taylor Inc.
Boise, Idaho

(510) 735-6768
www.mticost.com

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Conceptual Cost Plan - DRAFT

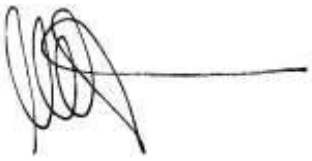
Sequoia Nursing **November 13, 2020**
Evergreen Valley College **MTI Job No. 20-0704**
San Jose, California

Executive Summary

The following estimate was prepared using conceptual information provided by Perkins Eastman Architects. The estimate is divided into four sections - a description of the basis of the estimate, overall summary, building and sitework areas, summaries, and component budgets, and alternates.

Please feel free to contact me should you require additional information.

Sincerely,



Marcene N. Taylor, CPE
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MARCENE TAYLOR INC.

Basis of Estimate

Conceptual Cost Plan - DRAFT

Sequoia Nursing
Evergreen Valley College
San Jose, California

November 13, 2020
MTI Job No. 20-0704

Project Description

Options for remodel to the existing Sequoia Building from refresh of existing finish to major renovation and new construction to accommodate the Nursing Program.

Conditions of Construction

The construction start date is August 2022.
The total construction period is 18 months.
The general contract will be competitively bid by at least four qualified general contractors and main subcontractors.
The contractor will be required to pay prevailing wages.
There will not be small business set aside requirements.
The general contractor will have access to the site at all hours.

Inclusions

Foundations include standard spread footings, elevator pit, and slab on grade.

No work is anticipated for basement construction.

Superstructure includes steel framing and metal deck with lightweight concrete fill with an allowance for fireproofing to structural steel, seismic joints and miscellaneous metals.

Exterior enclosure includes steel stud framing with interior and exterior sheathing, applied exterior finishes, soffit finishes, an allowance for trim and fascia, exterior windows, and exterior doors.

Roofing includes single ply roofing with associated insulation, flashings and sheetmetal, caulking and sealants, and an allowance for roof openings.

Interior partitions include framing, acoustic insulation and sheathing, interior glazing, new interior doors, and fittings.

Stairs include staircase flights from floor to floor.

Allowances are included for wall, floor, and ceiling finishes.

Conveying includes a hydraulic elevator.

Plumbing includes sanitary fixtures with connection piping, water treatment and storage, surface water drainage, gas distribution, and miscellaneous plumbing.

Heating, ventilation, and air conditioning includes piping and equipment, distribution, ductwork and distribution, controls, exhaust, and miscellaneous HVAC.

Fire protection includes an automatic wet sprinkler system.

Inclusions (continued)

Electrical includes power and distribution, user convenience power, lighting and controls, telecommunications, fire alarm and security systems, audiovisual systems, and miscellaneous electrical.

Equipment includes institutional equipment.

Furnishings include window coverings and fixed casework.

No work is anticipated for special construction.

Selective building demolition is included to accommodate the renovation.

Site preparation includes site clearing, building demolition, and earthwork.

Site improvements include pedestrian paving, site development, and landscaping.

Allowances are included for connection to existing site mechanical and electrical utilities.

No work is anticipated for other site construction.

Exclusions

Cost escalation beyond a construction midpoint of April 2023.
Land and easement acquisition costs including real estate fees, CEQA mitigation, and entitlement costs.
Project management and construction management fees.
Architectural and engineering design fees.
Special consultants' fees.
Geotechnical fees.
Legal fees.
Utility surveys.
Testing and inspection costs.
Plan check and design review fees.
Construction permits if required.
Construction contingency allowances for change orders and claims.
Costs associated with special foundation systems and unsuitable soils conditions.
Assessments, taxes, finance, legal, and development charges.
Environmental impact mitigation.
Fees associated with LEED certification.
Scope change and post-contract contingencies.
Builder's risk, project wrap-up, and other owner provided insurance programs.
Hazardous material abatement.
Off-site work except as specifically identified.
Owner supplied and installed furniture, fixtures, and equipment except as specifically identified.
Loose furniture and equipment except as specifically identified.
Premium or overtime pay.

Risk Register

This cost plan has been prepared using only early conceptual ideas of what may be included in the project. Costs will change as the design is developed.

We are currently in an escalating construction market. Materials prices are increasing and are unstable with impacts of potential tariffs on materials unknown, and there are shortages in available skilled labor. This could negatively impact construction costs and schedules as the project goes out to bid and you may see increases beyond what is covered in the mark-up for reasonable cost escalation.

Items Used in Preparing Cost Estimate

Conceptual Information received from Perkins Eastman Architects
- Photos of Existing Conditions (120 each)
- 201030_Option 1 & 2 Plans
- As-Built Scope Markups
- As-Builts - X2016 073 - EVC Sequoia Upgrades & Nursing Addition
- EVC Sequoia Nursing_Programming 2020-10-30_FINAL
- EVC_Nursing Program v2020-11-04_updated
- Project Narrative

Discussions with the project architects and engineers.

Assumption of Market Conditions

This estimate is an opinion of probable construction costs based on measurement and pricing of quantities available through provided information and reasonable assumptions for work not covered in the current drawings and specifications. Unit rates are based on historical data and/or discussions with contractors. The unit rates in this estimate reflect current bid costs in the area and include subcontractors' overhead and profit. MTI has no control over material or labor pricing and market conditions at the time of bid. Hence, MTI cannot guarantee that the bids or construction cost will not vary from this opinion of probable construction cost.

This estimate is based on the assumption that there will be competitive bidding for every portion of the work - a minimum of four bidders for all subcontract items and general contractor bids if applicable. If fewer bids are received, prices may be higher, while more bids received may result in more competitive pricing.

Current Construction Costs 2018 (copyright 2018 Sierra West Publishing) references engineering estimates are based on an average of 4-5 bids for a project. Deviation from engineering estimates produced from complete drawings is as follows:

1 bid	+38%
2-3 bids	+16%
4-5 bids	+0%

Assumption of Market Conditions (continued)

MTI's methodology is to establish unit rates based on experience for reasonable costing informed by labor and material rates, conversations with local subcontractors, published costs, and bid results. When MTI discusses pricing it does not provide specific project drawings, specifications, or data to avoid any conflict that would preclude a subcontractor from bidding on the job.

MARCENE TAYLOR INC.

Overall Summary

Conceptual Cost Plan - DRAFT

Sequoia Nursing
Evergreen Valley College
San Jose, California

November 13, 2020
MTI Job No. 20-0704

Conceptual Cost Plan - DRAFT

Sequoia Nursing | **November 13, 2020**
Evergreen Valley College | **MTI Job No. 20-0704**
San Jose, California

Overall Construction Costs	*Total $*
Option 1	
Light Renovation	563,447
Light Renovation - Toilet Rooms	206,810
Nursing Renovation Option 1	2,104,220
New Addition Option 1	16,500,982
Sitework Option 1	1,069,865
Total Construction Costs - Option 1	**20,445,325**
Option 2	
Light Renovation	563,447
Light Renovation - Toilet Rooms	206,810
Nursing Renovation Option 2	2,104,220
New Addition Option 2	15,675,907
Sitework Option 2	1,347,407
Total Construction Costs - Option 2	**19,897,791**
Alternates	
Major Renovation - Toilet Rooms	217,943
Light Renovation - Casework	1,748,721
Light Renovation - Lighting	457,042
Lecture Hall Light Renovation	102,763
FF&E Allowance	
Furnishings - allow $12.50/SF for major renovation and new areas	281,875
Equipment - allow $20.00/SF for major renovation and new areas	451,000

MARCENE TAYLOR INC.

Light Renovation

Building Areas, Summary, and Detail

Conceptual Cost Plan - DRAFT

Sequoia Nursing
Evergreen Valley College
San Jose, California

November 13, 2020
MTI Job No. 20-0704

Areas	Enclosed	Covered	Gross[1]	
First Floor	10,900	0	10,900	SF
Second Floor	3,900	0	3,900	SF
Total Building Area	**14,800**	**0**	**14,800**	**SF**

Control Quantities	Quantity	Unit	Ratio to Gross
Gross Floor Area	14,800	SF	1.000
Enclosed Area	14,800	SF	1.000
Covered Area	0	SF	0.000

[1] Gross floor area is calculated as the full enclosed area plus one-half of the covered area.

Conceptual Cost Plan - DRAFT

Sequoia Nursing **November 13, 2020**
Evergreen Valley College **MTI Job No. 20-0704**
San Jose, California

Light Renovation

Component Summary		*$/SF*	*Total $*
A10 Foundations		0.00	0
A20 Basement Construction		0.00	0
B10 Superstructure		0.00	0
B20 Enclosure		0.00	0
B30 Roofing		0.00	0
C10 Interior Construction		0.00	0
C20 Stairs		0.00	0
C30 Interior Finishes		16.78	248,300
D10 Conveying		0.00	0
D20 Plumbing		0.00	0
D30 HVAC		0.50	7,400
D40 Fire Protection		1.00	14,800
D50 Electrical		4.88	72,200
E10 Equipment		0.00	0
E20 Furnishings		0.00	0
F10 Special Construction		0.00	0
F20 Selective Building Demolition		3.50	51,800
G10 Site Preparation		0.00	0
G20 Site Improvement		0.00	0
G30 Site Mechanical Utilities		0.00	0
G40 Site Electrical Utilities		0.00	0
G90 Other Site Construction		0.00	0
Current Direct Construction Cost		**26.66**	**394,500**
Design Contingency	10.0%	2.67	39,450
Current Direct Construction Cost with Design Contingency		**29.32**	**433,950**
Bonds and Insurance	2.5%	0.73	10,849
General Conditions	7.0%	2.10	31,136
General Requirements	2.5%	0.80	11,898
GC Overhead and Profit	5.0%	1.65	24,392
Cost Escalation to Midpoint of Construction[1]	10.0%	3.46	51,222
Total Construction Cost		**38.07**	**563,447**

[1] Cost escalation to midpoint of construction in April 2023 - 30 months at 4% per annum.

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
A10 Foundations					**0**
A20 Basement Construction					**0**
B10 Superstructure					**0**
B20 Enclosure					**0**
B30 Roofing					**0**
C10 Interior Construction					**0**
C20 Stairs					**0**
C30 Interior Finishes					**248,300**
Wall finishes					70,500
Prepare existing wall surfaces and paint	28,200	SF	2.50	70,500	
Floor finishes					111,000
Carpet tile or luxury vinyl tile with topset rubber base	14,800	SF	7.50	111,000	
Ceiling finishes					66,800
New acoustic ceiling tile in existing grid	14,800	SF	3.50	51,800	
Gypsum board soffits and acoustic clouds as required - allow	1	LS	15,000.00	15,000	

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
D10 Conveying					**0**
D20 Plumbing					**0**
D30 HVAC					**7,400**
HVAC systems within building					7,400
Remove and reconnect ceiling diffusers as required for finishes refresh - allow	14,800	SF	0.50	7,400	
D40 Fire Protection					**14,800**
Sprinklers					14,800
Remove and reconnect sprinkler heads as required for finishes refresh - allow	14,800	SF	1.00	14,800	
D50 Electrical					**72,200**
Electrical systems within building					72,200
Remove and replace lighting in corridors only	2,000	SF	25.00	50,000	
Remove and reconnect electrical devices as required for finishes refresh - allow	14,800	SF	1.50	22,200	
E10 Equipment					**0**
E20 Furnishings					**0**
F10 Special Construction					**0**

Sequoia Nursing **November 13, 2020**
Evergreen Valley College **MTI Job No. 20-0704**
San Jose, California

Light Renovation

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
F20 Selective Building Demolition					**51,800**
Building elements demolition					51,800
Remove existing floor finishes and prepare subsurface for new finish	14,800	SF	2.50	37,000	
Remove existing ceiling tile from existing grid	14,800	SF	1.00	14,800	

MARCENE TAYLOR INC.

Light Renovation - Toilet Rooms

Building Areas, Summary, and Detail

Conceptual Cost Plan - DRAFT

Sequoia Nursing
Evergreen Valley College
San Jose, California

November 13, 2020
MTI Job No. 20-0704

Areas	Enclosed	Covered	Gross[1]	
First Floor	578	0	578	SF
Second Floor	421	0	421	SF
Total Building Area	**999**	**0**	**999**	**SF**

Control Quantities	Quantity	Unit	Ratio to Gross
Gross Floor Area	999	SF	1.000
Enclosed Area	999	SF	1.000
Covered Area	0	SF	0.000
Total Plumbing Fixtures (x 100)	37	EA	3.704

[1] Gross floor area is calculated as the full enclosed area plus one-half of the covered area.

Conceptual Cost Plan - DRAFT

Sequoia Nursing **November 13, 2020**
Evergreen Valley College **MTI Job No. 20-0704**
San Jose, California

Light Renovation - Toilet Rooms

Component Summary		*$/SF*	*Total $*
A10 Foundations		0.00	0
A20 Basement Construction		0.00	0
B10 Superstructure		0.00	0
B20 Enclosure		0.00	0
B30 Roofing		0.00	0
C10 Interior Construction		18.52	18,500
C20 Stairs		0.00	0
C30 Interior Finishes		101.14	101,035
D10 Conveying		0.00	0
D20 Plumbing		0.00	0
D30 HVAC		0.00	0
D40 Fire Protection		0.00	0
D50 Electrical		0.00	0
E10 Equipment		0.00	0
E20 Furnishings		0.00	0
F10 Special Construction		0.00	0
F20 Selective Building Demolition		25.29	25,264
G10 Site Preparation		0.00	0
G20 Site Improvement		0.00	0
G30 Site Mechanical Utilities		0.00	0
G40 Site Electrical Utilities		0.00	0
G90 Other Site Construction		0.00	0
Current Direct Construction Cost		**144.94**	**144,799**
Design Contingency	10.0%	14.49	14,480
Current Direct Construction Cost with Design Contingency		**10.76**	**159,279**
Bonds and Insurance	2.5%	3.99	3,982
General Conditions	7.0%	11.44	11,428
General Requirements	2.5%	4.37	4,367
GC Overhead and Profit	5.0%	8.96	8,953
Cost Escalation to Midpoint of Construction[1]	10.0%	18.82	18,801
Total Construction Cost		**207.02**	**206,810**

[1] Cost escalation to midpoint of construction in April 2023 - 30 months at 4% per annum.

Sequoia Nursing **November 13, 2020**
Evergreen Valley College **MTI Job No. 20-0704**
San Jose, California

Light Renovation - Toilet Rooms

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
A10 Foundations					**0**
A20 Basement Construction					**0**
B10 Superstructure					**0**
B20 Enclosure					**0**
B30 Roofing					**0**
C10 Interior Construction					**18,500**
Fittings					18,500
Toilet and bath accessories - allow	1	LS	18,500.00	18,500	
C20 Stairs					**0**
C30 Interior Finishes					**101,035**
Wall finishes					68,068
Ceramic wall tile, thinset	2,464	SF	27.00	66,528	
Prepare existing wall surfaces and paint	616	SF	2.50	1,540	
Floor finishes					29,970
Ceramic tile floor and base, mortar set	999	SF	30.00	29,970	

Sequoia Nursing **November 13, 2020**
Evergreen Valley College **MTI Job No. 20-0704**
San Jose, California

Light Renovation - Toilet Rooms

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
Ceiling finishes					2,997
Prepare existing gypsum board ceiling and paint	999	SF	3.00	2,997	
D10 Conveying					**0**
D20 Plumbing					**0**
D30 HVAC					**0**
D40 Fire Protection					**0**
D50 Electrical					**0**
E10 Equipment					**0**
E20 Furnishings					**0**
F10 Special Construction					**0**

Conceptual Cost Plan - DRAFT

Sequoia Nursing **November 13, 2020**
Evergreen Valley College **MTI Job No. 20-0704**
San Jose, California

Light Renovation - Toilet Rooms

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
F20 Selective Building Demolition					**25,264**
Building elements demolition					25,264
Remove existing toilet and bath accessories - allow	1	LS	2,500.00	2,500	
Remove existing floor finishes and prepare subsurface for new finish	5,691	SF	4.00	22,764	

MARCENE TAYLOR INC.

Nursing Renovation Options 1 and 2

Building Areas, Summary, and Detail

Conceptual Cost Plan - DRAFT

Sequoia Nursing
Evergreen Valley College
San Jose, California

November 13, 2020
MTI Job No. 20-0704

Areas	Enclosed	Covered	Gross[1]	
First Floor	0	0	0	SF
Second Floor	5,550	0	5,550	SF
Total Building Area	**5,550**	**0**	**5,550**	**SF**

Control Quantities	Quantity	Unit	Ratio to Gross
Gross Floor Area	5,550	SF	1.000
Enclosed Area	5,550	SF	1.000
Covered Area	0	SF	0.000
Total Number of Elevators (x 1,000)	1	EA	0.180
Total Plumbing Fixtures (x 100)	10	EA	0.180

[1] Gross floor area is calculated as the full enclosed area plus one-half of the covered area.

Conceptual Cost Plan - DRAFT

Sequoia Nursing **November 13, 2020**
Evergreen Valley College **MTI Job No. 20-0704**
San Jose, California

Nursing Renovation Options 1 and 2

Component Summary		*$/SF*	*Total $*
A10 Foundations		0.00	0
A20 Basement Construction		0.00	0
B10 Superstructure		9.91	55,000
B20 Enclosure		3.60	20,000
B30 Roofing		1.80	10,000
C10 Interior Construction		17.48	97,000
C20 Stairs		1.80	10,000
C30 Interior Finishes		27.56	152,949
D10 Conveying		0.90	5,000
D20 Plumbing		2.97	16,500
D30 HVAC		0.99	5,500
D40 Fire Protection		0.99	5,500
D50 Electrical		87.87	487,675
E10 Equipment		57.48	319,000
E20 Furnishings		36.93	204,980
F10 Special Construction		0.00	0
F20 Selective Building Demolition		15.17	84,175
G10 Site Preparation		0.00	0
G20 Site Improvement		0.00	0
G30 Site Mechanical Utilities		0.00	0
G40 Site Electrical Utilities		0.00	0
G90 Other Site Construction		0.00	0
Current Direct Construction Cost		**265.46**	**1,473,279**
Design Contingency	10.0%	26.55	147,328
Current Direct Construction Cost with Design Contingency		**292.00**	**1,620,607**
Bonds and Insurance	2.5%	7.30	40,515
General Conditions	7.0%	20.95	116,279
General Requirements	2.5%	8.01	44,435
GC Overhead and Profit	5.0%	16.41	91,092
Cost Escalation to Midpoint of Construction[1]	10.0%	34.47	191,293
Total Construction Cost		**379.14**	**2,104,220**

[1] Cost escalation to midpoint of construction in April 2023 - 30 months at 4% per annum.

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
A10 Foundations					**0**
A20 Basement Construction					**0**
B10 Superstructure					**55,000**
Floor construction					55,000
Modify floor structure as required for major remodel	5,500	SF	10.00	55,000	
B20 Enclosure					**20,000**
Exterior walls					20,000
Patch and repair existing exterior wall finish at connection to new construction - allow	1	LS	20,000.00	20,000	
B30 Roofing					**10,000**
Roof coverings					10,000
Patch and repair existing roofing at connection to new construction - allow	1	LS	10,000.00	10,000	
C10 Interior Construction					**97,000**
Interior partitions					41,250
New interior partition framing and sheathing as required	5,500	SF	7.50	41,250	
Interior doors					30,000
Solid core wood door in hollow metal frame with hardware	15	LVS	2,000.00	30,000	

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
Fittings					25,750
Code required signage	5,500	SF	0.25	1,375	
Directional signage and graphics	5,500	SF	1.00	5,500	
Markerboards and tackboards	5,500	SF	2.50	13,750	
Toilet and bath accessories	1	LS	1,000.00	1,000	
Miscellaneous fittings	5,500	SF	0.75	4,125	
C20 Stairs					**10,000**
Stair finishes					10,000
Modify railings and treads as required for code compliance	1	FLT	10,000.00	10,000	
C30 Interior Finishes					**152,949**
Wall finishes					33,337
Ceramic wall tile, thinset	256	SF	27.00	6,912	
Prepare existing wall surfaces and paint	10,570	SF	2.50	26,425	
Floor finishes					42,690
Ceramic tile floor and base, mortar set	64	SF	30.00	1,920	
Carpet tile or luxury vinyl tile with topset rubber base	5,436	SF	7.50	40,770	
Ceiling finishes					76,922
Acoustic ceiling tile and grid, 2'-0" x 2'-0"	5,436	SF	7.50	40,770	
Suspended gypsum board ceiling, painted	64	SF	18.00	1,152	
Gypsum board soffits and acoustic clouds as required - allow	1	LS	35,000.00	35,000	
D10 Conveying					**5,000**
Elevators and lifts					5,000
Modify existing controls as required for code compliance	1	LS	5,000.00	5,000	

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
D20 Plumbing					**16,500**
Plumbing systems within building					16,500
Remove existing fixtures and relocate and cap existing piping as required for new layout	5,500	SF	3.00	16,500	
D30 HVAC					**5,500**
HVAC systems within building					5,500
Remove and reconnect ceiling diffusers as required for finishes refresh - allow	5,500	SF	1.00	5,500	
D40 Fire Protection					**5,500**
Sprinklers					5,500
Remove, store, and replace sprinkler heads as required for finishes refresh - allow	5,500	SF	1.00	5,500	
D50 Electrical					**487,675**
Main normal power					55,000
Main distribution switchboard, distribution switchboard, transformers, panelboards, feeders and cabling, grounding	5,500	SF	10.00	55,000	
Machine and equipment power					16,500
Connections and switches	5,500	SF	2.00	11,000	
Miscellaneous switches	5,500	SF	1.00	5,500	
User convenience power					33,000
User convenience power, wiremolds, floorboxes, j-boxes	5,500	SF	6.00	33,000	
Lighting and branch wiring					126,500
Fixtures, including conduit and cable	5,500	SF	20.00	110,000	
Light switches, occupancy sensors, motion sensors, dimmer sensors, including conduit and cable	5,500	SF	3.00	16,500	

Sequoia Nursing **November 13, 2020**
Evergreen Valley College **MTI Job No. 20-0704**
San Jose, California

Nursing Renovation Options 1 and 2

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
Communications and security					92,675
MDF/IDF buildout	5,500	SF	2.00	11,000	
Telephone/data outlets, WAP, including conduit and cable	5,500	SF	10.00	55,000	
Public address speakers, including conduit and cable	5,500	SF	0.85	4,675	
Centralized clocks, including conduit and cable	5,500	SF	1.00	5,500	
A/V conduit only	5,500	SF	3.00	16,500	
Fire alarm system					44,000
Fire alarm main panel and annunicator	5,500	SF	2.00	11,000	
Fire alarm devices, including conduit and cable	5,500	SF	6.00	33,000	
Security system					55,000
Security panels, video monitoring, intrusion detection, access control	5,500	SF	10.00	55,000	
Other electrical systems					65,000
Project management, firestopping, core drilling, detailing	1	LS	65,000.00	65,000	
E10 Equipment					**319,000**
Institutional equipment					319,000
Fixed audiovisual equipment	5,500	SF	8.00	44,000	
Fixed classroom equipment (including exam tables, head walls, cubicle curtain, etc.)	5,500	SF	50.00	275,000	
E20 Furnishings					**204,980**
Fixed furnishings					204,980
Window shades, manual	832	SF	15.00	12,480	
Fixed casework	5,500	SF	35.00	192,500	
F10 Special Construction					**0**

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
F20 Selective Building Demolition					**84,175**
Building elements demolition					84,175
Remove portion of existing auditorium building; shore opening as required during new construction	732	SF	25.00	18,300	
Remove portion of exterior wall for new knuckle and connecting corridor; shore opening as required during new construction	1	LS	15,000.00	15,000	
Remove interior partitions as required - allow	5,500	SF	1.00	5,500	
Remove existing floor finishes and prepare subsurface for new finish	5,500	SF	2.50	13,750	
Remove existing ceiling finish	5,500	SF	2.00	11,000	
Remove casework and equipment as required	5,500	SF	1.75	9,625	
Miscellaneous demolition	5,500	SF	2.00	11,000	
Hazardous components abatement					0
Excluded	5,500	SF	0.00	0	

MARCENE TAYLOR INC.

New Addition Option 1

Building Areas, Summary, and Detail

Conceptual Cost Plan - DRAFT

Sequoia Nursing
Evergreen Valley College
San Jose, California

November 13, 2020
MTI Job No. 20-0704

Areas	Enclosed	Covered	Gross[1]	
First Floor	8,293	828	8,707	SF
Second Floor	8,293	0	8,293	SF
Total Building Area	**16,586**	**828**	**17,000**	**SF**

Control Quantities	Quantity	Unit	Ratio to Gross
Gross Floor Area	17,000	SF	1.000
Enclosed Area	16,586	SF	0.976
Covered Area	828	SF	0.049
Gross Exterior Wall Area	36,306	SF	2.136
Finished Wall Area	36,306	SF	2.136
Glazing Area	7,410	SF	0.436
Total Roof Area	9,121	SF	0.537
Sloped Roof Area	0	SF	0.000
Flat Roof Area	9,121	SF	0.537
Total Length of Interior Partitions	1,090	LF	0.064
Total Number of Elevators (x 1,000)	1	EA	0.059

[1] Gross floor area is calculated as the full enclosed area plus one-half of the covered area.

Conceptual Cost Plan - DRAFT

Sequoia Nursing **November 13, 2020**
Evergreen Valley College **MTI Job No. 20-0704**
San Jose, California

New Addition Option 1

Component Summary		*$/SF*	*Total $*
A10 Foundations		22.37	380,241
A20 Basement Construction		0.00	0
B10 Superstructure		67.73	1,151,492
B20 Enclosure		221.78	3,770,191
B30 Roofing		15.21	258,526
C10 Interior Construction		35.88	609,970
C20 Stairs		7.94	135,000
C30 Interior Finishes		28.40	482,867
D10 Conveying		7.94	135,000
D20 Plumbing		33.12	563,000
D30 HVAC		63.74	1,083,500
D40 Fire Protection		8.00	136,000
D50 Electrical		94.61	1,608,450
E10 Equipment		41.95	713,198
E20 Furnishings		30.93	525,800
F10 Special Construction		0.00	0
F20 Selective Building Demolition		0.00	0
G10 Site Preparation		0.00	0
G20 Site Improvement		0.00	0
G30 Site Mechanical Utilities		0.00	0
G40 Site Electrical Utilities		0.00	0
G90 Other Site Construction		0.00	0
Current Direct Construction Cost		**679.60**	**11,553,235**
Design Contingency	10.0%	67.96	1,155,324
Current Direct Construction Cost with Design Contingency		**747.56**	**12,708,559**
Bonds and Insurance	2.5%	18.69	317,714
General Conditions	7.0%	53.64	911,839
General Requirements	2.5%	20.50	348,453
GC Overhead and Profit	5.0%	42.02	714,328
Cost Escalation to Midpoint of Construction[1]	10.0%	88.24	1,500,089
Total Construction Cost		**970.65**	**16,500,982**

[1] Cost escalation to midpoint of construction in April 2023 - 30 months at 4% per annum.

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
A10 Foundations					**380,241**
Standard foundations					268,285
Reinforced concrete spread footings and grade beams	331	CY	735.00	243,285	
Elevator pit	1	EA	25,000.00	25,000	
Slab on grade					111,956
Reinforced concrete slab on grade, 5" thick	8,293	SF	13.50	111,956	
A20 Basement Construction					**0**
B10 Superstructure					**1,151,492**
Floor and roof construction					899,242
Structural steel framing - allow 16.5#/GSF	140	TN	5,200.00	728,000	
Metal deck	17,414	SF	6.50	113,191	
Lightweight concrete fill, reinforced	8,293	SF	7.00	58,051	
Miscellaneous					252,250
Seismic joints and covers	261	LF	250.00	65,250	
Fireproofing to structural steel framing and decks - allow	17,000	GSF	8.50	144,500	
Miscellaneous metals and rough carpentry - allow	17,000	GSF	2.50	42,500	
B20 Enclosure					**3,770,191**
Exterior walls					2,741,891
Steel stud wall framing	36,306	SF	12.00	435,672	
Insulation at exterior wall (rigid or batt)	26,046	SF	3.50	91,161	
Exterior sheathing and weather barrier	28,896	SF	4.00	115,584	
Gypsum board to inside face of exterior wall, taped and sanded	28,896	SF	4.00	115,584	
Premium for fire rating as required for proximity to adjacent building	7,963	SF	20.00	159,260	
Applied exterior finishes - allow	28,896	SF	55.00	1,589,280	

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
Trim and fascia - allow	36,306	SF	5.00	181,530	
Soffit framing and finish	828	SF	65.00	53,820	
Exterior windows					963,300
Aluminum framed curtainwalls, storefronts, and windows	7,410	SF	130.00	963,300	
Exterior doors					65,000
Allow	1	LS	65,000.00	65,000	
B30 Roofing					**258,526**
Roof coverings					248,526
Single-ply PVC roofing	9,121	SF	12.00	109,452	
Protection board, 1/2" thick	9,121	SF	3.00	27,363	
Rigid insulation, 4" minimum	9,121	SF	7.50	68,408	
Walkway pads	1	LS	3,500.00	3,500	
Flashing and sheetmetal	9,121	SF	2.50	22,803	
Caulking and sealants	17,000	SF	1.00	17,000	
Roof openings					10,000
Allow	1	LS	10,000.00	10,000	
C10 Interior Construction					**609,970**
Interior partitions					413,420
Metal stud partition framing	17,440	SF	9.50	165,680	
Acoustic batt insulation in partitions	17,440	SF	1.50	26,160	
Gypsum board partition sheathing, taped and sanded	34,880	SF	4.00	139,520	
Interior glazing - allow	436	SF	85.00	37,060	
Operable partitions - allow	1	LS	45,000.00	45,000	
Interior doors					115,000
Allow	1	LS	115,000.00	115,000	
Fittings					81,550
Code required signage	17,000	GSF	0.40	6,800	
Directional signage and graphics	17,000	GSF	1.00	17,000	
Markerboards and tackboards	17,000	GSF	2.50	42,500	
Toilet partitions and accessories - allow	1	LS	2,500.00	2,500	
Miscellaneous fittings	17,000	GSF	0.75	12,750	

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
C20 Stairs					**135,000**
Stair construction and finishes					135,000
Staircase flights, floor to floor, including finishes and railings	3	FLT	45,000.00	135,000	
C30 Interior Finishes					**482,867**
Wall finishes					159,440
Allow	63,776	SF	2.50	159,440	
Floor finishes					165,860
Combination of polished concrete, luxury vinyl tile, ceramic tile, and carpet tile with associated bases	16,586	SF	10.00	165,860	
Ceiling finishes					157,567
Combination of acoustic ceiling tile and grid, suspended gypsum board, and acoustic clouds with an allowance for soffits	16,586	SF	9.50	157,567	
D10 Conveying					**135,000**
Elevators and lifts					135,000
Hydraulic elevator, 2 stop	1	EA	135,000.00	135,000	
D20 Plumbing					**563,000**
Plumbing fixtures					170,000
Sanitary fixtures, including local connection piping	17,000	GSF	10.00	170,000	
Domestic water distribution					68,000
Floor drains, including trap primers, hosebibbs, cleanouts, vent tru roofs	17,000	GSF	2.00	34,000	
Fixture rough-in, sanitary waste and domestic water piping	17,000	GSF	2.00	34,000	

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
Water treatment and storage					34,000
Water heater, including expansion tank and circulation pump	17,000	GSF	2.00	34,000	
Laboratory services					68,000
Laboratory equipment	17,000	GSF	2.00	34,000	
Laboratory service piping	17,000	GSF	2.00	34,000	
Surface water drainage					34,000
Roof drains/overflow drains, including drainage piping	17,000	GSF	2.00	34,000	
Other plumbing systems					189,000
Testing and sterilization	17,000	GSF	2.00	34,000	
Project management, firestopping, core drilling, detailing	1	LS	155,000.00	155,000	
D30 HVAC					**1,083,500**
Piping, valves, and insulation					51,000
Refrigerant piping, insulation, valves and specialties	17,000	GSF	3.00	51,000	
Air handling equipment					306,000
Packaged DX gas heat rooftop air conditioning units	17,000	GSF	15.00	255,000	
Terminal VAV units, w/o reheat	17,000	GSF	3.00	51,000	
Air distribution and return					255,000
Galvanized sheetmetal ductwork, flexible ductwork, volume dampers, combination fire/smoke dampers, duct insulation and sound attenuation	17,000	GSF	15.00	255,000	
Diffusers, registers and registers					34,000
Allow	17,000	GSF	2.00	34,000	
Controls and instrumentation					204,000
DDC controls	17,000	GSF	12.00	204,000	
Testing and balancing					42,500
Allow	17,000	GSF	2.50	42,500	

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
Unit ventilation					51,000
Galvanized sheetmetal, exhaust, exhaust fans	17,000	GSF	3.00	51,000	
Other HVAC systems and equipment					140,000
Project management, firestopping, core drilling, detailing	1	LS	140,000.00	140,000	
D40 Fire Protection					**136,000**
Sprinklers					136,000
Automatic wet sprinkler systems	17,000	GSF	8.00	136,000	
D50 Electrical					**1,608,450**
Main normal power					238,000
Main distribution switchboard, distribution switchboard, transformers, panelboards, feeders and cabling, grounding	17,000	GSF	14.00	238,000	
Machine and equipment power					51,000
Connections and switches	17,000	GSF	2.00	34,000	
Miscellaneous switches	17,000	GSF	1.00	17,000	
User convenience power					136,000
User convenience power, wiremolds, floorboxes, j-boxes	17,000	GSF	8.00	136,000	
Lighting					391,000
Fixtures, including conduit and cable	17,000	GSF	20.00	340,000	
Light switches, occupancy sensors, motion sensors, dimmer sensors, including conduit and cable	17,000	GSF	3.00	51,000	
Telecommunications					286,450
MDF/IDF buildout	17,000	GSF	2.00	34,000	
Telephone/data outlets, WAP, including conduit and cable	17,000	GSF	10.00	170,000	
Public address speakers, including conduit and cable	17,000	GSF	0.85	14,450	

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
Centralized clocks, including conduit and cable	17,000	GSF	1.00	17,000	
A/V conduit only	17,000	GSF	3.00	51,000	
Fire alarm system					136,000
Fire alarm main panel and annunicator	17,000	GSF	2.00	34,000	
Fire alarm devices, including conduit and cable	17,000	GSF	6.00	102,000	
Security system					170,000
Security panels, video monitoring, intrusion detection, access control	17,000	GSF	10.00	170,000	
Other electrical systems					200,000
Project management, firestopping, core drilling, detailing	1	LS	200,000.00	200,000	
E10 Equipment					**713,198**
Institutional equipment					713,198
Fixed audiovisual equipment	16,586	SF	8.00	132,688	
Fixed classroom equipment (including exam tables, head walls, cubicle curtain, etc.)	16,586	SF	35.00	580,510	
E20 Furnishings					**525,800**
Fixed furnishings					525,800
Window shades, manual	7,410	SF	15.00	111,150	
Fixed casework	16,586	SF	25.00	414,650	
F10 Special Construction					**0**
F20 Selective Building Demolition					**0**

MARCENE TAYLOR INC.

New Addition Option 2

Building Areas, Summary, and Detail

Conceptual Cost Plan - DRAFT

Sequoia Nursing
Evergreen Valley College
San Jose, California

November 13, 2020
MTI Job No. 20-0704

Areas	Enclosed	Covered	Gross[1]	
First Floor	8,988	898	9,437	SF
Second Floor	8,988	0	8,988	SF
Total Building Area	**17,976**	**898**	**18,425**	**SF**

Control Quantities	Quantity	Unit	Ratio to Gross
Gross Floor Area	18,425	SF	1.000
Enclosed Area	17,976	SF	0.976
Covered Area	898	SF	0.049
Gross Exterior Wall Area	20,907	SF	1.135
Finished Wall Area	20,907	SF	1.135
Glazing Area	2,982	SF	0.162
Total Roof Area	9,886	SF	0.537
Sloped Roof Area	0	SF	0.000
Flat Roof Area	9,886	SF	0.537
Total Length of Interior Partitions	1,335	LF	0.072
Total Number of Elevators (x 1,000)	1	EA	0.054

[1] Gross floor area is calculated as the full enclosed area plus one-half of the covered area.

Conceptual Cost Plan - DRAFT

Sequoia Nursing **November 13, 2020**
Evergreen Valley College **MTI Job No. 20-0704**
San Jose, California

New Addition Option 2

Component Summary		*$/SF*	*Total $*
A10 Foundations		16.20	298,483
A20 Basement Construction		0.00	0
B10 Superstructure		65.40	1,204,923
B20 Enclosure		110.29	2,032,162
B30 Roofing		15.15	279,075
C10 Interior Construction		39.29	723,907
C20 Stairs		7.33	135,000
C30 Interior Finishes		27.25	502,145
D10 Conveying		7.33	135,000
D20 Plumbing		71.73	1,321,563
D30 HVAC		63.64	1,172,588
D40 Fire Protection		8.00	147,400
D50 Electrical		94.52	1,741,511
E10 Equipment		41.95	772,968
E20 Furnishings		27.62	508,830
F10 Special Construction		0.00	0
F20 Selective Building Demolition		0.00	0
G10 Site Preparation		0.00	0
G20 Site Improvement		0.00	0
G30 Site Mechanical Utilities		0.00	0
G40 Site Electrical Utilities		0.00	0
G90 Other Site Construction		0.00	0
Current Direct Construction Cost		**595.69**	**10,975,555**
Design Contingency	10.0%	59.57	1,097,556
Current Direct Construction Cost with Design Contingency		**655.26**	**12,073,111**
Bonds and Insurance	2.5%	16.38	301,828
General Conditions	7.0%	47.01	866,246
General Requirements	2.5%	17.97	331,030
GC Overhead and Profit	5.0%	36.83	678,611
Cost Escalation to Midpoint of Construction[1]	10.0%	77.35	1,425,082
Total Construction Cost		**850.80**	**15,675,907**

[1] Cost escalation to midpoint of construction in April 2023 - 30 months at 4% per annum.

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
A10 Foundations					**298,483**
Standard foundations					177,145
Reinforced concrete spread footings and grade beams	207	CY	735.00	152,145	
Elevator pit	1	EA	25,000.00	25,000	
Slab on grade					121,338
Reinforced concrete slab on grade, 5" thick	8,988	SF	13.50	121,338	
A20 Basement Construction					**0**
B10 Superstructure					**1,204,923**
Floor and roof construction					975,997
Structural steel framing - allow 16.5#/GSF	152	TN	5,200.00	790,400	
Metal deck	18,874	SF	6.50	122,681	
Lightweight concrete fill, reinforced	8,988	SF	7.00	62,916	
Miscellaneous					228,926
Seismic joints and covers	105	LF	250.00	26,250	
Fireproofing to structural steel framing and decks - allow	18,425	GSF	8.50	156,613	
Miscellaneous metals and rough carpentry - allow	18,425	GSF	2.50	46,063	
B20 Enclosure					**2,032,162**
Exterior walls					1,599,502
Steel stud wall framing	20,907	SF	12.00	250,884	
Insulation at exterior wall (rigid or batt)	16,125	SF	3.50	56,438	
Exterior sheathing and weather barrier	17,925	SF	4.00	71,700	
Gypsum board to inside face of exterior wall, taped and sanded	17,925	SF	4.00	71,700	
Applied exterior finishes - allow	17,925	SF	55.00	985,875	
Trim and fascia - allow	20,907	SF	5.00	104,535	
Soffit framing and finish	898	SF	65.00	58,370	

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
Exterior windows					387,660
Aluminum framed curtainwalls, storefronts, and windows	2,982	SF	130.00	387,660	
Exterior doors					45,000
Allow	1	LS	45,000.00	45,000	
B30 Roofing					**279,075**
Roof coverings					269,075
Single-ply PVC roofing	9,886	SF	12.00	118,632	
Protection board, 1/2" thick	9,886	SF	3.00	29,658	
Rigid insulation, 4" minimum	9,886	SF	7.50	74,145	
Walkway pads	1	LS	3,500.00	3,500	
Flashing and sheetmetal	9,886	SF	2.50	24,715	
Caulking and sealants	18,425	SF	1.00	18,425	
Roof openings					10,000
Allow	1	LS	10,000.00	10,000	
C10 Interior Construction					**723,907**
Interior partitions					496,230
Metal stud partition framing	21,360	SF	9.50	202,920	
Acoustic batt insulation in partitions	21,360	SF	1.50	32,040	
Gypsum board partition sheathing, taped and sanded	42,720	SF	4.00	170,880	
Interior glazing - allow	534	SF	85.00	45,390	
Operable partitions - allow	1	LS	45,000.00	45,000	
Interior doors					139,500
Allow	1	LS	139,500.00	139,500	
Fittings					88,177
Code required signage	18,425	GSF	0.40	7,370	
Directional signage and graphics	18,425	GSF	1.00	18,425	
Markerboards and tackboards	18,425	GSF	2.50	46,063	
Toilet partitions and accessories - allow	1	LS	2,500.00	2,500	
Miscellaneous fittings	18,425	GSF	0.75	13,819	

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
C20 Stairs					**135,000**
Stair construction and finishes					135,000
Staircase flights, floor to floor, including finishes and railings	3	FLT	45,000.00	135,000	
C30 Interior Finishes					**502,145**
Wall finishes					151,613
Allow	60,645	SF	2.50	151,613	
Floor finishes					179,760
Combination of polished concrete, luxury vinyl tile, ceramic tile, and carpet tile with associated bases	17,976	SF	10.00	179,760	
Ceiling finishes					170,772
Combination of acoustic ceiling tile and grid, suspended gypsum board, and acoustic clouds with an allowance for soffits	17,976	SF	9.50	170,772	
D10 Conveying					**135,000**
Elevators and lifts					135,000
Hydraulic elevator, 2 stop	1	EA	135,000.00	135,000	
D20 Plumbing					**1,321,563**
Plumbing fixtures					184,250
Sanitary fixtures, including local connection piping	18,425	GSF	10.00	184,250	
Domestic water distribution					313,225
Floor drains, including trap primers, hosebibbs, cleanouts, vent tru roofs	18,425	GSF	2.00	36,850	
Fixture rough-in, sanitary waste and domestic water piping	18,425	GSF	15.00	276,375	

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
Water treatment and storage					27,638
Water heater, including expansion tank and circulation pump	18,425	GSF	1.50	27,638	
Laboratory services					552,750
Laboratory equipment	18,425	GSF	10.00	184,250	
Laboratory service piping	18,425	GSF	20.00	368,500	
Surface water drainage					55,275
Roof drains/overflow drains, including drainage piping	18,425	GSF	3.00	55,275	
Other plumbing systems					188,425
Testing and sterilization	18,425	GSF	1.00	18,425	
Project management, firestopping, core drilling, detailing	1	LS	170,000.00	170,000	
D30 HVAC					**1,172,588**
Piping, valves, and insulation					55,275
Refrigerant piping, insulation, valves and specialties	18,425	GSF	3.00	55,275	
Air handling equipment					331,650
Packaged DX gas heat rooftop air conditioning units	18,425	GSF	15.00	276,375	
Terminal VAV units, w/o reheat	18,425	GSF	3.00	55,275	
Air distribution and return					276,375
Galvanized sheetmetal ductwork, flexible ductwork, volume dampers, combination fire/smoke dampers, duct insulation and sound attenuation	18,425	GSF	15.00	276,375	
Diffusers, registers and registers					36,850
Allow	18,425	GSF	2.00	36,850	
Controls and instrumentation					221,100
DDC controls	18,425	GSF	12.00	221,100	
Testing and balancing					46,063
Allow	18,425	GSF	2.50	46,063	

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
Unit ventilation					55,275
Galvanized sheetmetal, exhaust, exhaust fans	18,425	GSF	3.00	55,275	
Other HVAC systems and equipment					150,000
Project management, firestopping, core drilling, detailing	1	LS	150,000.00	150,000	
D40 Fire Protection					**147,400**
Sprinklers					147,400
Automatic wet sprinkler systems	18,425	GSF	8.00	147,400	
D50 Electrical					**1,741,511**
Main normal power					257,950
Main distribution switchboard, distribution switchboard, transformers, panelboards, feeders and cabling, grounding	18,425	GSF	14.00	257,950	
Machine and equipment power					55,275
Connections and switches	18,425	GSF	2.00	36,850	
Miscellaneous switches	18,425	GSF	1.00	18,425	
User convenience power					147,400
User convenience power, wiremolds, floorboxes, j-boxes	18,425	GSF	8.00	147,400	
Lighting					423,775
Fixtures, including conduit and cable	18,425	GSF	20.00	368,500	
Light switches, occupancy sensors, motion sensors, dimmer sensors, including conduit and cable	18,425	GSF	3.00	55,275	
Telecommunications					310,461
MDF/IDF buildout	18,425	GSF	2.00	36,850	
Telephone/data outlets, WAP, including conduit and cable	18,425	GSF	10.00	184,250	
Public address speakers, including conduit and cable	18,425	GSF	0.85	15,661	

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
Centralized clocks, including conduit and cable	18,425	GSF	1.00	18,425	
A/V conduit only	18,425	GSF	3.00	55,275	
Fire alarm system					147,400
Fire alarm main panel and annunicator	18,425	GSF	2.00	36,850	
Fire alarm devices, including conduit and cable	18,425	GSF	6.00	110,550	
Security system					184,250
Security panels, video monitoring, intrusion detection, access control	18,425	GSF	10.00	184,250	
Other electrical systems					215,000
Project management, firestopping, core drilling, detailing	1	LS	215,000.00	215,000	
E10 Equipment					**772,968**
Institutional equipment					772,968
Fixed audiovisual equipment	17,976	SF	8.00	143,808	
Fixed classroom equipment (including exam tables, head walls, cubicle curtain, etc.)	17,976	SF	35.00	629,160	
E20 Furnishings					**508,830**
Fixed furnishings					508,830
Window shades, manual	3,962	SF	15.00	59,430	
Fixed casework	17,976	SF	25.00	449,400	
F10 Special Construction					**0**
F20 Selective Building Demolition					**0**

MARCENE TAYLOR INC.

Sitework Option 1

Building Areas, Summary, and Detail

Conceptual Cost Plan - DRAFT

Sequoia Nursing
Evergreen Valley College
San Jose, California

November 13, 2020
MTI Job No. 20-0704

Total Site Area **29,000 SF**

Control Quantities	Quantity	Unit	Ratio to Gross
Total Site Area	29,000	SF	1.000
Finished Site Area	15,467	SF	0.533

Conceptual Cost Plan - DRAFT

Sequoia Nursing **November 13, 2020**
Evergreen Valley College **MTI Job No. 20-0704**
San Jose, California

Sitework Option 1

Component Summary		*$/SF*	*Total $*
A10 Foundations		0.00	0
A20 Basement Construction		0.00	0
B10 Superstructure		0.00	0
B20 Enclosure		0.00	0
B30 Roofing		0.00	0
C10 Interior Construction		0.00	0
C20 Stairs		0.00	0
C30 Interior Finishes		0.00	0
D10 Conveying		0.00	0
D20 Plumbing		0.00	0
D30 HVAC		0.00	0
D40 Fire Protection		0.00	0
D50 Electrical		0.00	0
E10 Equipment		0.00	0
E20 Furnishings		0.00	0
F10 Special Construction		0.00	0
F20 Selective Building Demolition		0.00	0
G10 Site Preparation		3.74	108,425
G20 Site Improvement		11.75	340,646
G30 Site Mechanical Utilities		5.17	150,000
G40 Site Electrical Utilities		5.17	150,000
G90 Other Site Construction		0.00	0
Current Direct Construction Cost		**25.83**	**749,071**
Design Contingency	10.0%	2.58	74,907
Current Direct Construction Cost with Design Contingency		**28.41**	**823,978**
Bonds and Insurance	2.5%	0.71	20,599
General Conditions	7.0%	2.04	59,120
General Requirements	2.5%	0.78	22,592
GC Overhead and Profit	5.0%	1.60	46,315
Cost Escalation to Midpoint of Construction[1]	10.0%	3.35	97,260
Total Construction Cost		**36.89**	**1,069,865**

[1] Cost escalation to midpoint of construction in April 2023 - 30 months at 4% per annum.

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
G10 Site Preparation					**108,425**
Site clearing					23,760
Clear and grub site	23,760	SF	1.00	23,760	
Site demolition and relocations					14,025
Remove existing connecting structure - allow	935	SF	15.00	14,025	
Site earthwork					70,640
Grade site as required to prepare building pads	23,760	SF	1.50	35,640	
Erosion control	1	LS	35,000.00	35,000	
G20 Site Improvement					**340,646**
Pedestrian paving					150,810
Concrete sidewalk and plaza paving to match existing	10,054	SF	15.00	150,810	
Site development					80,934
Concrete seat walls and planter walls	1	LS	50,000.00	50,000	
Site signage and accessories	15,467	SF	2.00	30,934	
Landscaping					108,902
Topsoil and fine grading	5,413	SF	1.00	5,413	
Shrubs, groundcover, and mulch	5,413	SF	12.00	64,956	
Trees - allow	1	LS	25,000.00	25,000	
Irrigation	5,413	SF	2.50	13,533	
G30 Site Mechanical Utilities					**150,000**
Water supply					20,000
Allow	1	LS	20,000.00	20,000	
Sanitary sewer					20,000
Allow	1	LS	20,000.00	20,000	
Fire water					20,000
Allow	1	LS	20,000.00	20,000	
Storm drainage					70,000
Allow	1	LS	70,000.00	70,000	

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
Natural gas					20,000
Allow	1	LS	20,000.00	20,000	
G40 Site Electrical Utilities					**150,000**
Electrical distribution					50,000
Allow	1	LS	50,000.00	50,000	
Site lighting					50,000
Allow	1	LS	50,000.00	50,000	
Site communications and security					50,000
Allow	1	LS	50,000.00	50,000	
G90 Other Site Construction					**0**

MARCENE TAYLOR INC.

Sitework Option 2

Building Areas, Summary, and Detail

Conceptual Cost Plan - DRAFT

Sequoia Nursing
Evergreen Valley College
San Jose, California

November 13, 2020
MTI Job No. 20-0704

Total Site Area **29,000 SF**

Control Quantities	Quantity	Unit	Ratio to Gross
Total Site Area	29,000	SF	1.000
Finished Site Area	20,012	SF	0.690

Conceptual Cost Plan - DRAFT

Sequoia Nursing **November 13, 2020**
Evergreen Valley College **MTI Job No. 20-0704**
San Jose, California

Sitework Option 2

Component Summary		*$/SF*	*Total $*
A10 Foundations		0.00	0
A20 Basement Construction		0.00	0
B10 Superstructure		0.00	0
B20 Enclosure		0.00	0
B30 Roofing		0.00	0
C10 Interior Construction		0.00	0
C20 Stairs		0.00	0
C30 Interior Finishes		0.00	0
D10 Conveying		0.00	0
D20 Plumbing		0.00	0
D30 HVAC		0.00	0
D40 Fire Protection		0.00	0
D50 Electrical		0.00	0
E10 Equipment		0.00	0
E20 Furnishings		0.00	0
F10 Special Construction		0.00	0
F20 Selective Building Demolition		0.00	0
G10 Site Preparation		7.66	222,025
G20 Site Improvement		14.53	421,368
G30 Site Mechanical Utilities		5.17	150,000
G40 Site Electrical Utilities		5.17	150,000
G90 Other Site Construction		0.00	0
Current Direct Construction Cost		**32.53**	**943,393**
Design Contingency	10.0%	3.25	94,339
Current Direct Construction Cost with Design Contingency		**35.78**	**1,037,732**
Bonds and Insurance	2.5%	0.89	25,943
General Conditions	7.0%	2.57	74,457
General Requirements	2.5%	0.98	28,453
GC Overhead and Profit	5.0%	2.01	58,329
Cost Escalation to Midpoint of Construction[1]	10.0%	4.22	122,492
Total Construction Cost		**46.46**	**1,347,407**

[1] Cost escalation to midpoint of construction in April 2023 - 30 months at 4% per annum.

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
G10 Site Preparation					**222,025**
Site clearing					29,000
Clear and grub site	29,000	SF	1.00	29,000	
Site demolition and relocations					114,525
Remove existing building	6,700	SF	15.00	100,500	
Remove existing connecting structure - allow	935	SF	15.00	14,025	
Site earthwork					78,500
Grade site as required to prepare building pads	29,000	SF	1.50	43,500	
Erosion control	1	LS	35,000.00	35,000	
G20 Site Improvement					**421,368**
Pedestrian paving					196,635
Concrete sidewalk and plaza paving to match existing	13,109	SF	15.00	196,635	
Site development					90,334
Concrete seat walls and planter walls	1	LS	50,000.00	50,000	
Site signage and accessories	20,167	SF	2.00	40,334	
Landscaping					134,399
Topsoil and fine grading	7,058	SF	1.00	7,058	
Shrubs, groundcover, and mulch	7,058	SF	12.00	84,696	
Trees - allow	1	LS	25,000.00	25,000	
Irrigation	7,058	SF	2.50	17,645	
G30 Site Mechanical Utilities					**150,000**
Water supply					20,000
Allow	1	LS	20,000.00	20,000	
Sanitary sewer					20,000
Allow	1	LS	20,000.00	20,000	
Fire water					20,000
Allow	1	LS	20,000.00	20,000	
Storm drainage					70,000
Allow	1	LS	70,000.00	70,000	

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
Natural gas					20,000
Allow	1	LS	20,000.00	20,000	
G40 Site Electrical Utilities					**150,000**
Electrical distribution					50,000
Allow	1	LS	50,000.00	50,000	
Site lighting					50,000
Allow	1	LS	50,000.00	50,000	
Site communications and security					50,000
Allow	1	LS	50,000.00	50,000	
G90 Other Site Construction					**0**

MARCENE TAYLOR INC.

Alternates

Conceptual Cost Plan - DRAFT

Sequoia Nursing
Evergreen Valley College
San Jose, California

November 13, 2020
MTI Job No. 20-0704

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
Alternate No. 1 - Major Renovation - Toilet Rooms					**217,943**
Deduct from base estimate					(144,799)
Light renovation direct construction cost (base estimate)	1	LS	(144,799.00)	(144,799)	
Add to base estimate					297,393
Modify floor construction as required for plumbing modifications	999	SF	7.50	7,493	
Patch and repair partition surfacing as required for plumbing modifications	1,034	SF	3.00	3,101	
Toilet partition, accessible	4	EA	1,600.00	6,400	
Toilet partition, standard	10	EA	1,100.00	11,000	
Urinal screen	4	EA	750.00	3,000	
Toilet and bath accessories - allow	1	LS	18,500.00		
Ceramic wall tile, thinset	2,464	SF	27.00	66,528	
Prepare existing wall surfaces and paint	616	SF	2.50	1,540	
Ceramic tile floor and base, mortar set	999	SF	30.00	29,970	
Prepare existing gypsum board ceiling and paint	999	SF	3.00	2,997	
New plumbing fixtures including modification to piping as required	37	EA	3,500.00	129,500	
Remove existing plumbing fixtures	37	EA	250.00	9,250	
Remove existing toilet partitions	18	EA	75.00	1,350	
Remove existing toilet and bath accessories - allow	1	LS	2,500.00	2,500	
Remove existing floor finishes and prepare subsurface for new finish	5,691	SF	4.00	22,764	
Mark-Ups					65,349
Design Contingency		10.0%		15,259	
Bonds and Insurance		2.5%		4,196	
General Conditions		7.0%		12,043	
General Requirements		2.5%		4,602	
GC Overhead and Profit		5.0%		9,435	
Cost Escalation to Midpoint of Construction		10.0%		19,813	

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
Alternate No. 2 - Light Renovation - Casework					**1,748,721**
Add to base estimate					1,224,375
Remove existing casework	1,250	LF	35.00	43,750	
New laboratory base cabinet, manufactured	1,250	LF	650.00	812,500	
New laboratory countertop, epoxy	3,125	SF	65.00	203,125	
New laboratory sinks and valves including modification to piping	1	LS	165,000.00	165,000	
Mark-Ups					524,346
Design Contingency		10.0%		122,438	
Bonds and Insurance		2.5%		33,670	
General Conditions		7.0%		96,634	
General Requirements		2.5%		36,928	
GC Overhead and Profit		5.0%		75,702	
Cost Escalation to Midpoint of Construction		10.0%		158,975	
Alternate No. 3 - Light Renovation - Lighting					**457,042**
Add to base estimate					320,000
Fixtures, including conduit and cable	12,800	GSF	20.00	256,000	
Light switches, occupancy sensors, motion sensors, dimmer sensors, including conduit and cable	12,800	GSF	3.00	38,400	
Trade demolition	12,800	GSF	2.00	25,600	
Mark-Ups					137,042
Design Contingency		10.0%		32,000	
Bonds and Insurance		2.5%		8,800	
General Conditions		7.0%		25,256	
General Requirements		2.5%		9,651	
GC Overhead and Profit		5.0%		19,785	
Cost Escalation to Midpoint of Construction		10.0%		41,549	

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
Alternate No. 4 - Lecture Hall Light Renovation					**102,763**
Add to base estimate					71,950
Prepare existing wall surfaces and paint	3,456	SF	2.50	8,640	
Carpet tile or luxury vinyl tile with topset rubber base	3,332	SF	7.50	24,990	
New acoustic ceiling tile in existing grid	3,332	SF	3.50	11,662	
Gypsum board soffits and acoustic clouds as required - allow	1	LS	5,000.00	5,000	
MEP allowance for removal and reconnection of diffusers, devices, and lighting as required	3,332	SF	3.00	9,996	
Remove existing floor finishes and prepare subsurface for new finish	3,332	SF	2.50	8,330	
Remove existing ceiling tile from existing grid	3,332	SF	1.00	3,332	
Mark-Ups					30,813
Design Contingency		10.0%		7,195	
Bonds and Insurance		2.5%		1,979	
General Conditions		7.0%		5,679	
General Requirements		2.5%		2,170	
GC Overhead and Profit		5.0%		4,449	
Cost Escalation to Midpoint of Construction		10.0%		9,342	