



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Matt Loesch

SUBJECT: See Below

DATE: October 6, 2025

Approved

Date:

10/15/25

COUNCIL DISTRICT: Citywide

SUBJECT: Citywide Capital Improvement Program Annual Report for Fiscal Year 2024-2025

RECOMMENDATION

Accept the Citywide Capital Improvement Program Annual Report for Fiscal Year 2024-2025.

SUMMARY AND OUTCOME

The Citywide Capital Improvement Program (CIP) Annual Report provides the City Council with a comprehensive review of public works projects and program activity during Fiscal Year (FY) 2024-2025.

BACKGROUND

Since the early 2000s, staff has prepared and provided periodic status updates to City Council through a Citywide CIP Annual Report. The current Citywide CIP Annual Report provides the City Council with a comprehensive review of public works projects and program activity during FY 2024-2025 and focuses on active major and minor public works projects (Attachment - Citywide Capital Improvement Program Status Report 2024-2025).

ANALYSIS

This report is intended to provide a summary of the FY 2024-2025 CIP. Project information is sourced from the Capital Project Management System as of June 30, 2025, and has been coordinated with all project delivery partner departments.

In summary, from July 1, 2024, through June 30, 2025, the Citywide capital program actively worked on 328 projects totaling approximately \$1.85 billion. Of those 328 projects, 236 were “Major Projects” with contract values over \$740,000, for a total value of approximately \$1.8 billion and 92 were “Minor Projects” with contract values under \$740,000, for a total value of approximately \$45 million. Due to the following reasons, 17 of 328 CIP projects were canceled: funding availability, high variances from bid results, and conflict with land acquisition and other projects occurring within the same area. The volume of work reflects the various phases that CIP projects go through from start to finish. Of the 328 projects, 73 projects valuing \$229.4 million were completed and put into use during FY 2024-2025.

During the reporting period, major public works contracts received an average of four bids with an average bid variance of 5.6% above the Engineer’s Estimate, which is slightly above the industry average of +/-5%. Minor public works contracts also saw an average of four bids with an average bid variance of 0.9% below the Engineer’s Estimate, which is within the industry average of +/-5%.

Wage Theft

The Wage Theft Prevention Policy was approved by City Council in April 2023. All bidders who propose or bid on procurements issued by Public Works and the City’s Finance Department are reviewed under the Wage Theft Prevention Policy beginning July 2023. At the time of writing this report, no bidders on capital improvement project procurements completed by Public Works have been disqualified based on wage theft judgements, paid or unpaid.

Citywide Project Labor Agreement

With a total contract value \$164.7 million, 35 projects were subject to the Project Labor Agreement requirements, with more than half of the projects related to sanitary sewer improvements including repairs, condition assessment, and replacements. Other projects include pavement resurfacing and sealing projects, streetscape projects, one emergency housing project, two projects at the Regional Wastewater Facility, one emergency interim housing project and five building projects.

EVALUATION AND FOLLOW-UP

Staff will continue to return to City Council on an annual basis to share the progress of the CIP program.

COORDINATION

This memorandum, work plan, and implementation schedules have been coordinated with the Airport Department, City Attorney's Office, City Manager's Budget Office, City Manager's Office of Economic Development and Cultural Affairs, Environmental Services Department, Parks, Recreation, and Neighborhood Services Department, Planning, Building and Code Enforcement Department, and Transportation Department.

PUBLIC OUTREACH

This memorandum will be posted on the City's Council Agenda website for the October 28, 2025 City Council meeting.

COMMISSION RECOMMENDATION AND INPUT

Capital projects identified in this report may have included suggestions, recommendations, or actions from a City commission. Projects with specific City commission action will be individually reported through the appropriate department action.

CEQA

Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action.

PUBLIC SUBSIDY REPORTING

This item does not include a public subsidy as defined in section 53083 or 53083.1 of the California Government Code or the City's Open Government Resolution.

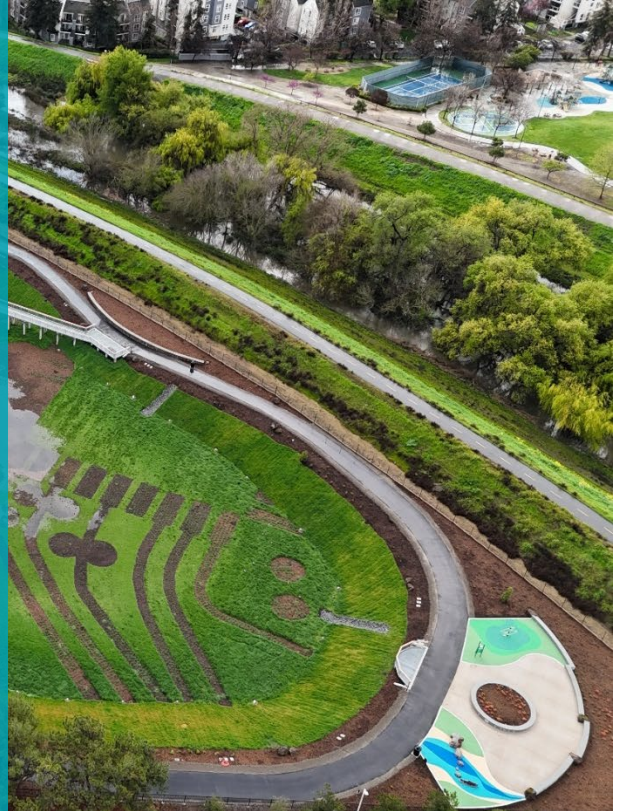
/s/
Matt Loesch
Director, Public Works Department

For questions, please contact Sal Kumar, Deputy Director, Public Works Department, at sal.kumar@sanjoseca.gov.

ATTACHMENT – Citywide Capital Improvement Program Status Report 2024-2025

Citywide Capital Improvement Program Status Report 2024-2025

SAN JOSE
PUBLIC WORKS
DEPARTMENT



Citywide Capital Improvement Program Status Report

FY 2024-2025

The 2024-2025 Adopted Capital Budget totaled \$1.4 billion and is part of the \$4.0 billion 5-year Capital Improvement Program (CIP). The 2024-2025 Capital Budget included significant investments to sustain, enhance and develop a wide array of public infrastructure to improve reliability, enhance recreational experiences, advance public safety and ensure that San José is well positioned for further economic growth and opportunity. This Citywide CIP Status Report highlights some of the key projects from fiscal year (FY) 2024-2025 (July 1, 2024 through June 30, 2025) that have had a positive impact on the community, including:

- Rehabilitating and enhancing parks and recreation facilities
- Upgrading and revitalizing the San José-Santa Clara Regional Wastewater Facility (RWF)
- Investing in city infrastructure, including upgrades to emergency and disaster response facilities, road reconstruction, flood protection, water quality protection, and other improvements to critical infrastructure through the Measure T bond

In FY 2024-2025 the City implemented and continued these new programs and policies which helped to shape our infrastructure:

Section 1217(b) of the City of San Jose City Charter and Section 27.04.100 of the San José Municipal Code require the threshold used to define a Major Public Works Contract to be adjusted for inflation in the construction industry every July 1. Additionally, Section 27.06.080 of the San José Municipal Code requires an annual inflation adjustment for Micro Contracts and Section 27.10.560E requires the same for the Director's award authority.

The current Engineering News Records, Construction Cost Index for San Francisco has decreased by 1.1% as of May 2024. Pursuant to Section 27.04.100 of the San José Municipal Code, the following adjustments will be made:

- The Major Public Works Contract threshold for July 1, 2024, to June 30, 2025 was adjusted taking the threshold from \$750,000 to \$740,000.
- The Micro Contract threshold for July 1, 2024, to June 30, 2025 resulted in no change to the \$11,000 threshold.
- The Director's award authority threshold for July 1, 2024, to June 30, 2025 was adjusted taking the threshold from \$1,220,000 to \$1,210,000.

Section 1.9 of the Amended and Restated Project Labor Agreement ("PLA") between the City of San Jose and the Santa Clara and San Benito Counties Building and Construction Trades Council, dated June 3, 2022, requires the City to apply the PLA to public works projects paid for in whole or in part out of City funds with an Engineer's Estimate of more than \$1,050,000. The Section further provides that the \$1,050,000 threshold will be annually adjusted effective every July 1 to be equal to the value of the Director's award authority as set forth in Section

27.10.560E of the San Jose Municipal Code. As such, effective July 1, 2024, the threshold for applying the PLA to public works project was adjusted to \$1,210,000.

On August 19, 2025, the Public Works Director brought recommendations¹ to City Council to update several parts of Section 27 of the San José Municipal Code. Two of the recommendations approved increased the Micro Contract Threshold to \$75,000 and the Director's authority to \$5,000,000. These thresholds were in effect for projects that procured contractors after the effective date of the Resolution approved by Council.

On September 16, 2025, the Public Works Director brought a recommendation² to City Council to execute the second amendment to the PLA adjusting the PLA threshold to be equal to the value of the Major Public Works Contract threshold.

¹ <https://sanjose.legistar.com/View.ashx?M=F&ID=14580728&GUID=FEC6BCFC-DAE1-4176-B30F-78297C9A388D>

² <https://sanjose.legistar.com/View.ashx?M=F&ID=14754880&GUID=82D331F9-5D78-423C-BD57-D27E52DEF1FD>



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SECTION 1 - PROGRAM OVERVIEW

The City of San José's CIP includes capital improvement projects, which are major improvements or expansions to City facilities or infrastructure. Typical major CIP projects include new construction, replacement, and/or renovation of:

- Community centers, libraries, parks, trails, fire stations and corporation yards;
- Sidewalks, bikeways and roads;
- Water, storm, and sewer lines;
- Public art projects;
- San José-Santa Clara RWF;
- San José McEnery Convention Center facilities; and,
- San José Mineta International Airport facilities.

The CIP also includes services that indirectly lead to the construction of capital improvements, such as feasibility studies and master planning efforts, as well as real estate transactions.

The CIP was approved by the City Council as the 2024-2025 Adopted Capital Budget and 2025-2029 CIP. Projects were recommended for funding in the proposed CIP in consideration of approved budgets, policy, guidelines, public safety and/or economic development urgency, approved master plans, and external regulatory agencies.

While this report was prepared by the Department of Public Works, multiple departments in the City take lead and partnering roles in CIP delivery, such as the lead role the Environmental Services Department takes at the San José-Santa Clara RWF.

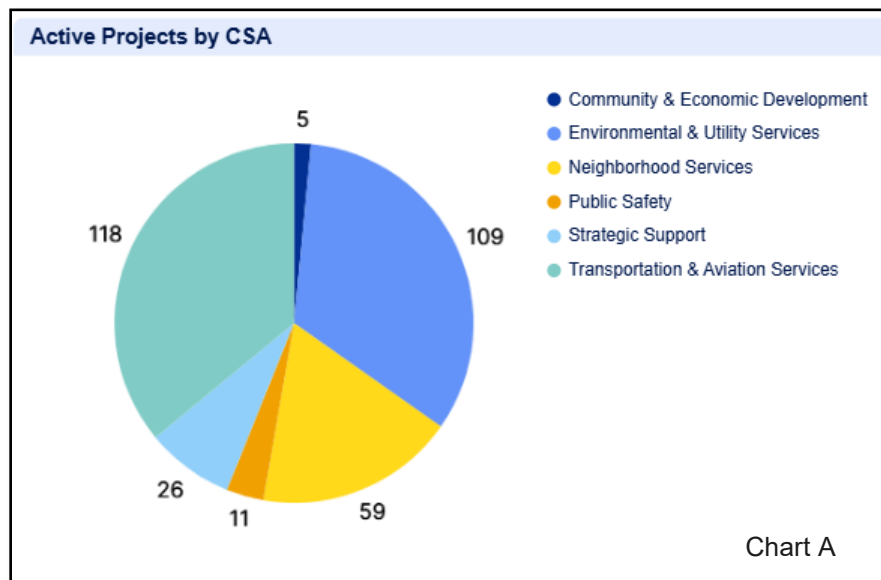
To facilitate program delivery across multiple departments, the City works within six City Service Areas (CSAs):

- Community and Economic Development
- Environmental and Utility Services
- Neighborhood Services
- Public Safety
- Strategic Support
- Transportation and Aviation Services

2024-2025 Adopted Capital Budget	2025-2029 Capital Improvement Program
\$1.4 billion	\$4.0 billion

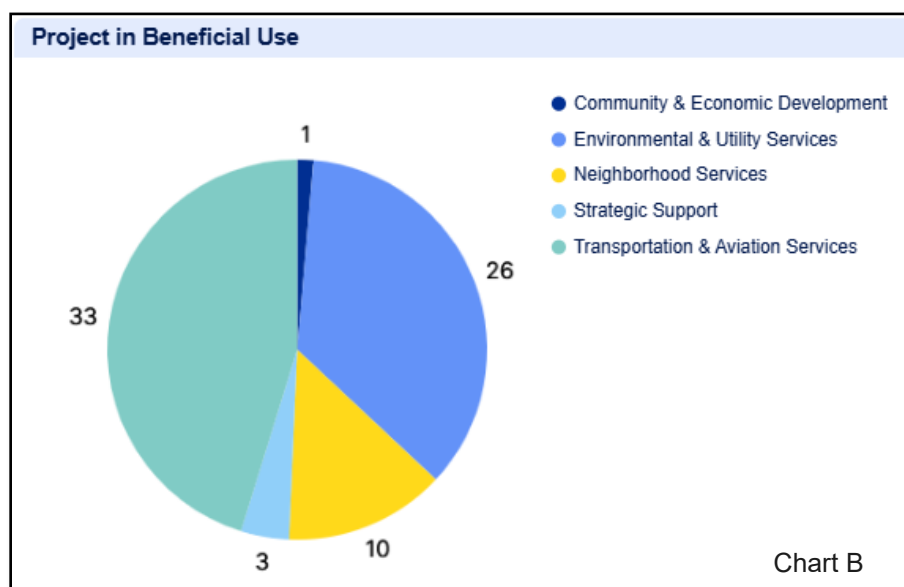
SECTION 2 – CIP BY THE NUMBERS

The City tracks CIP projects through the Capital Project Management System (CPMS) database. CPMS is an internal and external tool, allowing City staff to manage CIP projects, and the public to locate information about CIP projects. In addition to listing all projects citywide, CPMS can filter projects by Council District, or by CSA at <http://cpms.sanjoseca.gov>.



From July 1, 2024, through June 30, 2025, the City actively worked on 328 CIP projects totaling approximately \$1.85 billion in value. Out of 328 CIP projects 17 projects were placed on hold due to various reasons including funding availability, high variances from bid results, and conflict with land acquisition and other

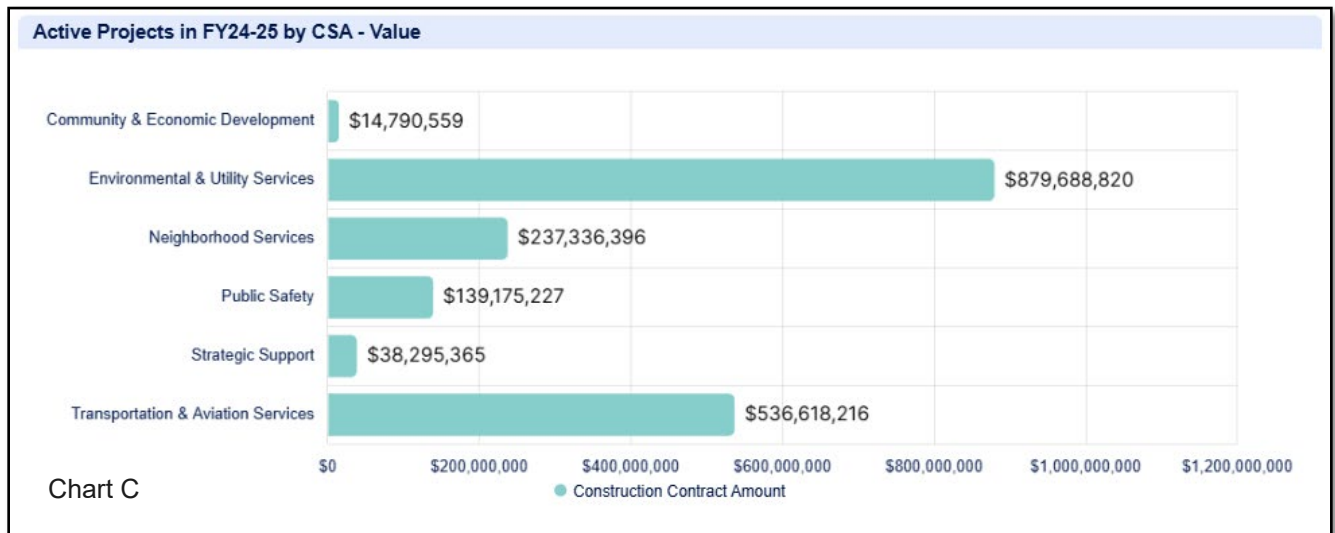
projects occurring within the same area. The volume of work reflects the various phases that CIP projects undergo from start to finish. These projects involved the work of several divisions within Public Works as well as partner departments Environmental Services; Transportation; Parks, Recreation and Neighborhood Services; and the Airport.



Of the 328 CIP projects active in FY 2024-2025, 236 are above \$740,000 "Major Projects" for a total value of approximately \$1.8 billion, and 92 are under \$740,000 "Minor Projects" for a total value of approximately \$45 million. The number of active projects fluctuates from year to year; however, the number of Minor Projects decreased from 119 active projects last FY to 92 this FY. However, the number of

Major Projects increased. **Chart A** represents the total active CIP projects by CSA. The number of active projects under each CSA is in line with previous fiscal years.

Of the 328 projects, 73 projects (valuing \$229.4 million) were put into beneficial use during FY 2024-2025. Of the 73 projects, 49 were Major Projects (valuing \$216.5 million) and 24 were Minor Projects (valuing \$12.9 million). There was a decrease in the number of projects that reached beneficial use this year compared to the previous fiscal year and a decrease in the number of minor projects. **Chart B** represents the total CIP projects that reached beneficial use by CSA. **Chart C** illustrates the total dollar value of the active CIP projects by CSA.



Performance Measures

A set of consistent and comprehensive performance measures along with targets and goals have been established for the CIP. Measures have been established in two key areas: schedule and project delivery cost. When determining the number of projects within schedule, staff compare actual beneficial use date to the baseline beneficial use date identified at time of award. The performance measures do exclude specific types of projects i.e. Wi-Fi projects since those projects do not fall under a specific benchmarking category. Staff determine performance measures based on 73 projects that reached beneficial use in FY 2024-2025. From that, staff identified that 62 of 73 (85%) projects were delivered in 2024-2025 within two months of approved baseline schedules, which is right on target with the 85% mark.

Project baseline schedule and budget reset requests are typically only considered for significant issues such as drastic changes in scope or funding status. Out of the 73 projects that reached beneficial use, the department did approve 9 baseline schedule resets during the FY. Without the approval of the 9 baseline schedule resets, the on-time percentage for the FY would have been 73%. The reasoning for the approval of the resets is mainly due to utility conflicts, significant delays to material deliveries/procurement, and change in scope of work, per client requests.

In FY 2024-2025, 60 projects were formally accepted, and the Notice of Completion and Acceptance was recorded through the County Recorder's Office. Of the 60 projects, 56

projects were delivered on-budget with a performance percentage of 93%. This is above the 90% “on-budget” performance target.

Bidding Environment

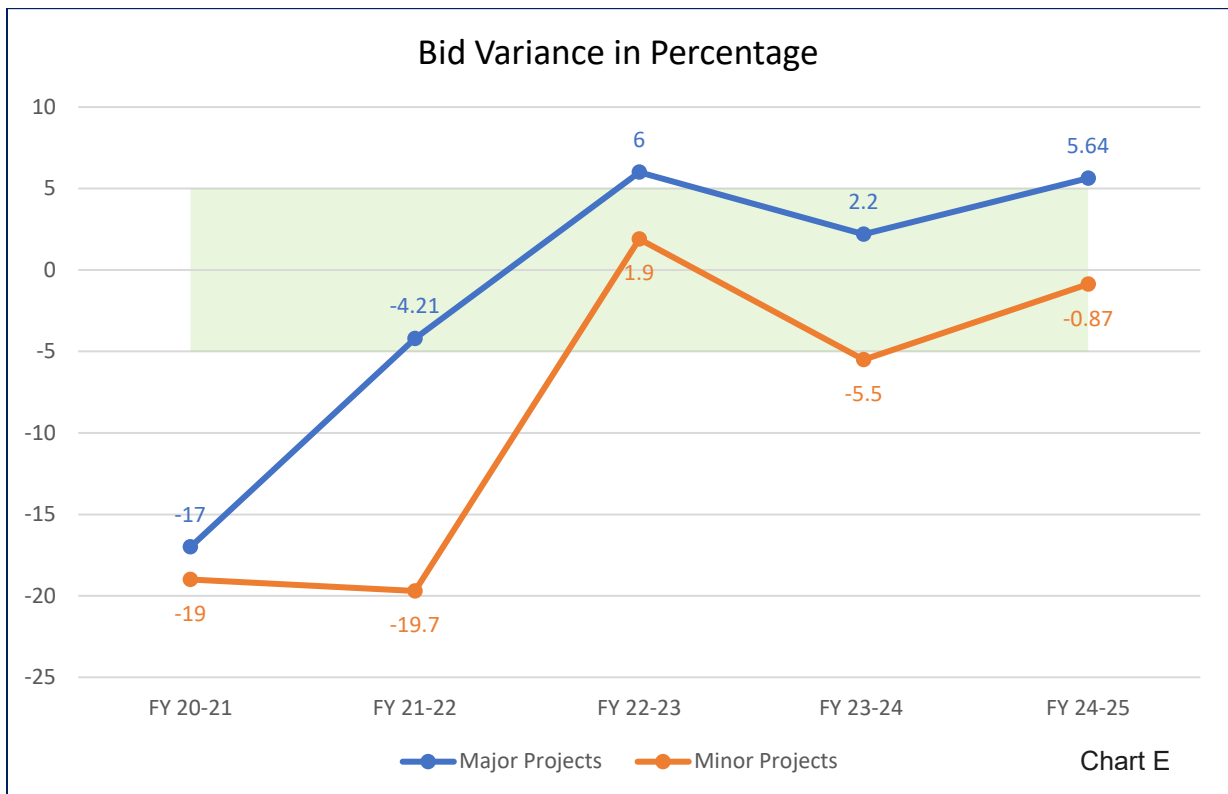
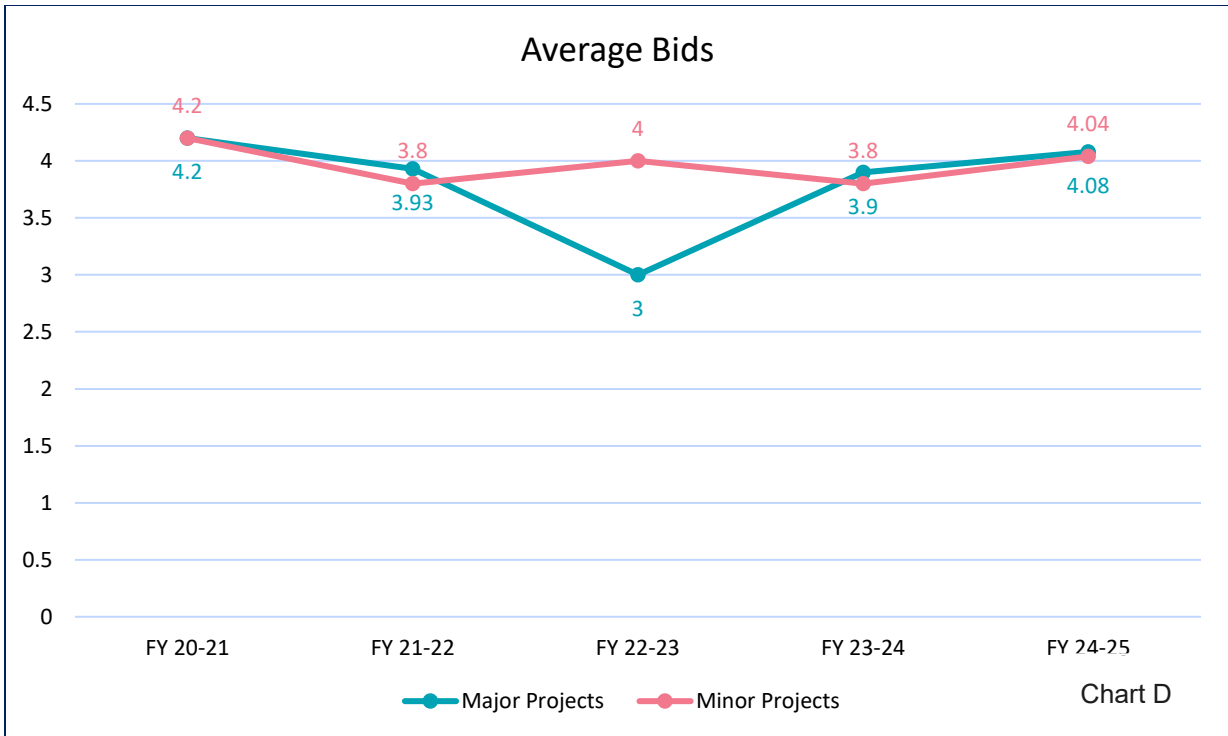
During FY 2024-2025, 83 construction contracts totaling \$199 million were awarded. Of those 83 contracts, 53 were Major Projects (valued \$182.9 million). In accordance with the City Charter, the primary means of procuring a Major Project is through formal public bidding in which, following a public notice, the City will award the contract to the lowest responsive bidder that is responsible. Utilizing the formal bidding process, the program received an average of 4 bids per project for Major Projects with an average variance of 5.64% above the engineer’s estimate.

Additionally, the process for awarding Minor Projects (under \$740,000) is defined in Title 27 of the San Jose Municipal Code as opposed to in the City Charter. For Minor Projects, the City awarded 30 Minor Projects with a total value of \$16.1 million. The program received an average of 4 bids per project with an average variance of 0.87% below the engineer’s estimate.

The goal of the program for both major and minor projects is to keep the average bid variance within the industry average of +/- 5%. As reported, the average variance between projects bids and the Engineer’s Estimates for Minor Projects fell within the industry average. However, the average variance for Major Projects fell just above the industry average.

The average bid variance for sanitary projects was the main reason why the bid variance for major projects fell outside of the industry average. The average bid variance for sanitary project was roughly 30% over the engineer’s estimate. The potential reason for the high bids can be attributed to accessibility for some of the point repair work, and liner installation work for sanitary sewer segments located in easements and at deeper depths which may require extra labor, materials and equipment. Other factors that resulted in higher bid include the competitive nature within the construction industry, higher material and labor prices or a combination of these issues. Staff reached out to other agencies including Los Angeles Sanitation District, Santa Cruz County Sanitation District, and the City and County of San Francisco and found that recent bid prices for point repairs and cured-in-place pipe installations at these agencies were as high or higher than the bid prices received.

Charts D and E, below, reflect the 5-year averages for all projects, major and minor. The first chart illustrates that the average number of bids per project has remained consistent over time, generally between 3 and 4. The second chart shows that, on average, the yearly variance between bids has remained relatively close to the industry average range of +/- 5% throughout the years.



SECTION 3 - BUILDING OUR CITY TOGETHER WITH OUR COMMUNITY

Building our City together with our community is a critical component of the CIP program. Contracting with local businesses helps promote the hiring of local workers and has a positive impact on the local economy.

The San Jose Municipal Code defines local and small business as follows:

- *Local business*: a business with a headquarters or a satellite office located in Santa Clara County with at least one (1) full time employee and a valid San Jose Business Tax Certificate
- *Small business*: a local business that has thirty-five (35) or fewer total employees

The Department of Public Works tracks the number and value of contract awards made to local and small businesses for both Major and Minor Projects, using two methods for determining whether a contractor is local and small: 1) for Minor Projects, contractors requesting a local or small business preference are required to submit a Request for Local and Small Business Enterprise Preference form, which is verified by staff before the preference is applied; or 2) for Major Projects, through the address on the bid documents and the number of employees listed in the City's Business Tax System. It is possible that the data underreports firms with a local presence if they do not request the preference or list a headquarters office on their bid documents instead of a local satellite office.

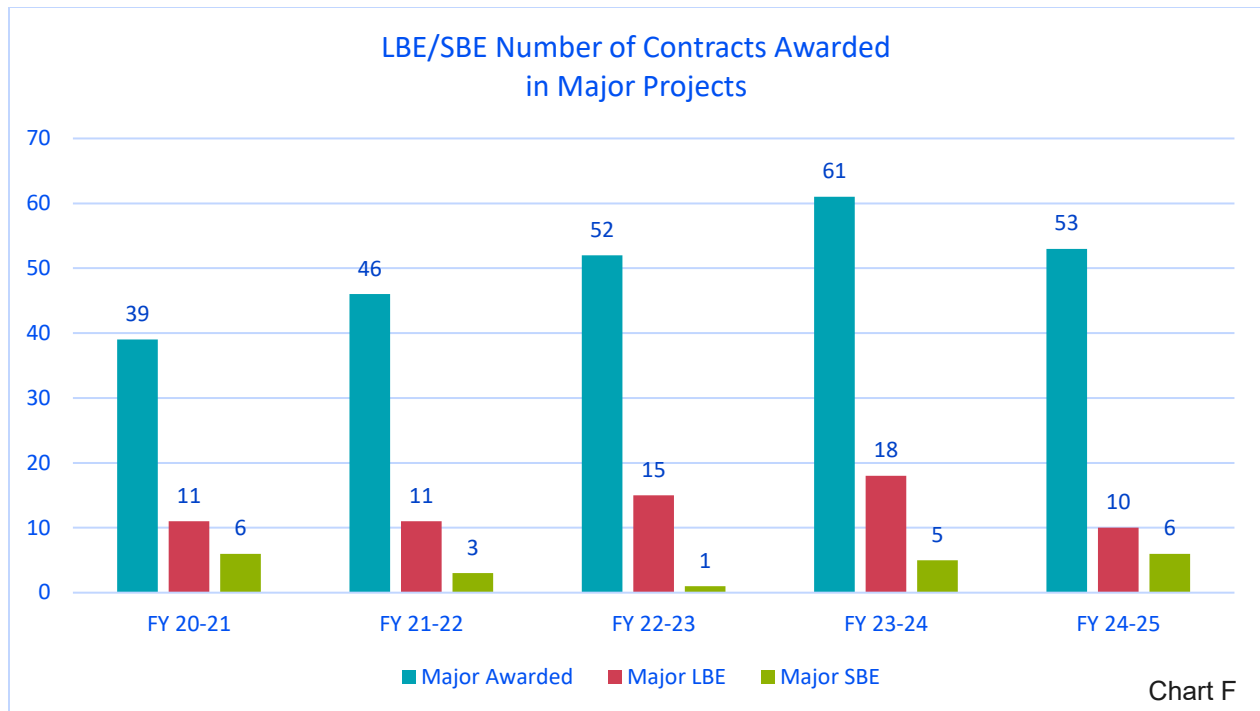
Major Projects

As mentioned in section two of this report, during FY 2024-2025 the City awarded 53 Major Projects at a value of \$182.9 million. Ten (10) Major Projects (worth \$22.5 million) were awarded to local businesses and six (6) were awarded to small businesses.

Chart F below illustrates the year over year local and small awards for Major Projects, comparing the last five fiscal years. While both the percentage of contracts and the percentage of dollars awarded to local and small business fluctuates year to year depending on the type of projects undertaken, the FY 2024-2025 numbers are lower than the five-year average for percentage of contracts awarded to local businesses. However, the number of projects awarded to small businesses is slightly higher than the five-year average.

The major projects awarded to local businesses include two sealant projects, four sanitary sewer projects, two electrical projects including a safety lighting project, one park project, and one cooling project. Majority of the sanitary projects were awarded to small businesses.

It is important to note many of the City's construction contracts are large-scale and suited for larger and well-resourced firms. However, the Department of Public Works will continue to seek opportunities to provide smaller project offerings directly to local and small construction firms using the Minor Project procurement process and by facilitating their ability to serve as subcontractors on projects.

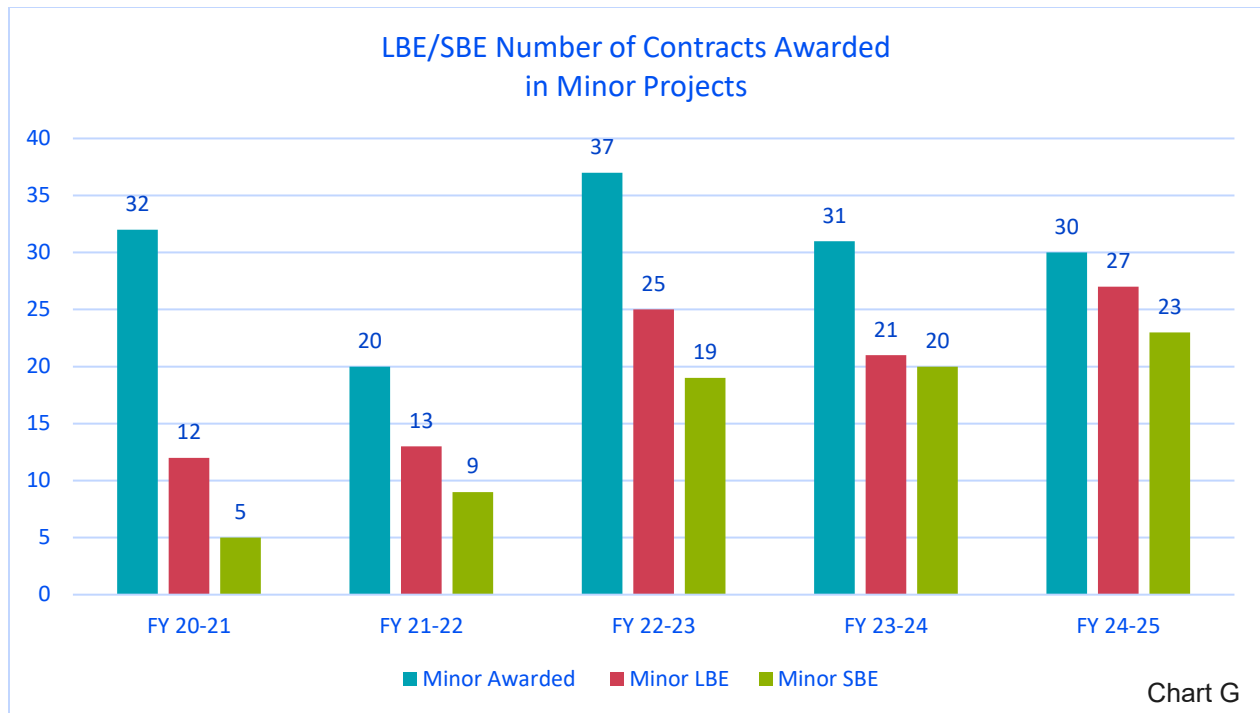


Minor Projects

As also mentioned in section two of this report, during FY 2024-2025 the City awarded 30 Minor Projects at a value of \$16.1 million. Twenty-seven (27) of those projects (worth \$14.7 million) were awarded to local businesses; of those 27, twenty-three (23) projects (worth \$13 million) were awarded to small businesses.

Chart G below illustrates the year over year local and small awards for Minor Projects, comparing the last five fiscal years. As with Major Projects, the percentage of contracts and the percentage of dollars awarded to local and small businesses fluctuates year to year depending on the type of projects undertaken. However, for minor projects, there is an increase in the award of projects to local and small businesses compared to previous year. The uptrend throughout the five years is a positive sign towards engaging with the local and small business community. The projects awarded to local businesses were tenant improvements, ADA ramp improvement projects, and one undergrounding project.

The FY 2024-2025 numbers are lower than their five-year averages. A look at the types of Minor Projects awarded during the fiscal year shows that almost 70% of the contracts involved pavement-related projects such as ADA ramps. Historically, the City has seen that there exists a robust pool of local and small businesses that perform this type of work.



Public Works is continuously working to improve engagement by local and small businesses and will evaluate the proper outreach programs to help increase the number of local and small businesses bidding on City projects especially major projects.

SECTION 4 - ONGOING POLICY WORK

The Office of Equality Assurance is a division within Public Works consisting of ten staff members and is charged with the responsibility of administering and enforcing the City's prevailing, living, minimum wage and opportunity to work ordinances and policies. It is also tasked, at times, with additional City labor policy development. The division has focused on wage theft review in FY 2024-2025 and the City's Project Labor Agreement. Below is a summary of both those council policy priorities:

Wage Theft

The Wage Theft Prevention Policy was approved by Council in April 2023. All bidders who propose or bid on procurements issued by Public Works and the City's Finance Department are reviewed under the Wage Theft Prevention Policy beginning July 2023. At time of writing this report, no bidders on capital improvement project procurements completed by Public Works have been disqualified based on wage theft judgments, paid or unpaid.

Citywide Project Labor Agreement

Thirty-five (35) projects, with a total contract value of \$164.7 million, were subject to project labor agreement requirements, with more than half of the projects related to sanitary sewer

improvements including repairs, condition assessment, and replacements. Other projects include pavement resurfacing and sealing projects, streetscape projects, one emergency housing project, two (2) projects at RWF, one emergency interim housing project and five building projects. Those projects received an average of 3.8 bids and had an average variance of 4.35% above the engineer's estimate which is within the industry average of 5%.

SECTION 5 – NOTABLE PROJECTS ON THE HORIZON

This section highlights notable projects over \$10 million which were awarded in FY 2024-2025. This includes two local street resurfacing projects under Measure T (valued at \$11.3 million and \$14.5 million respectively), the Emergency Interim Shelter Rue Ferrari Expansion (valued at \$21.7million), and the Yard Piping Improvements Phase 3 projects at RWF (\$19.5 million). Below is a photo of the Emergency Interim Shelter Rue Ferrari Expansion. This project will provide interim housing for up to 144 beds (108 units with restrooms), ancillary buildings (kitchen, laundry, case management), utilities, lighting, parking, and other community amenities.



SECTION 6 – PROJECT HIGHLIGHTS

Community
and Economic
Development

Rue 20B Underground Utility District – Delmas/West San Fernando Project

The Community and Economic Development CSA projects include those projects implemented by the Office of Economic Development and public art projects.



The Rule 20B Underground Utility District – Delmas/West San Fernando project started in August 2021 intending to increase aesthetics and resilience of the neighborhood. The construction contract was executed in September 2024 and is scheduled to begin construction in October 2024.

The Rule 20 Underground Utility Program is a regulatory initiative enacted by the California Public Utilities Commission which is dedicated to converting overhead utility lines to underground facilities. Since 1968, the City of San Jose has completed 136 underground utility districts where poles, overhead wires, and associated structures were placed underground and out of sight. The advantages of Underground Utility Districts include enhanced safety, reduction of power outages, improved reliability, decreased environmental impact, aesthetic improvements, and increasing property values.

Construction for this project was completed in January 2025 and the project achieved Beneficial Use in February 2025. AT&T and Comcast are currently working on undergrounding their facilities on San Fernando Street from Gifford Avenue to Delmas Avenue.

Total Construction Costs: \$157,765

Beneficial Use Date: February 11, 2025

Total # of Active Projects in CSA: 5

Total Completed Projects in CSA: 1

5 Year CIP Dollar Value: \$25,632,301

The Neighborhood Services CSA includes capital project development for parks, trails, libraries, and community facilities.



The Almaden Lake All-Inclusive Playground is a renovated .50 acre play area for users of all ages and skill levels, boasting both a custom tot and youth lot. The project goal was for an all-inclusive playground, with access to sensory and physical play for both children and adults. Sensory features include large music instruments such as chimes and drums and play structures with panels. Other prominent play elements are a tot hillside slide, nest hangout, large net climber, slides, and accessible we-saw. The scope also included accessibility upgrades to the restroom and parking lot, bioswales for stormwater management, planting and irrigation, site furnishings and other miscellaneous amenities.

The playground was strategically designed to create a place where anyone can enjoy the inclusive play equipment and serene surroundings of beautiful Almaden Lake.

The project was awarded in April 2024 and construction began in June 2024.

Construction Awarded Amount: \$1,465,000

Beneficial Use Date: February 7, 2025

Total # of Active Projects in CSA: 59

Total Completed Projects in CSA: 10

5 Year CIP Dollar Value: \$471,390,173

The Environmental and Utility Services CSA includes the sanitary sewer system, storm sewer system, water pollution control and water utility capital programs.



The RWF's tertiary filtration process (Filtration Process) is one of the final steps of the wastewater treatment process, and is a necessary component of complying with the RWF's regulatory permit requirements. The Filtration Process operates at an annual average flowrate of 110 million gallons per day (MGD) and is the largest tertiary filtration facility in the western United States. The tertiary filtration facility consists of sixteen granular media filters and associated ancillary equipment. Most of the equipment was constructed in the 1970s and 1980s and require significant refurbishment.

A comprehensive condition assessment of the Filtration Process was completed in winter 2016. It evaluated the condition, operability, and maintainability of the structural, process mechanical, electrical, and instrumentation systems. The assessment identified several systems that needed critical repair or replacement.

The Project replaced the filter media for all sixteen granular media filters, replaced the existing surface wash system with a new air scour system, replaced valves and actuators serving the granular media filters, repaired concrete walkways and decks around the granular media filters, and replaced electrical and instrumentation and control equipment for all sixteen granular media filters.

Construction began in November 2020 and was completed in June 2025.

Construction Awarded Amount: \$33,553,877

Beneficial Use Date: June 2025

Total # of Active Projects in CSA: 109

Total Completed Projects in CSA: 26

5 Year CIP Dollar Value: \$1,454,515,177

Mt Pleasant Pedestrian & Bike Traffic Safety Improvements

The Transportation and Aviation Services CSA is dedicated to the development and completion of surface and air transportation projects and centered on roads, bicycling and pedestrian movement, and aimed at enhancing air travel experience by providing a world class Airport facility.



The Mt. Pleasant Project is part of the FY 2018–2022 Vehicle Emissions Reductions Based at Schools Grant Program funding, aimed at improving pedestrian and bicycle safety around schools in the Mt. Pleasant area. The project included construction of a new sidewalk extending from Rocky Mountain Drive to Mt. Pleasant Court, new park strips with trees, installation of 48 ADA-compliant curb ramps at various locations within the area, new park strips with trees, bicycle racks at 5 locations adjacent to nearby schools, street lighting new electroliers and luminaires, micro-surfacing, pavement markings, and traffic signage.

Construction began in September 2023 and was completed in July 2024.

Construction Award Amount: \$1,488,500

Beneficial Use Date: July 22, 2024

Total # of Active Projects in CSA: 118

Total Completed Projects in CSA: 33

5 Year CIP Dollar Value: \$1,708,034,036

Fire Station No. 8 - Relocation

The Public Safety CSA consists of fire and police capital projects, including projects funded through Measure T, the Disaster Preparedness, Public Safety and Infrastructure Bond approved by San José voters in November 2018.



The Fire Station No. 8 Relocation project is part of the 2018 Measure T Public Safety and Infrastructure Bond and the project was approved by City Council to begin construction in August 2023. This new facility will serve the Downtown San José community (Council District 3) and house the staff relocated from the existing Fire Station 8.

The two-story, 5,900-square-foot single-company station includes:

- One (1) apparatus bay,
- Separate crew and captain's office,
- An open-concept kitchen, dining and living room plan,
- Fire crew exercise room, and
- Four (4) single-occupant dormitories and three (3) shared bathrooms

The building was designed to meet the City of San José's new Zero Net Carbon (ZNC) standards, prioritizing energy efficiency and sustainability. It eliminates the use of natural gas, with all heating, cooling, water heating, and cooking provided by high-efficiency electric systems and appliances. In addition, the facility incorporates 78 photovoltaic panels mounted on a floating roof structure, generating 42.12 kW of solar power—offsetting approximately 50% of its energy needs from the grid. The electrical infrastructure has also been designed to accommodate future electric fire apparatus vehicle.

Construction started in October 2023.

Construction Award Amount: \$10,526,000

Beneficial Use Date (Estimated): October 2025

Total # of Active Projects in CSA: 11

Total Completed Projects in CSA: 0

5 Year CIP Dollar Value: \$164,751,951

Strategic
Support

Addition of Two Offices on the 17th Floor, San Jose City Hall

The Strategic Support CSA implements projects at City Hall and other city-owned facilities while managing the City's financial and technology systems.



In 2024, the City Manager's Office added two new Deputy Directors. As all existing private offices were occupied, the new deputies were temporarily accommodated in small interior conference rooms, each approximately half the size of a standard Deputy Director's office.

To provide suitable office space, the City Manager's Office requested the conversion of two sections of the open office area into private offices. The project also required adjustments to the surrounding cubicle layout, with an emphasis on reusing existing cubicle components whenever possible to minimize costs. The objective was to deliver new offices and workstations consistent with the existing ones, without upgrades beyond what was necessary.

Salvaged doors from a previous renovation project were incorporated in the project. Additionally, exit routes were reviewed during design, and new exit signage was installed to ensure compliance with current code requirements.

Construction Award Amount: \$258,693
Beneficial Use Date: May 14, 2025

Total # of Active Projects in CSA: 26
Total Completed Projects in CSA: 3
5 Year CIP Dollar Value: \$134,330,510