Bay de Noc Community College

Escanaba, Michigan

Fiscal Year 2027
Capital Outlay Plan &
Project Request

BAY COLLEGE

Office of the President

October 31, 2025

President's Letter:

This plan outlines a project aimed at creating the best possible learning and working environment for our students, faculty, staff, and community. The project and its associated capital expenditure is designed to improve and elevate not only the educational experience, but also to strengthen the College's capacity to develop a highly skilled, future-ready workforce that directly respond to industry demand. By enhancing both instructional and applied learning environments, Bay College will expand access to high-value credentials that lead to family-sustaining careers, while positioning the College as a regional hub for innovation, economic growth, and employer engagement.

The document highlights opportunities to advance traditional credit course delivery, with a special focus on Bay College's expansion through an establishment of a renovated welding lab into a newly designed Manufacturing Innovation space. This state-of-the-art environment will provide hands-on experience with modern equipment and technologies – bridging classroom learning with real-world application.

This initiative will address life and safety needs, enhance energy efficiency, reduce operational risk, and meaningfully contribute to closing the workforce gap within the advanced manufacturing sector. The improved space will also create capacity for industry-aligned short-term training, incumbent worker upskilling, apprenticeships, and customized employer partnerships programs.

Moreover, this project aligns with statewide workforce priorities by increasing access to high - demand pathways, improving completion outcomes, and accelerating graduate placement into high-wage, high-skill jobs. It directly supports the College's role in fostering economic vitality, industry responsiveness, and sustainable community development.

Sincerely,

Dr. Nerita L. Hughes
President

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Fiscal Year 2027 Capital Outlay Plan & Project Request

ATTACHMENT A

Bay College Mission Statement

Section I. Overall Mission of Bay College

Located in the heart of Michigan's beautiful Upper Peninsula, Bay de Noc Community College (commonly known as Bay College) has provided quality higher education for more than 60 years. Founded in 1962, Bay College is known in the region for its superior teaching and abundant learning. The campus is situated on 150 acres and serves approximately 4,000 students each year, with 2,700 being credit students. Additionally, there are students on our campus completing baccalaureate degrees sponsored through partnering universities.

From its modest beginning with a limited curriculum, Bay College has expanded its offerings in response to the needs of the local communities served. The College continues the tradition of providing occupational programs aimed at giving students the skills to enter the work force, community service, and transfer programs, which are designed to allow students to begin their postsecondary education and explore career interests at Bay College, later applying their degree at a major college or university.

Co-located on the College's campus, the local YMCA provides recreational and wellness opportunities for the community, as well as college employees and students.

Since the early 1970's, Bay College has had a presence in Dickinson County, where in those early years courses were offered to assist students enrolled in nursing degree programs. Facility limitations severely restricted course offerings through the early years. However, enrollment increases supported the notion that interest in higher education in Dickinson County remained strong. The voters in Dickinson County approved a one mill tax increase to support the construction, maintenance and operation of a new 67,000 sq. ft. facility, matching the State of Michigan's construction funds of $6 million. Groundbreaking was held in the spring of 2006 and the facility opened in the fall of 2007. Through a unique contractual relationship with the Dickinson County Board of Commissioners, the College has been able to move forward in offering a strong core of transfer degrees and occupational programs to support the local workforce. The one mill tax renewal to support the Iron Mountain campus was passed by Dickinson County voters in August, 2025 for the next 20 years.

Bay College has a strong history of dedicating itself to offering academically excellent and affordable public education in our region. The College prepares students to be continuous learners who succeed upon transfer, work effectively in the contemporary workplace, and function as citizens and leaders in their communities.

MISSION OF THE COLLEGE

Bay strives to create an environment of Student Success, Community Success and Culture of Success.

VISION

Bay College is the regional college of choice where people thrive, workforces excel, communities connect and lives transform.

CULTURAL BELIEFS

- I Am Change
- Respect
- Let's Talk
- Feed Me
- Clarify Expectations
- Stay Focused

OBJECTIVES

- Amplify Institutional Value & Brand Identity
- Design a Holistic Student Experience
- Cultivate a Culture of Care & Well-Being
- Build Industry-Responsive Partnerships
- Advance Future-Ready Technology

GOALS

- Align Programs with the Workforce
- Create Clear Guided Pathways
- Tracking Success Beyond Graduation

II

Instructional Programming

Section II. Instructional Programming

DESCRIPTION OF EDUCATIONAL PROGRAMS:

Bay College offers students educational programs in various areas and levels. The Associate of Arts degree and the Associate of Science degree are designed for students planning to transfer to a four-year college or university. The Associate of Applied Science degree and Certificate programs provides students with an occupational-focused terminal award. The following is a list of academic programs and areas of study provided by Bay College in the 2025/2026 catalog.

Students can graduate with a certificate or a degree in the following areas:

Certificate Programs

Accounting
Automotive Maintenance Technician
Automotive Master Technician
Certified Medical Assistant
Computed Tomography Technologist
Corrections Officer
Early Childhood Education
Emergency Medical Technician (EMT)
Entrepreneurial Small Business
Health Careers
Mechatronics
Microsoft Office Specialist
Office Assistant
Private Security
Sustainability
Water Technology
Welding

Associate in Applied Science

Accounting
Agricultural Operations
Automotive Technology
Business
Computer Information Systems:
  Programming & User Support
Computer Information Systems:
  Software/Network Support
Computer Network Systems & Security
Criminal Justice
Early Childhood Education
Environmental Management
Forest Technology
Geographic Information Systems
Magnetic Resonance Imaging
  Technologist
Marketing
Mechatronics and Robotics Systems
Nursing
Occupational Studies
Office Systems/Administrative Assistant
Paramedic
Radiography
Surgical Technology
Water Resource Management
Water Resource Management 1+1

(Transfer)

Associate in Arts

Art & Design
Business Administration
Criminal Justice
Network Administration
Social Work

Associate in Science

Pre-Engineering
Pre-Molecular Biotechnology
Pre-Natural Resources
Pre-Professional Health

Transfer Areas of Interest

Architecture
Astronomy
Athletic Training/Sports Science
Automotive Engineer Technology
Automotive Management
Biology
Chemistry
Clinical Lab Science
Communication
Computer Science
Construction Management
Early Childhood Education
Economics
Education
  Elementary
  Secondary
  Special
Engineering Technology
  Electrical
  Industrial
  Mechanical
  Surveying
English
Entertainment/Sports
Fire Science
History
Homeland Security
Journalism
Law, (Pre)
Liberal Arts
Mathematics
Nursing Transfer Completion
Physics
Political Science
Psychology
Public Administration
Recreational Management
Social Work
Sociology
Speech Communication
Theater
Women's & Gender Studies
Zoology

Top Programs

Associate in arts
Nursing
Business Administration
Business
Social Work
Pre-Professional Health
Early Childhood Education
Radiography
General Science

Dual Enrollment of High School Students another popular option.

Articulation Agreements

The College has formal articulation agreements which provide a value-added component to a traditional transfer guide. In some cases, these articulated agreements allow for students to have a seamless admission into their chosen transfer degrees. Bay College has formal agreements with the following colleges and universities:

Bay Mills Community College, Brimley, Michigan
Ferris State University, Big Rapids, Michigan
Lake Superior State University – Sault Ste. Marie, Michigan
Michigan State University – East Lansing, Michigan
Michigan Technological University – Houghton, Michigan
Northern Michigan University – Marquette, Michigan
Oakland University – Rochester, Michigan
Saginaw Valley State University, Saginaw, Michigan
University of Michigan-Flint; Flint, Michigan
University of Wisconsin – Green Bay – Green Bay, Wisconsin

Transfer Guides have also been established between the following Michigan Universities and Community Colleges and Bay College:

Central Michigan University, Mount Pleasant, Michigan
Ferris State University, Big Rapids, Michigan
Grand Valley State University, Allendale, Michigan
Grand Rapids Community College, Grand Rapids, Michigan
Kettering University, Flint, Michigan
Lake Superior State University Sault Ste. Marie, Michigan
Lansing Community College, Lansing, Michigan
Lawrence Technological University-Southfield, Michigan
Macomb Community College – Warren, Michigan
University of Michigan School of LSA—Ann Arbor, Michigan
Wayne County Community College District, Detroit, Michigan
Wayne State University, Detroit, Michigan
Western Michigan University, Kalamazoo Michigan

University Programs at Bay College

The following university programs offer courses toward completion of their degrees on Bay's campus in cooperation with Lake Superior State University – Sault Ste. Marie, Michigan.

Bachelor of Science Accounting
Business Administration Generalist
Bachelor of Science Business Administration-Accounting/Finance Minor
Bachelor of Science Business Administration-Entrepreneurship
Bachelor of Science Business Administration-Generalist w/a declared minor
Bachelor of Science Business Administration-International Business
Bachelor of Science Business Administration-Management
Bachelor of Science Criminal Justice-Generalist
Bachelor of Science Emergency Management
Bachelor of Science or Arts General Studies
Bachelor of Science Secondary Education
Bachelor of Science Teacher Education
Bachelor of Science/Bachelor of Arts-General Studies
Bachelor of Science Nursing Completion
Bachelor of Arts/Science – General Studies

Nursing—AND-BSN Fall 2022
Secondary Education
English Language Arts Teaching (Grades 5-12)
Mathematics
Social Science
Teacher Education
Birth-Kindergarten
Bay's AAS Early Childhood to LSSU's Birth -Kindergarten
PreK-3
PreK-3 & 3-6
3-6

Reverse Transfer Agreements:

Northern Michigan University
Ferris State University

Workforce Development Activities

Bay College delivers various workforce training programs and courses based on community and workforce needs. The Certified Nursing Assistant program is currently our most popular workforce development program, due primarily to the high demand for CNAs and CNA training across the Upper Peninsula and is delivered on both college campuses. Customized trainings in the areas of Water and Wastewater, Microsoft Office, team building, leadership, communication, DiSC profiling, human resources, SCECHs, and safety in the workplace are an additional area of focus. Bay College regularly partners with industry to utilize Going PRO Training dollars as well as the Michigan New Jobs Training Program, collaborating with employers and state agencies to leverage workforce funding opportunities.

Bay College delivers the annual Safety Conference on the Escanaba Campus and the annual Leadership Academy on the Iron Mountain Campus. Bay College is known across the state for delivering chainsaw safety training as part of the MIOSHA Consultation Education and Training (CET) program.

We serve as a testing site for ASE, ServSafe, and PAN testing. We can also custom design many training programs to fit the unique needs of any company or organization, many times offering these trainings directly at the employer's site and specializing in employer-specific training programs tailored to meet the unique operational and skill needs of businesses and organizations across the region.

Adult Education Focus

In 2011, Bay College was a founding member of a group that created an Adult Literacy Council. The focus of this group is to help adults prepare for the reading, writing, and math requirements associated with attending college. Additionally, we have an ongoing partnership with the local adult basic education/GED provider and Michigan Works, to provide intensive enrollment and advising services for those recently obtaining GEDs. This partnership received a state award in 2012 attributed to doubling the number of GED recipients attending Bay College. We are also active participants in the Veterans Council and have been named a Military Friendly School and have been awarded Gold Level Veteran-Friendly Status by the Michigan Veterans Affairs Agency.

Continuing or Lifelong Educational Programming

Bay College has and will continue to provide many continuing or lifelong educational programming opportunities. These include digital photography, computer classes, Lego robotics, and a wide variety of lifelong education courses available online from Ed2Go. Bay College continues to deliver continuing education seminars, workshops and conferences for small- to medium-sized businesses including dental, optometry, healthcare, and safety, as well as online trainings and workshops.

Partnerships with Intermediate School District

Bay College is a founding member of the Delta County College Access Network (DCCAN). DCCAN is a network of educators, business leaders, community agencies, and philanthropic institutions, all interested in creating a culture within the county where young people expect to attend education beyond high school and are positioned to succeed in post-secondary education. The College's leadership in DCCAN has led to stronger partnerships with K-12 districts, and many opportunities for students to learn more about higher education.

We have multiple articulation agreements with the Delta Schoolcraft ISD and provide on campus learning experiences for K-12 students including summer robotics camp, College nights, Financial Aid nights, Career Day at Bay, 5th grade Friday visits, 8th grade Career Exploration visits, College 101, Bay is the Way Day, and admission visits to 25+ area high schools. Many of these programs have been stalled due to COVID-19 restrictions and will be re-started once we are able.

Area high schools continue to seek out Bay College for dual enrollment opportunities. The number of dual enrolled students continues to increase each year. We now have students enrolled from 37 local and regional high schools, and this enrollment is over 32.5% of our fall student population.

The development of several Early College partnerships has strengthened our relationship with local districts. We now have Early College partnerships with the Delta Schoolcraft Intermediate School District, the Dickinson Iron Intermediate School District, and various local school districts. In total, there are students from 20 local high school participating in the Early College Program, either through their high school or their local Intermediate School District. We currently have over 200 students enrolled in the Early College program from these local schools. The Early College program is about 11% of our fall student population. Between the two programs, Dual Enrollment and Early College, in over 43% of our fall headcount consists of dual enrolled and early college students from local high schools.

Community Activities

Bay College is the site of many community activities and workforce programs, bringing the community onto both campuses. Offering a range of cultural enrichment performances, from Strings on the Bay, which showcases local musicians, a summer chamber music series, and Lunchtime Live, an event featuring live music and food trucks on campus.

College facilities are available for non-profit and for-profit entities to use and/or lease space, including the Besse Theater.

The College sponsors a film series and student art shows annually. The Besse Art Center and Hartwig Gallery have rotating art presentations from Bay College's art inventory and have 6 – 8 art shows per year highlighting regional and national artists promoted to students and the

community in Escanaba. Iron Mountain hosts several artists exhibits annually through a partnership with Borderland Gallery. Eight to ten entertainers a year are brought in for students and promoted within the community.

One of the most popular community events established at Bay College in the last few years is BayCon – a pop culture event hosted every April. This event brings thousands of community members to our campus in the celebration of artists, cosplay, vintage video games and more.

The Bay College soccer fields are used by the area youth soccer league and walking trails and labyrinth are available for public use. The YMCA is housed on the campus and is open to the public. The PTK student group is involved with community service experiences. Bay West serves as the polling site for the Iron Mountain Second Precinct special, primary, and general elections. Bay College has various community clubs and groups that work with outside local organizations for events related to civil service and an Annual Day of Service.

Bay College hosts a Career Closet on both the Escanaba and Iron Mountain campus locations. The Career Closet is a community resource for career and interview apparel for students and community members, free of charge. The clothing is donated by the surrounding community to benefit students and community members who may not be able to afford proper interview or work apparel, or simply have the need for some nice clothing.

Bay College also hosts a food pantry on the Escanaba and Iron Mountain campuses. The food pantry is a collaborative effort across campus by administration, staff, the faculty association, and local community members. Students and community members can utilize the food pantry during posted operating hours.

The Center for Your Health & Wellness is also housed on our Escanaba campus. The center provides non-emergency care for students on campus, as well as community members aged 10-21 years old. The Center for Youth Health & Wellness is open Monday through Friday, with services including health, wellness, and counseling services.

Economic Development Impact

An Economic Impact study completed in 2025 for Bay College show that in the year 2022-23, Bay College had an operations spending impact of $11.1 million, student spending impact of $1.4 million, and alumni impact of $75.2 – for a total economic impact of $87.7 million for the 2022-23 year. This is due to the education that has been delivered to over 140,000 students in the past 60+ years, allowing citizens to work in higher paying jobs requiring job skills attained at Bay College. Having an educated work force encourages employers to move to Delta and Dickinson County and to stay in Delta and Dickinson County. Dickinson County voters approved a 20-year millage renewal in July 2025 to continue support for campus operations within Dickinson County. Additionally, the College is one of the biggest and best employers in the County.

Bay College delivers high-impact workforce training programs that directly support Michigan's economic development goals and the talent needs of regional industries. Our programs are designed to be responsive, accessible, and aligned with state priorities for workforce readiness and employer engagement. High-Demand Training Programs include Nurse Aide Training, Water and Wastewater Operations, Leadership Development, Welding and hands-on technical training aligned with manufacturing needs.

Bay College is active in local Economic Development Authorities serving as advisory board members for both Dickinson and Delta Counties to support local and regional economic growth initiatives.

Bay College has launched a new Career and Workforce Development Position to support student career exploration as well as to strengthen business and industry partnership opportunities for student internships. A stronger Career Services presence on both campuses to support students and employer is being implemented.

Bay College is the recipient of a $1 million MiLEAP Student Success Go Big Grant focused on strengthening adult student completion.

Geographic Service Delivery Area(s)

Bay College serves Delta and Dickinson counties as well as surrounding counties in the Upper Peninsula. Many students from Northern Wisconsin also attend our campuses. Additionally, over seventy percent of enrolled students take at least one online course, allowing us to cover the entire Upper Peninsula and beyond. We have numerous programs in the multiple disciplines that allow for a fully online delivery format, thus expanding our offerings well beyond our physical boundaries.

Future Planning

Bay College is encouraged to have Dr. Nerita Hughes as our sixth Bay College. Dr. Hughes has recently completed the Aspen Presidents Fellowship and under her direction great the college has a clear and focused vision for Bay College into the future.

Bay College has recently launched a new Strategic Plan, with pillars that focus on:

- Amplify Institutional Value & Brand Identity
- Design a Holistic Student Experience
- Cultivate a Culture of Care & Well-Being
- Build Industry-Responsive Partnerships
- Adopt Future-Ready Technology

Additionally, Bay College is participating the Rural Guided Pathways project, sponsored by the National Center of Inquiry and Improvement, which aligns with our current focus on student success and our focus on a growth mindset that will accelerate and improve student retention, completion, and placement by aligning programs with workforce, creating clear guided pathways and tracking success beyond graduation, making a difference for students, families and our region. We will be the place where every student finds a clear path, every credential has real value, and every graduate helps build a stronger community.

III

Staffing and Enrollment

Section III. Staffing and Enrollment

a. Current full and part-time student enrollment

	2021	2022	2023	2024	2025
Degree Seeking Students	1,224	1,126	1,082	1,214	1,177
By Degree Program					
Associate in Arts	632	588	550	613	572
Associate in Science	123	110	90	97	100
Associate in Applied Science	351	325	335	389	412
Certificate	118	103	107	115	93
By Enrollment Status					
Full-time	608	494	514	561	596
Part-time	616	632	568	653	581
By Course Location (Duplicate Cour					
Escanaba	690	603	532	580	572
Iron Mountain	224	191	193	189	179
Online	864	796	834	946	931
Other	0	0	0	0	31
By Age Range					
Less than 18	5	4	13	24	23
18 to 21	562	538	537	565	572
22 to 25	176	149	137	184	156
26 to 29	119	96	95	124	116
30 to 39	199	205	190	201	186
40 to 49	101	108	95	92	90
50 to 59	24	25	15	19	28
60 and over	4	1	0	5	6

Occupational Programs	Location						
A. Certificate Programs	**D***	**OL***	**2021**	**2022**	**2023**	**2024**	**2025**
Accounting	x		4	5	5	3	3
Automotive Maintenance Technician			9	1	3	8	2
Automotive Master Technician			6	8	3	4	7
Certified Medical Assistant		x	13	14	8	6	0
Corrections Officer	x		0	1	0	1	1
Early Childhood Care & Education		x	3	7	5	8	9
EMT - Basic	x	x	5	4	7	9	13
Entrepreneurial Small Business		x	4	7	5	3	4
Health Careers		x	8	4	3	2	8
Mechatronics	x		6	4	5	11	10
Microsoft Office Specialist	x	x	3	1	2	3	0
Office Assistant		x	0	3	0	3	2
Practical Nursing			29	13	30	17	0
Water Technology		x	4	9	19	18	14
Welding	x		24	22	12	19	20
Associate Degree	**D***	**OL***	**2021**	**2022**	**2023**	**2024**	**2025**
Accounting	x	x	18	18	18	21	18
Agricultural Operations			0	0	4	1	2
Agriculture			2	4	1	1	0
Automotive Technology			6	9	10	8	6
Business	x	x	59	68	65	60	51
Computer Information Systems: Program an	x		9	11	13	11	14
Computer Information Systems: Software/N	x		6	7	9	7	12
Computer Network Systems & Security	x		26	17	24	25	18
Criminal Justice	x		35	31	33	25	18
Early Childhood Education		x	26	26	28	39	44
Environmental Management			2	2	1	0	0
Forest Technology			0	0	3	10	11
General Studies	x	x	19	5	1	0	1
Geographic Information Systems			5	3	3	4	2
Human Services			7	2	1	0	9
Law Enforcement			0	0	0	0	0
Magnetic Resonance Imaging Technologist			0	0	0	1	0
Marketing		x	6	7	9	11	9
Mechatronics and Robotics Systems			11	9	8	14	9
Nursing			80	73	56	90	92
Occupational Studies			2	3	3	2	6
Office Systems/Administrative Assistant	x	x	11	8	9	7	11
Paramedic	x		9	6	8	5	19
Radiography			0	0	17	22	39
Surgical Technology			0	0	1	4	39
Water Resource Management		x	12	16	10	21	30

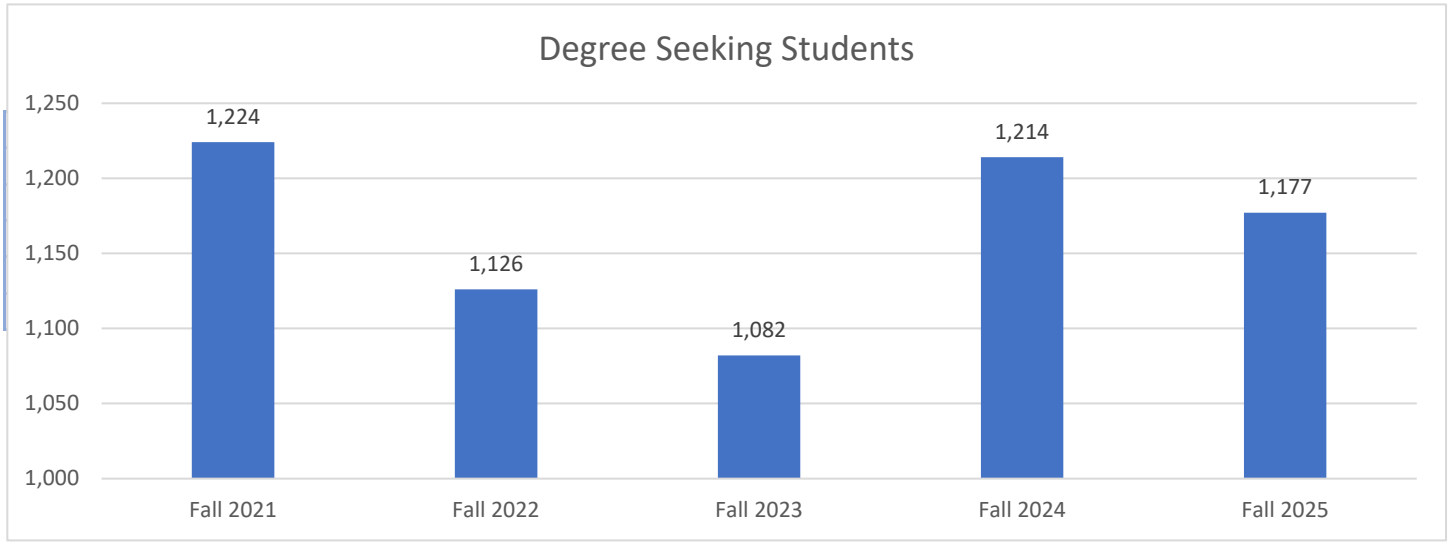
*D - Iron Mountain Campus, OL - Online

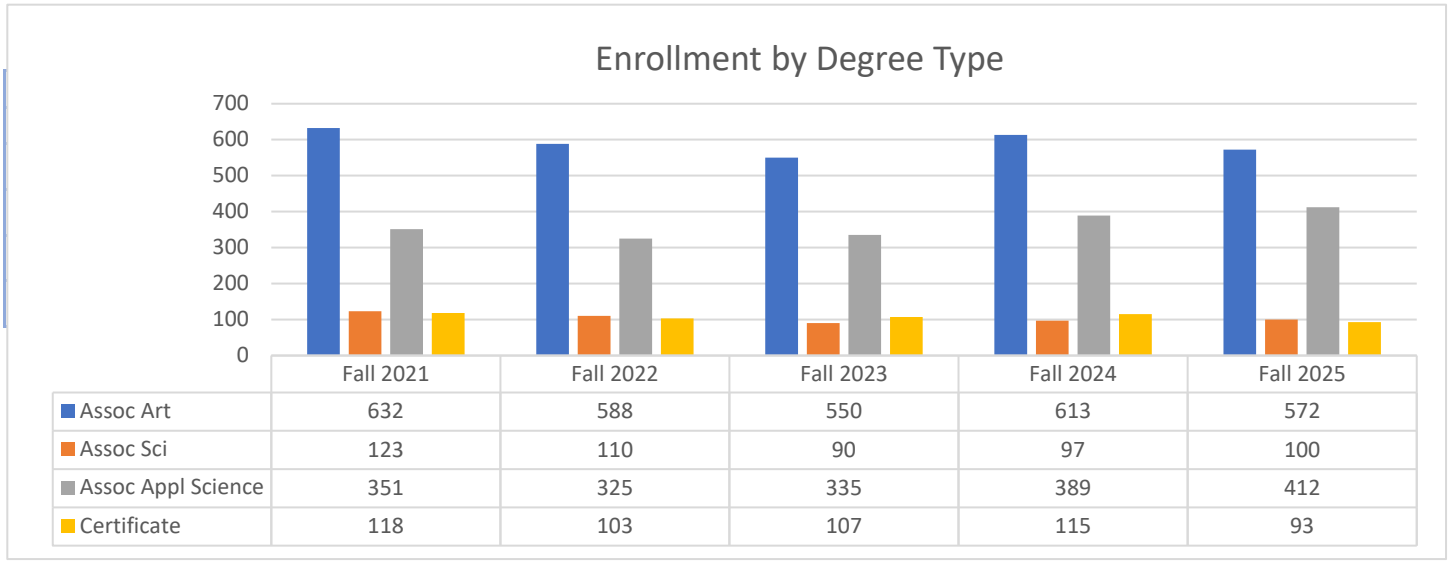
b. Project enrollment patterns over next five years:
Overall, Bay College expects enrollment to increase by 5% over the next three years (1%-2% each year) through intentional efforts for persistence, retention, and completion. The college has aligned the strategic agenda with three changes that it implementing. These changes are Aligning Programs with the Workforce, Creating Clear Guided Pathways, and Tracking Success Beyond Graduation. With these goals, we will see our IPEDS first-time full-time cohort retention rate increase from 51.8% from fall-to-fall to be at 65%. Additionally, we will see the persistence rate for this same cohort of students increase to 75%.

Approximately 80% of Bay College's degree seeking students take online classes, with 41% of students enjoying all their courses delivered in a full online format, and another 38% enrolled in a combination of in-seat and online courses. Those taking all their classes on campus is at 21%. We offer additional courses in the hybrid environment, where a high percentage of the course is completed in the online environment, with minimal on campus visits required during the semester.

We continue to focus on growing our existing programs and studying areas where new programs may be needed in our local service area. We continue to utilize available studies and tools, specifically the Michigan Department of Technology, Management and Budget website for Michigan Bureau of Labor Market Information. We have developed a strategic plan with five pillars that include: Amplify Institutional Value and Brand Identity; Design a Holistic Student Experience; Cultivate a Culture of Care and Well-Being; Build Industry-Responsive Partnerships; and Adopt Future-Ready Technology. Through the combination of these pillars and the changes we have made to our goals, we will continue to realize the expansion of our programs to support our local partners.

c. Evaluate enrollment patterns over the last five years:





	Fall 2021	Fall 2022	Fall 2023	Fall 2024	Fall 2025
Assoc Art	632	588	550	613	572
Assoc Sci	123	110	90	97	100
Assoc Appl Science	351	325	335	389	412
Certificate	118	103	107	115	93

d. Provide instructional staff/student and administrative staff/student ratios:

	Fall 2021	Fall 2022	Fall 2023	Fall 2024	Fall 2025
Degree Seeking Students	**1,224**	**1,126**	**1,082**	**1,214**	**1,177**
Employees by Type:					
Full-time Faculty	36	38	38	38	38
Part-time Faculty	75	68	72	72	79
Administrative taff	84	86	92	110	87
Student to Faculty Ratio	17 to 1	16 to 1	14 to 1	16 to 1	18 to 1
Student to Administrative Staff	16 to 1	16 to 1	12 to 1	13 to 1	12 to 1

e. Project future staffing needs based on five-year enrollment estimates and future:
Bay expects to reduce current employee levels over the next five years using reallocation of resources as a model, being strategic in job postings to best accommodate student needs and utilizing enhanced and robust processes and innovations to stream-line and automate process moving forward.

f. Identify current average class size and projected average class size based on institution's mission and planned programming changes:

	Fall 2021	Fall 2022	Fall 2023	Fall 2024	Fall 2025
Degree Seeking Students	**1,224**	**1,126**	**1,082**	**1,214**	**1,177**
Term Section and Course Data					
Number of courses	188	190	202	218	213
Number of Sections	345	385	403	409	419
Average Class size	15.3	15	14.4	15.56	15.1
Average CR Hrs/Student	10.4	10.1	10.2	10.1	10.3
Average CT Hours/Student	12%	11%	11%	11%	11.5
Course Capacity%	72%	67%	66%	73%	70.20%

IV

Facility Assessment

Section IV. Facility Assessment

Bay de Noc Community College first opened its doors to students in the Fall of 1963 in downtown Escanaba. The College currently consists of two campuses located in Escanaba, Michigan and Iron Mountain, Michigan. The 150-acre main campus in Escanaba includes 12 buildings that total nearly 355,000 square feet with six major parking lots offering over 1,274 parking spaces and 42 handicap spaces. The 25-acre campus in Iron Mountain includes a core building with 66,700 square feet and a separate storage building and one major parking lot, providing 304 spaces, 8 for handicap accessibility.

A. Summary Description of Each Facility

1. MS 100 - Math and Science Building

Constructed in 1968, the Math and Science building was the first building constructed at the current Bay College site. A college greenhouse was added to the structure in a 1999 expansion. The building is currently 18,302 square feet and contains a greenhouse, three science laboratories, three classrooms, including two ITV classrooms, and 14 faculty offices. The building was renovated in summer 2016 to improve student circulation corridors, add collaboration areas, and improve classrooms. Boilers and circulation pumps were replaced in 2020. To improve building security, digital card readers were installed in 2021 and digital door locks in 2022. Also, more security cameras were added in 2022. Security cameras and DVR system were updated to support new tech in 2025. Pneumatic temperature controls were converted to digital controls in 2022. The exterior of the facility is brick, and the overall condition of the building is good.

2. CB 200 - Catherine Bonifas Building

The Catherine Bonifas Building was constructed in 1970. Art and ceramics classrooms and administrative offices were added in 1999. Boilers were replaced in 2020 and two new circulation pumps in 2023. In 2021 fin-tube heating was updated, 2 roof top air handling units were added and new LED lamp posts were added to the North parking lot. The building is currently 28,428 square feet and contains an art classroom, a public art gallery, a ceramics classroom, seven general use classrooms, a board room, 16 administrative and support offices, and 18 faculty offices. To improve building security, digital card readers were installed in 2021 and digital door locks in 2022. A new DVR system was updated to support new tech in 2025. Pneumatic temperature controls were converted to digital controls in 2022. Fin tube heating was added to offices #201B and #201C. In 2023 a new split level AC unit was added to the #219 Data Closet. The exterior of the facility is brick, and the overall condition of the building is fair. In 2024, the southwest portion of the building, including offices #228 and #229, the women's restroom, and classrooms #230 and #231, was transformed into a student health clinic named "The Center for Youth Health and Wellness. The "Center" for Youth Health and Wellness Clinic was completed in collaboration & partnership between Bay College and Public Health of Delta and Menominee Counties. Offices #228 and #229 were repurposed as health examination rooms. The women's restroom was divided to create an all-gender ADA restroom and wet lab. Classrooms #230 and #231 were converted into spaces for office cubicles and a counseling room. Additionally, an ADA door opener was installed on the entry door to this area. In 2024 the men's restroom located in the southwest end of the building was converted to an all-gender ADA restroom with

European style privacy stalls added.

3. PEC 300 – Physical Education Center (formerly YMCA)

The PEC was constructed in 1970. A pool was added in 1989 and a fitness center in 1996. A 6,048 square foot addition was added to the building in 2019 for the Bay College athletes. This addition includes 4 offices, a training room, home and visiting locker rooms, a coach's locker room, a laundry facility, as well as storage for athletic gear. In 2021 the furnace and gym louvers were replaced; gym lighting was updated, and the weight room was renovated to add batting cages for the baseball and softball programs. An 8'x40' concrete emergency access drive was added to the back exterior of the gym leading to the parking lot in 2022. In 2023 an air conditioning system consisting of three roof top units and an interior ducting system was added to the gym. The building is now 38,823 square feet including a basement to provide access to the pool mechanics. The building contains a gymnasium, pool, fitness center, 2 daycare rooms, and 6 administrative offices. 2022 saw a major lobby renovation to include new paint, carpet, drop ceiling and installation of a concession window. In addition, all building lighting was converted to LED and hallways were painted in 2022. To improve building security, digital card readers were installed in 2021 and digital door locks in 2022. The DVR system was updated to support new tech in 2025.Pneumatic temperature controls were converted to digital controls in 2023. The exterior of the facility is metal, and brick and the overall condition of the building is good. In 2024, rooms #304, #305 and #312 were professionally painted and new carpeting was installed. The men's restroom (#302) and the women's restroom (#313) were professionally painted.

4. BHAT 400 – Besse Health and Technology (formerly known as HATC 400 - Health and Applied Technology Center)

The Besse Health and Technology building was constructed in 1974. In 2002 the combined chemistry/water technology labs were renovated. In 2014 the nursing lab and lecture areas were renovated, and 880 sq. ft was added. In 2015 the computer networking and security labs were renovated as well as a separating the chemistry lab from the water technology lab and providing Water Technology with its own dedicated space. Boilers were replaced in 2020 and in 2021 fin-tube heating was added and controls for 13 chemistry lab fume hoods were upgraded in 2023 the outdated strobic fan unit was replaced and ducting from the hoods to the fan were re-routed. In 2023 the new chemical resistant anti-slip epoxy flooring was installed in the Water Tech and Chem Labs, area #413. To improve building security, digital card readers were installed in 2021 and digital door locks in 2022. Also, more security cameras were added in 2022.Security cameras and the DVR system, which supports new tech, were updated in 2025. Pneumatic temperature controls were converted to digital controls and five air handling units and condensers were replaced in 2022. In 2023 the Allied Health office suite was renovated to add (3) additional offices to support the expanding Nursing Program. LED lighting was added to the Auto and Water Tech Labs. The building is currently 50,565 square feet and contains automotive labs, a GIS lab, a Mechatronics lab, Water Technology lab and simulation area, nursing labs and simulation area, 3 computer networking and security labs, a large workroom for various lab activities, large lecture hall, chemistry labs, a Workforce Development & Training lab, 6 administrative and support offices, 21 faculty offices, and 6 general use classrooms. The exterior of the facility is brick, and the overall condition of the building is good.

5. SC 500 - Student Service Center

The Student Service Center was constructed in 1970. A bookstore was added in 1999

and a kitchen in 2008. New boilers were installed in 2020 and in 2021 new fin-tube heating was added and the air handler over the Café was replaced. Boilers were replaced in 2020 and circulation pumps were replaced in 2024. To improve building security, digital card readers were installed in 2021 and digital door locks in 2022. Also, more security cameras were added in 2022 and the DVR system was updated to support new tech in 2025.Three RTU's were replaced on the west end of the building in 2022 to improve ventilation. Pneumatic temperature controls were converted to digital controls and three outdated electrical panels were replaced with newer ones. New carpet, blinds, paint and furniture were added to Conference Room #525. In 2024 the buildings original circulation pumps were both replaced. The building is currently 25,832 square feet and contains a kitchen with a café open to the public, a bookstore, student support services, human resources suite, counseling services, a small meeting/conference facility, and 20 administrative and support offices. The exterior of the facility is brick, and the overall condition of the building is good.

6. SA 600 - Student Apartments (North and South)

The student apartments were constructed in 1973. In 2021 an asbestos abatement project was completed. In 2022 numerous renovations were completed which included painting all interior walls with antimicrobial paint, installation of new flooring, plumbing and network wiring upgrades, new and refurbished fin tube radiation heat, the repair of doors and frames, additional security cameras and new bathroom fans. Pneumatic temperature controls were converted to digital controls in 2022 as well. Additional security lighting and cameras were added in 2023. Security cameras and DVR system, which supports new tech, were updated in 2025. In 2024, digital ID card reader locks were installed on all entrance and bedroom doors. The north and south buildings total 21,100 square feet and consist of 21 four-person and 8 two-person apartments. The exterior of the facility is brick, and the overall condition of the buildings is fair.

7. BESSE 700 - Besse Center for Performing Arts

The Besse Center was constructed in 2008. A later addition connected the Learning Resource Center to the Student Service Center. The Besse Center is 13,343 square feet and contains a performing arts theatre, public art gallery, cashier's office, and an Art Coordinator's office. An additional 800 square feet was added in the summer of 2016 to expand a pinch point in a gallery corridor. In 2022 the steel beamed entry arbor was sandblasted, rustproofed, and painted, theater lights were converted to LED and digital card readers and digital door locks were installed. Pneumatic temperature controls were converted to digital controls in 2023. Building circulation pumps were replaced in 2024. The exterior of the facility is metal, and the overall condition of the building is good. In 2025 the EPDM ballasted roof membrane over the performing arts theater was repaired under warranty.

8. HUB 800 (formerly known as LRC 800 - Learning Resource Center)

The HUB was constructed in 1987 and significantly renovated in 2016 at which time the building was renamed. The building is 37,457 square feet and contains a library, a computer classroom, the Student Success Center, Online Learning, and Instructional Technology, Academic and Certification Testing, student gathering and study space, 19

support offices, art gallery storage, and a conference room. The exterior of the facility is metal, and the overall condition of the building is good. In 2017 the exterior metal siding panels were sealed. Pneumatic temperature controls were converted to digital controls in 2022. Security cameras were updated in the Testing Center in 2025. The DVR system was updated to support new tech in 2025.

9. JHUC 900 - Joseph Heirman University Center

The Joseph Heirman University Center was constructed in 1999. In 2021 a new building humidification system was installed, and hallway lights were converted to LED. In 2022 digital card readers, digital door locks and more security cameras were added. Security cameras and DVR system, that supports new tech, were updated in 2025. Pneumatic temperature controls were converted to digital controls, a new gas water heater and air handling dampers were installed, and the data center HVAC was replaced. In 2023 the Main Lobby was remodeled; blinds were replaced in the classrooms and a new sign was installed at the outer entry. Both building circulation pumps were replaced in 2024. Seven windows were replaced in the glass atrium of the building in 2025.The building is 40,600 square feet and contains a computer lab open to the public, a catering kitchen, 3 large multipurpose conference rooms, 2 small seminar rooms, 6 computer classrooms, 4 general use classrooms, the EMT/Paramedic lab and classrooms, 9 administrative and support offices, 12 faculty offices, Workforce Development & Training offices and computer lab, and an onsite University partner office suite. The exterior of the facility is metal and the overall condition of the building is good. In 2025 the existing air conditioning condenser units were replaced with a new chiller system.

10. SHIP/WELD 1000 - Shipping & Receiving and Welding

Originally used as a diesel shop, the Shipping and Receiving building was constructed in 1974. A welding laboratory was added in 1989 with the original addition renovated in 2015 doubling the size of the welding lab.The lighting in the welding labs and shipping were upgraded to LED in 2023. The building is 26,250 square feet and contains two welding classrooms, two welding labs, a machine tool lab, 2 faculty offices, a large shipping and receiving area, and a large outdoor storage area. The exterior of the original facility is metal and the overall condition is fair, however the new addition is in very good condition. To improve building security, digital card readers were installed in 2021 and digital door locks in 2022. Security cameras and DVR system, that supports new tech, were updated in 2025.

11. MAINT 1100 - Maintenance Building (Building 1 and Building 2)

The 2 Maintenance Buildings were constructed in 1970. The buildings total 17,878 square feet and contain a mechanical lab, 1 conference room, 6 support offices, 3 cold storage bays, 1 warm storage bay, and an extensive fenced exterior storage area. The Garage lighting was upgraded to LED in 2023. The exterior of the building is metal and the overall condition of the building is fair. New electrical panels were installed in 2021.A DVR system, that supports new tech, was updated in 2025.

12. YMCA 2000 (formerly known as M-TECH 2000 – Michigan Technological Education Center)

The M-TEC building was constructed in 1999. For 22 years it housed Bay's Workforce

Development & Training Center. On February 15, 2021 the College entered into a 50-year lease with the Northern Lights YMCA to house the Delta Program Center. The YMCA completed a major renovation summer 2021 and opened for business in the fall. The building is 42,170 square feet. The exterior of the facility is aluminum and the overall condition of the building is good.

13. Extension Building

The Extension Building was constructed in 1972. The 5,000 square foot building is currently being leased by a private company. In 2021 a major renovation of the exterior was completed including the replacement of the wood façade with a metal façade, installation of new windows, cleaning and sealing of the wood siding and repair of the parking lot. The exterior of the facility is wood and metal and the overall condition of the building is good.

14. Bay College – Iron Mountain

The Iron Mountain Campus was constructed in 2006. The building is 66,700 square feet and contains a biology lab, a chemistry lab, a nursing simulation lab, a computer lab open to the public, a testing center, a large conference hall, 2 art galleries, 11 administrative and support offices, 19 faculty offices,10 general use classrooms, 3 ITV classrooms, a computer network and systems lab, and 4 computer classrooms. The exterior of the facility is metal and the overall condition of the facility is very good.

15. Bay College Iron Mountain Maintenance

West Campus Maintenance Facility was constructed in 2009. The 1,800 square foot building is a storage and maintenance work area. The exterior of the building is metal and the overall condition is very good.

B. Building and/or Classroom Utilization Rates

The 2025 fall semester summary classroom utilization rates are presented here. Reports are gathered from Bay's Academic Scheduling system (EMS) and represent a reporting period from the first day of class, August 25, 2025 to September 27, 2025. Only classrooms and academic events are represented. Peak utilization represents M-F 10:00AM – 3:00PM, Off Peak utilization covers M-F 8:00AM – 10:00AM and 3:00PM – 5:00PM, and evening is represented by any class taught from 5:00PM – close (9:00 PM).

Period	Days/Times	Bookings	Hours Used	Utilization % Fall 2025
Off Peak*	M-F, 8:00 – 10:00 AM	276	389.67	35.3%
Peak	M-F, 10:00 AM – 3:00 PM	215	363.33	9.0%
Off peak*	M-F, 3:00 – 5:00 PM	247	271.58	31.4%
Evening**	M-F, 5:00 – 9:00 PM	153	301.25	1.0%
Total Off Peak	*Combined	523	661.25	33.6%
Overall Day Utilization		738	1025	17.0

C. Mandated Facility Standards for Specific Programs

Bay College meets general space requirements as noted in federal accreditation standards. This includes meeting higher levels of space and equipment standards for specific programs such as Early Childhood Education, Nursing, Automotive, Biology and Chemistry laboratories, EMT/Paramedic, Welding, Water Technology, and Mechatronics. Bay College is at capacity for meeting programmatic needs and will require additional space for program growth

D. Functionality of Existing Structures and Space Allocation to Program Areas Served

a. **MS 100 - Math and Science Building**
   Serves academic division Math and Sciences and contains a greenhouse that supports both academic and community activities.

b. **CB 200 - Catherine Bonifas Building**
   Serves primarily the Arts & Letters and Social & Behavioral Sciences academic divisions. The Early Childhood Education program is supported in this building. Administration is also located in this building. This building houses the Center for Youth Health and Wellness, thanks to a collaboration between Bay College and the Public Health Department of Delta and Menominee counties.

c. **PEC 300 – Physical Education Complex**
   Supports students in providing physical activities and wellness opportunities. Supports college athletics. The pool area of this building is leased to the local YMCA.

d. **BHAT 400 – Besse Health and Technology**
   Serves academic divisions Allied Health & Wellness, Applied Science, Technology, Math & Science, Mechatronics, and provides general use of several classrooms. This building also provides a dedicated training lab for the Workforce Development & Training group.

e. **SC 500 - Student Center**
   No academic divisions have specific space allocations in this building. It serves students in a support capacity and houses Student Services, Human Resources, the Café, Food Pantry, Career Closet, and the Bookstore.

f. **SA 600 - Student Apartments**
   Provides student housing, no direct academic allocations.

g. **BESSE 700 - Besse Center for Performing Arts**
   Serves Arts & Letters academic division, mostly Theater, as well as Music.

h. **HUB 800 (formerly known as LRC 800 - Learning Resource Center)**
   No academic divisions have specific space allocations in this building. It serves students in a support capacity and provides one general use computer classroom and one multi- purpose classroom along with ample study space, collaboration space, and hospitality. Academic Support Services, including TRiO, tutoring, accessibility, and online learning reside in this

building as well as academic and certification testing through the Testing Center and the college's Library.

i. JHUC 900 - Joseph Heirman University Center
Serves Business & Technology and Allied Health academic divisions, Graphic Arts, and Workforce Development & Training, as well as provides general use of several classrooms. This building also provides classroom and office space for University partners.

j. SHIP/WELD 1000 - Shipping & Receiving and Welding
Serves Technology division, specifically the Welding and Machine Tool classes.

k. MAINT 1100 - Maintenance Building
No academic divisions have specific space allocations in this building. It serves students in a support capacity.

l. YMCA 2000 (formerly known as M-TEC 2000 - Michigan Technological Educational Center)
This building is no longer serving academic programs nor Workforce Development & training. All College programs have been moved to other locations. The local YMCA is occupying this space under a 50-year lease.

m. Extension Building
No academic divisions have specific space allocations in this building. This is a leased building.

n. Bay College – Iron Mountain
Single campus building serves all academic divisions.

o. Bay College Maintenance
No academic divisions have specific space allocations in this building. It serves students in a support capacity.

E. Replacement Value of Existing Facilities

The replacement value for each building is shown below.

Building	Building Value
MS 100	7,282,000
CB 200	10,820,400
PEC 300	13,636,500
BHAT 400	21,139,700
SC 500, BESSE 700, HUB 800	41,241,800
SA 600 # 1	4,017,400
SA 600 # 2	3,425,500
SHIP/ WELD 1000	5,105,300
MAINT 1100	1,278,900
JHUC 900	16,826,400
MTEC 2000	6,729,800
Iron Mountain Campus	19,029,000

Iron Mountain Maintenance	137,000
Extension Center Building	1,501,300
Soccer Fields Building	93,900
Salt Storage	39,600
Career Closet Portable	11,000
Cold Storage Pole Building	93,800
MAINTENANCE STORAGE	613,600
Total	**153,022,900**

F. Utility System Condition

The condition of each building is reflected in the following table:

MS 100 - MATH AND SCIENCE BUILDING

Building Exterior	Description	Comments/Condition
Walls	Face brick on concrete block. Metal fascia (painted).	Sound condition of existing walls
Windows	Aluminum frames with insulating glass. Glazed greenhouse panels on aluminum frame with vent window system.	Degraded, requires replacement. Seven windows were replaced in the glass atrium, 2025.
Doors/Frames	Hollow metal doors and frames. Main entrances aluminum.	Fair condition
Roof	EPDM ballasted membrane	Replaced in 2016 during renovation project
Building Interior	**Description**	**Comments/Condition**
Walls	Concrete block partitions. Face brick in vestibules.	Very good, repair and paint summer 2016
Floors/Coverings	Terrazzo tile and concrete in corridors. Ceramic tile in bathrooms. Vinyl tile in offices and carpet in classrooms.	Terrazzo tile is in good condition, concrete in excellent condition. Carpet in classrooms replaced in summer 2016. Rebranded with new wall murals and accent painting In public spaces. 2023.
Doors/Frames	Hollow metal / wood.	Partial renovation in 2016 introduced several new doors/frames and repainting of existing door frames
Ceiling	Suspended acoustical throughout.	Fair in science labs. Excellent condition in corridors renovated in 2016
Electrical	**Description**	**Comments/Condition**
Medium Voltage Connection and main Transformer	Fed from 3 single phase 25kVA transformers in cabinet outside building.	Transformers are 30+ years old. Medium voltage cable into cabinet is about 25 years old. Condition of equipment is marginal. Should plan replacement in near future.
Building Service Equipment and Panels	Consists of one 400A, 3-phase 208Y/120V Cutler Hammer main panel board. Multiple branch panels.	Equipment is 30+ years old, and is satisfactory for the present. Needs to be upgraded if building usage changes.
General Receptacles		In 2016 renovated areas all receptacles upgraded
Interior Lighting	LED	Upgraded corridor and classroom lighting to LED in summer 2016. Florescent lights in non renovated parts of building were updated to LED in 2025.
Exterior Lighting	Over doors	Updated to LED in 2025
Emergency and Exit Lighting		Satisfactory - meets codes

Computer Wiring	CAT 6 wiring has been installed to all devices Fiber optic to all cables.	Excellent
Security and Special Systems	Fire Alarm panel updated Digital card readers Digital door locks Security cameras Updating 2025	Good-Replaced 2010 Added digital card readers in 2021. Added digital door locks in 2022. Added additional security cameras 2022. All Security cameras in process of being updated 2025.
Plumbing	**Description**	**Comments/Condition**
Water/Sewer	Municipal	Fair condition. Old cast iron sewer pipes are deteriorating.
Piping/Valves/Fitting		Satisfactory. Some leak stains in mechanical areas.
Domestic Hot Water	Gas water heater	New in 2014
HVAC	**Description**	**Comments/Condition**
Fuel	Natural gas	Good
Boilers	(2) Riello AR1000 boilers (2) Grundfos CRE pumps	Replaced boilers and circulation pumps in 2020.
Heating Type	Fin radiation, cabinet heaters, unit ventilators, and air handling units with heating coils.	Good
Ventilation	Outside air-thru unit ventilators and air handling units. Exhaust system in toilets, lab fume hoods, and greenhouse addition.	Good
Air Conditioning/ Coils	Cooling coils in unit ventilators.	Partial cooling - Good
Temperature Controls	Digital controls	Installed digital controls 2022.

CB 200 - CATHERINE BONIFAS BUILDING

Building Exterior	**Description**	**Comments/Condition**
Walls	Face brick on concrete block. Metal fascia.	Good
Windows	Aluminum sash	Need replacement in 83% of building, 17% replaced in 1999.
Doors/Frames	Wood / hollow metal	Excellent on new addition. Marginal on original building. North West doors and frames need to be replaced.
Roof	EPDM ballasted membrane	Year new: 2014
Building Interior	**Description**	**Comments/Condition**

Walls	Concrete block partitions. Drywall in administrative. Brick in vestibules. Glass partition walls.	Fair Rebranded with new wall murals and accent painting in public spaces. 2023
Floors/Coverings	Terrazzo in corridors. Ceramic tile in bathrooms. Carpet in administrative, faculty offices, classrooms. Vinyl tile in service areas.	Fair, dated and cracking
Doors/Frames	Wood / hollow metal	Fair
Ceiling	Suspended acoustical throughout	Fair
	Renovation/addition in 1999	Seating in large lecture hall needs replacement and redesign of room is necessary for student learning and ADA. Removed section of front row seating to allow for ADA access 2025.
Electrical	**Description**	**Comments/Condition**
Medium Voltage Connection and Main Transformer	Fed from 3 single phase 25kVA transformers in cabinet outside building. MV connection from northernmost electrical vault.	Transformers and medium voltage cable are 35 years old. Requires assessment and upgrade.
Secondary voltage and Building Main Service Equipment	Main panel is 400A, 3-phase, 208Y/120V ITE switchboard.	Equipment is 35+ years old. Requires assessment and upgrade.
Branch and Distribution Panels	Most equipment is original (1970).	Replacement needed for future expansion.
General Receptacles		Fair
Interior Lighting	In process of being updated to LED.	In process of being updated to LED 2025.
Exterior Lighting		Added (6) new LED lamp posts to North parking lot in 2021. West parking lot needs upgrades.
Emergency and Exit Lighting		Satisfactory - meets codes
Computer Wiring	CAT 6 network cable has been installed throughout to devices. Fiber Optic cable to switches.	Excellent
Security and Special Systems	Fire alarm panel installed. Digital badge readers on exterior doors. Digital auto lock doors.	Replaced 2011 Installed 2021 Installed 2022
Plumbing	**Description**	**Comments/Condition**
Water/Sewer	Municipal	Fair. Needs Upgrade
Piping/Valves/Fitting		Fair. Needs Upgrade
Domestic Hot Water	Gas water heater	Replaced in 2025.

HVAC	Description	Comments/Condition
Fuel	Natural gas	Good
Boilers	(2) Riello AR1500 boilers. (2) Taco KV3009D pumps	Replaced boilers in 2020. Replaced Circulation pumps in 2023.
Heating Type	Fin radiation, cabinet heaters, air handling units with heating coils. Hot water - pumped distribution.	Updated fin-tube heating and added (2) rooftop units in 2021 that provide auxiliary heat for offices 204-217. Added additional fin tube heating to offices 201B and 201C in 2023.
Ventilation	Fresh air-thru-air handling units. Exhaust systems-toilets, janitor room, kiln.	Refurbished air handler for offices 205-217 in 2021. New air handler for South side of building in 2021. Installed 3 new RTU's for North side of building in 2021
Air Conditioning/ Coils	Chilled water coils added to air handling units in 1999.	fair
Temperature Controls	Digital Controls	Replaced pneumatic HVAC controls to digital controls in 2023.

PEC 300 - Physical Education Complex

Building Exterior	Description	Comments/Condition
Walls	Face brick on concrete block 1st 7 ft. 26-gauge steel panels to gym height 30 ft. addition: Face brick on concrete block. Upper 4 ft. metal fascia.	Original siding is in good condition. New addition for Bay College athletic locker rooms in 2019.
Windows	Aluminum sash/wood	Needs replacement on original building. Excellent on new addition in 2019.
Doors/Frames	Aluminum frame entry with vestibule	Energy efficiency upgrades needed to this entry.
Roof	Insulated PVC overlay on everything except pool addition	Roof over gym and YMCA facilities is new in 2015. Roof over pool and exercise area in satisfactory condition (assessed 2021). Roof over athletic addition new in 2019.
Building Interior	**Description**	**Comments/Condition**
Walls	Concrete block partitions throughout. Ceramic tile wall finish in locker rooms. Ceramic tile wainscot and textured concrete block in pool. Few gypsum board partitions.	Acceptable. Removed glass partition wall to make room for batting cages in exercise/weight room area in 2021. Painted in lobby and hallways 2022.Painted rooms #304, #305, #312 and public restrooms in 2024.
Floors/Coverings	Upgraded tile in corridors and CR's. Ceramic tile in locker rooms, spa/sauna, corridor, and pool. Hardwood in gymnasium. Carpet in child care center, offices. – Carpet in Lobby area.	Acceptable interior finishes with a completed refinishing of the gym floor in summer 2021. Installed new carpet in Lobby 2022. Rebranded with new wall murals in hallways and lobby 2022.

		Replaced carpeting and cove base in rooms #304, #305 and #312.
Doors/Frames	Hollow metal / wood	Fair Added new ticket window door and frame 2022. New concession window 2022.
Ceiling	Suspended acoustical throughout. Exposed tees in pool.	Fair. Removed drop ceiling in exercise/weight room area to make room for batting cages 2021. Renovated drop ceiling in lobby area 2022.
Electrical	**Description**	**Comments/Condition**
Medium Voltage Connection and Main Transformer	Consists of 3 single phase 50kVA transformers in cabinet outside 100 building.	Transformers and MV cable are 25-30 years old. Equipment shares cabinet with 100 building. Should relocate closer to PEC and replace equipment in near future.
Secondary voltage and Building Main Service Equipment	Consists of 1-800A switch, underground secondary run, and 1-800A 208Y120V distribution panel.	Main underground feeder is quite long for the voltage. Main distribution panel has two empty breaker spaces left. Very little room for expansion.
Branch and		All branch panels are full
General Receptacles		Good
Interior Lighting	Most are newer fluorescent with T8 lamps. Replacing with Led lights in 2025.	Needs LED retrofits and energy efficiency. Updated Gym lighting in 2021. Upgraded to LED in Lobby 2022.

Exterior Lighting		Needs updating, safety issue.
Emergency and Exit Lighting		Satisfactory - meets codes
Computer Wiring	CAT 6 wiring throughout.	Added network drops to Lobby area offices 2022.
Security and Special Systems	Fire alarm system needs updating Digital exterior door badge readers on Athletics addition. Exterior digital door locks.	Satisfactory Installed 2021 Installed 2022
Plumbing	**Description**	**Comments/Condition**
Water/Sewer	Municipal	Sewer drains slow outside of building and needs updating. Replaced 40’ of sewer pipe under hallway near men’s public restroom 2025.
Piping/Valves/Fitting		Satisfactory
Domestic Hot Water		Satisfactory
HVAC	**Description**	**Comments/Condition**

Fuel	Natural gas	Good
Boilers	High efficient	Replaced in 2008-2010, with the exception of boilers below the pool area, which require replacement.
Heating Type	Fin radiation, cabinet heaters, convectors High-efficient forced air in Gym	Satisfactory Good 2010-2012. Replaced furnace for classroom areas in 2021.
Ventilation		Satisfactory. Replaced Gym louvers in 2021.
Air Conditioning/ Coils	(3) Trane RTU units for gym. (1) interior ducting system for gym.	Added air conditioning and ducting to the gym in 2023.
Temperature Controls	Digital controls	Pneumatic temperature controls were converted to digital controls in 2023..
Comments: Pool dehumidification system by Dectron Company	Dectron unit is beyond its useful life. Pool and associate equipment are in poor shape.	Requires replacement. Needs de-commission or replacement.

BHAT 400 – Besse Health and Technology

Building Exterior	**Description**	**Comments/Condition**
Walls	Face brick on concrete. Metal fascia.	Satisfactory -Metal fascia needs to be painted.
Windows	Aluminum sash	Satisfactory
Doors/Frames	Hollow metal	Satisfactory
Roof	EPDM ballasted membrane	Year new: 2000
Building Interior	**Description**	**Comments/Condition**
Walls	Concrete block partitions. Drywall partitions in office area. Interior drywall partitions - 1998	Good Rebranded with new wall murals and accent painting in public spaces 2023.
Floors/Coverings	Terrazzo in corridors. Vinyl tile in classrooms. Ceramic tile in bathrooms. Carpet in offices and computer labs. Chemical resistant epoxy floors in Chem/Water Lab.	Good New epoxy flooring in Chemistry/Water Lab 2023.

Doors/Frames	Hollow metal / wood.	Satisfactory. Need to add ADA hardware to several classroom doors. Ada assisted hardware added to several classroom doors in 2025.
Ceiling	Suspended acoustical in classrooms and offices.	New in hallways; Nursing replaced in 2013, South end replaced in 2015
Comments:		Allied Health office renovation added (3) new offices to existing space 2023. Upgraded to LED lighting in Auto and Water Tech labs 2023.
Electrical	**Description**	**Comments/Condition**
Medium Voltage Connection and main Transformer	Consists of 3 single phase 100kVA transformers in outdoor cabinet. MV cable comes from vault near 100 building.	Transformers and MV cable are 25 years old. Should plan on replacement in the near future.
Secondary voltage and building main service equipment	Have a 2000A main breaker in the 208Y/120V 3-phase switchboard.	No available space for expansion
Branch and distribution panels		Acceptable
General Receptacles		Good
Interior Lighting	Most are newer or upgraded fluorescent with T8 lamps. Upgrading to LED in 2026-2027	Satisfactory Updated labs to LED lighting in 2023.
Exterior Lighting		Upgraded to LED above exterior doors in 2024
Emergency and Exit Lighting		Good - meets codes
Computer Wiring	CAT 6 wiring installed to devices. Fiber to switches.	Good
Security and Special Systems	Fire Alarm system updated 2010 Exterior door digital card readers. Digital exterior door locks. Security cameras. Upgraded 2025	Good Added 2021 Added 2022 Updated cameras in 2025.
Comments:		
Plumbing	**Description**	**Comments/Condition**
Water/Sewer		Fair-Original cast iron piping.
Piping/Valves/Fitting		Satisfactory
Domestic Hot Water	Natural gas water heater	Satisfactory
HVAC	**Description**	**Comments/Condition**
Fuel	Natural gas	Good
Boilers	(3) Riello AR1000 boilers	Replaced boilers- in 2020.
Heating Type	Fin radiation, cabinet heaters, air handling units with duct heating coils.	Added fin-tube heating to 222B, C, F, G and H in 2021.
Ventilation	Fresh air-to-air handling units. Exhaust system for toilets, janitor room, automotive lab, chemistry fume hoods, and chemical storage (1) New strobic fan unit, model #M33C20N20014.	Replaced 5 air handling units and associated condensers (remaining two are in good condition) 2022. Upgraded Phoenix controls for 13 chemistry fume hoods in 2021. Replaced strobic fan unit for

		chemistry labs 2023.
Air Conditioning/ Coils	Direct expansion R-22 coils with remote condensing units on roof - 4 zones electronics and nursing lab.	Good – Replaced 2006 Chiller servicing Chemical Lab will need to be replaced in the near future.
Temperature Controls	Digital controls	New digital controls 2022.

SC 500 - STUDENT CENTER/Student Services/Café/Bookstore

Building Exterior	**Description**	**Comments/Condition**
Walls	Face brick on concrete. Metal fascia.	Good - Ongoing maintenance
Windows	Aluminum sash	Excellent north and northwest
Doors/Frames	Hollow metal/wood	Excellent - new
Roof	EPDM ballasted membrane	Replaced in 2019.
Building Interior	**Description**	**Comments/Condition**
Walls	Concrete block partitions. Stack bond masonry block walls (partial vinyl surface drywall). Gypsum board partitions in administrative offices.	Good Rebranded with new wall murals and accent paint 2023.
Floors/Coverings	Vinyl tile in cafeteria and corridors; ceramic tile in bathrooms/kitchen; carpet in offices; flagstone in lounge area; ceramic/porcelain tile in kitchen and café.	Kitchen/cafeteria and TV and game room are new floors. Bathrooms require upgrades.
Doors/Frames		New
Ceiling	Suspended acoustical. Exposed fiberglass in cafeteria.	Offices have new tile.
Electrical	**Description**	**Comments/Condition**
Medium Voltage Connection and main Transformer	Fed from 3 single phase 50kVA transformers in an outdoor cabinet. Long primary feed from northern-most vault by 200 building.	Transformers and MV cables are 30+ years old. Replacement should be planned for in the near future.
Secondary voltage and building main service equipment	3 separate feeds into building. Have both a newer and older 600A panel (208Y/120V, 3- phase).	Satisfactory
Branch and distribution panels		Good-Replaced two obsolete panels 2021. Replaced (1) remaining obsolete panel 2023.
General Receptacles		Good
Interior Lighting	LED common spaces and cafeteria. Offices upgrading to LED in 2025-2026	Good Upgraded Cafeteria and common spaces to LED in 2024. Updating offices to LED in 2025-2026.
Exterior Lighting		Good
Emergency and Exit Lighting		Satisfactory

Computer Wiring	CAT 6 network cable throughout to devices. Fiber to switches.	Good
Security and Special Systems	Fire Alarm System updated 2008 Exterior digital badge readers. Exterior digital door locks. Security cameras.	Good Installed 2021 Installed 2022 Installed additional security cameras 2022. Upgrading cameras in 2025-26
Plumbing	**Description**	**Comments/Condition**
Water/Sewer	Municipal	Fair-Original cast iron sewer piping.
Piping/Valves/Fitting	Pipe insulation-fiberglass	Satisfactory. Some joints require taping.
Domestic Hot Water	Gas water heaters	New water maker
HVAC	**Description**	**Comments/Condition**
Fuel	Natural gas	Good
Boilers	(1) Riello AR1000 (1) Riello AR1500 boiler (2) Taco KV3009D pumps	New boilers in 2020. New circulation pumps 2023.
Heating Type	Fin radiation, cabinet heaters, heating coils. Hot water - pumped distribution.	Satisfactory. New fin-tube heating for rooms 503, 504 and 505 in 2021.
Ventilation	Fresh air-to-air handling units. Exhaust - toilets, kitchen hoods, locker room.	Replaced air handler for Cafeteria in2021. Replaced (3) RTU's on west end of building in 2022.
Air Conditioning/ Coils	R-22 direct expansion cooling; zoned system including kitchen.	Satisfactory
Temperature Controls	Digital controls	New digital controls 2023.

SA 600 - College Apartments

Building Exterior	**Description**	**Comments/Condition**
Walls	Face brick on concrete block. Metal fascia.	Top half needs paint
Windows	Aluminum sash	Need replacing
Doors/Frames	Wood/wood	South side replaced (good); north side original (poor)
Roof	EPDM ballasted membrane	Year new: 1995
Building Interior	**Description**	**Comments/Condition**
Walls	Concrete block at unit walls. Wood frame with drywall.	Good. Repainted all interior walls with antimicrobial paint 2022.
Floors/Coverings	Upper floors- vinyl. Rubber stair treads. Lower- polished concrete.	New 2022New 2022 New 2022
Doors/Frames	Wood with plastic laminate	Repaired and refinished 2022

Ceiling	Drywall/Drop in	Good
Comments:		Minor renovation of apartments 2021/2022.
Electrical	**Description**	**Comments/Condition**
Medium Voltage Connection and Main Transformer	Fed from 1 single phase 50kVA transformer in a pad-mount cabinet. Utility connection and meter is on pole along railroad tracks. Underground primary.	The transformer and primary underground cable are 25+ years old. Replacement should be planned for in the near future.
Secondary voltage and building main service equipment	Each apartment complex has a 600A, single phase, 240/120V service.	All equipment is original (about 25 years old) and is adequate. Should consider equipment upgrades if any major renovation is planned or if the building usage changes.

Branch and distribution panels		Should replace older panels as repair and replacement parts are becoming difficult to obtain.
General Receptacles		Good
Interior Lighting		Marginal
Exterior Lighting		Good-New lighting installed 2023
Emergency and Exit Lighting		None
Computer Wiring		Good-Network upgrades 2022
Security and Special Systems	Security cameras Security Lighting Digital door entries	Digital door entries installed 2023 Additional security cameras installed 2023. Updated cameras in 2025. Exterior Lighting Upgrades 2023
Plumbing	**Description**	**Comments/Condition**
Water/Sewer	Municipal	Good
Piping/Valves/Fitting		Replaced lower level black iron heating pipes with PEX pipe and refurbished upper copper pipe and valves 2022. Replaced sink and faucet shut off valves 2022.
Domestic Hot Water	Water maker	Good – New 2010
HVAC	**Description**	**Comments/Condition**
Fuel	Natural gas	Good
Boilers	Highly efficient	Fair – new in 2011
Heating Type	Fin radiation	New lower level and refurbished upper level 2022.
Ventilation	Toilets exhaust	Replaced bathroom fans 2022
Air Conditioning/Coils	N/A	No A/C
Temperature Controls	Digital	New digital controls 2022

Building Exterior	Description	Comments/Condition
Walls	Face brick on concrete block. Metal fascia.	Top half needs to be painted
Windows	Aluminum sash	Thermopane. Condition Fair. Many need replacement.
Doors/Frames	Wood	South side replaced (good); north side original (poor)
Roof	EPDM ballasted membrane	Year new: 1995 condition-good.
Building Interior	**Description**	**Comments/Condition**
Walls	Concrete block at unit walls. Wood frame with drywall.	Good condition. Repainted all interior walls with antimicrobial paint 2022.
Floors/Coverings	Upper- Vinyl Rubber stair treads Lower- Polished concrete	New 2022 New 2022 New 2022
Doors/Frames	Wood with plastic laminate	Repaired and re-stained 2022.
Ceiling	Drywall/Drop in	Good
Comments:		Minor renovation of apartments 2021/2022
Electrical	**Description**	**Comments/Condition**

Medium Voltage Connection and Main Transformer	Fed from 1 single phase 50kVA transformer in a pad-mount cabinet. Utility connection and meter is on pole along railroad tracks. Underground primary.	The transformer and primary underground cable are 25+ years old. Replacement should be planned for in the near future.
Secondary voltage and building main service equipment	Each apartment complex has a 600A, single phase, 240/120V service.	All equipment is original (about 25 years old) and is adequate. Should consider equipment upgrades if any major renovation is planned or if the building usage changes.
Branch and distribution panels		Should replace older panels as repair and replacement parts are becoming difficult to obtain.
General Receptacles		Good
Interior Lighting		Marginal
Exterior Lighting		Excellent- Upgraded 2023
Emergency and Exit Lighting		None
Computer Wiring	Cat 6 to Devices. Fiber to switches..	Upgraded 2022.
Security and Special Systems	Security cameras Security Lighting Digital door entries	Digital door entries installed 2023 Additional security cameras installed 2023. Cameras updated in 2025. Exterior lighting upgraded 2023
Plumbing	**Description**	**Comments/Condition**

Water/Sewer	Municipal	Good
Piping/Valves/Fitting		Replaced lower level black iron heating pipes with PEX pipe and refurbished upper copper pipe and valves 2022. Replaced sink and faucet shut off valves 2022.
Domestic Hot Water		Future faucet replacement
HVAC	**Description**	**Comments/Condition**
Fuel	Natural gas	Good
Boilers	High-efficient	Good – new in 2011
Heating Type	Fin radiation	New lower level and refurbished upper level 2022
Ventilation	Toilets exhaust	New bathroom fans 2022
Air Conditioning/Coils	N/A	
Temperature Controls	Digital controls	New 2022

BESSE 700 - Besse Theater and Art Galleries

Building Exterior	**Description**	**Comments/Condition**
Walls	Metal composite building panels. Concrete block at mechanical room.	Good
Windows	1" insulated clear glass in aluminum frame	Fixed - Non-operable. Good
Doors/Frames	Aluminum	Good
Roof	EPDM ballasted membrane	Good. Section above theater repaired under warranty in 2025.
Building Interior	**Description**	**Comments/Condition**
Walls	Gypsum board partitions throughout. Demountable partitions in office areas.	Good
Floors/Coverings	Carpeting throughout auditorium, LRC, and offices. Quarry tile in bathrooms. Vinyl tile in service areas. Quarry tile vestibules and corridors.	Gypsum drywall bulkhead at skylight requires continual maintenance. Needs renovation.
Doors/Frames	Metal/wood	Good
Ceiling	Suspended acoustical throughout. Partial plaster on metal lath in stack area clerestory.	Good
Comments: Steel columns in the entry	Steel beamed entry arbor.	Sandblasted, rustproofed, and painted 2022.
Electrical	**Description**	**Comments/Condition**
Medium Voltage Connection and Main Transformer	Fed from 3 single phase 167kVA transformers. Also have a fused S&C 15kV switch in the service cabinet.	Transformers were installed in 1986. Short run of underground primary to manhole is older and should be

Secondary voltage and building main service equipment	Main service is 480Y/277V	Good
Branch and distribution panels	Have a motor control enter for mechanical equipment. Also, many branch panels.	Good
General Receptacles		Good
Interior Lighting	LED Lighting	Installed LED lighting in Theater 2022.
Exterior Lighting		Marginal
Emergency and Exit Lighting		Good - meets codes
Computer Wiring	CAT-6 network cable to devices. Fiber to switches.	Good
Security and Special Systems	Fire alarm tied to panel in Student Center (500) building. Exterior digital badge readers. Exterior digital door locks.	Good – Replaced in 2008 New 2021 New 2022
Plumbing	**Description**	**Comments/Condition**
Water/Sewer	Municipal	Good
Piping/Valves/Fitting		Satisfactory
Domestic Hot Water	Gas water heater	Satisfactory
HVAC	**Description**	**Comments/Condition**
Fuel	Natural gas	Good
Boilers	High Efficient 2014 4 Weil-McLain Ultra 550	Fair. Replaced building circulation pumps in 2024.
Heating Type	Fin radiation, cabinet heaters, air handling unit heating coils, and duct booster coils. Hot water circulation.	Satisfactory
Ventilation	Outside air-to-air handling units. Exhaust systems in toilets and dark room.	Satisfactory
Air Conditioning/Coils	120-ton air cooled water chiller with pumps piped to cooling coils in air handling units.	Satisfactory
Temperature Controls	Digital controls	New digital controls 2023

HUB 800 – Student Success Center/Online Learning/Testing & Certification/Library

Building Exterior	**Description**	**Comments/Condition**
Walls	Metal composite building panels. Concrete block at mechanical room.	Good

Windows	1" insulated clear glass in aluminum frame	South facing windows are cracked and need replacement.
Doors/Frames	Aluminum	Good Replaced external hinge doors in corridor with external hinges 2024.
Roof	EPDM ballasted membrane	New in 2016
Building Interior	**Description**	**Comments/Condition**
Walls	Gypsum board partitions throughout.	, repaired and replaced in 2016.
Floors/Coverings	Carpeting throughout all non-corridor areas. Corridors are a mix of carpet and polished concrete. Quarry tile in bathrooms. Concrete in service areas.	Excellent, replaced carpet in 2016, removed tile in corridors and polished concrete sub-strait.
Doors/Frames	Metal/wood	Excellent
Ceiling	Suspended acoustical throughout. Partial plaster on metal lath in clerestory area.	New ceiling in good condition, while sky-light clerestory in good condition after repairs.Upper ceiling coverings need repair.
Electrical	**Description**	**Comments/Condition**
Medium Voltage Connection and Main Transformer	Fed from 3 single phase 167kVA transformers. Also have a fused S&C 15kV switch in the service cabinet.	Transformers were installed in 1986. Short run of underground primary to manhole is older and should be replaced.
Secondary voltage and building main service equipment	Main service is 480Y/277V	Upgraded in 2016
Branch and distribution panels	Have a motor control enter for mechanical equipment. Also, many branch panels.	Upgraded in 2016
General Receptacles	Many with integrated USB	Upgraded in 2016
Interior Lighting	LED	Upgraded in 2016
Exterior Lighting	LED	Upgraded in 2016
Emergency and Exit Lighting	Integrated	Upgrade in 2016, meets code

Computer Wiring	CAT-6 network cable to devices. Fiber to switches.	Upgraded in 2016
Security and Special Systems	Fire alarm tied to panel in Student Center (500) building	Good – Replaced in 2008
Plumbing	**Description**	**Comments/Condition**
Water/Sewer	Municipal	Replaced in 2016
Piping/Valves/Fitting		Replaced in 2016
Domestic Hot Water	Gas water heater	Replaced in 2025
HVAC	**Description**	**Comments/Condition**
Fuel	Natural gas	Good

Boilers	High-Efficient 2014 4 Weil-McLain Ultra 550	Upgraded in 2016
Heating Type	Fin radiation, cabinet heaters, air handling unit heating coils, and duct booster coils. Hot water circulation.	Upgraded in 2016
Ventilation	Outside air-to-air handling units. Exhaust systems in toilets and dark room.	Upgraded in 2016
Air Conditioning/Coils	120 ton air cooled water chiller with pumps piped to cooling coils in air handling units.	Upgraded in 2016
Temperature Controls	Digital Controls-Green Building Automation	New 2022

JHUC 900 - JOSEPH HEIRMAN UNIVERSITY CENTER

Building Exterior	**Description**	**Comments/Condition**
Walls	Brick on 8" concrete block. Aluminum composite metal panels on 8" concrete block. Glazed aluminum curtain walls.	Column bases (rusting); deterioration, need repairs
Windows	Aluminum sash	Upper South West facing windows need replacement. Replaced 5 glass atrium windows in 2025.
Doors/Frames	Hollow metal/aluminum	Fair-Replaced hinges on entry and corridor doors in 2024.
Roof	EPDM ballasted membrane	Fair. Assessed in 2020, extend life to 2030. West end of building needs repair.
Building Interior	**Description**	**Comments/Condition**
Walls	Concrete block partitions. Gypsum board partitions	Excellent
Floors/Coverings	Vinyl composition tile in support areas. Quarry tile in kitchen, lobby, and corridors. Carpet in offices and classrooms. Paver tile. Computer access flooring in data processing.	New carpeting and floor tiles repaired in lobby 2023 i
Doors/Frames	Hollow metal/wood	Fair

Ceiling	Suspended acoustical ceilings throughout	Excellent
Electrical	**Description**	**Comments/Condition**
Medium Voltage Connection and Main Transformer	Fed from a 500kVA pad-mounted transformer. Primary feeder is underground from newer switches near the 100 building.	Installed in 1997. Excellent condition.

Building main service equipment and panels and secondary voltage. Branch and distribution panels.	Main service consists of 3-1200A, 3-phase, 480V switches. Also have a motor control center. Have a 300kVA dry-type transformer that serves the 208Y/120V loads.	Excellent
General Receptacles	Have a variety of special receptacles in some rooms.	Excellent
Interior Lighting	Very elaborate dimmable lighting in some rooms.	Computer center lighting needs to be upgraded/replaced to eliminate glare on monitors. Upgrading to LED in 25-26 LED and Induction installed in large conference rooms. Converted hallway lights from metal haloid to LED in 2021. Upgrading classrooms from halogen to LED in 2025-26.
Exterior Lighting		Satisfactory
Emergency and Exit Lighting		Good - meets codes
Computer Wiring	CAT-6 wiring throughout to devices. Fiber to switches. Also have small raised-floor computer room with UPS.	Excellent
Security and Special Systems	EST fire alarm installed Exterior digital badge door reader. Exterior digital door locks. Security cameras	Excellent New 2022 New 2022 Added more in 2022 Updated cameras in 2025.
Plumbing	**Description**	**Comments/Condition**
Water/Sewer	Municipal	Good
Piping/Valves/Fitting		Need to replace large heating supply pipes in near future.
Domestic Hot Water	Gas water heater	New 2021
HVAC	**Description**	**Comments/Condition**
Fuel	Natural gas	Good
Boilers	High-Efficient 2014 4 Weil-McLain Ultra 550	Excellent. Both circulation pumps replaced in 2024.
Heating Type	Fin radiation along perimeter walls. Variable air volume terminal units with hot water heating coils and thermostats.	Good
Ventilation	Outside air-to-air handling units with toilet exhaust and zone exhaust system.	New main air handling dampers 2022.
Air Conditioning/Coils	180 tonTrane Chiller Data Center- 2 Liebert units.	Poor New building humidification unit in 2021. New data center HVAC 2022. Replaced condenser system with new chiller unit for building. In 2025.
Temperature Controls	Digital Controls-Green Building Automation.	New 2022

SHIP/WELD 1000 – Shipping & Receiving and Welding

Building Exterior	Description	Comments/Condition
Walls	Metal with structural steel framing	Excellent-Renovated 2015
Windows	Aluminum Clad Wood glider windows	Excellent-Renovated 2015
Doors/Frames	Standard steel doors and frames	Excellent-Renovated 2015
Roof	Polyvinyl Chloride (PVC) Roofing	New 2016- Excellent
Building Interior	**Description**	**Comments/Condition**
Walls	Concrete /labs and shipping, Gypsum /class rooms and offices	Good-Renovated 2015
Floors/Coverings	Chemically densified and hardened concrete/ labs and shipping, Carpet tile/classroom and offices, vinyl tile/bathrooms	Welding Classroom carpeted tile floors need to be replaced with rubber type flooring. All other floors good.
Doors/Frames	Steel frame and doors	Good-Renovated 2015
Ceiling	Acoustical panel ceilings (class room/offices)	Good-Renovated 2015
Electrical	**Description**	**Comments/Condition**
Medium Voltage Connection and Main Transformer	600V and less with capacities up to 1000kVA	Good
Building main service equipment and panels and secondary voltage. Branch and distribution panels.	NEMA PB 1, power and feeder distribution type.	Good
General Receptacles		Good
Interior Lighting	LED fixtures	Updated to LED in 2025
Exterior Lighting	Two poles	Upgraded to LED in 2025LED
Emergency and Exit Lighting	Meets code.	Good
Computer Wiring	Cat 5 cable	Good
Security and Special Systems	Fire alarm panel i064 Intelligent Life Safety System. Fire suppression system in West Welding Lab. (4) exterior and (4) interior cameras. Exterior digital door card readers. Exterior digital door locks.	Fire alarm Good. No burglar alarms. New 2022 New 2022
Plumbing	**Description**	**Comments/Condition**
Water/Sewer	Municipal	Good
Piping/Valves/Fitting	Domestic water piping	Good
Domestic Hot Water	Gas water heater	Good
HVAC	**Description**	**Comments/Condition**
Fuel	Gas	Good
Boiler	Four Trane boilers 180,000 BTU per hour each	Will need to be replaced soon
Heating Type	Gas boilers/ hydronic heating	Fair
Ventilation	(2) AHU	Good
Air Conditioning/Coils	(3) RTU Trane 4-ton R410A gas/electric	Good
Temperature Controls	Digital controls controls	Good- New digital controls 2023

MAINT 1100 - MAINTENANCE BUILDING 1

Building Exterior	Description	Comments/Condition
Walls	Steel panels	Acceptable
Windows	Aluminum	Minimal; poor
Doors/Frames	Hollow metal/hollow metal	Acceptable
Roof	Metal roof	Good
Building Interior	**Description**	**Comments/Condition**
Walls	Few wood frame partitions	Fair
Floors/Coverings	Poured concrete on grade	Good
Doors/Frames	Wood/wood	Poor. Several rusted out and need replacement or repair.
Ceiling	Sprayed insulation	Fair
Electrical	**Description**	**Comments/Condition**
Medium Voltage Connection and Main Transformer	Have 1 - 37.5kVA and 2 - 15kVA transformers in a pole-mount bank. Secondary is overhead to each building.	Satisfactory
Building main service equipment and panels and secondary voltage. Branch and distribution panels.	Each building has a 200A, 240/120V 3-phase delta service.	New panel 2021
General Receptacles		Satisfactory
Interior Lighting	LED	some have been upgraded to LED 2023. Remaining light upgraded to LED in 2025.
Exterior Lighting		Marginal
Emergency and Exit Lighting		Good
Computer Wiring	Cat 6 to devicesFiber to switches	Poor. Problems with fiber line under parking lot.
Security and Special Systems	Security cameras	Updating in 2025-2026

MAINT 1100 MAINTENANCE BUILDING 2

Building Exterior	Description	Comments/Condition
Walls	22-gauge steel panels	Good
Windows	N/A	N/A
Doors/Frames	Hollow metal/hollow metal	Poor-several rusted out and need replacement or repair.
Roof	Metal roof	Replaced in 2019.
Building Interior	**Description**	**Comments/Condition**
Walls	Few concrete block partitions. Steel panels	Acceptable
Floors/Coverings	Concrete on grade. Metal building type exposed.	Insulation blankets
Doors/Frames	Hollow metal/hollow metal	
Ceiling	N/A	N/A
Electrical	**Description**	**Comments/Condition**
Medium Voltage Connection and Main Transformer	Have 1 - 37.5kVA and 2 - 15kVA transformers in a pole-mount bank. Secondary is overhead to each building.	Satisfactory

Building main service equipment and panels and secondary voltage. Branch and distribution panels.	Each building has a 200A, 240/120V 3-phase delta service.	New panel 2021
General Receptacles		Satisfactory

Interior Lighting	Fifty percent upgraded to LED the remaining is mostly industrial fluorescent.	Good
Exterior Lighting		Marginal
Emergency and Exit Lighting		Good
Computer Wiring		Satisfactory
Security and Special Systems	Security cameras.	Good
Plumbing	**Description**	**Comments/Condition**
Water/Sewer	Municipal	Water freezes
Piping/Valves/Fitting		Satisfactory
Domestic Hot Water	Gas water heater	Good
HVAC	**Description**	**Comments/Condition**
Fuel		
Boiler	High-Efficient	New in 2009 Fair condition
Heating Type		
Ventilation		
Air Conditioning/Coils		N/A
Temperature Controls		Upgraded to digital in 2023

2000 – YMCA

Building Exterior	**Description**	**Comments/Condition**
Walls	Steel 26-gauge panel rib with insulation; concrete block first 4 feet.	Good
Windows	Aluminum	Good
Doors/Frames	Aluminum	Good
Roof	Built-up composition (membrane type).	Good
Building Interior	**Description**	**Comments/Condition**
Walls	8" concrete block painted; 2x4 steel studs with 5/8" gypsum board partitions.	Good
Floors/Coverings	Carpet in offices and classrooms; vinyl tile in bathrooms.	Fair
Doors/Frames	Steel	Good
Ceiling	Suspended acoustical.	Good
Electrical	**Description**	**Comments/Condition**
Medium Voltage Connection and Main Transformer	Fed from a 500kVA pad-mount transformer with underground primary feeder to pole along North 30th Street.	Satisfactory
Building main service equipment and panels and secondary voltage. Branch and distribution panels.	Main switchboard is 1200A, 480Y/277V, 3-phase. Have a 300kVA dry-type transformer to serve 208Y/120V loads.	Satisfactory
General Receptacles		Satisfactory
Interior Lighting		Satisfactory

Exterior Lighting	A few lights on building exterior. No site lighting.	Satisfactory
Emergency and Exit Lighting		Satisfactory
Computer Wiring	CAT-6 network cable throughout	Satisfactory

Security and Special Systems	Fire alarm system installed. No pull stations at exits.	Horn Strobes
Plumbing	**Description**	**Comments/Condition**
Water/Sewer	Municipal	Good
Piping/Valves/Fitting		Good
Domestic Hot Water		Good
HVAC	**Description**	**Comments/Condition**
Fuel	Natural gas	Good
Boilers	N/A	Satisfactory
Heating Type	Gas furnaces with cooling coils and condensing units for 14 zones. 3 gas heating-cooling units mounted on steel frames about 4 ft. above grade.	Satisfactory
Ventilation	Gas furnaces	Satisfactory. Relocation of machine shop equipment into this building will require an exhaust air system for fumes and make-up air to balance exhaust.
Air Conditioning/Coils		Satisfactory.
Temperature Controls	Residential thermostats	Verify occupancy time control for continuous fan operation with outside air damper.

EXTENSION BUILDING

Building Exterior	**Description**	**Comments/Condition**
Walls	Rough sawn white cedar	Siding stained and sealed in 2021. Replaced cedar shake façade with metal in 2021
Windows	Siteline Standard, Clad casement, Auralast pine frames. Insulated, argon filled, E366 annealed glass.	Excellent, replaced 2021
Doors/Frames	Aluminum frame and doors	Poor, needs replacement
Roof	EPDM ballasted membrane. Metal fascia	IPDM membrane-good Metal fascia-new 2021
Building Interior	**Description**	**Comments/Condition**
Walls	Wood frame w/cedar and pine (offices and meeting rooms). Gypsum on frame several offices.	Satisfactory
Floors/Coverings	Office carpeting throughout. Vinyl tile in bathrooms and kitchen.	Poor, needs to be replaced.
Doors/Frames	Wood doors and frames	Satisfactory
Ceiling	Suspended acoustical throughout	Satisfactory
Electrical	**Description**	**Comments/Condition**

Medium Voltage Connection and Main Transformer	Fed from 3 single phase 25kVA pole mount transformers. Secondary underground to building.	Satisfactory
Building main service equipment and panels and secondary voltage. Branch and distribution panels.	Have a 3 phase, 4 wire service. 240/120V. Have 2-200A panels in boiler room.	Satisfactory

General Receptacles		Good
Interior Lighting	All older T-8 fluorescent lighting	Needs upgrading to LED
Exterior Lighting	One exterior pole light	Poor, needs upgrades
Emergency and Exit Lighting	Meets code	Serviceable
Computer Wiring	CAT-5 network cable.	Good
Security and Special Systems	Fire Alarm	No security system Fire Alarm-good
Plumbing	**Description**	**Comments/Condition**
Water/Sewer	Municipal	satisfactory
Piping/Valves/Fitting	Domestic water piping	Satisfactory
Domestic Hot Water	Gas water heater	Satisfactory-Need to replace soon.
HVAC	**Description**	**Comments/Condition**
Fuel	Natural Gas	Good
Boiler	N/A	N/A
Heating Type	Forced Air-gas furnace/split level unit	Good
Ventilation	Toilet exhaust. Fresh air thru furnace air system.	Satisfactory
Air Conditioning/Coils	Split level forced air	Good -Replaced outside condenser for south side of building in 2025.
Temperature Controls		Satisfactory

IRON MOUNTAIN Campus

Building Exterior	**Description**	**Comments/Condition**
Walls	Face brick on concrete block/ICF covered with stainless steel panels	Excellent
Windows	Aluminum sash	Good
Doors/Frames	Aluminum frame with glass metal frames	Good
Roof	Rubber membrane	Good – 18 years old
Building Interior	**Description**	**Comments/Condition**
Walls	Sheetrock walls	Excellent
Floors/Coverings	Carpet in classrooms, offices, stained concrete in public spaces	Good
Doors/Frames	Wood/metal	Excellent
Ceiling	Suspended acoustical tile in classrooms	Excellent
Electrical	**Description**	**Comments/Condition**

Medium Voltage Connection and Main Transformer		Excellent
Secondary voltage and building main service equipment		Excellent
Branch and distribution panels		Excellent
General Receptacles		Excellent
Interior Lighting	All areas upgraded to LED in 2024.	Excellent

Exterior Lighting	Upgraded to LED in 2024.	Excellent
Emergency and Exit Lighting	All lighting as needed. Upgraded to LED in 2024.	Good
Computer Wiring	CAT-6 network cable	Good
Security and Special Systems	Burglary alarm disconnect. Fire alarm with pull station sin hallways.	Excellent – New main alarm panel installed in 2019.
Plumbing	**Description**	**Comments/Condition**
Water/Sewer	Municipal	Good
Piping/Valves/Fitting		Good
Domestic Hot Water	Electric water heater installed approximately 2016.	Good
HVAC	**Description**	**Comments/Condition**
Fuel	Natural gas.	Good
Boilers	2 boilers.	Good – 18 years old
Heating Type	2 Air handling units with heating coils.	Satisfactory
Ventilation	Exhaust fans in bathrooms.	Good
Air Conditioning/Coils	Chiller main building, 2 Leibert units in Room 110 and 1 Mitsubishi in Room 260	Good – 15 years old
Temperature Controls	DDC Delta	Good – 18 years old

G. Facility Infrastructure Condition

A map that shows the Escanaba parking lots and access roads is shown below.
(https://www.baycollege.edu/about/facilities/campus-maps.php)

BAY COLLEGE

CAMPUS

2001N. Lincoln Road
Escanaba, MI 49829
(906) 786-5802
(800)221-2001
http:www.baycollege.edu

LEGEND

- 100 Math/Science (MS)
- 200 Catherine Bonifas / Administrative (CB)
- 300 Physical Education Complex (PEC)
- 400 Besse Health and Technology (BHAT)
- 500 Student Center (SC)
- 600 Student Housing
- 700 Besse Center (BESSE)
- 800 HUB
- 900 Joseph Heirman University Center (JHUC)
- 1000 Welding/ Shipping and Receiving (WELD/SHIP)
- 1100 Maintenance (MAINT)
- 2000 YMCA

The Iron Mountain campus has one large parking lot with three entry points. The parking lot received crack filling and resealing summer of 2021. The two entry points onto and off of US 2 are one-way with the entry off of Frank Pipp Drive two-way.

All parking lots receive regular routine maintenance that includes crack filling and seal-coating. There are four primary campus access roads into the campus. All of the roads are currently in good to excellent condition.

H. Adequacy of Existing Utilities and Infrastructure Systems to Current and 5-year Projected Programmatic Needs

The College is committed to replacement of equipment and infrastructure that is beyond its useful life over the next five years. This includes flooring, parking lot lights, plumbing, boilers, roofs, HVAC upgrades and updates to building alarms and the emergency broadcast system. Existing facilities and infrastructure systems meet programmatic needs for the immediate future but deferred maintenance is a priority for the college, in support of academic programs.

I. Goals of Enterprise-Wide Energy Plan

Facility-wide energy audits were conducted in 2001, 2012, and 2016. The 2012 audit calculated a 17.6% to 59.1 % reduction in energy use when compared to the 2001 audit for buildings on the Escanaba campus. The 2016 energy audit showed continued overall decrease in energy usage of 14.8% across both campuses. In 2017, the Iron Mountain Campus reduced its electrical consumption by 19%. Bay College continues to invest in energy savings projects and recognizes the importance of reducing consumption in addition to supporting energy saving devices. Bay College hired Johnson Controls in 2019 to develop a plan for a comprehensive performance contract to continue to plan, budget, and implement efficiency projects and further reduce energy consumption. The first phase of this plan was completed Fall 2021. One portion of phase 1 encompassed the replacement or update of most faucets, toilets and urinals on campus with water conserving fixtures and touchless urinals. The remaining phases of the plan have been incorporated into the capital budget of the College over the next several years.

Bay College has two primary goals as part of its current 5-year plan.

Goal #1: Continue to implement and update a rolling 10-year comprehensive infrastructure maintenance and replacement plan with the next five years focused on elimination of deferred maintenance of equipment that is beyond its useful life. This plan includes a Building Automation System (BAS) for both campuses to integrate utility systems across disparate buildings and ultimately gain efficiencies in controlling systems with automation and integrate new systems with the current scheduling system for maximum efficiency.

Goal #2: Replace critical infrastructure that is at or beyond its useful life with energy efficient systems monitored and controlled with technology to reap the most efficient use of the equipment and maintenance personnel resources.

J. Land

Bay College owns two campuses. The Escanaba campus is 155 acres of land, with fourteen buildings and eight major parking lots. The campus also contains three soccer fields that occupy approximately 100 acres of the property. Several areas around the existing structures allow expansion opportunities. Larger areas for growth are located along the US2/US41 corridors, south of student housing, and southwest of the welding and YMCA facilities. The Iron Mountain campus is 25 acres, with one 67,000 sq. ft building, and one large parking lot.

K. Portions of Existing Building that are Obligated to the State Building Authority (SBA)

Bay College currently has two buildings obligated to the SBA.

In 1997, the MS 100, CB 200, and SC 500 buildings all underwent general renovations. The total project cost was $3,714,800 in which the state contributed $1,857,400. The lease for this project was originally set to expire on 11/30/2034. However, in February 2021 the bonds were paid in full and the property reconveyed to the College.

In 2005, Bay College Iron Mountain, Bay's second campus, was constructed in Iron Mountain, MI. The total project cost was $11,748,200 in which the state contributed $5,874,100. The lease for this project will expire on 11/30/2042.

In 2013, bonded in 2015, Bay College underwent a Nursing Lab and Lecture Hall renovation. The total project cost was $1,499,600 in which the state contributed $749,800. The lease for this project will expire on 11/30/2050.

V

Implementation Plan

Section V. Implementation Plan

A. Prioritize Major Capital Projects Requested from the State

1. Manufacturing Innovation Center

See Reference Drawing Set Pages 1 through 6. Equipment shown on drawings are for illustration purposes to demonstrate potential facility purpose after renovation. We have included initial budget for launch equipment to begin engagement with industrial partners and donors.

This project includes the renovation of Bay College's existing Shipping and Receiving Building and Welding building into a Manufacturing Innovation Center for the Central Upper Peninsula. Originally used as a diesel shop, the Shipping and Receiving building was constructed in 1974. A welding laboratory was added in 1989 with the original addition renovated in 2015 doubling the size of the welding lab. With the recent relocation of the machine tool equipment into the lab, as well as a growing demand from local manufacturers for customized manufacturing courses, the need for a Manufacturing Innovation Center is significant to our region. The renovation will allow for welding instruction to remain as it currently exists, with modification of the existing Shipping and Receiving area to a reduced footprint, and the space gained to be utilized as modular industrial space for collaboration and innovation. This modular space would allow for the space to change as needed for the requested application. The Manufacturing Innovation Center will fill a regional need to support the manufacturing sector by producing a highly skilled, trained and educated workforce critical to existing and future operations. The Manufacturing Hub will also serve as a Safety Training Center to support OSHA and MIOSHA trainings for construction and general industry, boot camp style trainings around safety to include but not limited to credential forklift operators, confined space training and industrial rigging.

The scope of the project will Include new electrical and mechanical installs to support equipment, ventilation upgrades, lighting upgrades, mobile partitions for flexible space utilization, demolition of the existing office space, one new shipping office, interior finishes, industrial coating floor epoxy in new innovation center, an automated sprinkler system for fire suppression, an opening added between the existing welding area and the Manufacturing Innovation Center, and planning for covered storage over the existing stock storage yard, with an access door on this exterior wall, and also for building graphics.

Total Estimated Cost for Manufacturing Innovation Center: $1,875,000.00 (7,500 SF x $250)

B. Status of Ongoing Projects Financed with State Building Authority Resources

N/A

C. Identify a Rate of Return on Planned Expenditures

Manufacturing Innovation Center

The Manufacturing Innovation Center will serve college students and local business partners and their employees in a multitude of areas. Welding skills and engineering focus to facilitate an Associate of Applied Science degree built for articulation to building a 2+2 program with higher education partners in welding including ABET standards. Machining expansion to include robotic interface and loading of CNC, Computer Aided Design development to include innovation with 3D Printers, and Computer Numerical Control. The Manufacturing Innovation Center will provide development to include industry recognized certifications, Occupational Safe and Health Administration, Michigan Occupational Safety and Health Administration, Safety Rigging, and Mind Safety Training programs and trainings will be the focus. The trades will be a primary focus of the Manufacturing Innovation Center that may include HVAC, electrical, plumbing, construction and related skilled trades areas. The college will partner with local unions to become a resource for skilled employees and help foster a consistent work force.

The Manufacturing Innovation Center will be designed with flexibility to adapt to dynamic changes in technologies that is consistent with occupational training and industry. Partnerships with local business and industry will be collaborative in technology and funding to support the evolving needs of industry. This will be facilitated through active advisory panels within the credit and workforce development areas of college. The facility will be designed with flexibility to adapt to dynamic changes in technologies that is consistent with occupational training and industry needs. Partnerships with local business and industry will be collaborative in technology and funding to support the evolving needs of industry. This will be facilitated through active advisory panels within the credit and workforce development areas of the college.

D. Considered Alternatives to New Infrastructure

N/A

E. Identify a Maintenance Schedule for Major Maintenance Items in Excess of $1,000,000

Bay College has identified no major maintenance items in excess of $1,000,000 for fiscal years 2025 through 2029.

F. Amount of Non-Routine Maintenance and Sources of Financing

Bay College has budgeted approximately $1,742,200 for non-routine maintenance on the Escanaba and Iron Mountain campuses for fiscal year 25-26. These capital items are funded through annual property tax millage, bond proceeds and Perkins grant funds. The budget for each individual item is less than $1,000,000.