



Bay de Noc Community College

Escanaba, Michigan

Fiscal Year 2024
Capital Outlay Plan &
Project Request

October 7, 2022

President's Letter:

This plan is intended to outline projects which will support the very best learning and working environment possible for our students, faculty, staff and community. Each project and associated capital expenditure is intended to improve and enhance, not just maintain, the delivery of education, and enhance the College's presence in the community. The document focuses on opportunities to develop not only the traditional delivery of credit classes but the focus Bay College is expanding on in workforce development with the Manufacturing Hub.

Each of these projects formally represents continuing discussions regarding developments that will move the College's teaching and learning environment further into the future.

Sincerely,

A handwritten signature in cursive script that reads "Laura L. Coleman".

Laura L. Coleman, Ph.D.
President

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Fiscal Year 2024 Capital Outlay Plan & Project Request

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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 50 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 2,500 credit students each year, including those completing baccalaureate and master degree programs sponsored by 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, as well as child care for local residents, 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.

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

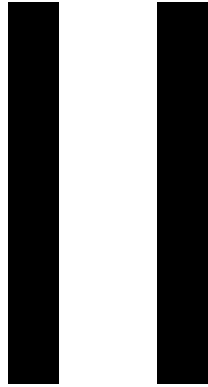
Bay College is the regional college of choice where people thrive, workforces excel, communities connect and lives transform.

CULTURAL BELIEFS

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

OBJECTIVES

- Advance Academic Excellence
- Strengthen the College Experience (into, through, and beyond)
- Bolster External Stakeholder Engagement
- Amplify Culture of Accountability
- Cultivate Financial Stability



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 Fall 2022.

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
Corrections Officer
Early Childhood Education
Emergency Medical Technician (EMT)
Entrepreneurial Small Business
Health Careers
Mechatronics
Microsoft Office Specialist
Office Assistant
Practical Nurse
Private Security
Sustainability
Water Technology
Welding

Associate in Applied Science

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

(Transfer)

Associate in Arts

Associate in Arts, concentration in:

Art & Design
Business Administration
Criminal Justice
Network Administration
Social Work

Associate in Science

Associate in Science, concentration in:

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

Transfer Areas of Interest

Associate in Arts (AA)

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

AA – Art & Design

AA - Business

Administration

Accounting
Business Administration
Computer Information Systems

Associate in Arts (AA) cont.

Economics
Finance
Management
Marketing

AA - Criminal Justice

Corrections
Law Enforcement
Security

AA - Network

Administration

Computer Network & Systems
Network Computing

Associate in Science (AS)

Architecture
Biology
Chemistry
Clinical Lab Technology
Physics
Zoology

AS - Pre-Engineering

Chemical
Electrical
Mechanical
Paper Science

AS-Pre-Biotechnology

Biochemistry
Biotechnology
Genetics

AS - Pre-Natural Resources

Environmental Science
Fisheries & Wildlife Management
Forestry

AS - Pre-Professional Health

Dentistry (Pre)
Medicine (Pre)
Occupational Therapy
Optometry (Pre)
Pharmacy (Pre)
Physical Therapy (Pre)
Veterinary Medicine (Pre)

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:

- Chamberlain University – Downers Grove, Illinois
- Davenport University – Grand Rapids, Michigan
- Eastern Michigan University – Ypsilanti, Michigan
- Finlandia University – Hancock, Michigan
- Indiana Wesleyan University – Marion, Indiana
- Kennebec Valley Community College – Fairfield, Maine
- 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
- Palmer College of Chiropractic – Davenport, IA
- University of Michigan-Flint; Flint, Michigan
- University of Wisconsin – Green Bay – Green Bay, Wisconsin

Articulation agreements/Transfer Guides have also been established between the following Michigan Community Colleges and Bay College for entry into our A.A.S. in Water Resource Management:

- Alpena Community College – Alpena, Michigan
- Glen Oaks Community College – Centreville, Michigan
- Gogebic Community College – Ironwood, Michigan
- Grand Rapids Community College – Grand Rapids, Michigan
- Kalamazoo Valley Community College – Kalamazoo, Michigan
- Kellogg Community College – Battle Creek, Michigan
- Lake Michigan College – Benton Harbor, Michigan
- Lansing Community College – Lansing, Michigan
- Macomb Community College – Warren, Michigan
- Montcalm Community College – Sidney, Michigan
- Muskegon Community College – Muskegon, Michigan
- North Central Michigan College – Petoskey, Michigan
- St. Claire County Community College – Port Huron, Michigan
- West Shore Community College – Scottville, Michigan

University Programs at Bay de Noc Community 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
- 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-Corrections with Law Enforcement Minor
- Bachelor of Science Criminal Justice-Generalist
- Bachelor of Science Criminal Justice-Law Enforcement Certification
- Bachelor of Science Early Childhood Education with Sociology Minor
- Bachelor of Science Early Childhood Education ZS Endorsement
- Bachelor of Science/Bachelor of Arts-General Studies
- Bachelor of Science Nursing Completion
- Bachelor of Arts/Science – General Studies

Workforce Development Activities

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. We also regularly offer training for Microsoft Office, team building, leadership, communication, DiSC profiling, human resources, digital photography, and safety in the workplace. Recently, we have added a Clinical Medical Assistant training that helps to fill some need in the community for Certified Medical Assistants. In addition, Bay has partnered with a local agency to offer an Offender Success program for former inmates to learn basic manufacturing skills.

Bay College has articulated agreements with International Brotherhood of Electrical Workers (IBEW) and the International Brotherhood of Boilermaker Unions to accept and award apprenticeship program curriculum for Advanced Standing credit and blends their curriculum with college courses to complete an Associate Degree in General Studies.

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. Lastly, the M-TEC has a wide variety of rooms available for rental to assist local industry with training events or meeting activities.

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.

Continuing or Lifelong Educational Programming

Bay College has and will continue to provide many continuing or lifelong educational programming opportunities, once COVID-19 pandemic restrictions have been relaxed. 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 33 local and regional high schools, and this enrollment is over 24% 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, Escanaba High School, Mid-Peninsula High School, Big Bay de Noc High School, Menominee High School, Stephenson High School, Carney Nadeau High School, and Bark River-Harris High School. There are also other schools interested in applying for Early College status in the future. We currently have over 200 students enrolled in the Early College program from several local schools. The Early College program is over 11% of our fall student population, resulting in over 35% of our fall enrollment consisting of dual enrolled and early college students from local high schools.

Community Activities

Many programs for the community were halted due to the COVID-19 social distancing and limited meetings, but are expected to return when they are able. We look forward to welcoming back to the Escanaba and Bay West campuses senior citizens educational and social programs. Additionally, the college hosts a Math/Science Colloquia Series designed to promote STEM opportunities. Speakers address current topics in the STEM field. The Marquette Symphony Orchestra performs six times a year at Bay College's Besse Art Center. Theater productions are provided in the Besse Center each year. Bay College supports Strings on the Bay, which consists of local musicians.

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 artists promoted to students and the community in Escanaba. Bay West hosts 3 – 5 artist exhibits annually, as well as the Art for All event each June. Eight to ten entertainers a year are brought in for students and promoted within the community.

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 hosts a Career Closet on the Escanaba and Iron Mountain campus. 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.

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

Economic Development Impact

An Economic Impact study completed in 2010 indicated Bay College has a \$100 million annual impact on Delta County. This is due to the education that has been delivered to over 140,000 students in the past 50 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. Additionally, the College is one of the biggest employers in the County.

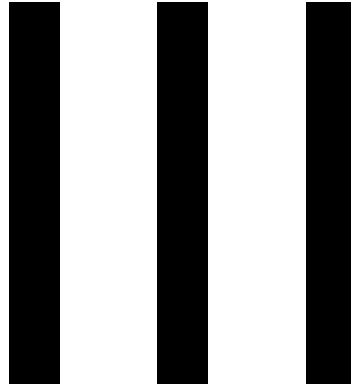
Geographic Service Delivery Area(s)

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. Additionally, we have several programs in the Business Division that allow for a fully online delivery format.

Future Planning

Bay College has created a “Framing the Future” task force that is focused on developing plans that will be implemented over the next two to five years for Learning Modalities, Student Engagement and Diversity/Equity/Belonging. These plans support the college’s priorities of Student Success. Below is a short list of the numerous areas this task force is concentrating their efforts to move the college forward:

- Compressed Courses
- Competency Based Education
- Predictive Scheduling
- Workforce Training
- Machine Learning
- Holistic Services
- Civic Engagement
- Critical Thinking Focus
- Real-time Career Exploration
- Integration
- Community Awareness
- Employee Training & Faculty Development



Staffing and Enrollment

Section III. Staffing and Enrollment

a. Current full and part-time student enrollment by academic program

<i>Degree Seeking Students</i>	Fall 2018	Fall 2019	Fall 2020	Fall 2021	Fall 2022
	1,324	1,308	1,282	1,224	1,126
<u>By Degree Program</u>					
Associate in Arts	432	443	571	632	588
Associate in Science	164	178	169	123	110
Associate in Applied Science	617	584	441	351	325
Certificate	111	103	101	118	103
<u>By Enrollment Status</u>					
Full Time	716	711	724	608	494
Part Time	608	597	558	616	632
<u>By Course Location (Duplicate Count)</u>					
Escanaba	870	834	796	690	603
West	298	298	256	224	191
Online	744	752	887	864	796
Other	6	5	0	0	0
<u>By Age Range</u>					
Less than 18	10	62	29	5	4
18 to 21	724	733	762	596	538
22 to 25	212	173	167	176	149
26 to 29	124	105	101	119	96
30 to 39	148	146	137	199	205
40 to 49	76	66	68	101	108
50 to 59	22	16	16	24	25
60 and over	8	7	2	4	1

Occupational									
A. Certificate Program	D	MQ	SC	OL	2018	2019	2020	2021	2022
1. Accounting	x			x	5	6	5	4	5
2. Automotive Maintenance Technician	x				2	2	5	9	1
3. Automotive Master Technician	x				1	3	4	6	8
4. Certified Medical Assistant	x				0	0	7	13	14
5. Corrections Officer	x				7	3	1	0	1
6. Early Childhood Care & Education	x				5	4	3	3	7
7. EMT - Basic					6	5	4	5	4
8. Entrepreneurial / Small Business	x			x	6	3	3	4	7
9. Health Careers	x				17	11	10	8	4
10. Mechatronics	x				5	3	2	6	4
11. Microsoft Office Specialist	x			x	1	2	1	3	1
12. Office Assistant	x				0	1	0	0	3
13. Practical Nursing	x				12	22	20	29	13
14. Private Security	x				1	1	0	0	0
15. Sustainability	x				1	0	0	0	0
16. Water Technology				x	0	1	4	4	9
17. Welding	x				42	36	32	24	22
B. Associate Degree	D	MQ	SC	OL	2018	2019	2020	2021	2022
1. Accounting	x				24	21	15	18	18
2. Agriculture	x				0	1	1	2	4
3. Automotive Technology	x				22	21	12	6	9
4. Business	x			x	57	51	43	59	68
5. Computer Information Systems: Programming and User	x				5	3	6	9	11
6. Computer Information Systems: Software/Network Supp	x				9	4	32	6	7
7. Computer Network Systems & Security	x				29	48	32	26	17
8. Corrections	x				3	3	1	0	0
9. Criminal Justice	x				0	17	36	35	31
10. Early Childhood Education	x				26	24	25	26	26
11. Environmental Management	x				1	4	2	2	2
12. General Studies	x				203	183	100	19	5
13. Geographic Information Systems	x				4	4	3	5	3
14. Human Services	x				19	22	15	7	2
15. Law Enforcement	x				24	14	2	0	0
16. Magnetic Resonance Imaging Technologist	x				0	0	1	0	0
17. Marketing	x			x	6	7	9	6	7
18. Mechatronics and Robotics Systems	x				16	20	16	11	9
19. Nursing	x				118	94	79	80	73
20. Occupational Studies	x				0	0	0	2	3
21. Office Systems/ Administrative Assistant	x				6	10	10	11	8
22. Office Systems/Medical Office Specialist	x				18	10	3	0	0
23. Paramedic	x				6	6	15	9	6
24. Water Resource Management	x				21	17	15	12	16

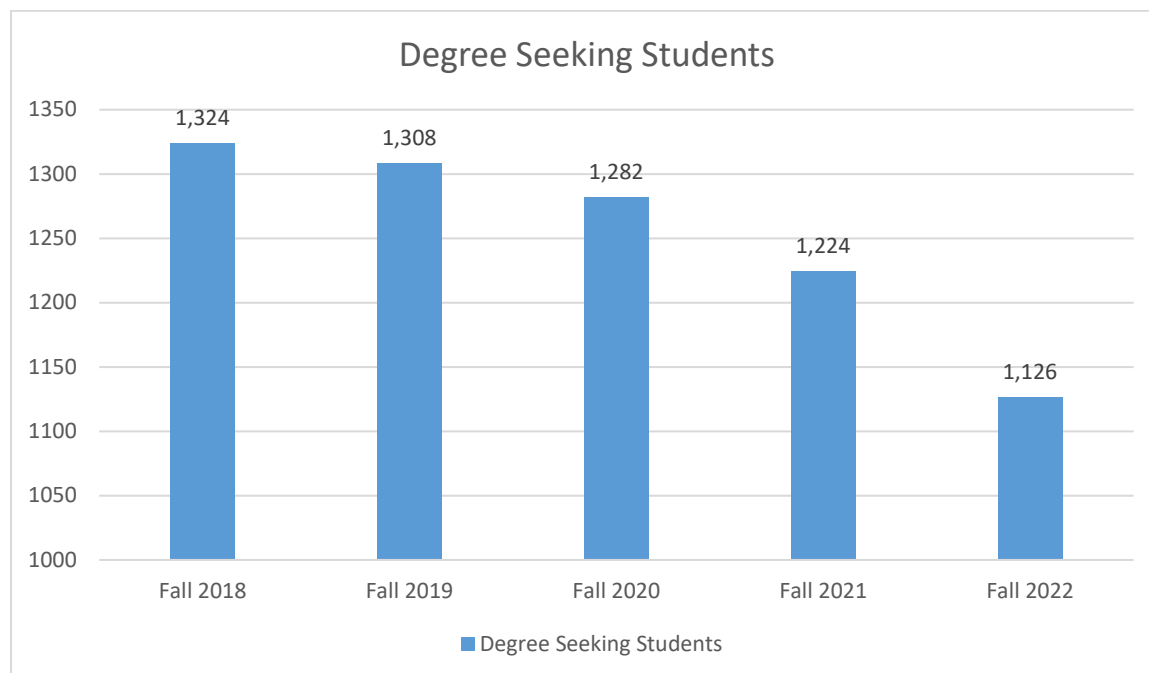
b. Project enrollment patterns over next five years

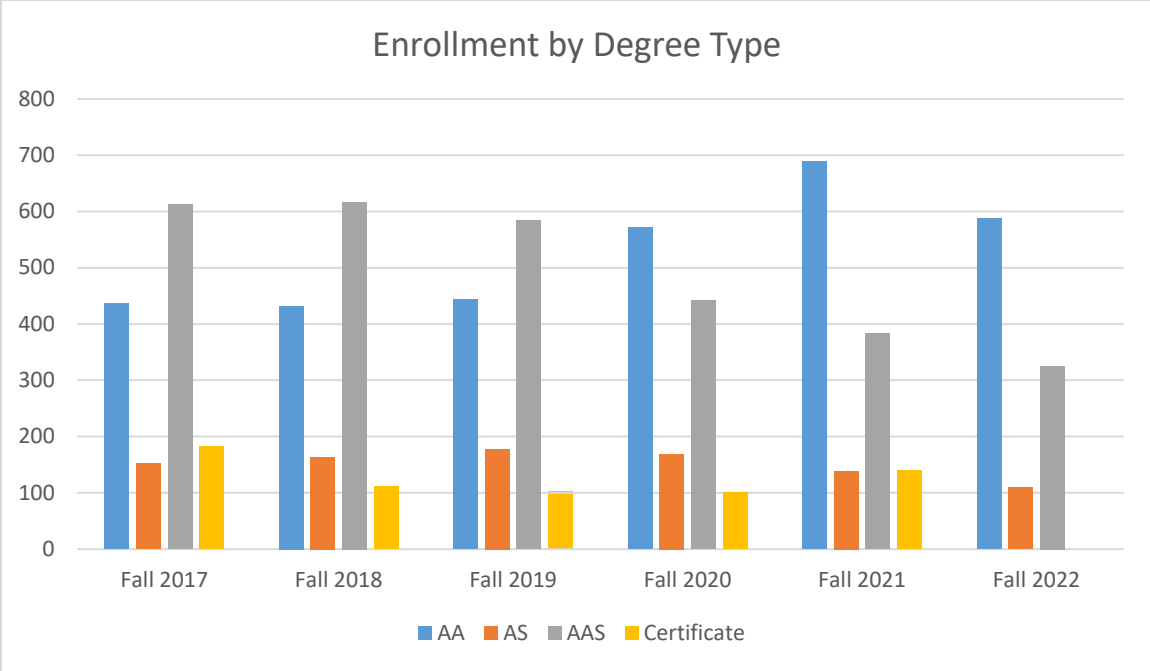
Overall, Bay College expects enrollment to decline another 2 to 5% in the next five years. Assumptions used for this analysis include smaller high school graduating classes and declining unemployment rates in our service area. The decline in incoming students will be partially offset by the continuing expansion of Early College programs with more high schools, while Dual Enrollment of high school students is expected to remain stable. Additionally, enrollments for older students are expected to increase slightly with Reconnect Program enrollees.

Currently, over 70% of Bay College’s degree seeking students take online classes, with 31% of students enjoying all of their courses delivered in a full online format. There are also numerous courses that are being offered in 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 and Strategic Initiatives, to help identify future occupations for our specific labor market. We also have a committee dedicated to our Focus on the Future initiative, looking at up and coming programs, as well as best practices and enhancements in our program delivery, diversity and equity enhancements and student support services.

c. Evaluate enrollment patterns over last five years





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

	Fall 2018	Fall 2019	Fall 2020	Fall 2021	Fall 2022
Degree Seeking Student	1,324	1,308	1,282	1,224	1,126
<i>by employee types</i>					
Full-Time Faculty	41	41	37	36	38
Part-Time Faculty	77	74	76	75	68
Administrative Staff	89	91	90	84	86
Student to Faculty Ratio	14 to 1	16 to 1	17 to 1	18 to 1	12 to 1
Student to Administrative Staff*	12 to 1	13 to 1	15 to 1	16 to 1	16 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.

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

	Fall 2018	Fall 2019	Fall 2020	Fall 2021	Fall 2022
Degree Seeking Students	1,324	1,308	1,282	1,224	1,126
<i>Term section and Course Date</i>					
Number of courses	192	193	184	188	190
Number of sections	414	386	360	345	385
Average class size	12.6	13.4	13.9	15.3	13
Average CR Hours/ Student	10.9	10.9	10.9	10.4	10.1
Average CT Hours/ Student	12.4	12.2	12.2	11.7	11.2
Course Capacity %	64%	70%	71%	72%	67%



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. 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. 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, nine general use classrooms, a board room, 16 administrative and support offices, and 20 faculty offices. To improve building security, digital card readers were installed in 2021 and digital door locks in 2022. 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 fair.

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. 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 exterior of the facility is metal and brick and the overall condition of the building is good.

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. 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. Pneumatic temperature controls were converted to digital controls and five air handling units and condensers were replaced in 2022. 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 book store 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. 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. Three RTU's were replaced on the west end of the building in 2022 to improve ventilation. The building is currently 25,832 square feet and contains a kitchen with a café open to the public, a book store, 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. 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. The exterior of the facility is metal and the overall condition of the building is good.

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.

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. 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. 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.

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 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.

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 exterior of the building is metal and the overall condition of the building is fair. New electrical panels

were installed in 2021.

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 West Campus – Iron Mountain

The West 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 West Campus 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 2022 fall semester classroom utilization rates are presented here. Reports are gathered from Bay's Academic Scheduling system and represent a reporting period from the first day of class, August 29, 2022 to the date the report was run October 3, 2022. 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.

Peak

Reporting Period: MTWThF, 8/29/2022 thru 10/3/2022 (26 days)
 Peak Utilization 10AM-3PM
 All figures are percentages

Besse Center (BESSE - 700)

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average
700 Besse Center Auditorium							7.7	3.8								1.9

Besse Health and Technology (BHAT - 400)

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average
400 Mechatronics Lab																0.0
402E ITV Lab			32.1		38.5	32.1	38.5	32.1								28.8
402F Lab			32.1		38.5	32.1	38.5	32.1								28.8
402H Lab																0.0
403 WaterTech Dry Lab																0.0
403A WaterTech Classroom																0.0
403B Mix Sim																0.0
405 Automotive Classroom			76.9	64.1	38.5	76.9	76.9	76.9								68.4
408 Classroom			64.1	38.5	32.1	19.2	38.5	35.3								37.9
410 Classroom			35.3	96.2	19.2	38.5	35.3	9.6								39.0
413A Chemistry Lab			16.0				38.5	38.5								15.5
413B Chemistry Computer Lab																0.0
413C Water Chemistry Lab				38.5	38.5	38.5	38.5	32.1								31.0
414 Automotive Lab																0.0
420 Lecture Classroom																0.0
421 Lecture Auditorium			57.7	92.9	41.7	80.1										45.4
423 Lecture Classroom			42.3	35.9	23.1	42.3	39.1	42.3								37.5
424C Nursing Lab																0.0

Peak																	
424N Nursing Lab			3.8	3.2													1.2
426 Nursing Lab																	0.0

Catherine Bonifas Building (CB - 200)

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average
200 A Painting Classroom			19.2	16.0												5.9
200 D Classroom			43.3	19.2	43.3	57.7	57.7	28.8								41.7
200E Art Lab							19.2	16.0								5.9
218 Classroom				64.1			38.5	9.6								18.7
221 Classroom			76.9	64.1												23.5
222 Classroom																0.0
225 ITV Classroom			19.2	38.5	76.9	64.1		38.5								39.5
231 Classroom				38.5	9.6		38.5	9.6								16.0
232 Early Childhood Lab																0.0
233 Classroom					19.2	28.8										8.0

HUB - 800

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average
862 LSSU ITV				38.5		76.9		76.9								32.1
870 Computer Lab																0.0

Joseph Heirman University Center (JHUC - 900)

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average
901 Classroom			16.0	38.5	48.1	32.1	38.5	9.6								30.4
903 Classroom			64.1	76.9	44.9	28.8	76.9	25.6								52.9
908A Computer Classroom			35.9	1.9	19.2	28.8	32.1									19.7
908B Computer Classroom			54.5	9.6	9.6	4.8										13.1

Peak	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average
908C ITV Computer Classroom					19.2	16.0	19.2	4.8								9.9
908D Graphics Design Lab			19.2	16.0												5.9
908E Computer Classroom			19.2	28.8	19.2	28.8	38.5	9.6								24.0
908J Classroom																0.0
909 Classroom			42.3	39.1	54.5	32.1	38.5	57.7								44.0
911 Classroom			64.1		38.5	32.1		19.2								25.6
961 Classroom																0.0
963 ITV Classroom																0.0
972A High Bay North EMT			19.2	19.2	16.0	19.2	35.3	19.2								21.4
972B High Bay South EMT																0.0
EMT/Paramedic Ambulance					1.9	3.8	3.8	3.8								2.2

Math Science Building (MS - 100)

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average
110 Physics Classroom/Lab			19.2	54.5	54.5	16.0	57.7	48.1								41.7
112 Life Science Lab			19.2	16.0		19.2	16.0									11.8
116 Biology Lab			19.2	16.0			19.2	16.0								11.8
123 Classroom			64.1	64.1				32.1								26.7
124 ITV Lecture Classroom			57.7	76.9	57.7	57.7	19.2	16.0								47.5
125 ITV Lecture Classroom			48.1	38.5	48.1	32.1	76.9	25.6								44.9

Physical Education Complex (PEC - 300)

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average
305 Classroom																0.0
360 Classroom																0.0

Welding (WELD - 1000)

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average
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Peak															Average	
	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	
1010 Welding Classroom			60.9		38.5	38.5	32.1									28.3
1011 Welding Classroom					38.5	32.1										11.8
West Campus																
104 Fornetti Hall			38.5	9.6												8.0
107 ITV Classroom			76.9	19.2		19.2	19.2	19.2								25.6
114 General Classroom																0.0
115 ITV Classroom					38.5	32.1										11.8
118 Classroom			38.5	35.3	19.2	19.2	19.2	9.6								23.5
119 Lecture			38.5	9.6	38.5	9.6										16.0
127 Lecture				32.1	54.5	70.5	32.1									31.5
129 Chemistry Lab							19.2	16.0								5.9
150 Biology Lab			54.5	32.1		32.1										19.8
231 Lecture Room (both sections)																0.0
231 Lecture Room (side A)																0.0
231 Lecture Room (side B)																0.0
232 Lecture (M-TEC)																0.0
234 Lecture				19.2	19.2	16.0	57.7	33.7								24.3
236 Classroom					19.2	4.8										4.0
244 ITV Classroom				38.5	32.1	76.9	25.6									28.8
245 Lecture			38.5	32.1	19.2	19.2	57.7	9.6								29.4
251 Computer Classroom			32.1		32.1		19.2	4.8								14.7
252 Computer Classroom																0.0

Peak

257 ITV Computer Classroom



19.2 16.0



5.9

264 CNSS Computer Classroom

38.5 32.1 38.5 32.1

23.5

Reporting Period: MTWThF, 8/29/2022 thru 10/3/2022 (26 days)
Off Peak Utilization 8AM-10AM
All figures are percentages

Besse Health and Technology (BHAT - 400)

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average
400 Mechatronics Lab																0.0
402E ITV Lab		38.5	32.1													23.5
402F Lab		38.5	32.1													23.5
402H Lab																0.0
403 WaterTech Dry Lab																0.0
403A WaterTech Classroom																0.0
405 Automotive Classroom	76.9	76.9	76.9													76.9
408 Classroom		70.5	64.1													44.9
410 Classroom	19.2	54.5	35.3													36.3
413A Chemistry Lab		19.2	16.0													11.8
413B Chemistry Computer Lab																0.0
413C Water Chemistry Lab																0.0
414 Automotive Lab																0.0
420 Lecture Classroom																0.0
421 Lecture Auditorium	3.8	22.4	57.7													28.0
423 Lecture Classroom	23.1	58.3	42.3													41.2
424C Nursing Lab	3.8	3.2														2.4
424N Nursing Lab	7.7	7.1	3.8													6.2
426 Nursing Lab																0.0

Catherine Bonifas Building (CB - 200)

Off Peak AM

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average
200 A Painting Classroom			19.2													6.4
200 D Classroom		28.8	43.3													24.0
218 Classroom	9.6	14.4														8.0
221 Classroom	76.9	70.5	76.9													74.8
222 Classroom																0.0
225 ITV Classroom			19.2													6.4
231 Classroom																0.0
232 Early Childhood Lab																0.0
233 Classroom																0.0

Joseph Heirman University Center (JHUC - 900)

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average
901 Classroom	19.2	19.2	16.0													18.2
903 Classroom		38.5	64.1													34.2
908A Computer Classroom	19.2	28.8	35.9													28.0
908B Computer Classroom		19.2	54.5													24.6
908C ITV Computer Classroom																0.0
908D Graphics Design Lab			19.2													6.4
908E Computer Classroom	9.6	14.4	19.2													14.4
908J Classroom																0.0
909 Classroom	23.1	23.1	42.3													29.5
911 Classroom			64.1													21.4
961 Classroom																0.0
963 ITV Classroom																0.0

Off Peak AM

972A High Bay North EMT	19.2																	6.4
972B High Bay South EMT																		0.0

Math Science Building (MS - 100)

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average
110 Physics Classroom/Lab		19.2	19.2													12.8
112 Life Science Lab	19.2	16.0	19.2													18.2
116 Biology Lab			19.2													6.4
123 Classroom		38.5	64.1													34.2
124 ITV Lecture Classroom		38.5	57.7													32.1
125 ITV Lecture Classroom	38.5	25.6	48.1													37.4

Physical Education Complex (PEC - 300)

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average
305 Classroom																0.0
360 Classroom																0.0

Welding (WELD - 1000)

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average
1010 Welding Classroom	38.5	57.7	60.9													52.4
1011 Welding Classroom																0.0
1015 Welding Lab																0.0
1020 Welding Lab																0.0

West Campus

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average
104 Fornetti Hall			38.5													12.8
107 ITV Classroom		32.1	76.9													36.3
114 General Classroom																0.0

Off Peak AM

115 ITV Classroom				0.0
118 Classroom	38.5	38.5		25.6
119 Lecture		38.5		12.8
127 Lecture				0.0
129 Chemistry Lab				0.0
140 Nursing Lab				0.0
141 Nursing Lab				0.0
150 Biology Lab	19.2	16.0	54.5	29.9
231 Lecture Room (both sections)				0.0
231 Lecture Room (side A)				0.0
231 Lecture Room (side B)				0.0
232 Lecture (M-TEC)				0.0
234 Lecture				0.0
236 Classroom				0.0
244 ITV Classroom		48.1		16.0
245 Lecture			38.5	12.8
251 Computer Classroom	19.2	28.8	32.1	26.7
252 Computer Classroom				0.0
257 ITV Computer Classroom	70.5	32.1		34.2
264 CNSS Computer Classroom				0.0

Reporting Period: MTWThF, 8/29/2022 thru 10/3/2022 (26 days)
Off Peak Utilization 3PM-5PM
All figures are percentages

Besse Center (BESSE - 700)

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average
700 Besse Center Auditorium								3.8								1.3

Besse Health and Technology (BHAT - 400)

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average
400 Mechatronics Lab																0.0
402E ITV Lab								32.1	38.5	32.1						34.2
402F Lab								32.1	19.2	19.2						23.5
402H Lab																0.0
403 WaterTech Dry Lab																0.0
403A WaterTech Classroom																0.0
405 Automotive Classroom								76.9	25.6	38.5						47.0
408 Classroom								35.3	19.2	16.0						23.5
410 Classroom								9.6								3.2
413A Chemistry Lab								38.5	51.3	19.2						36.3
413B Chemistry Computer Lab																0.0
413C Water Chemistry Lab								32.1								10.7
414 Automotive Lab																0.0
420 Lecture Classroom																0.0
421 Lecture Auditorium																0.0
423 Lecture Classroom								42.3	35.3	16.0						31.2
424C Nursing Lab																0.0
424N Nursing Lab									3.8	3.8						2.6

Off Peak PM

426 Nursing Lab	[Greyed out]							[Greyed out]							0.0
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Catherine Bonifas Building (CB - 200)

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average	
200 A Painting Classroom	[Greyed out]							[Greyed out]							0.0		
200 D Classroom	[Greyed out]							28.8	14.4	[Greyed out]							14.4
200E Art Lab	[Greyed out]							16.0	[Greyed out]							5.3	
218 Classroom	[Greyed out]							9.6	[Greyed out]							3.2	
221 Classroom	[Greyed out]							[Greyed out]							0.0		
222 Classroom	[Greyed out]							[Greyed out]							0.0		
225 ITV Classroom	[Greyed out]							38.5	38.5	38.5	[Greyed out]				38.5		
231 Classroom	[Greyed out]							9.6	[Greyed out]							3.2	
232 Early Childhood Lab	[Greyed out]							[Greyed out]							0.0		
233 Classroom	[Greyed out]							[Greyed out]							0.0		

HUB - 800

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average	
862 LSSU ITV	[Greyed out]							76.9	76.9	[Greyed out]							51.3
870 Computer Lab	[Greyed out]							[Greyed out]							0.0		

Joseph Heirman University Center (JHUC - 900)

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average
901 Classroom	[Greyed out]							9.6	[Greyed out]							3.2
903 Classroom	[Greyed out]							25.6	[Greyed out]							8.5
908A Computer Classroom	[Greyed out]							[Greyed out]							0.0	
908B Computer Classroom	[Greyed out]							[Greyed out]							0.0	
908C ITV Computer Classroom	[Greyed out]							4.8	[Greyed out]							1.6

Off Peak PM

908D Graphics Design Lab																			0.0
908E Computer Classroom									9.6										3.2
908J Classroom																			0.0
909 Classroom									57.7	28.8									28.8
911 Classroom									19.2	28.8	9.6								19.2
961 Classroom																			0.0
963 ITV Classroom																			0.0
972A High Bay North EMT									19.2	16.0									11.8
972B High Bay South EMT																			0.0
EMT/Paramedic Ambulance									3.8	1.9									1.9

Math Science Building (MS - 100)

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average
110 Physics Classroom/Lab								48.1								16.0
112 Life Science Lab																0.0
116 Biology Lab								16.0	38.5	38.5						31.0
123 Classroom								32.1	38.5	32.1						34.2
124 ITV Lecture Classroom								16.0								5.3
125 ITV Lecture Classroom								25.6	19.2	19.2						21.4

Physical Education Complex (PEC - 300)

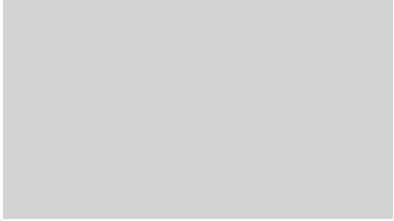
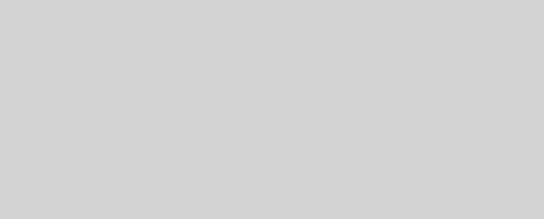
	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average
305 Classroom																0.0
360 Classroom																0.0

Welding (WELD - 1000)

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average
1010 Welding Classroom																0.0

Off Peak PM

1011 Welding Classroom
 1015 Welding Lab
 1020 Welding Lab

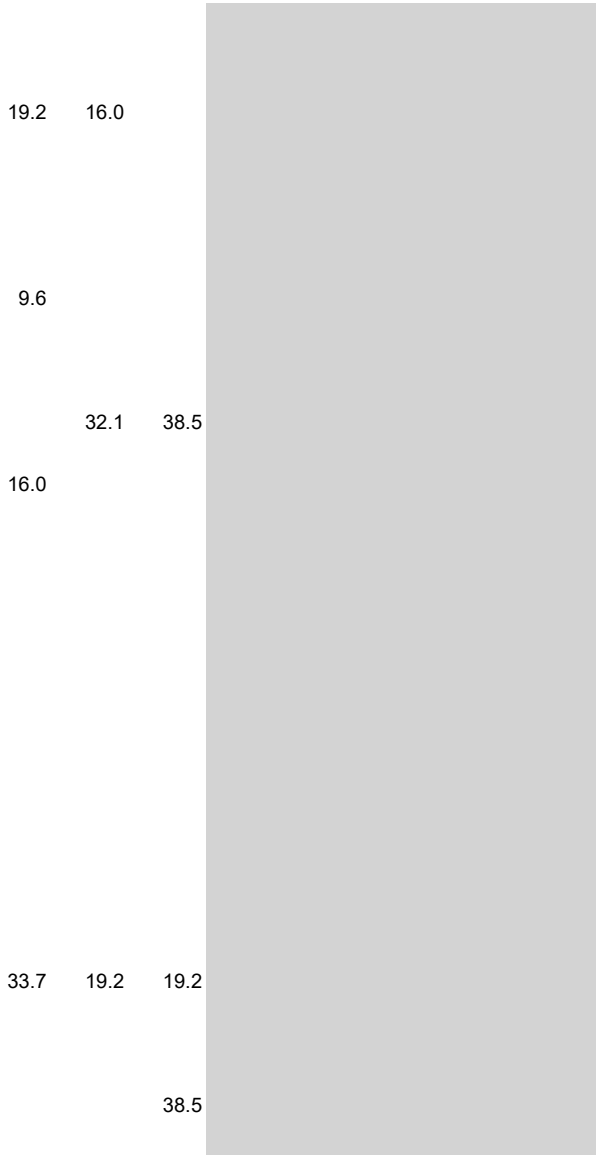
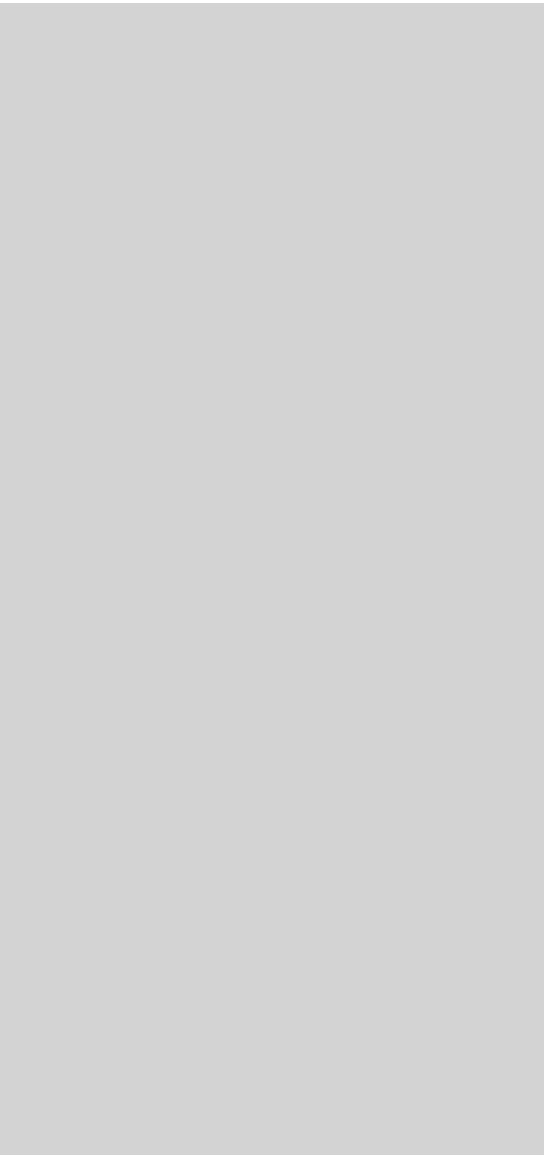


0.0
 0.0
 0.0

West Campus

8a 9a 10a 11a 12p 1p 2p 3p 4p 5p 6p 7p 8p 9p 10p Average

104 Fornetti Hall
 107 ITV Classroom
 114 General Classroom
 115 ITV Classroom
 118 Classroom
 119 Lecture
 127 Lecture
 129 Chemistry Lab
 140 Nursing Lab
 141 Nursing Lab
 150 Biology Lab
 231 Lecture Room (both sections)
 231 Lecture Room (side A)
 231 Lecture Room (side B)
 232 Lecture (M-TEC)
 234 Lecture
 236 Classroom
 244 ITV Classroom



0.0
 11.8
 0.0
 0.0
 3.2
 0.0
 23.5
 5.3
 0.0
 0.0
 0.0
 0.0
 0.0
 24.0
 0.0
 12.8

19.2 16.0

9.6

32.1 38.5

16.0

33.7 19.2 19.2

38.5

Off Peak PM

245 Lecture	9.6	19.2	19.2	16.0
251 Computer Classroom	4.8			1.6
252 Computer Classroom				0.0
257 ITV Computer Classroom				0.0
264 CNSS Computer Classroom	32.1	38.5	32.1	34.2

Evening

Reporting Period: MTWThF, 8/29/2022 thru 10/3/2022 (26 days)
Evening Utilization 5PM -10PM
All figures are percentages

Besse Health and Technology (BHAT - 400)

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average
400 Mechatronics Lab																0.0
402E ITV Lab										32.1						5.3
402F Lab										19.2	19.2					6.4
402H Lab																0.0
403 WaterTech Dry Lab																0.0
403A WaterTech Classroom																0.0
405 Automotive Classroom										38.5	38.5	32.1				18.2
408 Classroom										16.0						2.7
410 Classroom																0.0
413A Chemistry Lab										19.2	16.0					5.9
413B Chemistry Computer Lab																0.0
413C Water Chemistry Lab																0.0
414 Automotive Lab																0.0
420 Lecture Classroom																0.0
421 Lecture Auditorium																0.0
423 Lecture Classroom										16.0						2.7
424C Nursing Lab											19.2	19.2	16.0			9.1
424N Nursing Lab										3.8	3.8	3.2				1.8
426 Nursing Lab																0.0

Catherine Bonifas Building (CB - 200)

Evening

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average									
200 A Painting Classroom																	0.0								
200 D Classroom																									0.0
200E Art Lab																									0.0
218 Classroom																									0.0
221 Classroom																									0.0
222 Classroom																									0.0
225 ITV Classroom																				38.5	38.5				12.8
231 Classroom																									0.0
232 Early Childhood Lab																									0.0
233 Classroom																									0.0
HUB - 800																									
	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average									
862 LSSU ITV																	0.0								
870 Computer Lab																									0.0
Joseph Heirman University Center (JHUC - 900)																									
	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average									
901 Classroom																	0.0								
903 Classroom																									0.0
908A Computer Classroom																									0.0
908B Computer Classroom																									0.0
908C ITV Computer Classroom																									0.0
908D Graphics Design Lab																									0.0
908E Computer Classroom															0.0										

Evening

908J Classroom																		0.0	
909 Classroom																			0.0
911 Classroom											9.6	19.2						4.8	
961 Classroom																		0.0	
963 ITV Classroom																		0.0	

Math Science Building (MS - 100)

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average	
110 Physics Classroom/Lab												35.3	16.0				8.5
112 Life Science Lab																	0.0
116 Biology Lab											38.5	16.0	19.2	16.0			15.0
123 Classroom											32.1	38.5	32.1				17.1
124 ITV Lecture Classroom																	0.0
125 ITV Lecture Classroom											19.2	38.5	32.1				15.0

Physical Education Complex (PEC - 300)

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average	
305 Classroom																	0.0
360 Classroom																	0.0

Welding (WELD - 1000)

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average	
1010 Welding Classroom																	0.0
1011 Welding Classroom																	0.0
1015 Welding Lab																	0.0
1020 Welding Lab																	0.0

West Campus

	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	Average
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Evening

104 Fornetti Hall					0.0		
107 ITV Classroom					0.0		
114 General Classroom			38.5	32.1	11.8		
115 ITV Classroom					0.0		
118 Classroom					0.0		
119 Lecture					0.0		
127 Lecture			38.5	32.1	11.8		
140 Nursing Lab					0.0		
141 Nursing Lab					0.0		
150 Biology Lab					0.0		
231 Lecture Room (both sections)					0.0		
231 Lecture Room (side A)					0.0		
231 Lecture Room (side B)					0.0		
232 Lecture (M-TEC)					0.0		
234 Lecture			19.2	19.2	6.4		
236 Classroom					0.0		
244 ITV Classroom			38.5	32.1	11.8		
245 Lecture			19.2	14.4	5.6		
251 Computer Classroom					0.0		
252 Computer Classroom					0.0		
257 ITV Computer Classroom					0.0		
264 CNSS Computer Classroom			32.1	38.5	38.5	32.1	23.5

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.

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 West Campus – Iron Mountain

Single campus building serves all academic divisions, including Welding courses taught in collaboration with the local ISD.

o. Bay College West Campus 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	5,637,400
CB 200	8,377,300
PEC 300	10,540,500
BHAT 400	16,366,100
SC 500, BESSE 700, HUB 800	31,916,100
SA 600 # 1	2,652,200
SA 600 # 2	3,110,200
SHIP/ WELD 1000	3,940,300
MAINT 1100	990,000
JHUC 900	13,026,800
MTEC 2000	5,210,000
West Campus	14,732,300
West Campus Maintenance	106,000
Extension Center Building	1,161,700
Soccer Fields Building	72,800
Salt Storage	30,800
Career Closet Portable	8,500
Cold Storage Pole Building	75,600
MAINTENANCE STORAGE	475,100
Total	118,426,700

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
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
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	Fluorescent and LED	Upgraded corridor and classroom lighting to LED in summer 2016. Non-renovated spaces remain fluorescent.
Exterior Lighting	Over doors	Marginal
Emergency and Exit Lighting		Satisfactory - meets codes
Computer Wiring	CAT 6 wiring has been installed.	Good
Security and Special Systems	Fire Alarm panel updated Digital card readers Digital door locks	Good-Replaced 2010 Added digital card readers in 2021. Added digital door locks in 2022.

	Security cameras	Added additional security cameras 2022.
Plumbing	Description	Comments/Condition
Water/Sewer	Municipal	Good condition
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.	Fair
Ventilation	Outside air-thru unit ventilators and air handling units. Exhaust system in toilets, lab fume hoods, and greenhouse addition.	Fair
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.
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
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.
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	T-8 fluorescent fixtures with electronic ballasts	Fair
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.	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	Fair. Needs Upgrade
HVAC	Description	Comments/Condition
Fuel	Natural gas	Good
Boilers	(2) Riello AR1500 boilers.	Replaced boilers in 2020.
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.
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	Original Honeywell pneumatic controls with Robert-Shaw used in recent renovation	In process of installing digital controls 2022.

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.
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.
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.	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 5 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
Water/Sewer	Municipal	Sewer drains slow outside of building and needs updating.
Piping/Valves/Fitting		Satisfactory
Domestic Hot Water		Satisfactory
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		There is no A/C in the gym and A/C is insufficient in many areas of the building. Adding A/C and ducting in gym Spring/2023.
Temperature Controls	Pneumatic controls	Need updating. Planned upgrade to digital controls 2022/2023.
Comments: Pool dehumidification system by Dectron Company	Dectron unit is beyond its useful life.	Requires replacement.

BHAT 400 – Besse Health and Technology

Building Exterior	Description	Comments/Condition
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Walls	Face brick on concrete. Metal fascia.	Satisfactory Metal fascia needs painting.
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
Floors/Coverings	Terrazzo in corridors. Vinyl tile in classrooms. Ceramic tile in bathrooms. Carpet in offices and computer labs.	Good
Doors/Frames	Hollow metal / wood.	Satisfactory. Need to add ADA hardware to several classroom doors.
Ceiling	Suspended acoustical in classrooms and offices.	New in hallways; Nursing replaced in 2013, South end replaced in 2015
Comments:		
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.	Satisfactory
Exterior Lighting		Satisfactory
Emergency and Exit Lighting		Good - meets codes
Computer Wiring	CAT 5 wiring installed throughout.	Satisfactory
Security and Special Systems	Fire Alarm system updated 2010 Exterior door digital card readers. Digital exterior door locks. Security cameras.	Good Added 2021 Added 2022 Added several more security cameras 2022.
Comments:		
Plumbing	Description	Comments/Condition
Water/Sewer		Good
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	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. Need to replace fan/motor on chem storage hood.
Air Conditioning/ Coils	Direct expansion R-22 coils with remote condensing units on roof - 4 zones electronics and nursing lab.	Good – Replaced 2006
Temperature Controls	Digital controls	Installed 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
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		Replaced two obsolete panels 2021.
General Receptacles		Good
Interior Lighting		Satisfactory

Exterior Lighting		Good
Emergency and Exit Lighting		Satisfactory
Computer Wiring	CAT 5 network cable throughout.	Satisfactory
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.
Plumbing	Description	Comments/Condition
Water/Sewer	Municipal	Good
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	New boilers in 2020.
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 in 2021. 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	Pneumatic controls	Upgrading to digital controls 2022/2023

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 2022 New 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		Marginal. Upgrading in Fall 2022.
Emergency and Exit Lighting		None
Computer Wiring		Good-Network upgrades 2022
Security and Special Systems	Security cameras	Digital door entries are scheduled to be installed Fall/Winter 2022. Additional security cameras in 2022. Exterior lighting upgrades scheduled for Fall 2022.
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	Good – 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

NA 600 - College Apartments

Building Exterior	Description	Comments/Condition
Walls	Face brick on concrete block. Metal fascia.	Top half needs to be painted
Windows	Aluminum sash	Thermopane
Doors/Frames	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 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		Upgrading in Fall 2022.
Emergency and Exit Lighting		None
Computer Wiring		Upgraded 2022.
Security and Special Systems	Security cameras	Digital door entries are scheduled to be installed Fall/Winter 2022. Additional security cameras in 2022. Exterior lighting upgrades scheduled for Fall 2022.

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	Needs replacing.
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	Indirect and fluorescent LED	Energy efficient lighting should be installed. Installed LED lighting in Theater 2022.
Exterior Lighting		Marginal
Emergency and Exit Lighting		Good - meets codes
Computer Wiring	CAT-5 network cable	Satisfactory
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	Excellent
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	Pneumatic controls	Upgrading to digital controls 2022/2023

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
Roof	EPDM ballasted membrane	New in 2016
Building Interior	Description	Comments/Condition
Walls	Gypsum board partitions throughout.	Excellent, 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 Excellent condition, while sky-light clerestory in good condition after repairs.
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	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 2016
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.
Doors/Frames	Hollow metal/aluminum	Good
Roof	EPDM ballasted membrane	Assessed in 2020, extend life to 2025.
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 floor covering materials installed. Broken quarry tile being repaired.
Doors/Frames	Hollow metal/wood	Good
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. LED and Induction installed in large conference rooms. Converted hallway lights from metal haloid to LED in 2021.
Exterior Lighting		Satisfactory
Emergency and Exit Lighting		Good - meets codes
Computer Wiring	CAT-5 wiring throughout. 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
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
Heating Type	Fin radiation along perimeter walls. Variable air volume terminal units with hot water heating coils and thermostats.	Good-new digital control valves 2022
Ventilation	Outside air-to-air handling units with toilet exhaust and zone exhaust system.	New main air handling dampers 2022.
Air Conditioning/Coils	Direct expansion R-22 coils in air handling units with roof-mounted condensing units. Data Center- 2 Liebert units.	Good. New building humidification unit in 2021. New data center HVAC 2022.
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	Fluorescent fixtures	Needs to be updated to LED
Exterior Lighting	Two poles	Poor, needs upgrading to LED
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	Good
Heating Type	Gas boilers/ hydronic heating	Good
Ventilation	(2) AHU	Good
Air Conditioning/Coils	(3) RTU Trane 4-ton R410A gas/electric	Good
Temperature Controls	Pneumatic controls	Good- Upgrade to digital controls in 22/23

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	Fair
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	Some is older, some has been upgraded. Mostly industrial fluorescent.	Satisfactory
Exterior Lighting		Marginal
Emergency and Exit Lighting		Good
Computer Wiring	N/A	N/A
Security and Special Systems	Security cameras	Good

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	Fair
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	Entrance in poor condition
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	Some is older, some has been upgraded. Mostly industrial fluorescent.	Satisfactory
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
Heating Type		
Ventilation		
Air Conditioning/Coils		N/A
Temperature Controls		Upgrading to digital 2022/2023

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-5 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	Satisfactory
Temperature Controls		Satisfactory

BAY WEST CAMPUS – IRON MOUNTAIN

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 – 15 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	Fluorescent lighting in most classrooms. LED in common areas and 7 classrooms.	Excellent
Exterior Lighting	High pressure sodium.	Excellent
Emergency and Exit Lighting	All lighting as needed. Almost 15 years old. Being converted to LED fixtures.	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 – 15 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 – 15 years old

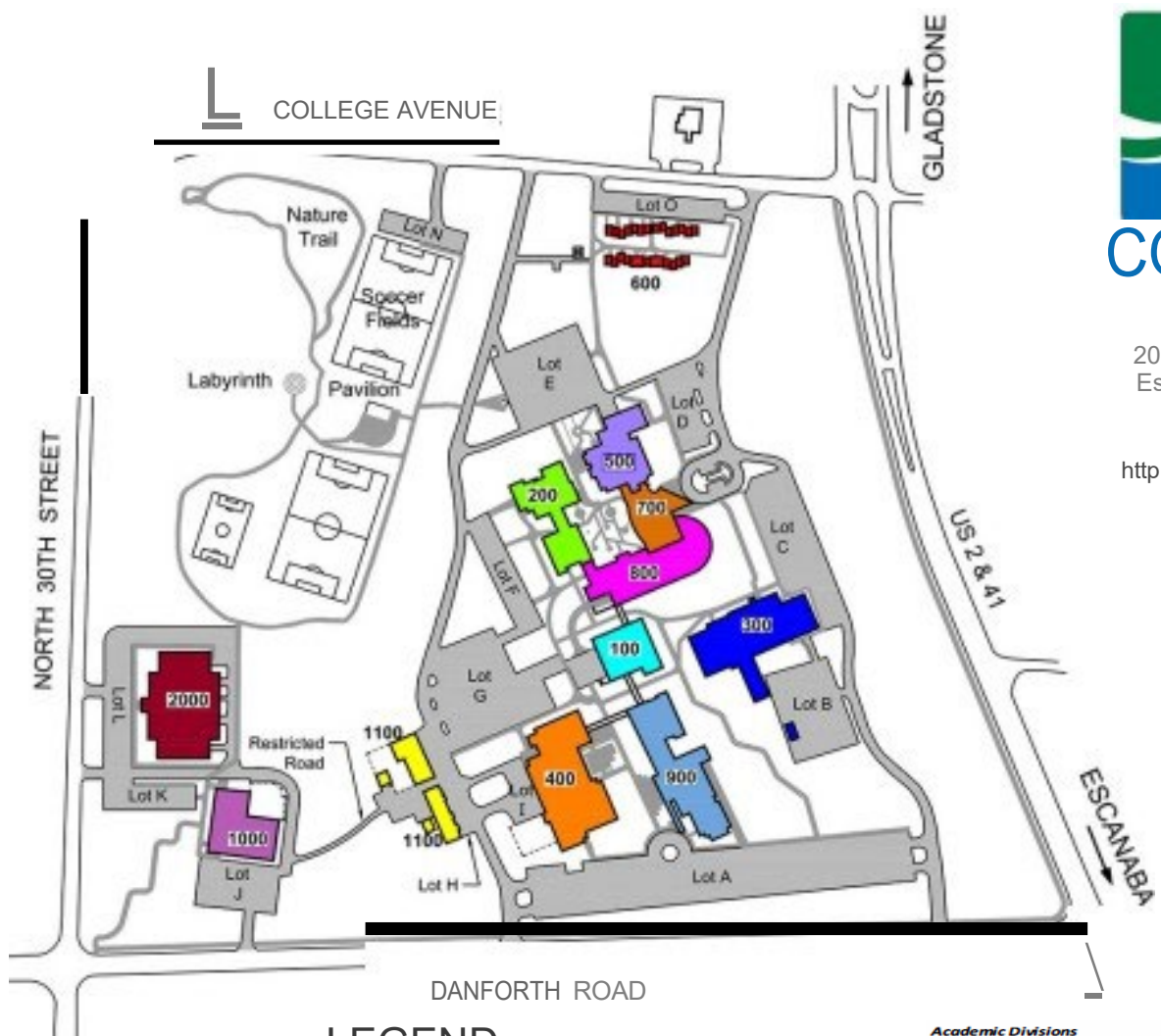
G. Facility Infrastructure Condition

A map that shows the Escanaba parking lots and access roads is shown below.(
<https://www.baycollege.edu/resources/pdf/on-campus/buildings-grounds/main-campus-map.pdf>)



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 StudentCenter (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

<i>Academic Divisions</i>	<i>Building</i>
Arts and Letters Division.....	200
Business Division.....	900
Math/Science Division.....	100
Nursing/Allied Health Division.....	400
Social and Behavioral Sciences Division.....	200
Technology Division.....	400
<i>Academic Support and Services</i>	
Accessibility.....	800
Admissions.....	500
Bookstore.....	500
Cafeteria.....	500
Cashier.....	500
Student Success Center.....	800
Event Coordinator.....	900
Conference Rooms.....	500, 800, 900, 2000
Financial Aid.....	500
Information Technology Services.....	900
Testing and Certification.....	800
Tutoring.....	800
Supplemental Instruction.....	800
Library.....	800
Online Learning and Instructional Technology.....	800
Registrar/Student Records.....	500
Safety and Security.....	200
TRIO.....	800
Veteran Support.....	500
<i>Offices</i>	
Business Office.....	200
College Advancement Office.....	200
Human Resources.....	500
President's Office.....	200
LSSU University Office.....	900
<i>Other</i>	
Art Galleries.....	200, 700
Athletics.....	300
Besse Theatre/Gallery.....	700
Building and Grounds.....	1100
Shipping and Receiving.....	1000
Workforce Development.....	2000

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 West, 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 Hub and Safety Training Center

This project includes the renovation of Bay College's existing Shipping and Receiving Building into a Manufacturing Hub and Safety Training 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 and requests from K-12 partners for additional training space to support Career and Technical Education and Early College Programs, the need for a Manufacturing Hub is significant to our region. The renovation will allow for welding, machine tool and mechatronic/robotics programs and trainings to exist within one Manufacturing Hub. The Manufacturing Hub 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 fork lift operators, confined space training and industrial rigging.

The scope of the project will involve relocating the existing Shipping and Receiving operation to a new 6,000 sq. ft. building and the renovation of 7,000 sq. ft. of existing Shipping and Receiving space into a Manufacturing Hub and Safety Training Center. The renovation will include new electrical and mechanical installs to support equipment, ventilation upgrades, lighting upgrades, mobile partitions, renovation of existing office space, one added classroom, automated sprinkler and fire suppression system, interior finishes and an interior entrance vestibule to the Manufacturing Hub and Safety Training Center. The renovation supports the College's mission; Student Success. Community Success. Culture of Success.

Total Estimated Cost for Manufacturing Hub and Safety Training Center: \$1,375,000.00 (7,000 SF x \$196)

The new Shipping and Receiving Building will include grading, pad, utilities, building shell, insulation, construction cost in the area, lighting, HVAC, etc.

Total Estimated Cost for Shipping and Receiving Center: \$500,000.00 (6,000 SF x \$83.00)

TOTAL ESTIMATED PROJECT COST: \$1,875,000.00

2. Renovation of Catherine Bonifas Building

This project provides for a complete renovation of the Catherine Bonifas building. The building was built in 1970 with additions in 1999 that utilized existing infrastructure. The facility houses classrooms, including arts and ceramics, a large lecture hall, faculty and administrative offices, and an art gallery. The building has not received any significant improvements in its 52 years of service with the exception of a new roof in 2014 and a

new boiler and air handlers in 2021. The scope of the renovation will include windows, doors, mechanical, plumbing, electrical, life safety systems, interior finishes, ADA compliance, wiring for automation, modernized classrooms, student study space, and vestibules on exterior entrances to enhance energy efficiency. The renovation supports the College's mission; Student Success. Community Success. Culture of Success.

Total Estimated Cost: \$2,875,000

3. Campus Wide Site Improvements

A number of site related improvements have been identified to enhance the student experience, maintain the facility's assets, expand recreational opportunities, promote a healthy lifestyle, and support future academic program needs and related facility expansions.

Student Service Center Outdoor Plaza	\$295,000
<i>Includes a partially covered outdoor seating area that provides a place to eat and study outdoors.</i>	
Student Service Center Entry and Façade Enhancements	\$645,000
<i>Improve the façade entry to the northeast entrance to the Student Center building, including an awning entrance with integrated solar panels to power lighting enhancements.</i>	
Campus Landscape/Site Improvements	\$645,000
<i>Improve campus landscaping throughout campus including native plantings, prairie restoration, and entrance enhancements through vegetation, tree plantings, and lighting.</i>	
Walk/Bike/Ski Campus Path	\$410,000
<i>Expand walking/biking/skiing trail around and through campus with 4 connectors to community trail systems.</i>	

Total Estimated Cost: \$1,995,000

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

N/A

C. Identify a Rate of Return on Planned Expenditures

The Manufacturing Hub and Safety Training Center

The Manufacturing Hub and Safety Training Center will serve college students and our K-12 partners with additional training space to support Career and Technical Education and Early College Programs. There is significant need for this type of building in our local area for educational purposes, as well as fulfilling a regional need to support the manufacturing sector in our areas by producing a highly skilled, trained and educated workforce.

The Manufacturing Hub and Safety Training Center will have no impact on tuition and fees and will be partially funded through millage funds. Incremental operating expenses will be funded by incremental training revenue generated.

Renovation of the Catherine Bonifas Building

The Catherine Bonifas building renovation is an investment in existing facilities with life/safety and ADA deficiencies. The renovations will provide greater utilization of the existing square footage and will integrate energy efficiencies and optimization systems into the operations of the facility.

Renovation of the Catherine Bonifas building will not impact tuition and fees and will be partially funded through millage funds.

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 2024 through 2028.

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

Bay College has budgeted approximately \$859,500 for non-routine maintenance on the Escanaba and Iron Mountain campuses for fiscal year 22-23. These capital items are funded through annual property tax millage, bond proceeds and Perkins grant funds.