

Five Year Capital Outlay Plan

Bay de Noc Community College

October 2026

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Executive Summary

Bay de Noc Community College (Bay College) is located in the heart of Michigan's beautiful Upper Peninsula, and has provided quality higher education for more than 60 years. Founded in 1962, Bay College is known in the region for its superior teaching and abundant learning. The campus is situated on 150 acres and serves approximately 3,500 students each year, with 2,500 credit students and another 1,000 students in workforce programs. Additionally, there are students on our campus completing baccalaureate and master's degree programs sponsored by partnering universities. The College offers instruction at both the Escanaba and Iron Mountain campus locations, as well as having a strong offering of Online courses.

The College currently employs over 120 full-time and part-time faculty, as well as over 100 full-time and part-time administration and staff. From its modest beginning with a limited curriculum, Bay College has expanded its offerings in response to the needs of the local communities served, and currently offers 55 awards and certificate programs designed for both students who want to immediately enter the workforce, and for students who wish to continue their post-secondary education at a major college or university after attending Bay. The College features nine defined transfer programs, as well as two general transfer programs which allow students to concentrate their studies in a specific area of interest and obtain an Associate in Arts or Associate in Science. Additionally, the College offers 24 Associate in Applied Science Occupational programs, along with 20 Certificate programs in Occupational areas.

Co-located on the Escanaba campus, the local YMCA provides recreational and wellness opportunities, as well as childcare for residents, college employees and students. In partnership with the YMCA, students on both the Escanaba and Iron Mountain campus have free access to the YMCA facilities, provided they are enrolled in at least six credits.

Since the early 1970's, Bay College has had a presence in Dickinson County. While originally courses for nursing students were the only courses offered, community support for the Iron Mountain campus has grown extensively in the last 50 years. In 2005, Dickinson County voters approved a one mill property tax levy to support the construction, maintenance and operation of a new 67,000 sq. ft. facility. With matching funds from State of Michigan, the College broke ground in 2006, and the new facility opened in 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. Local support for the Iron Mountain campus has remained strong, and in August 2025, the residents of Dickinson County approved a 20-year renewal of the millage.

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. Upon completion of a program of study at Bay College, all students will:

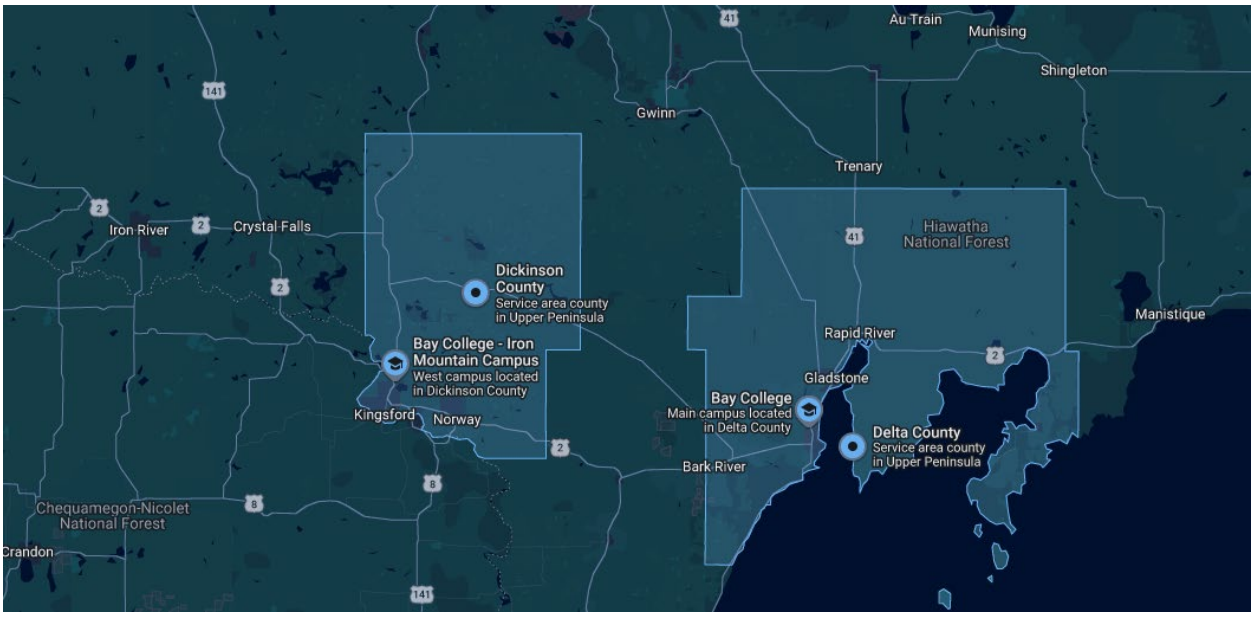
- Communicate effectively through a variety of modalities for diverse audiences.
- Think critically and creatively for learning, innovation, and/or solution development.
- Demonstrate personal growth.
- Demonstrate awareness of the interconnection between themselves and others.

Bay College prides itself on being the Community's College.

CAMPUS MASTER PLANNING

In August 2026, Bay College embarked on it's next Campus Master Plan (CMP), partnering with Education Vanguard Partners, BGI Industries, and Pinnacle Construction. The CMP was developed in alignment with the Strategic Plan and through extensive campus wide consultation. It is scheduled to be completed and approved by Bay College's Board of Trustees in December 2026.

Figure 1-1: Bay College Resident Districts



Mission Statement and Strategic Plan

VISION

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

MISSION

Student Success, Community Success, Culture of Success

STRATEGIC PLAN AND GOALS

At the foundation of Bay College's strategic vision is a deep commitment to empowering individuals, expanding opportunity, and delivering high-quality education for all. This foundation is crucial as it aligns with the evolving demographics of the local community, the needs of the College's students, and employer demands for a workforce reflective of the broader society.

These initiatives ensure everyone, regardless of background, has access to educational opportunities. By embedding these principles into all strategic pillars – from Brand Identity to Technological Adoption – Bay College creates a comprehensive approach that impacts curriculum design, support systems, and partnerships, ensuring all college activities foster a learning environment.

This holistic integration guarantees that Bay College champions an educational model that is as empowering as it is exemplary, preparing the local community to succeed in a 21st-century world.

The following Strategic Pillars and corresponding goals, objectives, and core outcomes guide Bay College's work and Capital Outlay plan:

I. Amplify Institutional Value & Brand Identity

- Goal: To position Bay College as a leading, innovative, and regionally influential institution through a strengthen brand identity and strategic communications.
- Objectives:
  - Develop and implement an integrated brand strategy under the theme "One Bay" that clearly articulates Bay College's core values and strengths. Highlight distinctive aspects such as innovative programs, successful alumni, and significant community impacts.

This approach will firmly position Bay College as a unique and vital entity within the higher education landscape.
        - Design a communication strategy tailored to meet the specific expectations and needs of all key partners, including current and prospective students, faculty, the board, industry partners, and the wider community. This strategy will ensure that all messages are relevant, engaging, and effectively convey the college's value to each audience segment.
        - Amplify Bay College's public image through marketing and public relations initiatives that spotlight the institution's commitment to inclusivity, innovation, and community involvement. By strategically highlighting real-world successes and outcomes, we will enhance the college's reputation, making it a top choice for prospective students and partners
    - Core Outcomes:
        - Increase student enrollment by 3% and retention from 51.8% to 65%.
        - Enhance partnerships with industry, community, and K-12 systems by 10%.
        - Greater media visibility and positive public perception.
        - Recognition as a model for rural innovation and inclusion in higher education by FY27.

II. Design a Holistic Student Experience

- Goal: To improve student success by enhancing engagement, satisfaction, and support throughout the academic journey.
- Objectives:
    - Create a streamlined, intuitive enrollment process that meets prospective students at their current stage—whether they are in the community, in high school, attending another college, returning to education, or arriving from another state.
    - Develop and launch a tailored advising system that focuses on individual student goals, academic pathways, and career aspirations to ensure personalized guidance throughout their educational journey.
    - Increase the availability and variety of support services, including tutoring, career counseling, and mental health resources, to address a wide range of student needs and challenges and support them through graduation.
- Core Outcomes:
    - Higher term-to-term persistence, increase by 5%.

        - Improve student experience metrics (i.e. satisfaction surveys, instructor evaluations).
        - Greater credential attainment within expected timeframes.

III. Cultivate a Culture of Care & Well-Being

- Goal: To cultivate a thriving and supportive work environment that enhances employee well-being, engagement, and organizational effectiveness.
- Objectives:
    - Implement ongoing supports and foster a workplace environment that celebrates and encourages open dialogue and mutual respect among all employees.
    - Develop and promote wellness programs that address both mental and physical health, alongside flexible work arrangements that help maintain work-life balance and job satisfaction.
    - Provide continuous learning and development opportunities tailored to the needs and career goals of staff and faculty, ensuring they remain at the forefront of educational excellence and innovation
- Core Outcomes:
    - Higher employee retention rates, the goal is 90%.
    - Increase employee engagement survey scores.
    - Attract more competitive applicant pools for open positions

IV. Build Industry-Responsive Partnerships

- Goal: To align education with workforce needs, producing job-ready graduates and driving regional economic development through strong industry partnerships.
- Objectives:
    - Build robust collaborations with local businesses to tailor academic curricula and training programs, ensuring they meet the specific needs of current and emerging industries, enhancing student readiness and employer satisfaction.
    - Significantly increase opportunities for internships, apprenticeships, and hands-on project collaborations, giving students valuable real-world experience that directly complements their academic pursuits.
    - Regularly update and adapt academic offerings in response to evolving industry feedback and labor market trends, ensuring that programs remain relevant and graduates are highly employable.
- Core Outcomes:
    - Higher graduate employment and wage outcomes.
    - Increase employer satisfaction with workforce readiness.

- Stronger curricula alignment with labor market trends.
- Expand apprenticeships and internship opportunities.

V. Adopt Future-Ready Technology

- Goal: To modernize Bay College's educational and operational infrastructure to enhance learning, increase efficiency, and attract tech-forward students, staff, and faculty.
- Objectives:
  - Integrate state-of-the-art digital tools and platforms across the curriculum to enhance the interactivity and effectiveness of both teaching and learning experiences, ensuring students and faculty benefit from the latest educational technologies.
  - Streamline all administrative processes by implementing automation and digitalization strategies, thereby reducing manual efforts, enhancing accuracy, and freeing up resources for more critical educational functions.
  - Develop comprehensive programs aimed at boosting technological proficiency for both students and employees, equipping them with essential digital skills necessary for success in today's technology-driven world.
- Core Outcomes:
  - Higher student satisfaction and course completion rates.
  - Reduce administrative processing times and operational costs.
  - Increase enrollment and retention of tech-focused learners by 3%.
  - Improve faculty and recruitment in STEM and digital innovation fields

Instructional Programming

EXISTING ACADEMIC PROGRAMS

From its modest beginning with a limited curriculum, Bay College has expanded its offerings in response to the needs of the local communities served, and currently offers 55 awards and certificate programs designed for both students who want to immediately enter the workforce, and for students who wish to continue their post-secondary education at a major college or university after attending Bay. The College features nine defined transfer programs, as well as two general transfer programs which allow students to concentrate their studies in a specific area of interest and obtain an Associate in Arts or Associate in Science. Additionally, the College offers 24 Associate in Applied Science Occupational programs, along with 20 Certificate programs in Occupational areas.

The following is a list of academic programs and areas of study provided by Bay College in the 2026/2027 catalog.

Certificate Programs

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

Associate in Applied Science

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

Paramedic
Radiography
Surgical Technology
Water Resource Management
Water Resource Management 1+1
Welding Technology

Associate in Arts

Associate in Arts*
Art & Design
Business Administration
Criminal Justice
Network Administration
Social Work

***Transfer Areas of Interest for AA**

Athletic Training/Sports Science
Automotive Engineer Technology
Automotive Management
Communication
Computer Science
Construction Management
Early Childhood Education
Education: Elementary
Education: Secondary
Education: Special
Engineering Technology
Engineering: Electrical
Engineering: Industrial
Engineering: Mechanical
Engineering: 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

Associate in Science

Associate in Science*
Pre-Engineering
Pre-Molecular Biotechnology
Pre-Natural Resources
Pre-Professional Health

***Transfer Areas of Interest for AS**

Architecture
Astronomy
Biology
Chemistry
Clinical Lab Technology
Physics
Zoology

Bay's top programs/concentrations include: Pre-Nursing, Associate in Arts (transfer AA), Nursing (AAS), Pre-Radiography, Early Childhood Education (AAS), Business (AAS), Social Work (AA), Business Administration (AA), Radiography (AAS), and Pre-Engineering (AS). Additionally, approximately 40% of Bay College's student population consists of dual-enrolled and Early College students, creating increased demand for general education course offerings.

PROJECTED PROGRAMMING CHANGES

Currently, the College is in the planning phases of a major Capital Outlay project. This project will renovate the College's existing Shipping & Receiving and Welding Building into a Manufacturing Innovation Center (MIC) for the Central Upper Peninsula. The MIC will address regional workforce shortages by producing a skilled, trained, and educated talent pipeline ready for the manufacturing trades, and will strengthen the college's position as a regional leader in workforce preparation. The facility's updated layout is designed to create a flexible industrial space for collaborative manufacturing, training innovation, and adaptation to evolving industry demands. Expanding and modernizing dedicated areas in welding, machine tool, design, and metallurgy will enhance the college's capacity to deliver comprehensive, industry-aligned training that prepares students for high-demand roles in product development and advanced manufacturing. This facility will offer both workforce training (non-credit, short-term, and customized programs) and credit-bearing curriculum, allowing students to transition fluidly between hands-on skill-building and formal academic pathways in advanced manufacturing and related trades.

UNIQUE PROGRAMMING AND CHARACTERISTICS TO FULFILL MISSION

Workforce Development and Continuing/Lifelong Educational Programming

Bay College delivers workforce training and professional development opportunities in response to community and employer needs across the region. The Nurse Aide Training Program is among the College's most in-demand offerings, helping address healthcare workforce needs throughout Michigan's Upper Peninsula. Bay College also provides customized corporate training tailored to employer needs, supporting employee skill development, workplace safety, leadership development, and organizational effectiveness.

Through its partnership with the Michigan Occupational Safety and Health Administration (MIOSHA), Bay College delivers occupational safety and health training, including programs supported through the MIOSHA Consultation Education and Training (CET) Grant Program. The College also hosts the annual Upper Michigan Safety Conference, which attracts hundreds of participants from organizations across a wide range of industries.

In addition, Bay College offers online professional development courses and career training programs that provide flexible learning opportunities for individuals seeking to gain new skills and advance their careers. The College also hosts an annual Leadership Academy on the Iron Mountain Campus, designed to develop confident, connected leaders while strengthening the regional workforce through cross-industry collaboration.

Adult Student Focus

To advance Michigan's Sixty by 30 goal of increasing postsecondary attainment among working-age adults, Bay College has intentionally expanded its focus on adult learners. In 2024, Bay received a MiLEAP Go Big Grant to redesign and enhance the adult learner experience. As a result, the College has implemented targeted supports, including an Adult Student Success Coach, expanded Credit for Prior Learning (CPL) opportunities, and additional competency-based education pathways. These initiatives directly address barriers that often prevent adult learners from enrolling or completing credentials, such as competing work and family responsibilities, financial limitations, geographic challenges, and a desire to receive academic credit for existing knowledge and professional experience.

In addition to the Go Big Grant, Bay participates in the FAET program through Michigan Works!, which provides additional support services to SNAP-eligible adult welding students. The College has also redesigned gateway math and English courses using a co-requisite model, piloted expanded evening, hybrid, and flexible course offerings, and expanded awareness and participation in tutoring services. Together, these efforts help adult learners balance educational pursuits with work and family obligations while creating more accessible pathways to degree and credential attainment.

Partnerships with Intermediate School Districts

Bay College maintains extensive partnerships with local and regional school districts, creating multiple pathways for K-12 students to explore higher education and career opportunities.

Demand for Bay College's Dual Enrollment program continues to grow as area high schools increasingly seek opportunities for their students to earn college credit while completing high school. Bay currently serves dual-enrolled students from 37 local and regional high schools. In Fall 2026, dual-enrolled students accounted for more than 35.5% of the College's total enrollment.

Bay's commitment to college access is further demonstrated through its Early College partnerships. More than 140 students from approximately 20 local high schools participate in Early College programs at Bay, representing approximately 7% of the Fall 2026 student population. Collectively, Dual Enrollment and Early College students comprised more than 42% of Bay College's Fall 2026 headcount, underscoring the institution's critical role in expanding postsecondary opportunities for students across the region.

In addition to offering robust Dual Enrollment and Early College programs, the College provides a wide range of on-campus experiences designed to introduce students to college life and future career possibilities. These activities include a summer robotics camp, college fairs, financial aid nights, Career Day at Bay, 5th Grade Friday visits, College 101 for juniors, Bay Is the Way Day, occupational open houses for sophomores, and admissions visits to more than 25 area high schools. In addition, Bay partners with universities, associations, and community organizations on other career and college exploration events like Michigan Technological University’s Mindtrekkers event for 5th - 8th graders, Manufacturing Day for 8th graders, and Mock Interviews for 12th graders, among others.

Community Activities

Throughout the year, Bay College offers a range of arts and cultural activities on campus, which are open to both students and the community. Events include artist talks and receptions, musical performances, and a film series. In the last year, Bay College has also partnered with several local organizations to host other events including a wellness resource fair, business after hours, BayCon, speaker events, and career fairs.

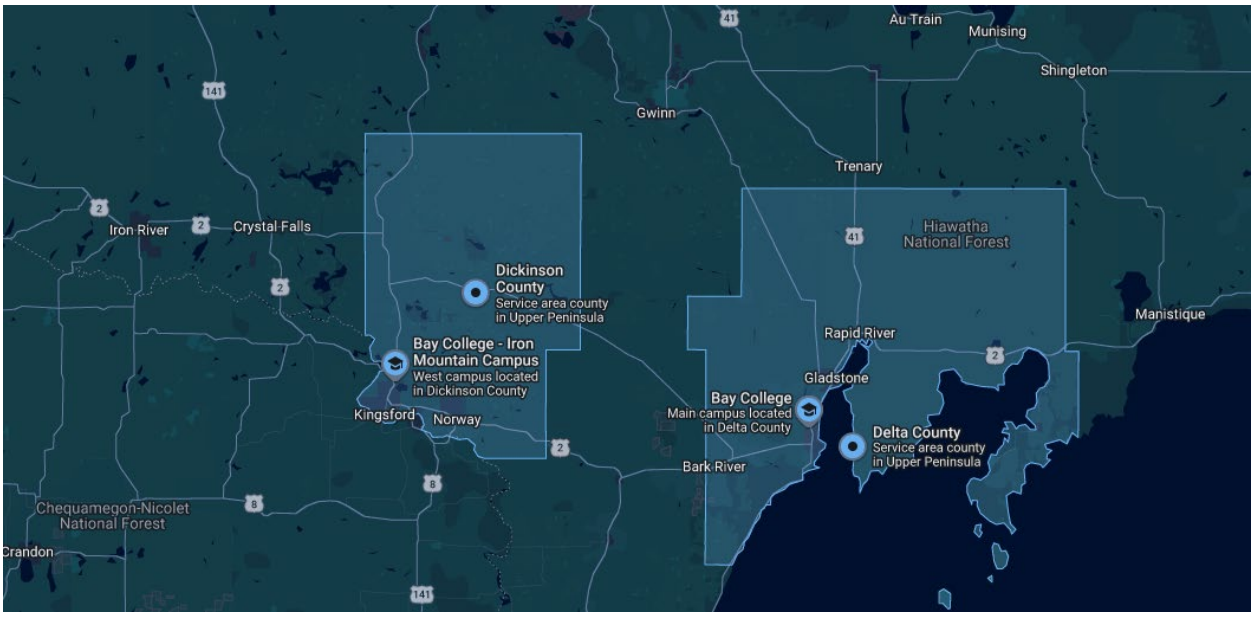
In addition, college facilities are available for non-profit and for-profit entities to use and/or lease space, including the Besse Theater. Bay College partners with a number of community partners for use of its space including:

- The YMCA is housed in a leased Bay College building on the Escanaba Campus and its gym is open to the public.
- The Bay College soccer fields are used by the area youth soccer league, and the walking trails and labyrinth are open for public use.
- The Iron Mountain Campus serves as the polling site for the Iron Mountain Second

Precinct special, primary, and general elections.
- The Center for Youth Health & Wellness is also housed on the Escanaba campus, and provides non-emergency medical care and mental healthcare for youth ages 10-21.

Geographic Service Delivery Area

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, and through a reciprocity agreement, qualify for in-state tuition. Through online courses, Bay College is also able to serve students not located near its two campuses, expanding its reach far beyond its physical boundaries. Online offerings are a popular option at Bay with approximately 80% of enrolled students taking at least one online course.



Articulation Agreements

In addition to traditional transfer guides, Bay College has established formal articulation agreements that create clear and efficient pathways for students pursuing further education. These agreements provide added value by simplifying credit transfer and, in some cases, facilitating seamless admission into designated bachelor's degree programs. Bay College has formal articulation agreements with the following colleges and universities:

- Bay Mills Community College – Brimley, Michigan
- Ferris State University – Big Rapids, Michigan

- Lake Superior State University – Sault Ste. Marie, Michigan
- Michigan State University – East Lansing, Michigan
- Michigan Technological University – Houghton, Michigan
- Northern Michigan University – Marquette, Michigan
- Oakland University – Rochester, Michigan
- Saginaw Valley State University – Saginaw, Michigan
- University of Michigan-Flint – Flint, Michigan
- University of Wisconsin-Green Bay – Green Bay, Wisconsin

In addition to traditional articulation agreements with other institutions of higher education, in 2025, Bay College signed 22 articulation agreements with 10 local trade labor unions. The agreement awards up to 45 college credits to U.S. Department of Labor registered apprentices, leaving apprentices only 15 general education credits to complete to receive an associate degree from Bay College. Bay was the first community college in Michigan to implement this model, which is now being expanded across the state.

Bay College has also established transfer guides with the following Michigan universities and community colleges. These guides help students identify coursework that will transfer and support efficient progression toward their academic goals:

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

Reverse transfer agreements allow students who transfer from a community college to a four-year institution before completing an associate degree to have credits earned at the university sent back ("reverse transferred") to the community college. Bay College offers two reverse transfer agreements:

- Ferris State University – Big Rapids, Michigan
- Northern Michigan University – Marquette, Michigan

Partnerships with Four-Year Institutions

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.

Certificates

E-Marketing
Social Emotional Learning

Bachelor of Science

Accounting
Business Administration

- Accounting - Finance Minor
- Entrepreneurship
- International Business Minor
- Management
- Marketing Minor

Criminal Justice – Generalist Concentration
General Studies
Mathematics – Secondary Teaching (Grades 5-9)*
Mathematics – Secondary Teaching (Grades 7-12)*
Teacher Education*

- Grade Band Birth-Kindergarten
- Grade Band PreK-3
- Grade Band 3-6

Nursing – Post-Licensure Completion

Bachelor of Arts

General Studies
English Language Arts Teaching (Grades 5-12)*

* A Special Education Learning Disabilities Minor can be attached to any of the teaching degrees (starred).

INITIATIVES AFFECTING FACILITIES USAGE

As described in the section, *Projected Programming Changes*, the College is currently in the planning phases of a Capital Outlay project to remodel an existing facility into a Manufacturing Innovation Center (MIC). This is the largest initiative right now affecting facilities usage. In late fall 2026, the College received construction authorization for this project, and is currently working with the State of Michigan's Department of Management and Budget, and engineering partner, UPEA, on the final design process.

In addition to the Capital Outlay project, Bay College has expanded its career services and workforce development efforts through the Go Big grant awarded in late 2024. As part of this initiative, the College hired a Director of Career Services and Workforce Development and significantly enhanced the range of services available to students, including academic and career exploration, career workshops, individualized career coaching, and expanded connections with employers. The College has also implemented a platform that enables employers to post job and internship opportunities directly for students, as well as software to allow students to explore academic and career opportunities.

To support these efforts, Bay College is currently working to establish Career & Workforce Centers on both the Escanaba and Iron Mountain campuses through the renovation of existing underutilized spaces. These centers will serve as dedicated hubs for career exploration, workforce readiness programming, employer engagement, job fairs, interviews, and career-related workshops. The development of these spaces has been made possible through a combination of grant funding and financial support from local employer partners. As these centers become operational, they will increase utilization of campus facilities while strengthening connections between students, employers, and regional workforce opportunities.

ECONOMIC DEVELOPMENT IMPACT OF CURRENT/FUTURE PROGRAMS

An Economic Impact study completed in 2025 for Bay College shows that in the year 2022-23, Bay College had an operations spending impact of $11.1 million, student spending impact of $1.4 million, and alumni impact of $75.2 – for a total economic impact of $87.7 million for the 2022-23 year.

For more than six decades, Bay College has helped over 140,000 students develop the skills and expertise necessary to enter higher-paying occupations and strengthen the regional workforce. Bay College's current Capital Outlay project, the Manufacturing Innovation Center, will further promote in demand high wage careers like in fields like mechatronics & robotics, welding, machining, computer aided design, computer numerical control, and safety. Through the establishment of this new learning space,

Bay College will provide accessible, workforce-aligned education that equips Upper Peninsula students and incumbent workers with the competencies required to secure employment within their communities, strengthening both individual economic mobility and the broader regional economy. The following table demonstrates job growth in the aforementioned career fields in Bay College's region according to the Upper Peninsula Career Outlook through 2032 from the Michigan Center for Data and Analytics:

Job Title	Projected Growth	Median/Hr Wage
Machinists	4.0%	$23.38
Plumbers, Pipefitters, & Steamfitters	3.6%	$28.16
Industrial Machine Mechanics	20.0%	$34.60
Welders, Cutters, Solderers, Brazers	0.0%*	$24.00
Computer Network Support Specialists	16.7%	$30.00
Electrical Engineer Technologists & Technicians	11.1%	$34.00
Electricians	8.5%	$29.50
Industrial Engineering Technologists & Technicians	0.0%*	$28.50
*While the astricted jobs show 0% growth, higher need is anticipated in the localized region due to manufacturing and shipyard needs, and anticipated job replacements due to retirements.		

It should be noted that according to the Michigan Center for Data and Analytics, the regional median wage for the Upper Peninsula is $21.62 per hour. All of the career fields listed above have a median per hour wage higher than the regional median wage, showing this investment in the Manufacturing Innovation Center is not only fulfilling a regional need for more skilled workers in these fields, but will prove to be advantageous for the students participating in these programs as well.

Staffing and Enrollment

CURRENT FULL AND PART-TIME STUDENT ENROLLMENT BY ACADEMIC PROGRAM

Total Degree Seeking Students

	2022	2023	2024	2025	2026
Degree Seeking Students	1,126	1,082	1,214	1,177	1,150
By Degree Program					
Associate in Arts	588	550	613	572	505
Associate in Science	110	90	97	100	112
Associate in Applied Science	325	335	389	412	399
Certificate	103	107	115	93	134
By Enrollment Status					
Full-time	494	514	561	596	596
Part-time	632	568	653	581	554
By Course Location (Duplicate Count)					
Escanaba	603	532	580	572	589
Iron Mountain	191	193	189	179	160
Online	796	834	946	931	909
Other	0	0	0	31	51
By Age Range					
Less than 18	4	13	24	23	18
18 to 21	538	537	565	572	579
22 to 25	149	137	184	156	177
26 to 29	96	95	124	116	100
30 to 39	205	190	201	186	184
40 to 49	108	95	92	90	71
50 to 59	25	15	19	28	13
60 and over	1	0	5	6	8

Occupational Programs

D = Dickinson County, Iron Mountain Campus. OL = Online

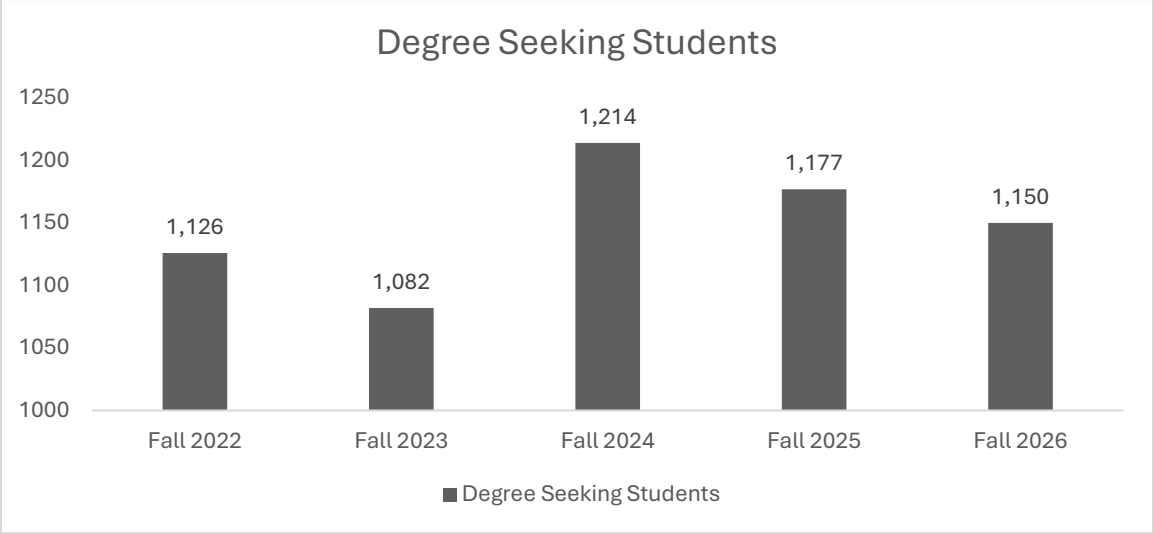
Certificate Programs	D*	OL**	2022	2023	2024	2025	2026
Accounting	*		5	5	3	3	8
Automotive Maintenance Technician			1	3	8	3	4
Automotive Master Technician			8	3	4	7	2
Certified Medical Assistant		*	42	9	6	0	5
Corrections Officer	*		1	0	2	1	1
Early Childhood Care & Education		*	10	7	8	9	4
EMT- Basic	*	*	4	7	9	14	7
Entrepreneurial Small Business		*	8	5	3	5	6
Health Careers		*	6	5	2	9	16

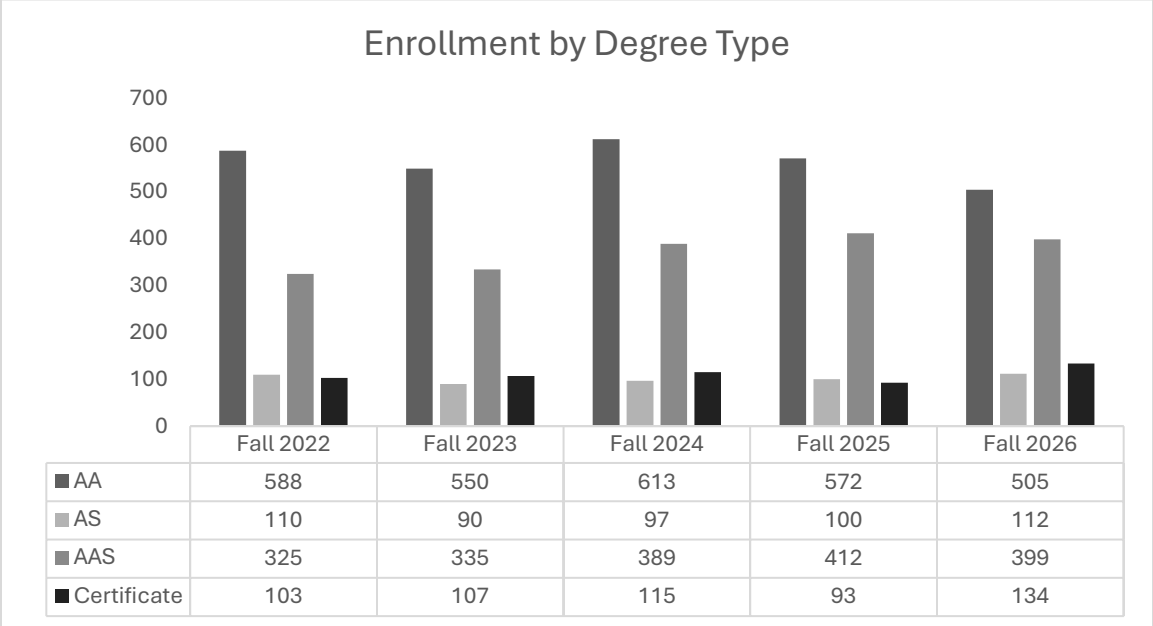
Occupational Programs Continued

Certificate Programs	D*	OL**	2022	2023	2024	2025	2026
Mechatronics	*		5	7	16	9	11
Microsoft Office Specialist	*	*	1	2	3	2	0
Nursing - LPN			14	32	17	0	16
Office Assistant		*	3	0	3	0	2
Paramedic	*		0	0	0	0	3
Sustainability			0	0	0	0	2
Water Technology		*	9	19	18	14	25
Welding	*		50	38	37	29	27

Associate Degree	D*	OL*	2022	2023	2024	2025	2026
Accounting	*	*	17	19	23	18	19
Agricultural Operations			0	4	1	2	3
Agriculture			4	2	1	0	0
Automotive Technology			9	11	9	9	6
Business	*	*	73	67	60	54	54
Computer Info Systems: Program & User	*		11	13	12	12	13
Computer Info Systems: Software/Network	*		7	8	7	11	14
Computer Network Systems & Security	*		39	43	35	31	32
Criminal Justice	*		33	35	32	23	21
Early Childhood Education		*	28	29	39	40	40
Environmental Management			2	1	0	0	0
Forest Technology			0	3	11	11	7
General Studies	*	*	0	1	0	0	0
Geographic Information Systems			3	3	4	2	0
Human Services			2	1	0	0	0
Law Enforcement			0	0	0	0	0
Magnetic Resonance Imaging Technologist			0	0	1	0	0
Marketing		*	7	10	12	12	15
Mechatronics and Robotics Systems			44	35	31	23	24
Nursing			77	58	93	95	83
Occupational Studies			8	3	2	6	6
Office Systems/Administrative Assistant	*	*	8	9	7	13	7
Paramedic	*		6	8	5	19	7
Radiography			0	19	22	39	62
Surgical Technology			0	1	4	0	0
Water Resource Management		*	17	11	23	31	18
Welding			0	0	0	0	1

ENROLLMENT PATTERNS OVER THE LAST FIVE YEARS





	Fall 2022	Fall 2023	Fall 2024	Fall 2025	Fall 2026
AA	588	550	613	572	505
AS	110	90	97	100	112
AAS	325	335	389	412	399
Certificate	103	107	115	93	134

PROJECTED ENROLLMENT PATTERNS OVER THE NEXT FIVE YEARS

Overall, Bay College expects enrollment increase by 5% over the next three years (1% - 2% each year) through intentional efforts for persistence, retention, and completion. Assumptions used for this analysis include increased focus on attracting regional graduating high school students, increased dual enrollment and early college efforts by reducing barriers for a more collaborative approach to increase course offerings, and utilize the strength of our data collection and analysis. Additionally, enrollments for older students are expected to increase slightly with Reconnect Program enrollees, through increased partnerships with community-based organizations, building partnerships with our business/industry partners and our local native community, and the implementation

of full Strategic Enrollment Management (SEM) plan that has been robustly developed and begins full implementation on January 1, 2027.

Nearly 79% of Bay College's degree seeking students take online classes, with 44% of students enjoying all their courses delivered in a full online format, and another 40% enrolled in a combination of in-seat and online courses. Those taking all their classes on campus only reaching 16%. 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 have expanded our Radiography program and have developed an Associate of Applied Science Degree in Welding. 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 are in the process of doing major strategic planning to develop a plan for the next years, with our major focus on our communities and meeting their training and job needs in the future. The five pillars of our Strategic Plan have been developed and include: Amplify Institutional Value and Brand Identity; Design a Holistic Student Experience; Cultivate a Culture of Care and Well-Being; Build Industry-Responsive Partnerships; and Adopt Future-Ready Technology.

INSTRUCTIONAL STAFF/STUDENT AND ADMINISTRATIVE/STUDENT RATIOS

	2022	2023	2024	2025	2026
Degree Seeking Students	1,126	1,082	1,214	1,177	1,150
by employee types:					
Full-Time Faculty	38	38	38	38	37
Part-time Faculty	68	72	72	79	85
Administrative Staff	86	92	110	87	1
Students to Faculty Ratio	16 to 1	14 to 1	16 to 1	18 to 1	12 to 1
Student to Administrative Staff*	16 to 1	12 to 1	13 to 1	12 to 1	12 to 1

FUTURE STAFFING PROJECTIONS BASED ON FIVE-YEAR ENROLLMENT ESTIMATES

Bay expects to reduce current employee levels over the next five years using reallocation of resources as a model.

CURRENT AVERAGE CLASS SIZE AND PROJECTED CLASS SIZE

	2022	2023	2024	2025	2026
Degree Seeking Students	1,126	1,082	1,214	1,177	1,150
Term Section and Course Data					
Number of Courses	190	202	218	213	212
Number of Sections	385	403	409	419	409
Average Class Size	15.0	14.4	15.6	15.1	13.8
Average CR Hours/Student	10.1	10.2	10.1	10.3	10.5
Average Billing Hours/Student	11.3	11.4	11.2	11.5	11.5
Course Capacity %	67%	66%	73%	70%	66%

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, with 8 for handicap accessibility.

SUMMARY DESCRIPTION OF EACH BUILDING

Escanaba Campus

MS 100 – Math and Science Building

Constructed in 1968, the Math and Science building was the first building constructed at the current Bay College Escanaba Campus. 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 exterior of the facility is brick, and the overall condition of the building is good.

The greenhouse was added to the structure in a 1999 expansion, and in 2026, the greenhouse ridge vent motor, shaft, shaft brackets, and upper polycarbonate ridge vent panels were replaced.

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. Additional security cameras were added in 2022, and were updated to support new tech in 2025. Pneumatic temperature controls were converted to digital controls in 2022.

CB 200 – Caterine Bonifas Building

The Catherine Bonifas Building was constructed in 1970. The building is currently 28,428 square feet and contains an art classroom, a public art gallery, a ceramics classroom, seven general use classrooms, a board room, 16 administrative and support offices, and 18 faculty offices. The exterior of the facility is brick and the overall

condition of the building is fair. The art and ceramics classrooms and administrative offices were added in 1999. Boilers were replaced in 2020 and two new circulation pumps in 2023. In 2021, fin-tube heating was updated, 2 roof top air handling units were added, and new LED lamp posts were added to the North parking lot. In 2025, all classroom and office lighting was upgraded to LED. To improve building security, digital card readers were installed in 2021 and digital door locks in 2022. A new DVR system was updated to support new tech in 2025. Pneumatic temperature controls were converted to digital controls in 2022. In 2023, a new split level AC unit was added to the #219 Data Closet.

In 2024, the southwest portion of the building, including offices #228 and #229, the women's restroom, and classrooms #230 and #231, was transformed into a student and community health clinic, The Center for Youth Health and Wellness. The "Center" was opened through a partnership between Bay College and Public Health of Delta and Menominee Counties. Offices #228 and #229 were repurposed as health examination rooms, and the women's restroom was divided to create an all-gender ADA restroom and wet lab. Classrooms #230 and #231 were converted into spaces for office cubicles and a counseling room. Additionally, an ADA door opener was installed on the entry door to this area.

In 2024, the men's restroom located in the southwest end of the building was converted to an all-gender ADA restroom with European style privacy stalls added.

PEC – Physical Education Center (*formerly the YMCA*)

The PEC was constructed in 1970, and now contains a gymnasium, pool, fitness center, 2 daycare rooms, and 6 administrative offices. The pool was added to the original facility in 1989, and a fitness center was added in 1996. The building is currently 38,823 square feet, including a basement which provides access to the pool mechanics. The exterior of the facility is metal and brick, and the overall condition of the building is good.

A 6,048 square foot addition was added to the building in 2019 to house Bay College Athletics. This addition included 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.

Additional facility improvements include an 8'x40' concrete emergency access drive added to the back exterior of the gym leading to the parking lot in 2022. In 2023, an air conditioning system consisting of three roof top units and an interior ducting system was added to the gym. 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, digital door locks in 2022, and the DVR system was updated to support new tech in 2025. Pneumatic temperature controls were converted to digital controls in 2023. In 2024, rooms #304, #305 and #312 were professionally painted and new carpeting was installed. The men's restroom (#302) and the women's restroom (#313) were also professionally painted. In 2025, approximately 40 feet of sewer line was replaced in the men's public restroom and the adjacent south hallway.

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. 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, a 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 metal, and the overall condition of the building is good.

The BHAT has had several updates since original construction. 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, and the chemistry lab was separated from the water technology lab to provide the Water Technology program with its own dedicated space. Boilers were replaced in 2020, and in 2021 fin-tube heating was added. Upgraded controls and re-routed duct work for the 13 chemistry lab fume hoods was completed in 2023, as well as replacement of the outdated strobic fan unit. Also in 2023, new chemical resistant anti-slip epoxy flooring was installed in the Water Tech and Chem Labs, area #413. To improve building security, digital card readers were installed in 2021, digital door locks and additional security cameras in 2022, and updated security cameras and DVR system in 2025. In 2022, pneumatic temperature controls were converted to digital controls, and five air handling units and condensers were replaced. In 2023, the Allied Health office suite was renovated to add three additional offices to support the expanding Nursing Program, and LED lighting was added to the Auto and Water Tech Labs. This year (2026), the classrooms, offices and hallway lighting are being upgraded to LED. The exterior of the building was upgraded in 2026 with the painting of the metal upper facia.

SC 500 – Student Center

The Student Center was first constructed in 1970. Today, the building is 25,832 square feet and contains a kitchen with a café open to the public, a bookstore, student support services, a 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.

Several upgrades have also been made to the Student Center over the years. In 1999, the bookstore was added, and in 2008, the Café. New boilers were installed in 2020, and in 2021, new fin-tube heating was added and the air handler over the Café was replaced. Additionally, in 2022, three RTU's were replaced on the west end of the building to improve ventilation, and in 2024 the circulation pumps were replaced. To improve building security, digital card readers were installed in 2021, digital door locks and additional security cameras in 2022, and in 2025, the DVR system was updated to support new tech. Pneumatic temperature controls have been converted to digital controls, and three outdated electrical panels were replaced with newer ones. New carpet, blinds, paint and furniture were added to Conference Room #525. In 2025-26, the Lighting was upgraded to LED.

SA 600 – Student Apartments (North and South)

The student apartments were constructed in 1973. Today, 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.

Bay College has completed extensive renovations of the apartments in the past few years. In 2021, an asbestos abatement project was completed. In 2022, renovations included painting of all interior walls with antimicrobial paint, installation of new flooring, plumbing and network wiring upgrades, installation of new and refurbished fin tube radiation heat, conversion of pneumatic temperature controls to digital controls, repair of doors and frames, and installation of new bathroom fans. Security upgrades have included installation of additional security cameras in 2022, additional security lighting and cameras in 2023, and digital ID card readers on entrance and bedroom doors in 2024. In 2025, the security cameras and DVR system were also upgraded to support new tech.

Besse 700 – Besse Center for Performing Arts

The Besse Center was constructed in 2008 and is currently 13,343 square feet. It contains a performing arts theatre, public art gallery, cashier's office, and an Art

Coordinator's office. The exterior of the facility is metal, and the overall condition of the building is good. Two additions have been made to the facility including an addition to connect the Learning Resource Center to the Student Service Center, and a small addition to expand a pinch point in the gallery corridor in summer 2016. In 2022, the steel beamed entry arbor was sandblasted, rustproofed, and painted, theater lights were converted to LED, and digital card readers and digital door locks were installed. Pneumatic temperature controls were converted to digital controls in 2023, and building circulation pumps were replaced in 2024. In 2025, the EPDM ballasted roof membrane over the performing arts theater was repaired under warranty.

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 Design, the Testing Center, 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. In 2025, the Testing Center security cameras were updated, as well as the DVR system for the entire building.

JHUC 900 - Joseph Heirman University Center

The Joseph Heirman University Center was constructed in 1999. Today, it is 40,600 square feet and contains a catering kitchen, three large multipurpose conference rooms, two small seminar rooms, six computer classrooms, four general use classrooms, an EMT/Paramedic lab and classrooms, nine administrative and support offices, 12 faculty offices, Workforce Development & Training offices, the newly established Career Center, and an onsite University partner office suite. The exterior of the facility is metal, and the overall condition of the building is good.

In 2021, a new building humidification system was installed, and hallway lights were converted to LED. Lighting improvements continued with classroom and office LED lighting upgrades in 2025-26. In 2022, digital card readers, digital door locks and additional security cameras were installed. The security cameras and DVR system were then updated in 2025 to support new tech. Additional improvements include conversion of pneumatic temperature controls to digital controls, installation of a new gas water heater and air handling dampers, and replacement of the data center HVAC. In 2023, the Main Lobby was remodeled, blinds were replaced in the classrooms, and a new sign

was installed at the outer entry. Both building circulation pumps were replaced in 2024, and in 2025, seven windows were replaced in the glass atrium of the building. Additionally, in 2025, the existing air conditioning condenser units were replaced with a new chiller system.

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, and in 2015, this addition was renovated to double the size of the welding lab. The building is currently 26,250 square feet and contains two welding classrooms, two welding labs, a machine tool lab, two faculty offices, a large shipping and receiving area, and a large outdoor storage area. The exterior of the original facility is metal, and the overall condition is fair; however, the new addition is in very good condition. To improve building security, digital card readers were installed in 2021 and digital door locks in 2022. Security cameras and the DVR system were also updated in 2025. The lighting in the welding labs and shipping was upgraded to LED in 2023.

The Shipping and Receiving building will be the space renovated through Bay College's current Capital Outlay Project which will transform the space into a Manufacturing Innovation Center (MIC). Further details about this project can be found in the Instructional Programming section of this report.

MAINT 1100 - Maintenance Buildings (Buildings 1 and 2)

The two Maintenance Buildings were constructed in 1970. The buildings total 17,878 square feet and contain a mechanical lab, one conference room, six support offices, three cold storage bays, one 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. Updates to the Maintenance Buildings include new electrical panels installed in 2021, LED lighting upgrades in the garage in 2023, and an updated DVR system, that supports new tech, in 2025.

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 in summer 2021 and opened for business in the fall. The building is 42,170 square feet and the exterior of the facility is aluminum. The overall condition of the building is good.

Extension Building

The Extension Building was constructed in 1972. This 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.

Iron Mountain Campus

Iron Mountain Campus Building

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

Maintenance Building

The Iron Mountain 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.

BUILDING AND/OR CLASSROOM UTILIZATION RATES

Period	Days/Times	Bookings	Hours Used	Utilization % Fall 2026
Off Peak*	M-F, 7:00 - 10:00 AM	485	661.5	9.86
Peak	M-F, 10:00 AM - 3:00 PM	2064	4389.25	7.57
Off Peak*	M-F, 3:00 - 5:00 PM	637	706.67	10.53
Evening**	M-F, 5:00 - 9:00 PM	333	551.75	3.14%

Total Off Peak	* Combined	1455	1919.92	6.20%
Overall Day Utilization		3519	6309.17	17.00%

Note: Space utilization is calculated based on a fourteen-hour day. The utilization is calculated using this formula, where evening use brings down the total overall. Additionally, this measures on scheduled class time, not accounting for preparation, walk-in services or informal use. The testing center shows 0% due to the walk-in nature and no scheduling. The most important hour is the busiest hour, but all hours need to exist. Reducing inventory on the strength of an average breaks the peak.

MANDATED FACILITY STANDARDS FOR SPECIFIC PROGRAMS

Bay College meets general space requirements as required by 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.

FUNCTIONALITY OF EXISTING STRUCTURES AND SPACE ALLOCATION TO PROGRAM AREAS SERVED

Escanaba Campus

- **MS 100 - Math and Science Building:** Serves the Math and Sciences academic division, and contains a greenhouse that supports both academic and community activities.
- **CB 200 - Catherine Bonifas Building:** Primarily serves the Arts & Letters and Social & Behavioral Sciences academic divisions. This building also houses administrative offices and the Center for Youth Health and Wellness.

- **PEC 300 – Physical Education Complex:** No academic divisions are located in this facility, but it supports students by providing physical activities and wellness opportunities. This facility is also home to Bay College Athletics. The pool area of this building is leased to the local YMCA.
- **BHAT 400 – Besse Health and Technology:** Serves several academic divisions including Allied Health, Technology, and Math & Science. This building also provides general use of several classrooms, as well as a dedicated training lab for Workforce Development programs.
- **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.
- **SA 600 - Student Apartments:** No direct academic allocations are within this facility as it provides student housing.
- **Besse 700 - Besse Center for Performing Arts:** Serves the Arts & Letters academic division.
- **HUB 800:** 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 and collaboration space. Academic Support Services, including TRiO, tutoring, accessibility, and online learning reside in this building as well as the Testing Center and the college's Library.
- **JHUC 900 - Joseph Heirman University Center:** Serves the Business, Technology, and Allied Health academic divisions, as well as provides space for Workforce Development programs and general use of several classrooms. This building also provides classroom and office space for University partners.
- **SHIP/WELD 1000 - Shipping & Receiving and Welding:** Serves Technology division, specifically the Welding and Machine Tool classes.
- **MAINT 1100 - Maintenance Building:** No academic divisions have specific space allocations in this building. It serves students in a support capacity.
- **YMCA 2000:** This building is no longer serving academic programs nor Workforce Development programs. All College programs have been moved to other locations. The local YMCA is occupying this space under a 50-year lease.
- **Extension Building:** No academic divisions have specific space allocations in this building. This is a leased building.

Iron Mountain Campus

- **Iron Mountain Campus Building:** This single campus building serves all academic divisions.

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

REPLACEMENT VALUE OF EXISTING FACILITIES

Building	Building Value
Escanaba Campus	
MS 100	$7,800,000
CB 200	$11,420,000
PEC 300	$13,960,000
BHAT 400	$21,980,000
SC 500, Besse 700, HUB 800	$41,460,000
SA 600 North	$2,300,000
SA 600 South	$2,170,000
JHUC 900	$17,980,000
SHIP/ WELD 1000	$4,800,000
MAINT 1100	$1,260,000
YMCA 2000	$6,729,800
Extension Building	$1,300,000
Ancillary Facilities on Escanaba Campus	
Soccer Fields Building	$93,900
Salt Storage	$39,600
Career Closet Portable	$11,000
Cold Storage Pole Building	$93,800
Maintenance Storage	$693,000
Iron Mountain Campus	
Iron Mountain Campus Building	$26,270,000
Maintenance Building	$149,000
Total	**$160,510,1005**

UTILITY SYSTEM CONDITION

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

MS 100 – Math and Science Building

Item	Description	Comments/Condition
Building Exterior		
Walls	Face brick on concrete block. Metal fascia (painted).	Sound condition of existing walls

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

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

CB 200 – Catherine Bonifas Building

Item	Description	Comments/Condition
Building Exterior		
Walls	Face brick on concrete block. Metal fascia.	Good

Item	Description	Comments/Condition
Windows	Aluminum sash	Need replacement in 83% of building, 17% replaced in 1999.
Doors/Frames	Wood / hollow metal	Excellent on new addition. Marginal on original building. North West doors and frames need to be replaced.
Roof	EPDM ballasted membrane	Year new: 2014
Building Interior		
Walls	Concrete block partitions. Drywall in administrative. Brick in vestibules. Glass partition walls.	Fair. Rebranded with new wall murals and accent painting in public spaces. 2023
Floors/Coverings	Terrazzo in corridors. Ceramic tile in bathrooms. Carpet in administrative, faculty offices, classrooms. Vinyl tile in service areas.	Fair, dated and cracking
Doors/Frames	Wood / hollow metal	Fair
Ceiling	Suspended acoustical throughout	Fair
Additional Note	Renovation/addition in 1999	Seating in large lecture hall needs replacement and redesign of room is necessary for student learning and ADA. Removed section of front row seating to allow for ADA access 2025.
Electrical		
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	LED lighting	Updated to LED in 2026
Exterior Lighting		Added (6) new LED lamp posts to North parking lot in 2021. West parking lot needs upgrades.
Emergency and		Satisfactory - meets codes

Item	Description	Comments/Condition
Exit Lighting		
Computer Wiring	CAT 6 network cable has been installed throughout to devices. Fiber Optic cable to switches.	Excellent
Security and Special Systems	Fire alarm panel installed. Digital badge readers on exterior doors. Digital auto lock doors.	Fire alarm panel replaced in 2011. Digital badge readers installed in 2021. Digital auto lock doors Installed 2022.
Plumbing		
Water/Sewer	Municipal	Fair. Needs Upgrade. Older cast iron sewer drains.
Piping/Valves/ Fitting		Fair. Needs Upgrade
Domestic Hot Water	Gas water heater	Replaced in 2025.
HVAC		
Fuel	Natural gas	Good
Boilers	Two Riello AR1500 boilers and two Taco KV3009D pumps	Replaced boilers in 2020. Replaced Circulation pumps in 2023.
Heating Type	Fin radiation, cabinet heaters, air handling units with heating coils. Hot water - pumped distribution.	Updated fin-tube heating and added two rooftop units in 2021 that provide auxiliary heat for offices 204-217. Added additional fin tube heating to offices 201B and 201C in 2023.
Ventilation	Fresh air-thru-air handling units. Exhaust systems-toilets, janitor room, kiln.	Refurbished air handler for offices 205-217 in 2021. New air handler for South side of building in 2021. Installed 3 new RTU's for North side of building in 2021
Air Conditioning/ Coils	Chilled water coils added to air handling units in 1999.	Fair
Temperature Controls	Digital Controls	Replaced pneumatic HVAC controls to digital controls in 2023.

PEC 300 – Physical Education Complex

Item	Description	Comments/Condition
Building Exterior		
Walls	Face brick on concrete block 1st 7 ft. 26- gauge steel panels to gym height 30 ft. addition: Face brick on concrete block.	Original siding is in good condition. New addition for Bay College athletic locker rooms in 2019.

Item	Description	Comments/Condition
	Upper 4 ft. metal fascia.	
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		
Walls	Concrete block partitions throughout. Ceramic tile wall finish in locker rooms. Ceramic tile wainscot and textured concrete block in pool. Few gypsum board partitions.	Acceptable. Removed glass partition wall to make room for batting cages in exercise/weight room area in 2021. Painted in lobby and hallways 2022.Painted rooms #304, #305, #312 and public restrooms in 2024.
Floors/Coverings	Upgraded tile in corridors and CR's. Ceramic tile in locker rooms, spa/sauna, corridor, and pool. Hardwood in gymnasium. Carpet in childcare center, offices, and lobby area.	Acceptable interior finishes with a completed refinishing of the gym floor in summer 2021. Installed new carpet in Lobby 2022. Rebranded with new wall murals in hallways and lobby 2022. Replaced carpeting and cove base in rooms #304, #305 and #312.
Doors/Frames	Hollow metal / wood	Fair. Added new ticket window door and frame 2022. New concession window 2022.
Ceiling	Suspended acoustical throughout. Exposed tees in pool.	Fair. Removed drop ceiling in exercise/weight room area to make room for batting cages 2021. Renovated drop ceiling in lobby area 2022.
Electrical		
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 Service Main 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 Distribution Panels		All branch panels are full
General		Good

Item	Description	Comments/Condition
Receptacles		
Exterior Lighting		Needs updating, safety issue.
Emergency and Exit Lighting		Satisfactory - meets codes
Computer Wiring	CAT 6 wiring throughout.	Added network drops to Lobby area offices 2022.
Security and Special Systems	Fire alarm system needs updating. Digital exterior door badge readers on Athletics addition installed in 2021. Exterior digital door locks installed in 2022.	Satisfactory
Plumbing		
Water/Sewer	Municipal	Sewer drains slow outside of building and needs updating. Replaced 40' of sewer pipe under hallway near men's public restroom 2025.
Piping/Valves/ Fitting		Satisfactory
Domestic Hot Water		Satisfactory
HVAC		
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. Replaced furnace for classroom areas in 2021.
Ventilation		Satisfactory. Replaced Gym louvers in 2021.
Air Conditioning/ Coils	Three Trane RTU units for gym. One interior ducting system for gym.	Added air conditioning and ducting to the gym in 2023.
Temperature Controls	Digital controls	Pneumatic temperature controls were converted to digital controls in 2023.
Pool dehumidification system by Dectron Company	Dectron unit is beyond its useful life. Pool and associated equipment are in poor shape.	The Dectron unit requires replacement. The pool needs de-commission or replacement.

BHAT 400 – Besse Health and Technology

Item	Description	Comments/Condition
Building Exterior		
Walls	Face brick on concrete. Metal fascia.	Satisfactory - Metal fascia painted in 2026.
Windows	Aluminum sash	Satisfactory
Doors/Frames	Hollow metal	Satisfactory
Roof	EPDM ballasted membrane	Year new: 2000. Needs membrane shrinkage repair at the flashing.
Building Interior		
Walls	Concrete block partitions. Drywall partitions in office area. Interior drywall partitions - 1998	Good. Rebranded with new wall murals and accent painting in public spaces 2023.
Floors/Coverings	Terrazzo in corridors. Vinyl tile in classrooms. Ceramic tile in bathrooms. Carpet in offices and computer labs. Chemical resistant epoxy floors in Chem/Water Lab.	Terrazzo tile at northwest entry needs to be replaced (broken). New epoxy flooring in Chemistry/Water Lab 2023.
Doors/Frames	Hollow metal / wood.	Satisfactory. Need to add ADA hardware to several classroom doors. ADA assisted hardware added to several classroom doors in 2025.
Ceiling	Suspended acoustical in classrooms and offices.	New in hallways; Nursing replaced in 2013, South end replaced in 2015
Additional Note		Allied Health office renovation added three new offices to existing space 2023.
Electrical		
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	Upgraded to LED in 2026	Good. Updated Auto and Water Tech labs to LED lighting in 2023.

Item	Description	Comments/Condition
Exterior Lighting		Upgraded to LED above exterior doors in 2024
Emergency and Exit Lighting		Good - meets codes
Computer Wiring	CAT 6 wiring installed to devices. Fiber to switches.	Good
Security and Special Systems	Fire Alarm system updated in 2010. Exterior door digital card readers in 2021. Digital exterior door locks added in 2022. Security cameras upgraded 2025	Good
Plumbing		
Water/Sewer		Fair - Original cast iron piping.
Piping/Valves/ Fitting		Satisfactory
Domestic Hot Water	Natural gas water heater	Satisfactory
HVAC		
Fuel	Natural gas	Good
Boilers	Three 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. New strobic fan unit, model #M33C20N20014.	Replaced 5 air handling units and associated condensers (remaining two are in good condition) 2022. Upgraded Phoenix controls for 13 chemistry fume hoods in 2021. Replaced strobic fan unit for chemistry labs 2023.
Air Conditioning/ Coils	Direct expansion R-22 coils with remote condensing units on roof - 4 zones electronics and nursing lab.	Good – replaced in 2006. Chiller servicing Chemical Lab will need to be replaced in the near future.
Temperature Controls	Digital controls	New digital controls 2022.

SC 500 – Student Center

Item	Description	Comments/Condition
Building Exterior		

Item	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		
Walls	Concrete block partitions. Stack bond masonry block walls (partial vinyl surface drywall). Gypsum board partitions in administrative offices.	Good. Rebranded with new wall murals and accent paint 2023.
Floors/Coverings	Vinyl tile in cafeteria and corridors; ceramic tile in bathrooms/kitchen; carpet in offices; flagstone in lounge area; ceramic/porcelain tile in kitchen and café.	Kitchen/cafeteria and TV and game room have new floors. Bathrooms require upgrades.
Doors/Frames		New
Ceiling	Suspended acoustical. Exposed fiberglass in cafeteria.	Offices have new tile.
Electrical		
Medium Voltage Connection and main Transformer	Fed from 3 single phase 50kVA transformers in an outdoor cabinet. Long primary feed from northern-most vault by 200 building.	Transformers and MV cables are 30+ years old. Replacement should be planned for in the near future.
Secondary voltage and building main service equipment	3 separate feeds into building. Have both a newer and older 600A panel (208Y/120V, 3-phase).	Satisfactory
Branch and distribution panels		Good - Replaced two obsolete panels 2021. Replaced one remaining obsolete panel 2023.
General Receptacles		Good
Interior Lighting	LED common spaces and cafeteria. Offices upgrading to LED in 2025-2026	Good. Upgraded Cafeteria and common spaces to LED in 2024. Updating offices to LED in 2025-2026.
Exterior Lighting		Good
Emergency and Exit Lighting		Satisfactory
Computer Wiring	CAT 6 network cable	Good

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

SA 600 - College Apartment (South)

Item	Description	Comments/Condition
Building Exterior		
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

Item	Description	Comments/Condition
		original (poor)
Roof	EPDM ballasted membrane	Year new: 1995. Needs membrane shrinkage repair at the flashing.
Building Interior		
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.	All new in 2022.
Doors/Frames	Wood with plastic laminate	Repaired and refinished 2022
Ceiling	Drywall/Drop in	Good
Comments:		Minor renovation of apartments 2021/2022.
Electrical		
Medium Voltage Connection and Main Transformer	Fed from 1 single phase 50kVA transformer in a pad-mount cabinet. Utility connection and meter is on pole along railroad tracks. Underground primary.	The transformer and primary underground cable are 25+ years old. Replacement should be planned for in the near future.
Secondary voltage and building main service equipment	Each apartment complex has a 600A, single phase, 240/120V service.	All equipment is original (about 25 years old) and is adequate. Should consider equipment upgrades if any major renovation is planned or if the building usage changes.
Branch and distribution panels		Should replace older panels as repair and replacement parts are becoming difficult to obtain.
General Receptacles		Good
Interior Lighting		Marginal
Exterior Lighting		Good - New lighting installed in 2023
Emergency and Exit Lighting		None
Computer Wiring		Good - Network upgrades in 2022
Security and Special Systems	Security cameras, security lighting, digital door entries	Digital door entries installed in 2023. Additional security cameras installed in 2023, as well as exterior lighting upgrades. Updated cameras in 2025.
Plumbing		

Item	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 in 2010
HVAC		
Fuel	Natural gas	Good
Boilers	Highly efficient	Fair – new in 2011
Heating Type	Fin radiation	New lower level and refurbished upper level 2022.
Ventilation	Toilets exhaust	Replaced bathroom fans in 2022
Air Conditioning /Coils	N/A	No A/C
Temperature Controls	Digital	New digital controls in 2022

SA 600 - College Apartment (North)

Item	Description	Comments/Condition
Building Exterior		
Walls	Face brick on concrete block. Metal fascia.	Top half needs to be painted
Windows	Aluminum sash	Thermopane. Condition Fair. Many need replacement.
Doors/Frames	Wood	South side replaced (good); north side original (poor)
Roof	EPDM ballasted membrane	Year new: 1995. Needs membrane shrinkage repair at the flashing.
Building Interior		
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	All new in 2022
Doors/Frames	Wood with plastic laminate	Repaired and re-stained 2022.
Ceiling	Drywall/Drop in	Good

Item	Description	Comments/Condition
Comments:		Minor renovation of apartments in 2021/2022
Electrical		
Medium Voltage Connection and Main Transformer	Fed from 1 single phase 50kVA transformer in a pad-mount cabinet. Utility connection and meter is on pole along railroad tracks. Underground primary.	The transformer and primary underground cable are 25+ years old. Replacement should be planned for in the near future.
Secondary voltage and building main service equipment	Each apartment complex has a 600A, single phase, 240/120V service.	All equipment is original (about 25 years old) and is adequate. Should consider equipment upgrades if any major renovation is planned or if the building usage changes.
Branch and distribution panels		Should replace older panels as repair and replacement parts are becoming difficult to obtain.
General Receptacles		Good
Interior Lighting		Marginal
Exterior Lighting		Excellent- Upgraded 2023
Emergency and Exit Lighting		None
Computer Wiring	Cat 6 to Devices. Fiber to switches.	Upgraded in 2022.
Security and Special Systems	Security cameras, security lighting, digital door entries	Digital door entries installed in 2023. Additional security cameras installed in 2023, as well as exterior lighting upgrades. Updated cameras in 2025.
Plumbing		
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		
Fuel	Natural gas	Good
Boilers	High-efficient	Good – new in 2011

Item	Description	Comments/Condition
Heating Type	Fin radiation	New lower level and refurbished upper level 2022
Ventilation	Toilets exhaust	Replaced bathroom fans in 2022
Air Conditioning /Coils	N/A	No A/C
Temperature Controls	Digital controls	New digital controls in 2022

BESSE 700 - Besse Theater and Art Galleries

Item	Description	Comments/Condition
Building Exterior		
Walls	Metal composite building panels. Concrete block at mechanical room.	Good
Windows	1" insulated clear glass in aluminum frame	Fixed - Non-operable. Good
Doors/Frames	Aluminum	Good
Roof	EPDM ballasted membrane	Good. Section above theater repaired under warranty in 2025.
Building Interior		
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.	Metal divider in west gallery needs repair
Doors/Frames	Metal/wood	Good
Ceiling	Suspended acoustical throughout. Partial plaster on metal lath in stack area clerestory.	Good
Steel columns in the entry	Steel beamed entry arbor	Sandblasted, rustproofed, and painted 2022
Electrical		
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

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

HUB 800

Item	Description	Comments/Condition
Building Exterior		
Walls	Metal composite building panels. Concrete block at mechanical room.	Good
Windows	1" insulated clear glass in aluminum frame	South facing windows are cracked and need replacement.
Doors/Frames	Aluminum	Good Replaced external hinge doors in corridor with external hinges 2024.
Roof	EPDM ballasted membrane	New in 2016
Building Interior		
Walls	Gypsum board partitions throughout.	Gypsum drywall bulkhead at skylight requires continual maintenance. Needs renovation.
Floors/Coverings	Carpeting throughout all non-corridor areas. Corridors are a mix of carpet and polished concrete. Quarry tile in bathrooms. Concrete in service areas.	Excellent, replaced carpet in 2016, removed tile in corridors and polished concrete sub-strait.
Doors/Frames	Metal/wood	Excellent
Ceiling	Suspended acoustical throughout. Partial plaster on metal lath in clerestory area.	New ceiling in good condition, while sky-light clerestory in good condition after repairs. Upper ceiling coverings need repair.
Electrical		
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	Integrated	Upgrade in 2016, meets code

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

Item	Description	Comments/Condition
Building Exterior		
Walls	Brick on 8" concrete block. Aluminum composite metal panels on 8" concrete block. Glazed aluminum curtain walls.	Column bases (rusting); deterioration, need repairs
Windows	Aluminum sash	Upper South West facing windows need replacement. Replaced 5 glass atrium windows in 2025.
Doors/Frames	Hollow metal/aluminum	Fair-Replaced hinges on entry and

Item	Description	Comments/Condition
		corridor doors in 2024.
Roof	EPDM ballasted membrane	Fair. Assessed in 2020, extend life to 2030. Needs membrane shrinkage repair at the flashing.
Building Interior		
Walls	Concrete block partitions. Gypsum board partitions	Excellent
Floors/Coverings	Vinyl composition tile in support areas. Quarry tile in kitchen, lobby, and corridors. Carpet in offices and classrooms. Paver tile. Computer access flooring in data processing.	New carpeting and floor tiles repaired in lobby in 2023
Doors/Frames	Hollow metal/wood	Fair
Ceiling	Suspended acoustical ceilings throughout	Excellent
Electrical		
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; planning to upgrade to LED this year. LED and Induction installed in large conference rooms. Converted hallway lights from metal haloid to LED in 2021. Upgraded classrooms from halogen to LED in 2025-26.
Exterior Lighting		Good
Emergency and Exit Lighting		Good - meets codes
Computer Wiring	CAT-6 wiring throughout to	Excellent

Item	Description	Comments/Condition
	devices. Fiber to switches. Also have small raised-floor computer room with UPS.	
Security and Special Systems	EST fire alarm installed Exterior digital badge door reader and digital door locks installed in 2022. Added additional security cameras in 2022, and updated in 2025.	Excellent
Plumbing		
Water/Sewer	Municipal	Good
Piping/Valves /Fitting		Need to replace large heating supply pipes in the near future.
Domestic Hot Water	Gas water heater	New 2021
HVAC		
Fuel	Natural gas	Good
Boilers	High-Efficient 2014 4 Weil-McLain Ultra 550	Excellent. Both circulation pumps replaced in 2024.
Heating Type	Fin radiation along perimeter walls. Variable air volume terminal units with hot water heating coils and thermostats.	Good
Ventilation	Outside air-to-air handling units with toilet exhaust and zone exhaust system.	New main air handling dampers 2022.
Air Conditioning/Coils	180-ton Trane Chiller. Data Center - 2 Liebert units.	Poor. New building humidification unit in 2021. New data center HVAC in 2022. Replaced condenser system with new chiller unit for building in 2025.
Temperature Controls	Digital Controls - Green Building Automation.	New 2022

SHIP/WELD 1000 – Shipping & Receiving and Welding

Item	Description	Comments/Condition
Building Exterior		
Walls	Metal with structural steel framing	Excellent - Renovated 2015
Windows	Aluminum Clad Wood glider windows	Excellent - Renovated 2015

Item	Description	Comments/Condition
Doors/Frames	Standard steel doors and frames	Excellent - Renovated 2015
Roof	Polyvinyl Chloride (PVC) Roofing	Excellent – new in 2016
Building Interior		
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 (classroom/offices)	Good - Renovated 2015
Electrical		
Medium Voltage Connection and Main Transformer	600V and less with capacities up to 1000kVA	Good
Building main service equipment and panels and secondary voltage. Branch and distribution panels.	NEMA PB 1, power and feeder distribution type.	Good
General Receptacles		Good
Interior Lighting	LED fixtures	Updated to LED in 2025
Exterior Lighting	Two poles	Upgraded to LED in 2025
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. Four exterior and four interior cameras. Exterior digital door card readers and digital door locks installed in 2022.	Good. No burglar alarms.

Item	Description	Comments/Condition
Plumbing		
Water/Sewer	Municipal	Good
Piping/Valves /Fitting	Domestic water piping	Good
Domestic Hot Water	Gas water heater	Good
HVAC		
Fuel	Gas	Good
Boiler	Four Trane boilers, 180,000 BTU per hour each	Will need to be replaced soon
Heating Type	Gas boilers/ hydronic heating	Fair
Ventilation	Two AHU	Good
Air Conditioning /Coils	Three RTU Trane 4-ton R410A gas/electric	Good
Temperature Controls	Digital controls	Good - New digital controls in 2023

MAINT 1100 - MAINTENANCE BUILDING 1

Item	Description	Comments/Condition
Building Exterior		
Walls	Steel panels	Acceptable
Windows	Aluminum	Minimal; poor
Doors/Frames	Hollow metal/hollow metal	Acceptable
Roof	Metal roof	Good
Building Interior		
Walls	Few wood frame partitions	Fair
Floors/Coverings	Poured concrete on grade	Good
Doors/Frames	Wood/wood	Poor. Several rusted out and need replacement or repair.
Ceiling	Sprayed insulation	Fair
Electrical		
Medium Voltage Connection and Main Transformer	Have one 37.5kVA and two 15kVA transformers in a pole-mount bank. Secondary is overhead to each building.	Satisfactory
Building main service	Each building has a 200A, 240/120V 3-phase delta	New panel 2021

Item	Description	Comments/Condition
equipment and panels and secondary voltage. Branch and distribution panels.	service.	
General Receptacles		Satisfactory
Interior Lighting	LED	LED light upgrades in 2023 and 2025.
Exterior Lighting		Marginal
Emergency and Exit Lighting		Good
Computer Wiring	Cat 6 to devices. Fiber to switches	Poor. Problems with fiber line under parking lot.
Security and Special Systems	Security cameras	Updating this year

MAINT 1100 - MAINTENANCE BUILDING 2

Item	Description	Comments/Condition
Building Exterior		
Walls	22-gauge steel panels	Good
Windows	N/A	N/A
Doors/Frames	Hollow metal/hollow metal	Poor - several rusted out and need replacement or repair.
Roof	Metal roof	Replaced in 2019.
Building Interior		
Walls	Few concrete block partitions. Steel panels	Acceptable
Floors/Coverings	Concrete on grade. Metal building type exposed.	Insulation blankets
Doors/Frames	Hollow metal/hollow metal	
Ceiling	N/A	N/A
Electrical		
Medium Voltage Connection and Main Transformer	Have one 37.5kVA and two 15kVA transformers in a pole-mount bank. Secondary is overhead to each building.	Satisfactory
Building main service equipment	Each building has a 200A, 240/120V 3-phase delta	New panel 2021

Item	Description	Comments/Condition
and panels and secondary voltage. Branch and distribution panels.	service.	
General Receptacles		Satisfactory
Interior Lighting	Fifty percent upgraded to LED the remaining is mostly industrial fluorescent.	Good
Exterior Lighting		Marginal
Emergency and Exit Lighting		Good
Computer Wiring		Satisfactory
Security and Special Systems	Security cameras	Good
Plumbing		
Water/Sewer	Municipal	Water freezes
Piping/Valves /Fitting		Satisfactory
Domestic Hot Water	Gas water heater	Good
HVAC		
Fuel		
Boiler	High-Efficient	Needs to be replaced
Heating Type		
Ventilation		
Air Conditioning /Coils		N/A
Temperature Controls		Upgraded to digital in 2023

YMCA 2000

Item	Description	Comments/Condition
Building Exterior		
Walls	Steel 26-gauge panel rib with insulation; concrete block first 4 feet.	Good
Windows	Aluminum	Good

Item	Description	Comments/Condition
Doors/Frames	Aluminum	Good
Roof	Built-up composition (membrane type).	Good
Building Interior		
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		
Medium Voltage Connection and Main Transformer	Fed from a 500kVA pad-mount transformer with underground primary feeder to pole along North 30th Street.	Satisfactory
Building main service equipment and panels and secondary voltage. Branch and distribution panels.	Main switchboard is 1200A, 480Y/277V, 3-phase. Have a 300kVA dry-type transformer to serve 208Y/120V loads.	Satisfactory
General Receptacles		Satisfactory
Interior Lighting		Satisfactory
Exterior Lighting	A few lights on building exterior. No site lighting.	Satisfactory
Emergency and Exit Lighting		Satisfactory
Computer Wiring	CAT-6 network cable throughout	Satisfactory
Security and Special Systems	Fire alarm system installed. No pull stations at exits.	Horn Strobes
Plumbing		
Water/Sewer	Municipal	Good
Piping/Valves /Fitting		Good
Domestic Hot Water		Good

Item	Description	Comments/Condition
HVAC		
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

Item	Description	Comments/Condition
Building Exterior		
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		
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

Item	Description	Comments/Condition
Ceiling	Suspended acoustical throughout	Satisfactory
Electrical		
Medium Voltage Connection and Main Transformer	Fed from three 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 two 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 in good condition
Plumbing		
Water/Sewer	Municipal	Satisfactory
Piping/Valves /Fitting	Domestic water piping	Satisfactory
Domestic Hot Water	Gas water heater	Satisfactory - Need to replace soon.
HVAC		
Fuel	Natural Gas	Good
Boiler	N/A	N/A
Heating Type	Forced Air-gas furnace/split level unit	Good
Ventilation	Toilet exhaust. Fresh air thru furnace air system.	Satisfactory
Air Conditioning /Coils	Split level forced air	Good - Replaced outside condenser for south side of building in 2025.
Temperature Controls		Satisfactory

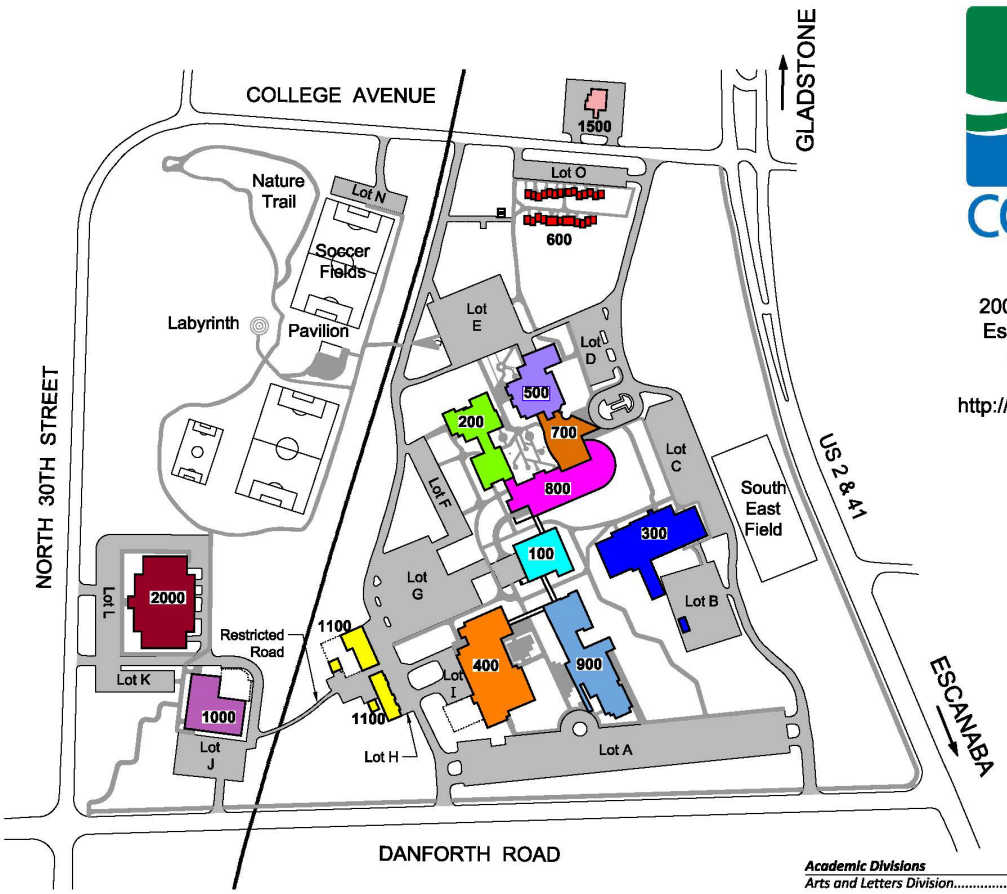
Iron Mountain Campus Building

Item	Description	Comments/Condition
Building Exterior		
Walls	Face brick on concrete block/ICF covered with stainless steel panels	Excellent
Windows	Aluminum sash	Good
Doors/Frames	Aluminum frame with glass metal frames	Good
Roof	Rubber membrane	Good – 18 years old
Building Interior		
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		
Medium Voltage Connection and Main Transformer		Excellent
Secondary voltage and building main service equipment		Excellent
Branch and distribution panels		Excellent
General Receptacles		Excellent
Interior Lighting	All areas upgraded to LED in 2024.	Excellent
Exterior Lighting	Upgraded to LED in 2024.	Excellent
Emergency and Exit Lighting	All lighting as needed. Upgraded to LED in 2024.	Good
Computer Wiring	CAT-6 network cable	Good
Security and Special Systems	Burglary alarm disconnect. Fire alarm with pull station sin hallways.	Excellent – New main alarm panel installed in 2019.
Plumbing		
Water/Sewer	Municipal	Good

Item	Description	Comments/Condition
Piping/Valves /Fitting		Good
Domestic Hot Water	Electric water heater installed approximately 2016.	Good
HVAC		
Fuel	Natural gas	Good
Boilers	2 boilers	Good – 18 years old
Heating Type	2 Air handling units with heating coils	Satisfactory
Ventilation	Exhaust fans in bathrooms	Good
Air Conditioning /Coils	Chiller main building, two Leibert units in Room 110, and one Mitsubishi in Room 260	Good – 15 years old
Temperature Controls	DDC Delta	Good – 18 years old

FACILITY INFRASTRUCTURE CONDITION

A map that shows the Escanaba parking lots and access roads is shown on the following page and available at this link - Escanaba Campus Map



BAY COLLEGE

CAMPUS

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

LEGEND

100	Math / Science Building (MS)
200	Catherine Bonifas / Administrative Services (CB)
300	Physical Education Complex (PEC)
400	Besse Health and Technology (BHAT)
500	Student Center (SC)
600	Student Housing
700	Besse Center (BESSE)
800	HUB
900	Joseph Heirman University Center (JHUC)
1000	Welding / Shipping and Receiving (WELD/SHIP)
1100	Maintenance Buildings (MAINT)
1500	Extension Center
2000	Northern Lights YMCA
	Parking Lots - A, B, C, D, E, F, G, H, I, J, K, L, N, O

Academic Divisions	***Building***
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*

Academic Support and Services	
Accessibility	*800*
Academic Affairs	*900*
Admissions	*500*
Bookstore	*500*
Cafe Bay	*500*
Cashier / Student Accounts	*500*
Financial Aid	*500*
Information Technology Services	*900*
Library	*800*
LSSU University Office	*900*
Online Learning and Instructional Technology	*800*
Registrar/Student Records	*500*
Safety and Security	*200*
Student Success Center	*800*
Testing and Certification	*800*
Tutoring / Supplemental Instruction	*800*
TRIO	*800*
University Partners	*900*
Veteran Support	*500*

Offices	
Business Office	*200*
College Advancement Office	*200*
Event Coordinator	*900*
Human Resources	*500*
President's Office	*200*

Other	
Art Galleries	*200, 700*
Athletics	*300*
Besse Theatre/Gallery	*700*
Building and Grounds	*1100*
Conference Rooms	*500, 800, 900, 2000*
Shipping and Receiving	*1000*
The Center for Youth Health & Wellness	*200*
Workforce Development	*400*

The Iron Mountain campus has one large parking lot with three entry points. The parking lot received crack filling and resealing in 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.

ADEQUACY OF EXISTING UTILITIES AND INFRASTRUCTURE SYSTEMS

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, parking

lots, plumbing, boilers, roofs, HVAC upgrades, electrical 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.

GOALS OF ENTERPRISE-WIDE ENERGY PLAN

Bay College has a longstanding commitment to reducing energy consumption, improving operational efficiency, and investing in sustainable campus infrastructure. The College continues to prioritize energy conservation through infrastructure improvements, energy-efficient technologies, and ongoing evaluation of campus utility systems.

In 2026, the College participated in a voluntary utility billing audit, which was a proactive review of historical utility invoices, The audit confirmed that our utility billings are generally accurate and well managed with no material billing errors, rate classification issues or widespread tax discrepancies identified. In 2022, the College completed the installation of a Building Automation System (BAS) across all campus buildings. This system supports more integrated monitoring and control of building systems, allowing the College to improve operational efficiency, optimize equipment scheduling, and better manage energy consumption. The College also continues to replace fluorescent lighting with energy-efficient LED lighting. As of 2026, approximately 90% of this lighting conversion is complete, with the remaining replacements planned as part of the College's ongoing energy conservation efforts. Additional phases of the comprehensive infrastructure and energy-efficiency plan continue to be incorporated into the College's capital budget and long-term facilities planning.

Bay College's current five-year plan emphasizes two primary goals to support continued energy savings, responsible resource management, and long-term infrastructure sustainability.

Goal #1: Maintain and implement a comprehensive infrastructure maintenance and replacement plan.

Continue to implement and update a rolling 10-year infrastructure maintenance and replacement plan, with a focus on eliminating deferred maintenance and replacing equipment that has reached or exceeded its useful life. Building automation technology will continue to be utilized and optimized across both campuses to integrate building utility systems, improve system scheduling, enhance operational control, and maximize

energy efficiency. The College will also continue to evaluate opportunities to improve system performance and incorporate new technologies as needs arise.

Goal #2: Replace aging infrastructure with energy-efficient systems and technologies.

Continue to replace critical infrastructure that has reached or exceeded its useful life with modern, energy-efficient equipment and systems. Prioritize technologies that can be monitored and controlled to optimize energy consumption, improve reliability, reduce operating costs, and make effective use of maintenance personnel and resources. Ongoing initiatives include completing the conversion from fluorescent to LED lighting, optimizing the Building Automation System, and identifying additional energy-saving opportunities through continued infrastructure assessments and capital improvement planning.

Through these ongoing efforts, Bay College will continue to build on its demonstrated progress in energy conservation, improve the efficiency of campus operations, and support the long-term sustainability of its facilities across both campuses.

LAND OWNED BY THE INSTITUTION

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.

PORTIONS OF BUILDINGS OBLIGATED TO STATE BUILDING AUTHORITY (SBA)

Bay College currently has two buildings obligated to the SBA.

In 2005, the Bay College Iron Mountain Campus Building was constructed. The total project cost was $11,748,200, of 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, of which the state contributed $749,800. The lease for this project will expire on 11/30/2050.

This year (2026), Bay College received construction authorization for the Manufacturing Innovation Center (MIC), and the State will be contributing half of the project costs at $937,500 with Bay contributing the other half. Construction is anticipated to begin in calendar year 2027.

Implementation Plan

PRIORITY MAJOR CAPITAL PROJECTS

Bay College's Five-Year Capital Outlay Plan reflects the institution's commitment to maintaining safe, accessible, and student-centered facilities while strategically addressing deferred maintenance, infrastructure renewal, and evolving educational and workforce development needs. As a comprehensive community college serving Michigan's Upper Peninsula, Bay College relies on its physical facilities to support student success, workforce training, regional economic development, and community engagement across its Escanaba and Iron Mountain campuses.

The projects identified in this plan prioritize renovation, modernization, and repurposing of existing facilities rather than construction of new buildings. These investments preserve institutional assets, improve operational efficiency, enhance the student experience, and support the College's strategic priorities of student success, workforce alignment, and organizational sustainability.

Priority	Project	Estimated Cost
1	Iron Mountain Campus Renovation	$2,144,000
2	Escanaba Campus Parking Lot Replacement	$1,500,000
3	Catherine Bonifas Building Renovation	$3,074,490
4	HUB Renovation	$3,350,000
5	Student Center (CAFE) Renovation	$1,043,332

1. Iron Mountain Campus Renovation

The Iron Mountain Campus Renovation is Bay College's highest-priority capital project and is designed to address critical facility renewal needs while enhancing the student experience, improving operational efficiency, and supporting future enrollment and workforce development opportunities. Constructed in 2006, the 66,700-square-foot facility has not undergone a major renovation since its original construction and is experiencing aging infrastructure that requires reinvestment to maintain functionality and preserve the long-term value of the asset.

The facility serves as Bay College's primary educational center for Dickinson and Iron Counties and includes biology and chemistry laboratories, a nursing simulation laboratory, computer and networking laboratories, a testing center, conference space, art galleries, classrooms, ITV classrooms, and faculty and administrative offices. The campus supports a broad range of academic, workforce training, and community engagement activities.

A key component of the project is the renovation of the main entrance and reception area. The current open-concept entrance lacks a clearly identifiable welcome and service point for students and visitors. The proposed redesign will establish a centralized reception area with improved wayfinding, enhanced security, and dedicated support space. These improvements will create a more intuitive and student-centered experience while strengthening the facility's ability to host community and business events.

In addition to the entrance renovation, the project will address significant facility preservation needs through improvements to mechanical and plumbing systems, window system repairs and replacements, boiler maintenance, and parking lot rehabilitation. Addressing these items proactively will reduce the risk of system failures, extend the useful life of building assets, improve energy efficiency, and minimize future repair costs.

The Iron Mountain campus provides critical student support services, including tutoring, TRIO services, Supplemental Instruction, academic advising, testing services, a food pantry, and a career closet. By modernizing key infrastructure and improving the overall campus environment, the project will strengthen student engagement, support enrollment and retention efforts, and ensure the campus remains a valuable educational and community resource for years to come.

2. Escanaba Campus Parking Lot Replacement

The Escanaba Campus Parking Lot Replacement project addresses significant deterioration of the College's primary parking infrastructure serving the academic core of campus. The project includes reconstruction and resurfacing of Parking Lots A and B, as well as the Extension Office parking area, including associated site work, drainage improvements, and paving necessary to restore safe and reliable access to College facilities.

The existing parking lots have reached the end of their useful life and have required extensive patching and repair over many years. Due to heavy daily use, Upper Peninsula weather conditions, seasonal freeze-thaw cycles, and ongoing snow removal operations, temporary repairs are no longer a sustainable solution. Continued deterioration increases maintenance costs, creates safety concerns, and negatively impacts accessibility and the overall campus experience.

These parking areas provide primary access to the College's 100, 400, and 900 Buildings, which house many of Bay College's highest-enrollment academic and workforce programs, including mathematics, biology, chemistry, physics, nursing, business, automotive technology, computer networking, computer science, robotics,

mechatronics, and water technology. In addition, the parking lots support workforce training, community events, advancement activities, and the College's largest conference and gathering spaces.

Replacement of the lots will improve safety, accessibility, and reliability while reducing annual maintenance costs and preventing more costly reconstruction needs in future years.

3. Catherine Bonifas Building Renovation

The Catherine Bonifas Building Renovation will modernize and reconfigure one of Bay College's key academic and administrative facilities to better support student engagement, collaboration, and institutional effectiveness. Originally constructed in 1970, the 28,428-square-foot building houses art and ceramics instructional space, a public art gallery, classrooms, meeting space, administrative offices, and faculty offices. The most recent major renovation occurred in 1999, with limited upgrades occurring since that time.

The proposed renovation focuses on improving the functionality and utilization of existing space. A primary component of the project includes transforming the current faculty office corridor into collaborative faculty suites that foster greater interaction among faculty and create more welcoming environments for student advising, mentoring, and academic support.

The project will also create enhanced student-centered learning environments through expanded art and exhibit space, study rooms, individual study areas, and flexible collaboration spaces. These improvements will better support students enrolled in Arts, Humanities, and Social and Behavioral Sciences programs by providing environments that encourage creativity, collaboration, and engagement.

Administrative functions currently housed within the building would be relocated to a dedicated executive administration area, allowing additional space to be dedicated to instructional and student-focused purposes. The renovation supports student success while maximizing existing facility resources and extending the useful life of the building.

4. HUB Renovation

The HUB Renovation project will reconfigure and modernize Bay College's primary student services facility to create a centralized, student-focused service model that improves accessibility, efficiency, and the overall student experience.

The 37,457-square-foot HUB currently houses the library, Student Success Center, Online Learning and Instructional Testing Center, student gathering spaces, support offices, and conference facilities. While substantially renovated in 2016, changing student needs and service delivery models indicate the need for additional reconfiguration.

The project will establish a true one-stop Student Affairs center by bringing together admissions, financial aid, registration, advising, student life, and related support functions within a single, highly visible location. Renovations will include a dedicated Student Affairs entrance, centralized reception and welcome area, office reconfiguration, improved wayfinding, and enhanced student engagement space.

The project also includes relocation of Online Learning, testing services, and marketing functions to maximize efficiency and improve utilization of existing space. No significant modifications are planned for library services or art storage areas.

By reducing barriers to student support services and creating a more welcoming and intuitive service environment, the renovation is expected to positively influence enrollment, retention, persistence, and overall student satisfaction.

5. Student Center (Cafe) Renovation

The Student Center (Cafe) Renovation will modernize one of Bay College's primary student gathering spaces to better support campus life, student engagement, and a sense of belonging.

Originally constructed in 1970 and renovated in 1999 and 2008, the facility currently functions largely as a cafeteria and informal gathering space. While the existing space continues to serve students, its configuration no longer fully aligns with current student expectations for campus engagement and collaborative learning.

The proposed renovation will create a more welcoming and flexible environment by adding enclosed meeting rooms for student organizations, conference and collaboration space, enhanced lounge areas, and informal gathering spaces designed to support student development, leadership activities, cultural programming, and campus events.

The renovation will retain existing staff offices and operational functions while repurposing underutilized space to support student interaction and engagement. By fostering stronger connections among students and increasing opportunities for involvement, the project supports Bay College's goals related to student retention, persistence, and success.

ESTIMATE RELATIVE TO INSTITUTION'S DEFERRED MAINTENANCE BACKLOG

N/A

STATUS OF ONGOING PROJECTS FINANCED WITH STATE BUILDING AUTHORITY RESOURCES

Bay College received planning authorization for the Manufacturing Innovation Center through Public Act 121 of 2023 with a total project cost of $1,875,000, consisting of a State share of $937,500 and a College share of $937,500.

This project will renovate and repurpose the existing Shipping and Receiving Building by reducing the current footprint and converting underutilized space into flexible industrial learning environments. The facility will support advanced manufacturing education, customized workforce training, industry partnerships, and hands-on learning opportunities while maximizing utilization of existing infrastructure.

Construction authorization was subsequently received through Public Act 21 of 2026. As of October 2026, Bay College has initiated the Phase 400 Preliminary Design and Development Submission process. Completion of the Manufacturing Innovation Center aligns directly with the College's Five-Year Capital Outlay Plan by supporting workforce development and modernizing existing facilities without expanding the institutional footprint.

RATE OF RETURN ON PLANNED EXPENDITURES

The projects identified within this Five-Year Capital Outlay Plan are expected to generate both quantifiable operational savings and significant qualitative returns through increased facility utilization, enhanced student engagement, and preservation of institutional assets.

The Iron Mountain Campus Renovation will reduce deferred maintenance liabilities, lower utility and repair costs, improve community utilization of the facility, and strengthen enrollment and retention through improved student support environments.

The Escanaba Campus Parking Lot Replacement will reduce annual maintenance expenditures, improve safety and accessibility, and prevent substantially higher reconstruction costs resulting from continued deterioration.

The Catherine Bonifas Building Renovation will increase utilization of existing space, improve faculty and student collaboration, and create learning environments designed to support student persistence and completion.

The HUB Renovation will streamline student service delivery by centralizing admissions, financial aid, advising, registration, and student life functions, resulting in improved operational efficiency and a more seamless student experience.

The Student Center Renovation will create a modern student engagement environment that supports student involvement, belonging, leadership development, and retention while maximizing the use of existing facilities.

Collectively, these projects preserve existing assets, reduce future capital liabilities, improve operational performance, and support Bay College's mission of providing accessible, high-quality education and workforce training opportunities.

CONSIDERED ALTERNATIVES TO NEW INRASTRUCTURE

Bay College evaluated alternatives to new facility construction and determined that renovation, modernization, and repurposing of existing facilities provide the most cost-effective and sustainable solution for meeting institutional needs.

The College continues to leverage online learning, hybrid instruction, and interactive television (ITV) technologies to maximize space utilization and expand educational access across its service region. However, physical facilities remain essential for laboratory-based instruction, workforce development, student support services, community engagement, and collaborative learning activities.

All projects identified in this plan focus on preserving and enhancing existing facilities, eliminating the need for new building construction while supporting institutional goals and stewardship of public resources.

MAINTENANCE SCHEDULE FOR MAJOR MAINTENANCE ITEMS ($1MILLION+)

Bay College currently has no planned major maintenance projects exceeding $1,000,000 scheduled for fiscal years 2028 through 2032 outside of the capital projects identified within this Five-Year Capital Outlay Plan.

The College maintains an annual facilities assessment and capital planning process that evaluates facility conditions, identifies emerging infrastructure needs, and prioritizes investments to reduce deferred maintenance and preserve campus assets.

BUDGETED NON-ROUTINE MAINTENANCE AND FINANCING

Bay College has budgeted $1,000,750 for capital renewal and non-routine maintenance activities during Fiscal Year 2026-2027.

Revenue Sources

- Delta County Debt and Capital Service Levy: $814,800
- Iron Mountain Campus Fund: $185,950

Total Revenue: $1,000,750

Capital Projects

- Parking/Walking Surfaces: $243,000
- Integrated Technology: $202,700
- End-User Technology: $170,000
- Building Improvements: $118,000
- Mechanical Systems: $101,000
- Vehicles: $75,000
- Life/Safety Systems: $34,050
- Plumbing Systems: $24,000
- Data Center Technology: $18,000
- Furniture: $15,000

Total Capital Projects: $1,000,750

These investments support the College's continued commitment to facility stewardship, infrastructure reliability, technology modernization, life-safety compliance, and the reduction of deferred maintenance obligations across both campuses.