



NMC

**Northwestern Michigan College
Five-Year Capital Outlay Plan
Fiscal Year 2028**

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NMC Board of Trustees
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**NORTHWESTERN MICHIGAN COLLEGE
FIVE-YEAR CAPITAL OUTLAY PLAN
FISCAL YEAR 2028**

Northwestern Michigan College (NMC) was the first comprehensive community college chartered in the state of Michigan in 1951. Since its founding, NMC has provided quality, affordable access to higher education for learners of all ages and backgrounds. NMC is integrally woven into the economic, social and cultural fabric of the region, providing leadership and support for key initiatives that shape our communities and prepare our learners for rich and meaningful lives.

NMC provides programming at four principal sites in Traverse City:

- **Front St. Campus** located in Traverse City on East Front Street at the base of the Peninsula
- **Great Lakes Campus** located at the base of West Grand Traverse Bay
- **Aero Park Campus** located in the Traverse City airport industrial park
- **Rogers Observatory** site located in Garfield Township a few miles South of Main Campus

I. Mission Statement

Mission

Northwestern Michigan College delivers lifelong learning opportunities to transform lives and enrich our communities.

Vision

We aspire to be a global community where all learners unlock their full potential.

Values

Our individual and collective efforts create the legacy of NMC. In order to achieve our mission, we are individually committed and responsible to live these values:

- **Learning:** We are lifelong learners; learning is foundational to a thriving community and is at the center of all we do.
- **Integrity:** We act with the highest degree of ethics, personal responsibility, fairness and openness ensuring that we match our actions with our words.
- **Collaboration:** We embrace co-creative solutions and celebrate the joy of working together, empowering each other and nurturing community partnerships for the benefit of our learners.
- **Respect:** We demonstrate mutual regard and appreciation for one another to assure a culture of trust.
- **Inclusion:** We foster belonging and build organizational capacity that celebrates diversity and promotes equity.
- **Innovation:** We are agile, imaginative and forward thinking, taking risks to meet future needs of the college and our communities.
- **Stewardship:** We practice stewardship by investing responsibly in the human, physical, financial and environmental resources entrusted to our care.
- **Excellence:** We commit to the highest standards of quality and service, and to exceeding the expectations of our learners and communities through continuous improvement.

Purposes

To meet our mission, we are fully engaged in each of the following purposes, with the result that our learners meet their goals of being college-ready, transfer-ready, career-ready, and ready for lifelong-learning:

- Associate degree, certificate, and transfer education in liberal arts and sciences and occupational studies
- Career/occupational education and workforce development
- Bachelor degrees in select programs
- Cultural and personal enrichment
- Baccalaureate and graduate program facilitation
- Regional economic development

Strategic Plan Initiatives

In order to accomplish NMC's stated Mission, Vision, and Purposes, organizational activities focus on achieving the following goals in its 2026-2029 Strategic Plan:

- **Future-Focused Education:** Equip learners for a rapidly changing world through purposeful academic pathways, durable skills, and technology literacy.
- **Enrollment and Student Success:** Advance enrollment and student success by removing barriers and ensuring every learner experiences the coordinated support needed to persist and achieve their goals.
- **Vibrant College Community:** Improve the places, systems, and supports that shape life at NMC, making it easier for students and employees to connect, succeed, and take pride in their work and learning.

II. Instructional Programming

At NMC, you'll find more than 60 areas of academic study, all of which feature dedicated faculty, small classes and personal attention. NMC offers transfer courses, bachelor's degrees in select areas, and two-year associate degrees and professional certificates with access to B.A. and advanced degrees through our University partners. We also offer non-academic training for learners of all ages through our Extended Education and Training (EET) program. To provide flexible learning options and more accessibility for our students, we offer a variety of traditional in-person, online, and hybrid courses.

As part of our capital outlay planning process, we assess our current academic programs, ongoing College initiatives, regional and national workforce needs, and trends in delivery to help determine our academic facilities and infrastructure needs. Section II-A addresses current academic programming and future growth.

II-A. Describe existing academic programs and projected programming changes in the next 5 years in so far as academic programs are affected by specific structural considerations (i.e. laboratories, classrooms, current and future distance learning initiatives, etc.)

See this link for an A-Z listing of NMC's current programs: <https://catalog.nmc.edu/programs-az/>

New and Projected Programming Changes

Changes to NMC's programming and other offerings are influenced by the following factors:

- Current and projected enrollment and industry trends
- Community workforce needs
- Contributing to the economic development of our region
- Improving the success rates of our learners
- Ensuring the fiscal stability of the College

NMC has developed the following certificates and programs during the last five years:

- Culinary-Baking and Pastry Arts—Level II Certificate (Fall 2022)
- Engineering, Associates of Science in Engineering (Fall 2021)
- Maritime Culinary Certificate (Fall 2023)
- Uncrewed Aerial Systems (UAS) - AAS (Fall 2023)
- Water Quality and Environmental Technology—AAS (Fall 2023)
- Nursing Articulation Agreement—ADN to BSN (Fall 2023)
- Esports Management - Level I Certificate (Spring 2024)
- Computer Support Specialist - Level I Certificate (Spring 2024)
- Sports Performance Nutrition Certificate (Fall 2024)
- Beverage Management Certificate (Fall 2025)

The following strategic objectives and performance indicators have direct implications for the College's long-term facilities, equipment, technology, infrastructure, and space-planning needs.

Future-Focused Education

- Strengthen student outcomes, institutional performance, and workforce readiness by 20%
- Strengthen distinguished programs that extend opportunities for students and visibility for NMC by 10%
- Strengthen student outcomes, institutional performance, and workforce readiness through the responsible and effective use of AI, with a goal of a 20% increase in industry and transfer-partner assessments of student preparedness.
- Strengthen distinguished programs through targeted investment, innovation, and advanced pathways, with stability or growth targets established for each program and a 10% improvement in market perception, visibility, and employability.
- Expand experiential and work-based learning, including the facilities, equipment, technology, and instructional spaces required to support durable skills, advanced technical training, and employer-aligned programming.

Enrollment and Student Success

- Increase application to enrollment by 5% and dual enrollment by 7%
- Increase retention rates for Fall-to-Spring by 3% and Fall-to-Fall by 1%
- Create six blended pathways in three years
- Increase application-to-enrollment conversion from 40% to 45%.

- Increase the percentage of recent dual-enrollment graduates enrolling at NMC within 15 months from 27% to 35%.
- Create six blended credit and noncredit pathways within three years.
- Build coordinated communication, portal, dashboard, advising, and information systems that improve access to timely and accurate information throughout the student journey.

Vibrant Campus Community

- Complete key projects: Geothermal energy system, Freshwater Research and Innovation Center ("FRIC"), Osterlin student services hub, housing plans, and improve campus placemaking.
- Strengthen student belonging by 5% and satisfaction by 4%
- Improve systems, processes, and workflows to increase efficiencies across campus
- Complete a facilities condition assessment and use the findings to prioritize renewal of aging facilities, landscaping, gathering spaces, signage, and campus improvements.
- Increase student belonging from 63% to 68% and student satisfaction from 86% to 90%.
- Improve systems, processes, and workflows to strengthen organizational effectiveness and the employee and student experience.

II-B. Identify the unique characteristics of each institution's academic mission.

Northwestern Michigan College is recognized by members of its service district and various accrediting agencies for unique characteristics and special programming that are a part of the fabric of the college.

These include:

● Aviation Division (Pilot Training Program)	● International Partnerships
● Audio Technology Program	● Joseph H. Rogers Observatory
● Center for Instructional Excellence	● Math Center
● Child Care Center on Campus	● Michigan Energy Demonstration Center
● Commitment Scholarship Program	● Military and Veteran Services
● Construction Technology Program	● Marine Center
● Denno's Museum Center (DMC)	● NMC Foundation
● Dental Assisting Program	● Online Nursing
● Early Colleges	● Outdoor Sculpture Collection
● Engineering Technology	● Phi Theta Kappa
● Entrepreneurial Studies	● Remote Operated Vehicle Training (Marine)
● Esports	● Service Learning
● Extended Education and Training	● Student Success Center
● Global Endorsement	● Surgical Technology Program
● Great Lakes Culinary Institute	● Tutoring Center
● Great Lakes Maritime Academy	● Uncrewed Aerial Systems Training
● Great Lakes Water Studies Institute	● University Partnerships
● Health Education Partnerships	● Writing and Reading Center
● International Affairs Forum	● WNMC-FM Radio Station
● International Services	

Below are brief descriptions for some of these unique programs and their special characteristics.

Aviation Division

Established in 1967, Northwestern Michigan College's Aviation Division has a long-standing reputation for delivering safe, effective flight training to generations of pilots. Today, the division operates an FAA-approved Part 141 training facility and has established exclusive flight training agreements with five international universities. It also offers extensive hands-on experience with a variety of Uncrewed Aerial Systems (UAS) platforms.

The Professional Pilot program is currently at full capacity, serving 150 full-time students using a diverse fleet of 19 aircraft valued at over \$10.5 million. The Aviation Division has built strong hiring partnerships with regional airlines, providing graduates with direct pathways to employment.

In September 2025, the division completed a comprehensive renovation of its hangar, representing a major investment in the future of aviation education and workforce training in northern Michigan. The upgraded facility supports hands-on learning, advanced aircraft maintenance, and expanded aviation programming to meet the growing demand for skilled professionals in the field.

NMC launched its UAS program in 2011 as the first such program in Michigan, and aims at preparing operators for careers in this rapidly expanding industry. In 2015, NMC was recognized as one of the *15 Best Drone Training Colleges in America*—and was the only community college ranked in the top 10. NMC's UAS program now operates a fleet of commercial-grade uncrewed aircraft, equipping students with the training and experience required by today's—and tomorrow's—employers.

Great Lakes Maritime Academy

Established in 1969, the Great Lakes Maritime Academy (GLMA) is one of only seven maritime academies in the United States that is federally regulated under 46 Code of Federal Regulations 310. These regulations allow for a holistic approach which allows GLMA to accept a cadet with no prior seagoing experience and within four years he or she can complete both a bachelor's degree and earn a merchant mariner's credential valid for service on large tonnage vessels which are in ocean or Great Lakes service.

All GLMA cadets must complete one course in Naval Science which is delivered by active-duty Naval personnel. Those cadets that are accepted into the U.S. Navy's Strategic Sealift Officer's program complete an additional two classes in Naval Science, earn a commission as a Naval Officer, and are awarded \$64,000, by the U.S. Navy, over the course of their four years at the academy.

In August 2002 the U. S. Maritime Administration (MARAD), at the request of Michigan's Governor, transferred operation of the *USNS Persistent (T-AGOS-6)* to GLMA where she was rechristened the *T/S State of Michigan*. Since that time, the vessel has been an integral part of the Academy's training program. The following are just a few examples of the value-added by the *T/S State of Michigan* vessel:

- Having the use of the training ship ensures that GLMA cadets can accrue requisite sea service required for graduation and licensure.
- GLMA has been able to ensure the curriculum meets both the U.S. law as described in 46 CFR, and also be in full compliance with the complex international treaty Standards for Training, Certification and Watchkeeping for Seafarers (STCW Code).
- By having cadets complete their first sea project on the *T/S State of Michigan*, they are fully versed in shipboard culture prior to being assigned a berth on a commercial vessel as part of subsequent sea project (cadets must complete three sea projects). This has greatly improved retention.

- The T/S State of Michigan serves as a dockside laboratory for courses of instruction in diesel engines, shipboard auxiliary systems, air conditioning and refrigeration, firefighting and damage control, stability, and navigation, just to name a few.
- Interdisciplinary uses of the ship being studied include collaboration with the Great Lakes Culinary Institute (GLCI). These collaborations have resulted in several graduates from GLCI earning Merchant Marine Credentials in addition to their Associate's degree, thus greatly expanding employment opportunities. The vessel's galley will also be used to provide a training lab for the College's maritime culinary certificate program launched in Fall 2023.

In December 2012, the Michigan Legislature passed House Bill 4496 enabling Michigan community colleges to offer a select number of baccalaureate degrees, among them a Bachelor of Science degree in Maritime Technology on December 13, 2012. The Governor signed the bill into law on December 27, 2012.

In April 2013, the NMC Board of Trustees authorized the college to offer the Bachelor of Science degree in Maritime Technology program and supported the administration to seek approval of the Higher Learning Commission to authorize the college to offer the degree.

In December 2023, the United States Coast Guard reapproved the Academy's programs. It is now approved through January 2029, and certified as meeting the requirements of the international treaty STCW Code. This includes the most recent amendment to the STCW Code.

In December 2024, the Great Lakes St. Lawrence Seaway Development Corporation (GLS) transferred the tow vessel *Robinson Bay* to GLMA. This is a 195', 194 GT, diesel electric tow vessel. In July 2025 the vessel received the required American Bureau of Shipping and U.S. Coast Guard certifications and began using *Robinson Bay* for cadet training. Acquisition of this vessel allows all interested deck cadets to earn the Mate of Tow Vessel license endorsement. The Academy is working with the Coast Guard to add Designated Duty Engineer license endorsements for engine cadets. The *Robinson Bay* also eliminates the need for GLMA to lease a tow vessel. This will save the College and its taxpayers at least \$50,000 in annual lease costs.

Great Lakes Water Studies Institute

The Great Lakes Water Studies Institute (GLWSI), located on the Great Lakes campus, delivers programs and conducts research directly related to the area's most important natural resource. Students may focus on multiple areas of water technology and science including water quality, environmental remediation, or may focus in marine technology including applied technical work in support of the marine industries involving the calibration, deployment, operation, maintenance, and management of marine technology assets, including data collection, processing and mapping, for use in the marine environment both offshore and onshore.

In fall 2015, the GLWSI officially launched NMC's third Bachelor of Science in Maritime Technology major in the area of Marine Technology. This program is unique to the United States and one of the only in the world, and builds directly on the AAS Marine Technology program. Specific training emphasis includes remotely operated vehicles (ROV) and marine platforms, marine acoustics and sonar, marine data processing, and project management. Multiple industry collaborations allow graduates a broad range of career opportunities. To date, all graduates of this program have found direct employment in the Marine Industry immediately upon graduation. The Great Lakes Water Studies Institute also offers professional

development opportunities through the Marine Center in sonar training for industry and government partners, including the United States Army Corps of Engineers, Office of Naval Intelligence, and the National Oceanographic & Atmospheric Administration.

The Great Lakes Campus site includes a water analysis laboratory for student experiments/labs, qualified environmental research organizations, and university partners. Students work aboard the 56-foot *R/V Northwestern* or the 21-foot *R/V Hawk Owl* in Grand Traverse Bay, Lake Michigan, and the inland waters of Michigan. The Great Lakes campus harbor also serves as a year-round laboratory where training occurs from NMC's pier. The GLWSI is also home to two advanced Remotely Operated Vehicle systems, multiple sonar systems, advanced GPS, and water quality sampling equipment. Additionally, there is a 60,000-gallon indoor training tank located at NMC's Aeropark campus for year-round, climate-controlled operations.

The GLWSI is involved in multiple Great Lakes research projects with university and government partners and also collaborates globally with multiple institutions in many areas of water and the marine environment. MOUs with institutions in China, Colombia, Costa Rica, and Indonesia have generated additional water opportunities for students. Most recently, the GLWSI has partnered with the Freshwater Research and Innovation Center to provide education and workforce training in emerging BlueTech fields.

In 2023, GLWSI launched an AAS in Water Environmental Quality Testing technology designed to meet the growing workforce needs for supporting the restoration and remediation of impacted groundwater and other environmentally compromised sites.

In 2026, GLWSI was invited to apply to join the Cooperative Institute for Great Lakes Research (CIGLR) to compete for the next NOAA cooperative institute in the Great Lakes. CIGLR is a partnership between the University of Michigan, NOAA, and a Regional Consortium of 10 universities, 3 private companies, and 2 non-profit organizations. The focus is to conduct collaborative research with NOAA to achieve environmental, economic, and social sustainability in the Great Lakes. If accepted, NMC would be the first community college admitted into the consortium.

Great Lakes Culinary Institute

This program provides rigorous and concentrated study for those students who plan careers in the rapidly growing food service industry. The program's main emphasis is to prepare students for positions as entry-level chefs and kitchen managers. Consideration is given to the science and techniques associated with the selection, preparation and serving of foods to large and small groups. Students further develop their knowledge of food and guest service through internships at area restaurants, hotels and resorts. The program includes an Institute-run training restaurant, Lobdell's, which greatly enhances the level of restaurant experience of graduates. The facility provides five kitchen "laboratories" including Lobdell's, a training restaurant, which is a critical component of a top-quality culinary program.

The GLCI is also pursuing collaboration with other learning opportunities. In an effort to enhance student retention, culinary certificate programs have been implemented. For years, the Culinary Institute has provided lifelong learning and professional development offerings in collaboration with other areas of the College. The expanded facilities, with its lakefront location, have been leveraged to create world-class food and wine events, open to the public. All events have served to showcase Michigan agricultural and value-added agricultural products.

The American Culinary Federation Education Foundation Accrediting Commission accredits Great Lakes Culinary Institute programs, one of only approximately 400 such schools to receive this program accreditation in the United States. In 2018 and again in 2023, the Great Lakes Culinary Institute received a five-year program accreditation by the American Culinary Federation Education Foundation. Upon completion of the Great Lakes Culinary Institute program, students are eligible for certification through the American Culinary Federation.

The GLCI has also developed a maritime culinary certificate in partnership with our Great Lakes Maritime program. The certificate program became available in Fall 2023, and has begun providing high-earning opportunities for culinary professionals in the maritime industry.

Construction Technology

During the 2009-2010 academic year, NMC received authorization to offer four new level I certificates and one AAS degree in Construction Trades. These certificates include HVAC/R installation and service, Electrical, Plumbing and Carpentry. For students that complete any one of these four certificates, we have developed appropriate construction trades courses to customize their degree requirements for the remainder of the trades courses and infuse the required general education courses to achieve the sixty-four credits required to complete an AAS degree. In January of 2022, an audit of the construction technology program by the NCCER established a third-party credential available to students enrolled in the Electrical and HVAC programs. This credential is recognized nationally as both academic and experiential progress in the applicable trade. Additional trade areas, like carpentry, are being slated to also be included in this accredited NCCER program. Students in this program have the option to include a specialization in renewable energy with options in residential and light commercial solar PV, solar thermal, wind installation, including both net-metered and independent installations. A certificate in Programmable Logic Controls (PLC) has been developed and available to students since Fall 2014.

In 2023, NMC's construction technology program initiated the process of grant applications to acquire a 3D concrete printer. We first received \$5,000 from NACCE and subsequently secured an additional \$30,000 from NACCE following the completion of a feasibility study. Additionally, we obtained another \$30,000 from a private donor with the support of the NMC Foundation. By collaborating closely with the NMC Foundation, we successfully secured a further grant of \$116,000 from Impact 100. The total amount from these grants enabled us to purchase a 3D concrete printer from Build Additive—the first of its kind. A curriculum has been developed to provide training in its practical application, and we offered the first related course in Fall 2025.

Engineering Technology

In 2011, a new associate degree in Engineering Technology offered students a broad-based curriculum across all areas of technical education, preparing the graduates for emerging job markets and highly technical fields. The program is designed to allow students to focus on areas of interest or specialize in one of five technical specializations: Computers, Electronics, Marine, Robotics & Automation, and uncrewed Aerial Systems. In 2018, a new specialization was added to the degree pathway that is focused on Biomedical Equipment Technologies. Partnering with Leica Geosystems, an AAS degree in Surveying was added in 2019 to serve the growing demand for surveying technicians in the region.

Engineering technology education focuses primarily on the applied aspects of science and engineering aimed at preparing graduates for practice in that portion of the technological spectrum closest to product improvement, manufacturing, robotics, uncrewed aerial systems, and engineering operational functions.

Parson-Stulen Building

In 2015 Northwestern Michigan College was awarded a \$2.8MM grant from the State of Michigan in support of the Community College Skilled trades Program Fund (CCSTEP). \$2.1 MM dollars from the grant was used to purchase equipment and renovate facilities in support of the Colleges Engineering Technology, Marine Technology and Computer Technology programs. This included an advanced electronics lab and marine technology, 60,000 gallon indoor test tank, a state of the art remote operated vehicles, three uncrewed aerial platforms, and flight simulators.

Aero-Park Laboratories

In 2011, NMC opened the Aero-Park Laboratories (APL) building at the Aero-Park Campus as a companion facility housing laboratories for construction technology, renewable energy, engineering technology and welding. APL is a 29,600 sq. ft. facility which allows a variety of configurations to accommodate large group lectures as well as individualized student space or small team project areas. The facility is LEED certified and equipped to support a high level of instructional technology requirements and welding facilities.

Audio Technology

An associate program in Audio Technology was approved in July 2012 to meet the needs of students entering the recording, editing, and live music engineering specializations of the music industry. At the core of the degree program are training in Logic-Pro (Apple) and Pro Tools (Avid) - the industry standard software for recording and editing. Students also have practical real-world experience in studio and live recording, sound design, composing, mixing, mastering, and live sound. Coursework also includes: Audiotronics, Ableton Live Performance and Production, Intro to Music Business, Audio for Film, Television, and Gaming, and Music Production for Songwriters. All of the Audio Tech instructors are certified on various software, and also bring to their instruction their vast experience as performers and professionals in the music industry. NMC's Audio Tech program remains on the cutting-edge of technology and instruction as we adapt to industry trends and new innovations.

Commitment Scholarship Program

The NMC Commitment Scholarship Program was developed to encourage academically promising students with financial need to successfully complete high school and enter college. The program began in 1993, and has included more than 1,000 first-generation college students from 19 participating high schools. Each fall, 40-50 new students are inducted from the region to engage in activities that support successful educational attainment. The students, in partnership with the parents and high schools, commit to regular participation in the program activities, demonstration of good citizenship, and completion of high school with a minimum of a 2.5 grade point average.

On-Campus Residence Life Opportunities

The Residence Hall Living/Learning program at NMC is one of ten residence hall programs offered at the community college level in Michigan. Student and professional staff provide peer social programs,

educational seminars, and community service opportunities. The Residence Halls are alcohol/drug free zones except for designated suites in North Hall where all residents are over 21 and agree to special restrictions. Affordable housing is limited in the Traverse City area which is reflected in our growth in the number of students living in the halls and apartments in the past several years. Having reached capacity in three consecutive years, the college opened a new residence Hall in August of 2017 expanding overall capacity to 370. There are also approximately 50 two-bedroom apartments on NMC's main campus which are consistently full with a waiting list.

Extended Education & Training

Extended Education & Training is the community education umbrella for three divisions: Work & Career; Life Enrichment; and College for Kids. Additionally, they provide four large areas of support to the College: recruitment, engagement with donors, cross-listed academic classes for the community, and strategic college initiatives. On an annual basis, Extended Education & Training offers nearly 1,000 continuing education courses in adult enrichment, youth learning opportunities, professional and workforce training, and international tours, in multiple formats including online, hybrid, and in-person, and annually serves over 3000 individual students.

The Work & Career division broadens the front door of the college by offering stepping stone learning opportunities to help individuals upskill in the workplace, or choose new career paths all together. Blended Pathways are being added this year, which thread together noncredit training programs with credit certificate and degree learning opportunities. They oversee and manage the Northern Michigan Attainment Collaborative (NOMIAC), a 10-county collaborative which brings together industry, education, and nonprofit service providers to help grow the middle class here in Northern Michigan. They work with industry partners and employers to align and provide curriculum, ensuring that the training provided serves both students and employers as they level up their careers. Additionally, they work with admissions to ensure that students have a smooth transition from noncredit to credit programs, and that credit for prior learning is utilized when possible.

Programming includes certificates in Business Development, Eldercare, Google Data Analytics, Personal Trainer, Microsoft Office, Adobe Creative Suite, QuickBooks/Bookkeeping, Paralegal, Medical Assistant, Medical Billing & Coding, and more, which are in high demand with area employers. They also offer MIOSHA safety training, training in various computer/technology areas, and soft skills for professional development. Extended Education & Training engages with area employers to fill their custom training and retreat needs for a variety of topics including leadership, management, nutrition, culinary, and manufacturing skills. Custom Training continues to evolve as NMC is well-equipped to creatively and quickly meet current skills gaps without region.

The Work & Career division is currently supported by two grants received in 2025 from MiLEAP's Sixty by 30 initiative, to ensure that Prosperity Region 2 is doing their part to reach the 60% attainment goal for the state of Michigan. Continuing Education Certificate programs include Northern Naturalist and Global Certificates for Life Enrichment.

University Partners

The mission of NMC's University Partnerships is to facilitate the delivery of high-quality programs and course offerings beyond the associate degree to northwest Michigan residents as deemed desirable by the citizens of the region. Beginning in Fall 2025, tied to the college's *NMC Thrive* campus master plan, the unique partnership between Northwestern Michigan College and the five participating universities was relocated from the University Center on Boardman Lake Campus to the James Beckett Building on the Front Street Campus. This move created better alignment of student success and financial services and create stronger ties between NMC programs and partner institutions.

NMC offers associate degrees in over 40 liberal arts, health, business, education, and technical programs. The partnering universities offer courses required for the completion of the final two years of selected bachelor **degree** programs, complete master's degree programs in selected areas, post-bachelor and graduate certificates, specialized endorsements, and one doctorate. University Partners include: Central Michigan University, Davenport University, Ferris State University, Grand Valley State University, and Michigan State University - Institute of Agricultural Technology.

Global Endorsement

Beginning in the fall of 2014, the college developed a cross-curricular endorsement for students who complete a variety of curricular and extra-curricular experiences that are recorded on an official college transcript. In part funded by the NMC Global Opportunity Fund, students take coursework, attend the college's Window on the World Week, Passport Student Lecture Series, and International Affairs Forum and even travel to international educational sites to receive credit towards this endorsement.

The Dennos Museum

The Dennos Museum (The Dennos) builds community, sparks conversation, and inspires change for audiences of all ages through its exhibitions, programs, and the collection and preservation of art. The museum is one of the largest community college museums in the United States and serves NMC students and faculty, K-12 school groups, and the general public. The Dennos is also one of just seven Smithsonian affiliates in the state of Michigan and received the Certified Autism Center (CAC) designation through IBCCES in 2023.

The Museum cares for and curates a selection of semi-permanent exhibitions drawn from more than 3,000 works of art, with strong holdings in contemporary Inuit artwork and Midwest regionalism. Museum staff also oversee over 15 outdoor sculptures installed throughout the NMC campuses.

Traveling exhibitions and loans from museums across the nation provide additional opportunities to connect faculty and students with object-based teaching and learning opportunities. Museum staff work with an advisory committee to curate exhibitions that directly support college initiatives connected to diversity and inclusion, interdisciplinary teaching and learning, global perspectives, contemporary socio-political issues of our time, and more.

Additional facilities include the 367 seat Milliken Auditorium, which hosts a diverse series of lectures and performances throughout the year. The auditorium serves as home base for the NMC Music Department, the International Affairs Forum (IAF), new student orientation, and college-wide programs and training opportunities.

Joseph H. Rogers Observatory

The primary function of the Northwestern Michigan College's Joseph H. Rogers Observatory is to serve as the laboratory facility for NMC astronomy students. It also provides educational opportunities for the community. The 1,500 square foot building, with two observing domes, stands as an example of this area's commitment to education. Constructed completely with donated funds, the Observatory houses astronomical equipment utilized for both education and research. The Observatory hosts Open Houses for the general public throughout the year with over 5,000 visitors annually. The Joseph H. Rogers Observatory is one of fifteen sites in the National Network of Project ASTRO™, a K-12 science education outreach program, and one of three sites chosen to host Family ASTRO™.

Marine Center – Professional Development

The Marine Center provides comprehensive workforce professional development for the geospatial surveying and remote sensing industries through custom curriculum development and facilitation and targeted micro-credentials that award students industry certifications. Key micro-credential offerings include Marine Data Processing (6-months online), Marine Geospatial Data Management (12-months online), ROV Systems and Troubleshooting (12-weeks in-person), and Advanced Marine Platforms (12-months in-person). Additional micro-credentials cover Electrical Systems and Troubleshooting, Microcontroller Applications, PLC Applications, Machining Fundamentals, Industrial Maintenance, UAS Technician, and Survey Fundamentals. The Marine Center's extensive offerings are directly aligned with NMC's marine technology, surveying, engineering, and Uncrewed Aerial Systems (UAS) academic programs, and these competency-based, experiential learning and certifications address key industry needs, elevate technical and academic awareness, and generate sustainable revenue.

The Hagerty Conference Center

The Great Lakes Campus is also home to the Hagerty Conference Center. The Center provides a flexible, technology-equipped space to accommodate seminars, classes, and specialized training in support of all NMC programs. The site also serves as a venue for professional development seminars for regional, national, and international businesses in addition to weddings and other private events. This enables NMC to increase its role in bringing new learning opportunities and new visitors to the region, thus providing economic growth and quality of life improvements. It also promotes further integration of programs within NMC, and enables NMC programs to draw on resources from outside the area to augment its own program offerings.

Child Care Center

In the summer of 2014, NMC partnered with Munson Healthcare to open a childcare center at the Oleson Center on NMC's main campus. NMC is a member of the 5toOne Initiative of the Great Start Traverse Bay Collaborative which has been working to create a comprehensive regional system for early childhood development programs. Munson Healthcare and Traverse Bay Area Intermediate School District (TBAISD) have also been included in these discussions and have been aware of our on-going concerns for NMC students as it relates to children's educational services. By partnering with Head Start and GSRP students who qualify are able to access free quality preschool services.

Key factors in this arrangement are two grant opportunities that provide a source of funding to pay for daycare services. The two grants awarded by the State of Michigan and available through TBAISD are the

Great Start Readiness Program and Head Start. Munson allows families to call one week in advance to schedule time.

II-C. Identify other initiatives which may impact facilities usage.

The College has a unique opportunity to renovate its Osterlin Building into an innovative student services hub and welcome center. In 2019, the College's library was relocated from the Osterlin Building to its new home on the 2nd floor of the Timothy J. Nelson Innovation Center. The vacancy of the library in Osterlin creates space to move the College's admissions, financial aid, health services, experiential learning, and other student activities into a centralized space. Consolidating those services into the Osterlin Building would create a "Student Services Hub", allowing students to access all academic and financial support services in one building. We believe this facilities strategy will directly improve student retention and completion.

In the next five-year period, the College expects to programming for nursing and other health occupations. Continued growth in this area will require investment in additional simulation and teaching facilities. As the College continues projects designed to increase persistence and credential completion, it is adding instructional support activities that have an impact on experiential and supplemental instructional space.

Finally, the College is embedding within the curriculum a multi-disciplinary approach to learning desired by employers. These initiatives require large interactive space that can be reconfigured for multiple uses. The College's current buildings do not accommodate this demand; renovation and additions to existing college buildings are necessary to stay agile as an institution.

The current priorities for facilities planning are focused on the following:

- Addressing deferred maintenance on existing buildings
- Increasing flexible and accessible classroom space
- Increasing flexible and accessible office spaces
- Reducing energy usage and creating sustainable infrastructure
- Creating housing opportunities to attract students

II-D. Demonstrate economic development impact of current/future programs.

According to a 2024 study by the economic modeling firm Lightcast, NMC creates a significant positive impact on the business community and generates a return on investment to its major stakeholder groups – students, taxpayers, and society.

- The analysis shows that in FY2021-FY2022, operations and student spending of NMC together with the enhanced productivity of its alumni, generated \$204.5 million in added income, approximately equal to 2% of the GRP of the NMC Service Area, which is nearly as large as the Transportation and Warehousing Industry in the region.
- The impact of \$204.5 million is equivalent to supporting 3,106 jobs
- Average annual rate of return for NMC students is 20.3%. This equates to \$5.20 in higher future earnings for every \$1 students invest in their education at NMC.
- Taxpayers provided \$25.8 million of state and local funding to NMC in FY2021-FY2022. In return, taxpayers will receive an estimated present value of \$32.8 million in add tax revenue streaming

from students' higher lifetime earnings

See **Appendix A** for an executive summary of our 2024 Economic Impact Study. Some specific examples of NMC initiatives directed at regional economic improvement are highlighted below.

Technical Workforce and Career Development

NMC's Parsons-Stulen building houses a range of credit and non-credit programs that directly support training for key skills of high value to the region. Each major program area facilitates employer and community feedback through program Advisory Boards. In addition, faculty and staff participate in state, regional, and national organizations, and are directly engaged in research to help with development of appropriate programs and courses.

In collaboration with other workforce agencies and organizations, NMC has been able to respond to the need for incumbent worker training directly in the workplace, and in areas customized to employer needs. In addition, the technical workforce areas have prepared programs that can be quickly delivered to area communities where there is an identified need to prepare individuals for a specific labor pool.

As part of the Extended Education and Training department, NMC has been awarding industry recognized credentials meeting the demand of local employers. Custom training, designed specifically for the industry, has increased with EE&T educating over 200 employees of a local manufacturing facility. As part of MiLEAP's Sixty by 30 initiative, EE&T partnered with Northwest Michigan Works! to form the Northern Michigan Attainment Collaborative (NOMIAC) focused on bringing together businesses, employers, and organizations from across the region with a focus on short term training and upskilling. The goal of the collaborative is to increase the percentage of people in the region with a credential or degree to 60% by 2030 and expand the middle class. Tied to this initiative, NMC has been working to blend credit and noncredit training making certificate achievement more attainable.

Michigan New Jobs Training Program

Since authorization in 2009, NMC has been an active participant in the use of this economic development tool for community colleges. To date, NMC has developed contracts representing close to \$11.8 million in associated training, with over 1,191 jobs in sectors including advanced manufacturing, value-added agriculture (food processors, distribution and retail), healthcare, insurance and construction.

Great Lakes Maritime Academy

The Great Lakes Maritime Academy (GLMA) cadets continue to experience 100% employment in high-earning positions. The opportunities for cadets today have never been greater due to an aging/retiring maritime workforce on the Great Lakes, which has led to numerous vacancies. During the fall semester, recruiters from vessel operators and maritime unions visit the Academy weekly. Additionally, each cadet will complete three internships, two of which will be on commercial vessels. These internships expose the cadets to different options, and allow the operators to see the quality of the cadets first hand.

Great Lakes Water Studies Institute

GLWSI officially launched NMC's third Bachelor of Science in Maritime Technology major in the area of Marine Technology. This program is unique to the United States and one of the only ones in the world. Specific training emphasis includes remotely operated vehicles and marine platforms, marine acoustics

and sonar, marine data processing, and project management. Multiple industry collaborations allow graduates a broad range of career opportunities, resulting in near 100% employment. The GLWSI also offers professional development opportunities through the Marine Center in sonar training, search and rescue and other areas for industry and government partners who travel from around the world to participate in these training programs. ROV training at NMC is certified through the Association of Diving Contractors International (ADCI), which will draw additional personnel to our programs.

The GLWSI is involved in multiple Great Lakes applied research projects with university and government partners and is the lead education entity in the Freshwater Research and Innovation Center, slated to open in the spring of 2027.

Tourism and Hospitality Industries

Tourism and the hospitality industry are among the largest economic sectors in NMC's five county service area. The Great Lakes Culinary Institute directly supports that sector. There is a significant shortage of skilled professionals in this area. The Culinary Institute's ability to expand the programs that it offers is important to the area's economy.

Agribusiness

Agriculture and viticulture are significant parts of the region's economy, eco-structure and quality of life. NMC has developed a successful and long-standing partnership with Michigan State University's Institute of Agricultural Technology to provide a series of technical specialties within NMC's associate of applied plant science. Students may select areas in fruit and vegetable crop management, landscape management and viticulture. In 2013, NMC and MSU's Institute of Agricultural Technology established a shared position, in collaboration with MSU's Department of Horticulture, as an innovative approach toward collaboration in employer outreach, student recruitment, and internship development. In 2014, this shared approach expanded NMC's capacity to provide specialized programming related to precision agriculture. This program continues today.

Healthcare

The health industry is of critical importance to the citizens of the region and hosts the largest regional employer, Munson Healthcare. NMC's Health Occupation programs are critical suppliers to this industry, especially in the preparation of associate degree nurses and potential pathways to partnering with universities for a BSN program. Most recently, NMC has partnered with Munson Medical Center to offer Associate of Applied Science Degrees in Surgical Technology.

A successful strategy has been the development of periodic health education check-ins, a partnership between Munson HealthCare and NMC that supports the coordination of community learning resources, delivers continuing professional development to staff, and identifies areas for future collaboration in the preparation of health care professionals and acts as a facilitator for university-based healthcare programs. This shared approach improves efficiency in professional development for staff, career program planning in the nursing program and related allied health areas. This relationship and collaboration continues with semi-annual meetings between the entities.

III. Staffing and Enrollment

The following section responds to questions related to staffing and enrollment trends for NMC.

III-A. Describe current full and part-time student enrollment levels and define how the programs are accessed by the student.

Enrollment by program for the three most recent fall semesters is provided in **Appendix B**.

NMC uses multiple measures for student assessment of programs. NMC's annual program review process, Program Enhancement and Sustainability Review ("PESR"), is an internal review process that helps ensure our programs and courses are modernized, effective, lead to positive outcomes for students, and are financially sustainable. The premise of the program review is an annual evaluation of quantitative metrics and qualitative reflection on the prior year's activities. From this, goals for the program are set and action plans identified for the coming year. The program review documents and institutional metrics are made available to the college community on the College's internal website.

III-B. Evaluate enrollment patterns over the last five years

The pandemic had a negative impact on college enrollments across the country, however enrollment has since rebounded at NMC which saw 8 semesters in a row of growth beginning with Fall 2023 semester. Recent semesters (Summer 2026, Fall 2026) have experienced slight declines, which was not unexpected based on demographic trends. NMC continues to focus on providing flexible learning options, targeted marketing efforts focused on our distinctive programs, and adapting our programs to the needs of our communities.

See **Appendix B** for enrollment by program over the last five years.

III-C. Project enrollment patterns over the next five years (including distance learning initiatives).

While the College has experienced seven consecutive semesters of enrollment growth, many factors influencing enrollment are still wavering following the pandemic. Census data indicates that the traditional age student population (18-20) will continue to decline through 2040. Community colleges may see an increase in enrollment if we experience a recession, and students return to higher education to learn new skills or trades. The College's enrollment is statistically correlated with state and local unemployment rates. A variety of factors, including the state's commitment to recently adopted financial aid programs such as the Community College Guarantee and Michigan Reconnect, could impact future enrollment positively or negatively.,

We continue to promote the strong academic foundation that Northwestern Michigan College provides students as they complete select bachelor's degrees offered by NMC and their associate degrees for transfer to 4-year colleges and universities, while also highlighting the cost benefit and value students and families realize by attending a community college. Enrollment remains very strong in a number of key programs (i.e. aviation, maritime). In addition, we are promoting two additional Bachelor of Science degrees in Maritime Technology; Marine Technology and Power Systems. As the State focuses on economic growth, new and enhanced job skills and transfer education will remain as key objectives.

We believe one of the greatest opportunities for increases in enrollment growth is through dual enrollment and adult students seeking to enhance their job prospects. NMC is well positioned to offer

courses and programs which will capture these audiences. NMC currently has early college partnerships with Traverse City Area Public Schools and Northwest Educational Services, and The Greenspire School in addition to dual enrollment agreements with many high schools in the area.

High School Student Enrollment Comparison

Academic Year	High School Students Enrolled	% of Total Enrollment	% change from PY
Fall 2021	412	12.5	-0.6
Fall 2022	387	12.5	0.0
Fall 2023	465	14.7	+2.2
Fall 2024	470	14.4	-.3
Fall 2025	544	15.7	+1.3
Fall 2026	540	16.0	-0.7

To strategically support these efforts NMC has participated in the Michigan College Access Network (MCAN) and Local College Access Networks (LCAN). We collaborate with these organizations providing presentations and face to face support for students and their parents or guardians in order to assist them as they complete college applications, the Free Application for Federal Student Aid (FAFSA) and college scholarship applications.

NMC also continues to expand existing and new relationships with colleges and universities in other countries such as China (Water Studies and Construction Technology), Colombia (Water Studies), Indonesia (Marine Technology) and the UK (Aviation), for the purpose of program expansion and student exchange opportunities.

III-D. Provide instructional staff/student and administrative staff/student ratios for major academic programs or colleges

NMC has a standing practice of evaluating all position vacancies for opportunities to distribute work differently, assess the relevance of a service level, and to identify areas in which partnerships may provide options for joint appointments or other creative approaches to management of personnel costs.

As an example, NMC and Michigan State University's Institute of Agricultural Technology (IAT) developed an MOU to share equally in a replacement position serving NMC's Applied Plant Science degree program, which uses IAT's specialty agriculture certificates. This partnership has allowed funding for a full-time position serving both institutions.

Based on fall student, faculty and staff headcounts, ratios were as follows:

Semester	Headcount	Full-Time Faculty + Adjuncts Headcount	Ratio of Students to Faculty
Fall 2021	3,285	221	14:1
Fall 2022	3,100	201	15:1
Fall 2023	3,148	205	15:1
Fall 2024	3,255	219	15:1
Fall 2025	3,460	230	15:1

Semester	Headcount	Full-Time Faculty + Adjuncts Headcount	Ratio of Students to Faculty
Fall 2026	3,376	229	15:1

Semester	Headcount	Administrative Headcount (Executive + Administrative)	Ratio of Students to Administrators
Fall 2021	3,285	37	89:1
Fall 2022	3,100	37	84:1
Fall 2023	3,148	36	88:1
Fall 2024	3,255	33	99:1
Fall 2025	3,460	37	94:1
Fall 2026	3,376	38	89:1

Based on the structure at NMC some administrative positions include teaching as part of their responsibilities. **Appendix C** provides faculty and staff headcounts for the previous five years.

III-E. Projected staffing needs based on five-year enrollment estimates and future programming changes.

NMC has approached a number of staffing questions through the development of a multi-year project-based approach toward talent recruitment, development, retention, and succession. The project has produced new employee orientation programs, the NMC Leadership Institute, and multiple professional development modules ranging from compliance training, supervisor training, wellness initiatives, and self-directed learning opportunities related to workplace improvement.

The College is committed to aligning its workforce to support its strategic direction and establish a values-based framework to provide sustainable and competitive compensation. Further, the College continues to offer and maintain flexible working options allowing employees to work from home and design their schedule within parameters of operational needs. During fiscal years 2018 and 2024, NMC offered a voluntary separation incentive to faculty and staff at or near the top of their respective pay scales. These voluntary separation initiatives have afforded NMC opportunities to reduce operating costs and restructure the institution to meet the evolving needs of the institution and our students.

III-F. Identify current average class size and projected class size needs

NMC manages its section sizes based on an efficiency model with a college goal of 90% efficiency. **Appendix D** contains course efficiency data by academic division for the previous six academic years. Class sizes are driven primarily by pedagogical factors related to the subject matter being taught.

IV. Facilities Assessment

NMC completed its most recent campus master plan in 2024. The College contracts with Sodexo for facilities management services. Sodexo prepares a comprehensive facilities assessment every 3 years to

help the College identify and prioritize deferred maintenance needs. The most recent assessment can be found at **Appendix E**.

IV-A. Summary description of each facility.

A summary of buildings, their ages, and square footage is included as **Appendix F**.

IV-B. Building and classroom utilization rates.

Virtually all College classes and events are scheduled through the College’s 25Live scheduling system. **Appendix G** is produced from 25Live and provides information on the utilization, functionality and allocation of organizational facilities.

IV-C. Mandated facility standards for specific programs, where applicable.

NMC’s facilities fully comply with all applicable laws and safety standards for specific programs. The College continues to monitor all applicable Federal, State, and local laws impacting our property.

IV-D. Functionality of existing structures and space allocation to program areas served.

Existing buildings and facilities are often repurposed to meet the evolving needs of the College. One of the biggest opportunities for the College to improve functionality across the campus is the implementation of a “one-stop shop” hub for student services in our Osterlin Building. The consolidation of our student services into one building would improve student experience and retention through ease of access to such services.

IV-E. Replacement value of existing facilities (insured value of structure to the extent available).

The replacement value of our buildings and contents is assessed at \$376,714,000 as of June 2026. We’ve included the appraisal report in **Appendix H**.

IV-F. Utility system condition (i.e. heating, ventilation, and air conditioning (HVAC), water and sewage, electrical, etc.).

Each item identified in the Facilities Condition Assessment (**Appendix E**) is listed by category (i.e. electrical, mechanical, plumbing, etc.) Of the College’s estimated \$22.1 million in deferred maintenance over the next five years, 22% is categorized as HVAC, 18% as Electrical, and 31% as Interior Construction and Finishes. Utility needs are adequately considered as part of the annual budgeting process. The following table summarizes the College’s utility providers and needs:

Campus Utilities

Utility	Notes
Electric	Traverse City Light and Power (Traverse City Campuses). Sufficient city capacity appears to be available to meet projected college needs.
Water	Traverse City and Garfield Township provide water.
Sewage	City of Traverse City and Garfield Township.

Storm Sewers	Limited access to Traverse City storm sewers is available. The Front Street campus is equipped with numerous dry wells into which storm water drains. Main campus includes a large stormwater retention system.
Natural Gas	Campus heating systems are natural gas. Adequate capacities currently exist.

IV-G. Facility infrastructure condition (i.e. roads, bridges, parking structures, lots, etc.)

The majority of lots, roads and walks on and off Front St. Campus are in good shape due to ongoing preventative maintenance efforts. In some areas, sidewalks and curbs are showing their age. An annual schedule for the repair and replacement of sidewalks and the repair/seal/replacement of parking lots and campus roads has been allocated and incorporated in the College's capital and operating budgets as applicable.

Appendix I shows a map of the Front Street (Main) campus.

IV-H. Adequacy of existing utilities and infrastructure systems to current and 4-year projected programmatic needs.

Based on our current and five-year projections NMC utilities and infrastructure systems are generally sufficient. As a means to reduce utility costs and sustainability efforts, NMC has embarked on an alternative energy project on our Front St. Campus to replace our aging steam boiler infrastructure serving 5 campus buildings with a geothermal energy exchange system. This is not a new experiment for NMC, as our Timothy J. Nelson Innovation Center (funded by Capital Outlay in 2020) is served by a geothermal system, which has proven successful. The \$23 million geothermal project, currently in process as of October 2026, will include a borefield, piping, vault system, and electrical, mechanical, and temperature control upgrades for all buildings served. This project will be completed in Fall 2027.

IV-I. Does the institution have an enterprise-wide energy plan? What are its goals? Have energy audits been completed on all facilities and, if not, what is the plan/timetable for completing such audits?

See section above. To expand on the previous section, NMC engaged an engineering firm to complete an energy study in October 2021 covering six key buildings on campus: Health & Science Building, Biederman Building, Tanis Building, Osterlin Building, Scholars Hall, the Powerhouse Building. The key recommendation from this study was to replace our current aging boiler system with a distributed geothermal energy system including HVAC upgrades on the six buildings listed.

Aside from our planned geothermal project, 2021, the College finished implementing a campus-wide LED lighting upgrade as recommended in our 2015 and 2010 energy audits. The estimated annual savings from this campus wide project is over \$50,000 per year. Other projects considered were related to water conservation, low flow aerators, and variable frequency drivers in some of our buildings. The College also takes full advantage of an energy rebate program through our local provider, Traverse City Light and Power. This program has enabled us to complete several lighting upgrades on campus and explore the use of solar energy.

All projects are evaluated for energy savings. As roofs are replaced, additional insulation measures are included in those projects. Other areas of savings include insulated glass overhead doors in our power house, replacement of old boilers with more efficient ones, and new cooling towers to improve the energy efficiency of our HVAC systems.

IV-J. Land owned by the institution, including a determination of whether capacity exists for future development, additional acquisitions are needed to meet future demands, or surplus land can be conveyed for a different purpose.

Under current assumptions for future growth, there is existing capacity for future development on land owned by the college. The College will explore our greatest needs and consider development opportunities as described in our board approved campus master plan.

The College sold its Boardman Lake Campus in April 2026 for \$27.0 million to the Grand Traverse Band of Ottawa and Chippewa Indians. The proceeds of the sale will be used to fund our Geothermal project, the Freshwater Research and Innovation Center project, and our Osterlin renovation project.

IV-K. What portions of existing buildings, if any, are currently obligated to the State Building Authority and when these State Building Authority leases are set to expire.

The table below outlines the statistics on the three NMC buildings that are obligated to the State Building Authority.

Building Description	Primary Use	Date of Retirement
Health & Science Building (Integrated Science & Tech Learning Center)	Classrooms and labs	2042
Great Lakes Campus (West Bay)	Specialized classrooms and conferencing facility	2043
Oleson Center	Childcare	2042
Timothy J. Nelson Innovation Center (West Hall Innovation Center)	Classrooms, study spaces, cafeteria, flexible meeting spaces	2055

V. Implementation Plan

V-A. Prioritize major capital projects requested from the State, including a brief description and estimated cost, in the format provided. (Adjust previously developed or prior years' figures utilizing industry standard CPI indexes where appropriate).

Northwestern Michigan College continues evaluating its academic programming and related facilities needs, including how current buildings can be improved and leveraged to increase quality, efficiency, and effectiveness of course delivery.

The College's Administration identified our top capital projects based on the prioritization criteria listed in the table below. We also considered the following questions:

1. Is the project aligned with our Strategic Plan?
2. Is there data to demonstrate an immediate or future need?

3. Is there a business model that demonstrates financial sustainability?

Project	Supports Strategic Plan	Meets Current Capacity Need	Growth Opportunity	Safety Issue	Cosmetic Appeal	Learner Expectation	Time Sensitive
Osterlin Building	X	X	X	X	X	X	X
Energy Infrastructure		X		X	X	X	X
Student Housing	X	X	X		X	X	X
Founder's Hall		X	X		X	X	
Physical Ed		X			X	X	
Outdoor Classroom		X	X		X	X	

Project	Total Cost
Osterlin Building (Student Services Hub)	\$ 13.5 million
Energy Infrastructure Upgrade (geothermal for 6 buildings)	\$ 24.0 million
Student Housing (new facility)	\$ 12.0 million
Physical Education / Recreational Building	\$ 15.0 million
Outdoor Classroom (and event space)	\$ 0.5 million

We continue assessing the capital priorities of the College and related financing options. In addition to these facility building projects, we see an escalating need for investment in technology to support evolving learning environments. During the last 5 years, the college invested over a million dollars to upgrade its firewall and expand wireless infrastructure to improve web accessibility, reliability, and internet safety across campus. The College also installed secure remote key access for all buildings. This investment allows NMC security to lock down buildings remotely if required during an emergency. The College continues to invest in security cameras and qualified security professionals to provide the safest possible environment on our campuses

As noted in the table above, NMC continues to identify the renovation of the Osterlin Building as our top priority capital project. This 60-year old building would be renovated and remodeled to provide our students a one-stop shop / student service hub. The updated space would provide a holistic approach to student services. The estimated cost of this project is \$13.5 million.

V-B. If applicable, provide an estimate relative to the institution's current deferred maintenance backlog. Define the impact of addressing deferred maintenance and structural repairs, including programmatic impact, immediately versus over the next five years.

See Facilities Condition Assessment at **Appendix E**. Northwestern Michigan College recognizes the importance of addressing deferred maintenance in its operating budget. Starting in 2009, the College has provided direct funding through the General Fund to address deferred maintenance backlog.

The facilities assessment identified approximately \$22.1 million in deferred maintenance required over the next five years. Funding for certain identified items has been included in the College's plant fund budget. Addressing deferred maintenance is critical for the college to carry out its mission of providing a

state-of-the-art quality program to its students. However, given limited financial resources the College must prioritize the most critical projects within the scope of its budget.

A new facilities condition assessment is currently in process as of October 2026. Results are expected by end of calendar 2026, ahead of the College's FY28 budgeting process.

V-C. Include the status of on-going projects financed with State Building Authority resources and explain how completion coincides with the overall Five-Year Capital Outlay Plan.

As of October 2026, there are no current or on-going projects at NMC that are financed with State Building Authority resources.

V-D. Identify, to the extent possible, a rate of return on planned expenditures. This could be expressed as operational savings that a planned capital expenditure would yield in future years.

The College evaluates each major building project to determine a rate of return. This is accomplished by a reduction in operating costs such as utility savings along with any staffing reductions that could be attributed to the redesign of a facility.

V-E. Where applicable, consider alternatives to new infrastructure such as distance learning.

The College continues to assess the future of learning and future of work in its capital planning process. Although distance and flexible learning options will continue to drive changes in higher education, there is still a role for innovative and functional learning facilities. Our proposed building projects enhance current learning by engaging students and faculty in an interactive learning environment.

V-F. Identify maintenance schedule for major maintenance items in excess of \$1 million for fiscal year 2028-2032.

Currently, there are no single identified maintenance items over \$1 million.

V-G. Identify the amount of non-routine maintenance the institution has budgeted for in its current fiscal year and relevant sources of financing.

Northwestern Michigan College completes a comprehensive Facility Condition Assessment every three years to determine the key maintenance needs of every building on campus. Every budgeting year, we review and compile this data to prioritize our top facility needs. The College's twenty-six (26) active buildings represent approximately 850,000 square feet of space. The College's General Fund provides over \$1.7 million in annual funding for critical deferred maintenance.

See **Appendix E** for our facilities condition assessment. NMC strives to maintain an overall facilities rating of "Good". The cumulative FCI percentage for our campus as of November 2021 is 6%, which falls into an operating standard of "Good" (anything under 10%) per this report.

Appendix A

NMC Economic Impact



The Economic Value of Northwestern Michigan College

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Preface

Lightcast is a leading provider of economic impact studies and labor market data to educational institutions, workforce planners, and regional developers in the U.S. and internationally. Since 2000, Lightcast has completed over 3,000 economic impact studies for educational institutions in three countries. Along the way, we have worked to continuously update and improve our methodologies to ensure that they conform to best practices.

The present study reflects the latest version of our model, representing the most up-to-date theory for conducting human capital economic impact analyses. Some changes are due to our efforts to conform to best practices for economic impact analyses. For example, the economic impact guidelines set by the Association for Public Land-Grant Universities discourage the inclusion of depreciation and interest expenses in operations spending impacts. Previous iterations of our model have used this measure as a proxy for capital maintenance. However, in an effort to provide more conservative and defensible results, we now exclude those expenditures from the operations spending impact.

The model is consistently being updated as more data becomes available. For example, in prior studies the alumni impact only included the alumni served over the past 30 years. Historical headcount data beyond 30 years oftentimes did not exist and estimates were unreliable. However, historical headcount data reliability has increased over the years, making the historical headcount estimates by Lightcast more accurate. Therefore, the impact from alumni has been expanded to include all alumni active in the regional workforce who have not reached the average retirement age of 67.

This model, as with previous versions, has various external data inputs which reflect the most current economic activity and data. These data include (but are not limited to): the taxpayer discount rate; the student discount rate; the consumer savings rate; the consumer price index; national health expenditures; state and local industry earnings as a percent of total industry earnings; income tax brackets and sales tax by state; and unemployment, migration, and life tables. All data sets are maintained quarterly, although most updates occur only once a year.



These and other changes mark a considerable upgrade to the Lightcast economic impact model. Our hope is that these improvements will provide a better product for our clients – reports that are more transparent and streamlined, methodology that is more comprehensive and robust, and findings that are more relevant and meaningful to today's audiences.

While this report is useful in demonstrating the current value of Northwestern Michigan College (NMC), it is not intended for comparison with NMC's previous study conducted by Lightcast in 2017. Due to the extent of external data updates and improvements in Lightcast's model since 2017, differences between results from the 2017 study and the present study do not necessarily indicate changes in the value of the college. For example, the source of migration data has been updated to the Internal Revenue Service, which provides more granular and reliable data on migration, making the regional and state outmigration rates used in the study reflective of actual historical migration patterns.

Lightcast encourages our readers to approach us directly with any questions or comments they may have about the study so that we can continue to improve our model and keep the public dialogue open about the positive impacts of education.

A note on comparing studies

It is important to note that the changes outlined above represent important improvements to our methodology, ultimately providing more accurate and robust results. However, these changes make it difficult to directly compare past studies to the current study, with the effectiveness of the comparison decreasing as the age of the previous study increases.

Additionally, in general Lightcast discourages comparisons between individual institutions and between educational systems since many factors, such as regional economic and political conditions, institutional differences, and student demographics are outside of the institution's control. In addition, every institution is unique, meaning the results and types of impact or investment measures are tailored to the specific institution or educational system.

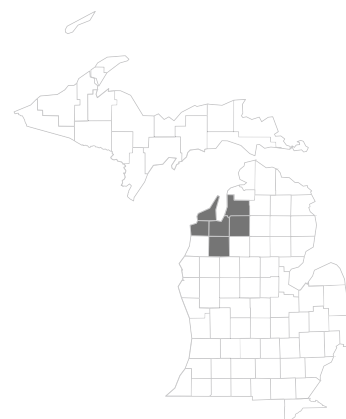


Executive summary

This report assesses the impact of Northwestern Michigan College (NMC) on the regional economy and the benefits generated by the college for students, taxpayers, and society. The results of this study show that NMC creates a positive net impact on the regional economy and generates a positive return on investment for students, taxpayers, and society.



Economic impact analysis



The NMC Service Area

During the analysis year, NMC spent \$30.4 million on payroll and benefits for 672 full-time and part-time employees and spent another \$23.8 million on goods and services to carry out its day-to-day and construction operations. This initial round of spending creates more spending across other businesses throughout the regional economy, resulting in the commonly referred to multiplier effects. This analysis estimates the net economic impact of NMC that directly accounts for the fact that state and local dollars spent on NMC could have been spent elsewhere in the region if not directed toward NMC and would have created impacts regardless. We account for this by estimating the impacts that would have been created from the alternative spending and subtracting the alternative impacts from the spending impacts of NMC.

This analysis shows that in fiscal year (FY) 2021-22, operations and student spending of NMC, together with the enhanced productivity of its alumni, generated **\$204.5 million** in added income for the NMC Service Area¹ economy. The additional income of **\$204.5 million** created by NMC is equal to approximately **2.0%** of the total gross regional product (GRP) of the NMC Service Area. For perspective, this impact from the college is nearly as large as the entire Transportation & Warehousing industry in the region. The impact of **\$204.5 million** is equivalent to supporting **3,106 jobs**. For further perspective, this

The additional income of **\$204.5 million** created by NMC is equal to approximately **2.0%** of the total gross regional product of the NMC Service Area.

¹ For the purposes of this analysis, the NMC Service Area is comprised of Antrim, Benzie, Grand Traverse, Kalkaska, Leelanau, and Wexford Counties.



means that **one out of every 42 jobs** in the NMC Service Area is supported by the activities of NMC and its students. These economic impacts break down as follows:

Operations spending impact



Payroll and benefits to support NMC's day-to-day operations amounted to \$30.4 million. The college's non-pay expenditures amounted to \$23.8 million, \$12.1 million of which was spent directly in the NMC Service Area. The net impact of operations spending by the college in the NMC Service Area during the analysis year was approximately **\$37.4 million** in added income, which is equivalent to supporting **749 jobs**.

Student spending impact



Around 14% of students attending NMC originated from outside the region. Some of these students relocated to the NMC Service Area to attend the college. In addition, some students are residents of the NMC Service Area who would have left the region if not for the existence of NMC. The money that these students, referred to as retained students, spent toward living expenses in the NMC Service Area is attributable to NMC.

The expenditures of relocated and retained students in the region during the analysis year added approximately **\$3.2 million** in income for the NMC Service Area economy, which is equivalent to supporting **51 jobs**.

Alumni impact



Over the years, students gained new skills, making them more productive workers, by studying at NMC. Today, thousands of these former students are employed in the NMC Service Area.

The accumulated impact of former students currently employed in the NMC Service Area workforce amounted to **\$163.9 million** in added income for the NMC Service Area economy, which is equivalent to supporting **2,305 jobs**.

Important note

When reviewing the impacts estimated in this study, it is important to note that the study reports impacts in the form of added income rather than sales. Sales includes all of the intermediary costs associated with producing goods and services, as well as money that leaks out of the region as it is spent at out-of-region businesses. Income, on the other hand, is a net measure that excludes these intermediary costs and leakages and is synonymous with gross regional product (GRP) and value added. For this reason, it is a more meaningful measure of new economic activity than sales.





Investment analysis is the practice of comparing the costs and benefits of an investment to determine whether or not it is profitable. This study evaluates NMC as an investment from the perspectives of students, taxpayers, and society.

Student perspective



Students invest their own money and time in their education to pay for tuition, books, and supplies. Many take out student loans to attend the college, which they will pay back over time. While some students were employed while attending the college, students overall forewent earnings that they would have generated had they been in full employment instead of learning. Summing these direct outlays, opportunity costs, and future student loan costs yields a total of **\$18.4 million** in present value student costs.

In return, students will receive a present value of **\$95.0 million** in increased earnings over their working lives. This translates to a return of **\$5.20** in higher future earnings for every dollar that students invest in their education at NMC. The corresponding annual rate of return is **20.3%**.

Taxpayer perspective



Taxpayers provided **\$25.8 million** of state and local funding to NMC in FY 2021-22. In return, taxpayers will receive an estimated present value of **\$32.8 million** in added tax revenue stemming from the students' higher lifetime earnings



and the increased output of businesses. Savings to the public sector add another estimated **\$3.1 million** in benefits due to a reduced demand for government-funded social services in Michigan. Total taxpayer benefits amount to **\$35.9 million**, the present value sum of the added tax revenue and public sector savings. For every tax dollar spent educating students attending NMC, taxpayers will receive an average of **\$1.40** in return over the course of the students' working lives. In other words, taxpayers receive an annual rate of return of **2.1%**.

For every tax dollar spent educating students attending NMC, taxpayers will receive an average of **\$1.40** in return over the course of the students' working lives.

Social perspective



People in Michigan invested **\$55.9 million** in NMC in FY 2021-22. This includes the college's expenditures, student expenses, and student opportunity costs. In return, the state of Michigan will receive an estimated present value of **\$402.1 million** in added state revenue over the course of the students' working lives. Michigan will also benefit from an estimated **\$9.8 million** in present value social savings related to reduced crime, lower welfare and unemployment assistance, and increased health and well-being across the state. For every dollar society invests in NMC, an average of **\$7.40** in benefits will accrue to Michigan over the course of the students' careers.

Acknowledgments

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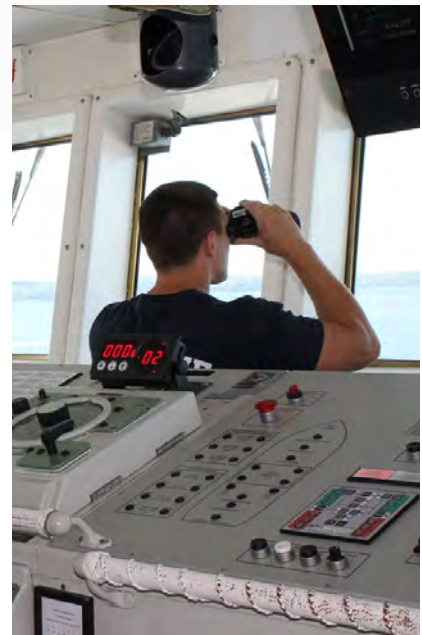


Introduction

Northwestern Michigan College (NMC), established in 1951, has today grown to serve 4,316 credit and 2,298 non-credit students. The college is led by Dr. Nick Nissley, President. The college's service region, for the purpose of this report, is referred to as the NMC Service Area and consists of Antrim, Benzie, Grand Traverse, Kalkaska, Leelanau, and Wexford Counties.

While this study only considers the economic benefits generated by NMC, it is worth noting the region receives a variety of benefits from the college, including social and cultural benefits that are difficult to quantify. The college naturally helps students achieve their individual potential and develop the knowledge, skills, and abilities they need to have fulfilling and prosperous careers. However, NMC impacts the NMC Service Area beyond influencing the lives of students. The college's program offerings supply employers with workers to make their businesses more productive. The college, its day-to-day and construction operations, and the expenditures of its students support the regional economy through the output and employment generated by regional vendors. The benefits created by the college extend as far as the state treasury in terms of the increased tax receipts and decreased public sector costs generated by students across the state.

This report assesses the impact of NMC as a whole on the regional economy and the benefits generated by the college for students, taxpayers, and society. The approach is twofold. We begin with an economic impact analysis of the college on the NMC Service Area economy. To derive results, we rely on a specialized Multi-Regional Social Accounting Matrix (MR-SAM) model to calculate the added income created in the NMC Service Area economy as a result of increased consumer spending and the added knowledge, skills, and abilities of students. Results of the economic impact analysis are broken out according to the following impacts: 1) impact of the college's operations spending, 2) impact of student spending, and 3) impact of alumni who are still employed in the NMC Service Area workforce.



NMC impacts the NMC Service Area beyond influencing the lives of students.



The second component of the study measures the benefits generated by NMC for the following stakeholder groups: students, taxpayers, and society. For students, we perform an investment analysis to determine how the money spent by students on their education performs as an investment over time. The students' investment in this case consists of their out-of-pocket expenses, the cost of interest incurred on student loans, and the opportunity cost of attending the college as opposed to working. In return for these investments, students receive a lifetime of higher earnings. For taxpayers, the study measures the benefits to state taxpayers in the form of increased tax revenues and public sector savings stemming from a reduced demand for social services. Finally, for society, the study assesses how the students' higher earnings and improved quality of life create benefits throughout Michigan as a whole.

The study uses a wide array of data that are based on several sources, including the FY 2021-22 academic and financial reports from NMC; industry and employment data from the Bureau of Labor Statistics and Census Bureau; outputs of Lightcast's impact model and MR-SAM model; and a variety of published materials relating education to social behavior.



Appendix B

Enrollment by Program

Registration

September 4, 2026

Program Analysis

Students' Declared Program of Study on Date Specified
 Contact Hours Shown are the TOTAL CONTACT HOURS GENERATED by Students in each Program

Program of Study	Fall 2024 03-SEP-24				Fall 2025 02-SEP-25				Fall 2026 03-SEP-26			
	# in Prog	% of Total	Cont Hrs	% of Total	# in Prog	% of Total	Cont Hrs	% of Total	# in Prog	% of Total	Cont Hrs	% of Total
Accounting	29	.9%	278	.8%	24	.7%	203	.6%	20	.6%	310	.6%
Accounting - Transfer	17	.5%	183	.5%	27	.8%	307	.9%	26	.8%	340	1.0%
Accounting Certificate II	0	.0%	0	.0%	6	.2%	47	.1%	3	.1%	20	.1%
Accounting-Fraud Investigation	8	.2%	38	.1%	3	.1%	18	.1%	5	.2%	44	.1%
Advanced Manufacturing	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Agricultural Operations	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Assistant Web Developer	1	.0%	8	.0%	3	.1%	31	.1%	2	.1%	24	.1%
Associate Degree Nursing	132	4.1%	2,520	7.2%	134	4.1%	2,765	7.9%	123	3.8%	2,255	8.5%
Associate Web Developer	1	.0%	12	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Audio Technology	45	1.4%	504	1.4%	54	1.7%	658	1.9%	42	1.3%	546	1.6%
Audio Technology I	1	.0%	8	.0%	2	.1%	25	.1%	1	.0%	5	.0%
Audio Technology II	9	.3%	90	.3%	6	.2%	62	.2%	1	.0%	15	.0%
Auto Hybrid Tech Specialist	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Automotive Service Technology	13	.4%	196	.6%	27	.8%	479	1.4%	20	.6%	353	1.0%
Aviation - Flight Technology	131	4.0%	1,303	3.7%	134	4.1%	1,427	4.1%	136	4.2%	1,485	4.2%
Beverage Management Cert 1	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Biology - Transfer	44	1.4%	522	1.5%	50	1.5%	611	1.7%	47	1.4%	563	1.6%
Business Admin - Computer Appl	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Business Admin - Entrepreneur	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Business Admin - General	99	3.0%	889	2.5%	99	3.0%	924	2.6%	92	2.8%	919	2.6%
Business Admin - Management	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Business Admin - Marketing	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Business Admin - Transfer	77	2.4%	842	2.4%	87	2.7%	1,062	3.0%	92	2.8%	1,026	2.9%
CIT Infrastructure and Security	53	1.6%	628	1.8%	47	1.4%	550	1.6%	47	1.4%	607	1.7%
CIT-Assistant Developer	1	.0%	9	.0%	0	.0%	0	.0%	1	.0%	8	.0%
CIT-Associate Developer	0	.0%	0	.0%	1	.0%	8	.0%	2	.1%	24	.1%
CIT-ComputerSupport Specialist	3	.1%	27	.1%	4	.1%	42	.1%	4	.1%	31	.1%
CIT-Developer I	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
CIT-Developer III	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
CIT-Infrastructure Spec I Cert	1	.0%	4	.0%	0	.0%	0	.0%	0	.0%	0	.0%
CIT-Infrastructure Spec II	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
CIT-Infrastructure Spec, III	1	.0%	12	.0%	0	.0%	0	.0%	1	.0%	16	.0%
CIT-MSOOffice ApplicationsSpec	1	.0%	3	.0%	3	.1%	12	.0%	1	.0%	3	.0%
Chemistry - Transfer	7	.2%	84	.2%	6	.2%	78	.2%	7	.2%	90	.3%
Child Development - Transfer	17	.5%	142	.4%	17	.5%	157	.5%	7	.2%	74	.2%
Communications and Speech - Tran	8	.2%	77	.2%	10	.3%	110	.3%	10	.3%	123	.3%
Computer IT - Developer	53	1.6%	548	1.6%	36	1.1%	413	1.2%	26	.8%	298	.8%
Computer IT - General	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Computer Support Specialist I	2	.1%	28	.1%	0	.0%	0	.0%	0	.0%	0	.0%
Const - Electrical Cert I	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Const - Electrical Cert II	36	1.1%	194	.6%	58	1.8%	272	.8%	58	1.8%	297	.8%
Construction Tech Electrical	55	1.7%	333	.9%	38	1.2%	284	.8%	39	1.2%	301	.9%
Construction Tech HVAC/R	2	.1%	20	.1%	5	.2%	69	.2%	6	.2%	89	.3%
Construction Technology Mgmt	17	.5%	198	.6%	18	.6%	221	.6%	28	.9%	331	.9%
Construction-Carpentry Cert I	6	.2%	67	.2%	10	.3%	107	.3%	4	.1%	30	.1%
Construction-Carpentry Cert II	4	.1%	54	.2%	2	.1%	26	.1%	2	.1%	18	.0%
Construction-Facilities Main	5	.2%	39	.1%	4	.1%	29	.1%	3	.1%	26	.1%
Construction-HVAC/R Cert	3	.1%	27	.1%	4	.1%	51	.1%	7	.2%	62	.2%
Construction-Plumbing Tech	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Creative Mgmt in Art Direction	1	.0%	7	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Criminal Justice - Transfer	20	.6%	191	.5%	24	.7%	281	.8%	30	.9%	340	1.0%
Culinary Arts	80	2.5%	1,406	4.0%	77	2.4%	1,333	3.8%	84	2.6%	1,592	4.5%
Culinary Arts Certificate I	3	.1%	46	.1%	3	.1%	36	.1%	3	.1%	50	.1%
Culinary Arts Certificate III	5	.2%	82	.2%	5	.2%	96	.3%	6	.2%	122	.3%
Culinary Arts Maritime Cert II	0	.0%	0	.0%	6	.2%	116	.3%	8	.2%	157	.4%
Culinary Arts- Maritime Cert I	4	.1%	52	.1%	0	.0%	0	.0%	0	.0%	0	.0%
Culinary Baking-Pastry Cert II	7	.2%	112	.3%	7	.2%	120	.3%	6	.1%	75	.2%
Cyber Security Specialist I	2	.1%	20	.1%	3	.1%	24	.1%	2	.1%	14	.0%
Dance - Transfer	2	.1%	29	.1%	0	.0%	0	.0%	0	.0%	0	.0%
Deciding	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Dental Assistant	14	.4%	241	.7%	16	.5%	297	.8%	16	.5%	292	.8%
Dental Assistant Certificate	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Digital Admin and Marketing	3	.1%	17	.0%	2	.1%	21	.1%	3	.1%	28	.1%
Early Childhood Ed Certificate	2	.1%	14	.0%	4	.1%	24	.1%	3	.1%	22	.1%
Early Childhood Education	45	1.4%	396	1.1%	47	1.4%	411	1.2%	58	2.1%	580	1.6%
Early Childhood-Infant/Toddler	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Early Childhood-Preschool	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Economics - Transfer	6	.2%	66	.2%	6	.2%	82	.2%	7	.2%	106	.3%
Education - Transfer	33	1.0%	376	1.1%	47	1.4%	540	1.5%	49	1.5%	578	1.6%
Electrical/Drivability Spec	1	.0%	12	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Eng Tech-Robotics/Automation	2	.1%	26	.1%	1	.0%	8	.0%	5	.2%	79	.2%
Engineering	23	.7%	286	.8%	17	.5%	221	.6%	23	.7%	294	.8%
Engineering - Transfer	42	1.3%	558	1.6%	40	1.2%	528	1.5%	40	1.2%	520	1.6%
Engineering Tech-Biomedical	5	.2%	53	.2%	5	.2%	40	.1%	10	.3%	122	.3%
Engineering Tech-Computer Tech	6	.2%	71	.2%	2	.1%	16	.0%	0	.0%	0	.0%
Engineering Tech-Electronics	7	.2%	78	.2%	1	.0%	8	.0%	4	.1%	61	.2%
Engineering Tech-Marine Tech	16	.5%	195	.6%	17	.5%	242	.7%	19	.6%	297	.8%
Engineering Tech-Photonics	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Engineering Tech-UAS	5	.2%	46	.1%	2	.1%	9	.0%	0	.0%	0	.0%

Registration Program Analysis

Engineering Tech-UGV	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Engineering Technology-General	6	.2%	86	.2%	4	.1%	44	.1%	4	.1%	60	.2%
English (Lit/Creative Writing)	17	.5%	169	.5%	12	.4%	124	.4%	13	.4%	134	.4%
Esports Management Cert I	0	.0%	0	.0%	1	.0%	7	.0%	0	.0%	0	.0%
Fine Arts - General - Transfer	35	1.1%	407	1.2%	50	1.5%	557	1.6%	43	1.3%	543	1.5%
Freshwater Studies-Economy	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Freshwater Studies-Economy AAS	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Freshwater Studies-General	13	.4%	145	.4%	11	.3%	141	.4%	12	.4%	166	.5%
Freshwater Studies-Global	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Freshwater Studies-Global AAS	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Freshwater Studies-Science	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Freshwater Studies-Science AAS	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Fruit and Vegetable Crop Mgmt	9	.3%	84	.2%	8	.2%	54	.2%	7	.2%	58	.1%
General Liberal Arts and Science	494	15.2%	5,236	14.9%	530	16.3%	5,819	16.5%	412	12.7%	4,588	13.0%
General Studies	44	1.4%	346	1.0%	45	1.4%	443	1.3%	21	1.0%	284	.8%
Geography - Transfer	2	.1%	22	.1%	2	.1%	29	.1%	2	.1%	25	.1%
History - Transfer	14	.4%	154	.4%	12	.4%	115	.3%	12	.4%	129	.4%
Landscaping Management	2	.1%	14	.0%	3	.1%	20	.1%	6	.2%	51	.1%
Law Enforcement	10	.3%	97	.3%	18	.6%	216	.6%	19	.6%	335	1.0%
Law Enforcement Certificate II	12	.4%	564	1.6%	11	.3%	517	1.5%	11	.3%	517	1.5%
Legal Assistant	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Manufacturing Apprenticeship	6	.2%	51	.1%	10	.3%	73	.2%	9	.3%	77	.2%
Manufacturing Technology	9	.3%	82	.2%	16	.5%	152	.4%	15	.5%	172	.5%
Marine Technology-AAS	0	.0%	0	.0%	0	.0%	0	.0%	9	.3%	119	.3%
Marine Technology-BSMT	35	1.1%	450	1.3%	27	.8%	373	1.1%	26	.8%	371	1.1%
Maritime Technology-Deck BSMT	114	3.5%	1,449	4.1%	133	4.1%	1,663	4.7%	135	4.1%	1,640	4.7%
Maritime Technology-Engineer	65	2.0%	866	2.5%	67	2.1%	874	2.5%	74	2.3%	940	2.7%
Master Automotive Technician	30	.9%	500	1.4%	31	1.0%	575	1.6%	27	.8%	432	1.2%
Mathematics - Transfer	7	.2%	109	.3%	5	.2%	71	.2%	2	.1%	28	.1%
Music, General - Transfer	12	.4%	177	.5%	19	.6%	273	.8%	18	.5%	237	.7%
NMC - Ferris	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
NMC Postgrad/University Center	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Not Pursuing Degree - CDA	0	.0%	0	.0%	10	.3%	28	.1%	8	.2%	30	.1%
Not Pursuing a Degree/Certif	447	13.7%	2,497	7.1%	485	14.9%	2,714	7.7%	526	16.2%	2,825	8.0%
Office Administration	3	.1%	12	.0%	2	.1%	14	.0%	3	.1%	34	.1%
Paramedic	3	.1%	34	.1%	0	.0%	0	.0%	0	.0%	0	.0%
Philosophy/Religion - Transfer	4	.1%	39	.1%	1	.0%	8	.0%	5	.2%	55	.2%
Physical Sciences - Transfer	13	.4%	152	.4%	20	.6%	228	.7%	16	.5%	191	.5%
Political Science - Transfer	4	.1%	54	.2%	9	.3%	116	.3%	10	.3%	121	.3%
Power Systems-BSMT	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Practical Nursing	13	.4%	260	.7%	15	.5%	258	.7%	8	.2%	105	.3%
Pre-Associate Deg Nursing -LPN	4	.1%	30	.1%	4	.1%	37	.1%	4	.1%	65	.2%
Pre-Associate Degree Nursing	163	5.0%	1,577	4.5%	174	5.3%	1,629	4.6%	197	6.1%	2,026	5.8%
Pre-Aviation	39	1.2%	467	1.3%	34	1.0%	417	1.2%	39	1.2%	469	1.3%
Pre-Dental Assisting	2	.1%	19	.1%	2	.1%	22	.1%	2	.1%	18	.1%
Pre-Law - Transfer	7	.2%	71	.2%	8	.2%	99	.3%	13	.4%	158	.4%
Pre-Med, Pre-Dent - Transfer	52	1.6%	626	1.8%	81	1.9%	692	2.0%	71	2.2%	855	2.4%
Pre-Practical Nursing	25	.8%	224	.6%	31	1.0%	287	.8%	36	1.1%	326	.9%
Pre-Respiratory Therapy	6	.2%	60	.2%	10	.3%	106	.3%	3	.1%	40	.1%
Pre-Surgical Tech	25	.8%	230	.7%	21	.6%	212	.6%	18	.5%	168	.5%
Programmable Logic Controllers	1	.0%	6	.0%	1	.0%	4	.0%	1	.0%	4	.0%
Psychology - Transfer	77	2.4%	825	2.3%	74	2.3%	795	2.3%	114	2.0%	758	2.2%
Renewable Energy-Electrical	1	.0%	10	.0%	1	.0%	7	.0%	1	.0%	3	.0%
Renewable Energy-Electrical	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Renewable Energy-HVAC	2	.1%	15	.0%	1	.0%	8	.0%	1	.0%	14	.0%
Social Work - Transfer	39	1.2%	380	1.1%	60	1.8%	568	1.6%	68	2.1%	662	1.9%
Sociology	4	.1%	42	.1%	5	.2%	21	.1%	0	.0%	0	.0%
Sports Performance Nutrition	0	.0%	0	.0%	5	.2%	88	.3%	8	.2%	117	.3%
Surgical Technology	13	.4%	198	.6%	12	.4%	202	.6%	14	.4%	200	.6%
Surviving	20	.6%	288	.8%	19	.6%	279	.8%	20	.6%	283	.8%
Technical Management Admin	1	.0%	3	.0%	2	.1%	16	.0%	0	.0%	0	.0%
Uncrewed Aerial Systems	18	.6%	278	.8%	21	.6%	305	.9%	17	.5%	213	.6%
Uncrewed Aerial Systems Cert I	1	.0%	12	.0%	2	.1%	11	.0%	3	.1%	30	.1%
Under Car Specialist Cert	2	.1%	27	.1%	1	.0%	18	.1%	1	.0%	20	.1%
Visual Communication -Transfer	14	.4%	198	.6%	11	.3%	132	.4%	12	.4%	151	.4%
Visual Communications	51	1.6%	733	2.1%	39	1.2%	548	1.6%	34	1.0%	438	1.2%
Viticulture	6	.2%	43	.1%	3	.1%	23	.1%	2	.1%	7	.0%
Water Quality and Env Tech	8	.2%	104	.3%	7	.2%	68	.2%	5	.2%	92	.2%
Web Developer I	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Web Developer II	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%	0	.0%
Web Developer III	1	.0%	8	.0%	2	.1%	23	.1%	1	.0%	12	.0%
Welding Technology	15	.5%	207	.6%	20	.6%	292	.8%	22	.7%	391	1.1%
Welding Technology I	13	.4%	129	.4%	5	.2%	55	.2%	2	.1%	18	.1%
Welding Technology II	4	.1%	42	.1%	5	.2%	54	.2%	5	.2%	66	.2%
Welding Technology III	0	.0%	0	.0%	0	.0%	0	.0%	1	.0%	9	.0%
World Languages - Transfer	3	.1%	32	.1%	8	.2%	50	.1%	3	.1%	31	.1%
Totals	3,255		35,212		3,460		38,097		3,376		37,489	
Percent Change					5.3%		8.2%		-2.4%		-1.6%	

Numbers in red indicate a decrease compared to last year at this time.

Click on the Program of Study to display enrollment in that program by residency, age, or sex.

All programs that are or were offered within the semester range specified are displayed. Programs that are no longer offered are displayed in green.

Information

The purpose of this page is to show trends in the interest students have for various programs of study and to show the TOTAL contact hours generated by students in this program (i.e. The contact hours are not limited to those in the Department or Subject). Total contact hour information is provided to show the potential impact of eliminating a program, if students the program would have attracted did not enroll in a different program at NMC.

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Appendix C

Faculty and Staff Headcounts

Category	2025	2024	2023	2022	2021
Faculty	78	79	81	82	82
Full time	75	76	78	78	80
Part time	3	3	3	4	2
Administration	38	35	35	35	37
Full time	38	35	35	35	37
Part time	0	0	0	0	0
Staff (2021 to Present)	166	152	157	150	142
Full time	151	143	152	146	139
Part time	6	5	5	4	3
EduStaff (FT)	9	4	0		
Maintenance/Custodial	26	28	27	27	28
Full time	26	28	27	27	28
Part time	0	0	0	0	0
Total Regular Employees	299	290	300	294	289
Full time	290	282	292	286	284
Part time	9	8	8	8	5

Appendix D

Course Efficiency Reports

Appendix D: Course Efficiency Reports, Fall 2021 to Spring 2026

Northwestern Michigan College. Each table below shows one term, with one row per division and a TOTALS row. % Full is Count Day Enrollment divided by Available Seats. A % Full value of 90 or higher is labeled "(90%+)" and shown in bold with light green shading.

Fall 2021 Course Efficiency by Division

Division	Available Seats	Avg. Max	Count Day Enrollment	# of Sections	Avg. Students per Section	% Full
Aviation	225	22.50	142	10	14.20	63.11
Business	1,550	21.23	1,171	73	16.04	75.55
Communications	1,725	19.83	1,543	87	17.74	89.45
Construction Tech	383	22.53	268	17	15.76	69.97
Health Occupations	1,099	15.70	859	70	12.27	78.16
Humanities	1,781	23.75	1,281	75	17.08	71.93
Maritime	889	21.17	634	42	15.10	71.32
Science/Math	3,088	22.06	2,523	140	18.02	81.70
Social Science	1,646	24.21	1,403	68	20.63	85.24
Technical	533	13.33	404	40	10.10	75.80
Water Studies	107	26.75	43	4	10.75	40.19
TOTALS	13,026	20.81	10,271	626	16.41	78.85

Spring 2022 Course Efficiency by Division

Division	Available Seats	Avg. Max	Count Day Enrollment	# of Sections	Avg. Students per Section	% Full
Aviation (Adj 2022)	177	22.13	139	8	17.38	78.53
Business	1,675	22.64	1,116	74	15.08	66.63
Communications	1,333	16.87	1,151	79	14.57	86.35
Construction Tech	579	41.36	464	14	33.14	80.14
Health Occupations	1,010	16.83	735	60	12.25	72.77
Humanities	1,559	21.36	1,051	73	14.40	67.42
Maritime	914	22.29	721	41	17.59	78.88
Science/Math	2,895	22.98	2,271	126	18.02	78.45
Social Science	1,580	22.57	1,204	70	17.20	76.20
Technical	552	15.33	327	36	9.08	59.24
Water Studies	306	76.50	256	4	64.00	83.66
TOTALS	12,580	21.50	9,435	585	16.13	75.00

Fall 2022 Course Efficiency by Division

Division	Available Seats	Avg. Max	Count Day Enrollment	# of Sections	Avg. Students per Section	% Full
Aviation (AVG only)	213	21.30	175	10	17.50	82.16
Business	1,574	24.22	1,116	65	17.17	70.90
Communications	1,480	18.50	1,329	80	16.61	89.80
Construction Tech	264	16.50	216	16	13.50	81.82
Health Occupations	1,125	16.54	859	68	12.63	76.36
Humanities	1,674	22.62	1,201	74	16.23	71.74
Maritime	795	18.93	635	42	15.12	79.87
Science/Math	3,103	22.99	2,477	135	18.35	79.83
Social Science	1,705	26.23	1,340	65	20.62	78.59
Technical	506	12.65	343	40	8.58	67.79
Water Studies	79	19.75	41	4	10.25	51.90
TOTALS	12,518	20.90	9,732	599	16.25	77.74

Spring 2023 Course Efficiency by Division

Division	Available Seats	Avg. Max	Count Day Enrollment	# of Sections	Avg. Students per Section	% Full
Aviation (AVG only)	260	32.50	137	8	17.13	52.69
Business	1,560	22.29	1,083	70	15.47	69.42
Communications	1,189	15.85	1,014	75	13.52	85.28
Construction Tech	259	18.50	181	14	12.93	69.88
Health Occupations	994	17.14	699	58	12.05	70.32
Humanities	1,393	19.62	1,072	71	15.10	76.96
Maritime	912	22.80	611	40	15.28	67.00
Science/Math	2,699	22.68	2,179	119	18.31	80.73
Social Science	1,623	24.97	1,188	65	18.28	73.20
Technical	406	11.94	286	34	8.41	70.44
Water Studies	102	25.50	29	4	7.25	28.43
TOTALS	11,397	20.42	8,479	558	15.20	74.40

Fall 2023 Course Efficiency by Division

Division	Available Seats	Avg. Max	Count Day Enrollment	# of Sections	Avg. Students per Section	% Full
Aviation (AVG only)	237	21.50	186	11	17.00	78.48
Business	1,586	22.20	1,189	74	16.20	74.97
Communications	1,465	20.30	1,320	72	18.20	90.10 (90%+)
Construction Tech	274	14.40	245	19	12.90	89.42
Health Occupations	1,011	15.80	736	64	11.40	72.80
Humanities	1,640	19.30	1,268	85	14.70	77.32
Maritime	795	17.30	559	46	12.20	70.31
Science/Math	2,999	22.70	2,333	132	17.60	77.79
Social Science	1,797	23.60	1,409	78	18.30	78.41
Technical	505	15.30	0.76	33	11.50	74.46
Water Studies	125	20.80	71	6	11.80	56.80
TOTALS	12,852	19.38	9,871	620	14.71	76.81

Spring 2024 Course Efficiency by Division

Division	Available Seats	Avg. Max	Count Day Enrollment	# of Sections	Avg. Students per Section	% Full
Aviation (AVG only)	175	17.50	159	10	15.90	90.86 (90%+)
Business	1,472	21.60	1,142	68	16.80	77.58
Communications	1,244	20.70	1,115	60	18.60	89.63
Construction Tech	274	14.40	210	19	11.10	76.64
Health Occupations	961	16.90	648	57	11.20	67.43
Humanities	1,622	20.30	1,196	80	15.00	73.74
Maritime	942	20.90	717	45	16.00	76.11
Science/Math	2,586	22.70	2,057	114	18.00	79.54
Social Science	1,534	23.00	1,126	69	17.30	73.40
Technical	499	14.30	344	35	9.90	68.94
Water Studies	102	20.40	38	5	7.40	37.25
TOTALS	11,766	19.34	8,941	562	14.29	75.99

Fall 2024 Course Efficiency by Division

Division	Available Seats	Avg. Max	Count Day Enrollment	# of Sections	Avg. Students per Section	% Full
Aviation (AVG only)	201	20.10	198	10	19.80	98.50 (90%+)
Business	1,696	22.60	1,206	75	16.10	71.10
Communications	1,567	20.10	1,379	78	17.70	88.00
Construction Tech	417	17.40	233	24	9.70	55.90
Health Occupations	1,034	14.40	785	72	10.90	75.90
Humanities	1,642	19.30	1,304	85	15.30	79.40
Maritime	765	16.60	622	46	13.50	81.30
Science/Math	2,887	22.40	2,540	129	19.70	88.00
Social Science	1,862	24.20	1,510	77	19.60	81.10
Technical	615	15.40	417	40	10.40	67.80
Water Studies	339	28.30	76	12	6.30	22.40
TOTALS	13,025	20.07	10,270	648	14.45	73.58

Spring 2025 Course Efficiency by Division

Division	Available Seats	Avg. Max	Count Day Enrollment	# of Sections	Avg. Students per Section	% Full
Aviation (AVG only)	162	20.30	139	8	17.40	85.80
Business	1,550	21.20	1,189	73	16.30	76.70
Communications	1,292	21.20	1,124	61	18.40	87.00
Health Occupations	1,007	16.20	699	62	11.30	69.40
Humanities	1,484	20.10	1,258	74	17.00	84.80
Maritime	937	19.90	760	47	16.20	81.10
Science/Math	2,821	22.60	2,372	125	19.00	84.10
Social Science	1,684	23.10	1,398	73	19.20	83.00
Technical	1,120	16.50	886	68	13.00	79.10
Water Studies	340	26.20	259	13	19.90	76.20
TOTALS	12,397	20.73	10,084	604	16.77	80.72

Note: Construction Tech was rolled into the Technical Division in Spring 2025, so it no longer appears as a separate row from Spring 2025 onward.

Fall 2025 Course Efficiency by Division

Division	Available Seats	Avg. Max	Count Day Enrollment	# of Sections	Avg. Students per Section	% Full
Aviation (AVG only)	233	21.20	203	11	18.50	87.10
Business	1,892	22.30	1,302	85	15.30	68.80
Communications	1,686	20.30	1,514	83	18.20	89.80
Health Occupations	1,093	14.00	896	78	11.50	82.00
Humanities	1,593	18.50	1,385	86	16.10	86.90
Maritime	827	16.90	688	49	14.00	83.20
Science/Math	2,963	21.90	2,657	135	19.70	89.70
Social Science	2,091	24.30	1,835	86	21.30	87.80
Technical	1,088	16.00	962	68	14.10	88.40
Water Studies	461	32.90	462	14	33.00	100.20 (90%+)
TOTALS	13,927	20.83	11,904	695	18.17	86.39

Spring 2026 Course Efficiency by Division

Division	Available Seats	Avg. Max	Count Day Enrollment	# of Sections	Avg. Students per Section	% Full
Aviation (AVG only)	224	20.40	204	11	18.50	91.10 (90%+)
Business	1,605	20.10	1,229	80	15.40	76.60
Communications	1,399	21.20	1,203	66	18.20	86.00
Health Occupations	963	16.10	706	60	11.80	73.30
Humanities	1,332	18.80	1,034	71	14.60	77.60
Maritime	967	19.00	791	51	15.50	81.80
Science/Math	3,089	22.50	2,575	137	18.80	83.40
Social Science	1,949	23.50	1,553	83	18.70	79.70
Technical	1,136	16.50	943	69	13.70	83.00
Water Studies	454	30.30	301	15	20.10	66.30
TOTALS	13,118	20.84	10,539	643	16.53	79.88

*Report reformatted for accessibility using AI

Appendix E

Facilities Condition Assessment



Northwestern Michigan College
Facilities Condition Assessment
Report of Findings
November 29th, 2021





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Disclaimer

Acknowledgements:

We would like to thank the many members of the Northwestern Michigan College community and Sodexo team members who participated in this project. Without that assistance the Facility Condition Assessment (FCA) would not have been possible. We are deeply grateful to them for their efforts. Their willingness to share both their time and expertise served to ensure the quality, utility, and extent of the data collected, information that was instrumental to the development of a tool that will assist Northwestern Michigan College in identifying its immediate needs and guide it to achieving future goals.

Report Disclaimer:

This report only describes the conditions present at the time of our inspection. It is not intended to fully delineate or document every defect or deficiency throughout the subject property. The assessor's opinion and recommendations are based on the information available and observations obtained at the time of the inspection and preparation of the report. These opinions and recommendations are made to a reasonable degree of engineering certainty. Sodexo reserves the right to amend or supplement this report if additional information becomes available. Investigation for the presence of asbestos containing materials (ACM), PCB's, CFC's, radon, and other environmentally hazardous materials is not part of this Agreement. In addition, a review and certification that the buildings have been designed to meet current seismic requirements is not part of this review.

Overview and Objectives

Overview and Background:

"Northwestern Michigan College (NMC) is a public community college in Traverse City, Michigan. Founded in 1951, it enrolls nearly 4,000 students. NMC offers associate degrees and professional certificates, bachelor's degrees through the Great Lakes Maritime Academy and Great Lakes Water Studies Institute, and bachelor's and master's degrees granted by partner universities through NMC's University Center.

NMC has a branch campus on Grand Traverse Bay that houses the Great Lakes Culinary Institute, Great Lakes Maritime Academy, Great Lakes Water Studies Institute and Hagerty Conference Center. Another branch campus near Cherry Capital Airport is home to NMC's aviation and automotive service technology programs, and offers training in manufacturing, construction, renewable energy and information technology. NMC also has an observatory (the Rogers Observatory), and a nursing program in conjunction with Munson Medical Center located at their NMC University Center Campus." (Northwestern Michigan College)

Northwestern Michigan College partnered with Sodexo in 2006 to operate the campus' maintenance, grounds, custodial and facilities operations. As part of the Sodexo commitment to the College, we conducted a facilities assessment including 30 structures and grounds totaling approximately 850,000 square feet. The Current Replacement Value (CRV), of the buildings assessed is \$204,487,000 and was supplied by the school from its insurance documents.

Objectives:

This effort was a comprehensive assessment that includes a detailed physical survey of current deficiencies and an estimate of the associated capital renewal costs. The primary objectives of this assessment were to determine the condition of the facilities, and to quantify the costs associated with continuing to maintain, repair, or replace them.

The Facilities Condition Assessment (FCA) performed for Northwestern Michigan College included an in-depth visual condition assessment survey of the college's buildings and grounds. This survey was conducted by a member of Sodexo's Asset Management and Engineering Team. The result of the field survey is a catalog of current deficiencies with direct project estimates using RS Means pricing. The RS Means pricing database is

updated annually and regionally adjusted to Traverse City, MI. Each building's current replacement value (CRV) is manually input and should be updated annually. Forecasts projecting renewal costs from component life cycles are included in the life cycle model. Together, this information resource becomes a strategic tool that allows the facility managers to quickly identify and capture deferred maintenance priorities.

Developing and maintaining a capital plan, informed, and guided by the Sodexo Facility Capital Assessment Program, will provide school leadership with the information they need to proactively address their capital project needs. The plan will help break down the overall facility needs into small and well-defined buckets that can be prioritized in a way that is consistent with the funding ability and strategic focus of the College. Establishing annual funds to address the capital, modernization, and infrastructure needs of the College are solid methodologies for strategic planning, and the result will be reduced deferred maintenance, and higher satisfaction, leading to a more competitive residential and academic program.

The key objectives of a facilities capital plan include building conditions, school priorities, and budget and priority strategies. A successful capital plan is not a static document, but rather a perpetual effort to assess and maintain the physical assets of the College to complement and enable the priorities of the institution. It is essentially a storehouse of deficiencies coupled with clear prioritization tools that form an effective and executable plan.

The strategic value of an FCA is to:

- ✓ Assess the college's buildings, identifying current and future projected deficiencies
- ✓ Reduce/mitigate risk associated with system failures
- ✓ Improve service quality and customer satisfaction (*students, faculty, and staff*)
- ✓ Lower utility, maintenance, and replacement costs
- ✓ Satisfy regulatory and compliance requirements
- ✓ Positively impact recruitment and retention

Project Scope

Methodology:

The Facilities Condition Assessment (FCA) performed for Northwestern Michigan College included a visual survey of the various facilities, a review of as-built structural drawings (when available), and historical engineering assessments and maintenance records as required with a focus on life cycle Findings in this report or the electronic data base are based on replacement in-kind and may not reflect local interpretation of federal, state and local regulations and codes. The scope of data collected, both system data and requirements (priority capital renewal/deferred maintenance projects) were based on the following criteria:

- Systems that currently exceed their BOMA expected industry life span.
- Systems that are within 5 years of their BOMA expected industry life span; and
- Systems that, regardless of age, their physical condition and/or their reported operating/maintenance history infers that they will likely need replacement within the next 5 years.

The result of the field survey is a catalog of current deficiencies tied to direct project costs in a robust database. The overall tool also catalogues the deficiencies and will forecast prioritization scenarios. This information resource becomes a strategic tool allowing facility managers to quickly identify, capture, and plan the retirement of deferred maintenance items. Further, the FCA Includes both high-level and granular levels of detail, appropriate to the need. It also gives a snapshot of the College's buildings including age, condition, predicted remaining useful life, and estimated replacement value for every component (which becomes a project).

System Analysis

All materials and equipment have a useful life, or a life cycle. This life cycle assumes that it will be installed, wear out over time, and eventually either fail or become obsolete. These costs assume the complete replacement of the system which may not be necessary. It shows the potential risk but with proper management this risk can be mitigated. As the component ages and enters the end of its useful life period, the likelihood of failures increases, and may become repetitive. A loss of efficiency and reliability will also occur.

The following tables show the building system unformat categories. This is an important way to begin considering what types of systems are to become the priority for upcoming years and to get a better understanding of the general condition of the various types of building systems. Because NMC has four distinct campus' the reports were run to show values specific to each campus and then as a combined value for the College as a whole.

Deficiencies by System Categorized by Unformat Code (5 Years with inflation)

Campus: Aero Park						
Unformat and Fiscal Year	2022	2023	2024	2025	2026	Summary
B20 - Exterior Enclosure	14,216	0	0	0	0	14,216
B30 - Roofing	0	0	248,813	0	0	248,813
C10 - Interior Construction	26,034	87,749	0	0	30,181	143,964
C30 - Interior Finishes	8,011	0	0	0	328,669	336,680
D30 - HVAC System	102,224	76,107	0	611,045	205,752	995,129
D50 - Electrical System	36,934	2,337	14,735	0	322,603	376,609
G20 - Site Improvements	89,893	0	0	0	133,859	223,753
G40 - Site Electrical Utilities	0	0	0	0	56,740	56,740
Summary	277,314	166,193	263,548	611,045	1,077,803	2,395,904

Campus: Great Lakes						
Uniformat and Fiscal Year	2022	2023	2024	2025	2026	Summary
B20 - Exterior Enclosure	0	0	0	0	0	0
B30 - Roofing	0	0	0	0	0	0
C30 - Interior Finishes	71,978	0	0	0	87,989	159,966
D30 - HVAC System	0	41,350	40,109	15,528	240,595	337,582
D50 - Electrical System	24,069	0	103,072	4,959	8,015	140,116
G20 - Site Improvements	0	0	0	0	0	0
G40 - Site Electrical Utilities	28,402	0	0	0	0	28,402
Summary	124,449	41,350	143,181	20,487	336,599	666,066

Campus: Main Campus						
Uniformat and Fiscal Year	2022	2023	2024	2025	2026	Summary
B10 - Super Structure	3,376	0	107,266	0	0	110,642
B20 - Exterior Enclosure	591,880	0	449,708	44,475	30,657	1,116,720
B30 - Roofing	997,446	120,419	154,718	36,044	696,133	2,004,760
C10 - Interior Construction	481,892	1,821,207	90,381	3,786	800,761	3,198,027
C30 - Interior Finishes	1,075,768	503,704	57,967	84,892	411,784	2,134,115
D10 - Conveying	74,032	0	0	83,324	171,647	329,003
D20 - Plumbing System	29,448	6,324	0	5,849	31,555	73,176
D30 - HVAC System	1,167,574	301,459	103,276	459,505	1,327,929	3,359,744
D50 - Electrical System	2,021,998	384,616	0	271,370	678,334	3,356,317
E - Equipment and Furnishing	260,000	0	0	0	215,573	475,573
G20 - Site Improvements	102,021	5,914	6,091	327,566	90,548	532,139
G30 - Site Mechanical Utilities	4,664	4,814	0	0	1,980	11,457
G40 - Site Electrical Utilities	139,790	35,971	45,202	19,087	363,481	603,531
Summary	6,949,888	3,184,426	1,014,610	1,335,897	4,820,383	17,305,204

Building: University Center						
Uniformat and Fiscal Year	2021	2023	2024	2025	2026	Summary
B20 - Exterior Enclosure	0	0	0	0	0	0
B30 - Roofing	0	260,477	0	0	31,067	291,544
C10 - Interior Construction	0	0	0	0	587,868	587,868
C30 - Interior Finishes	237,188	103,191	0	0	56,006	396,385
D10 - Conveying	85,420	0	0	0	0	85,420
D30 - HVAC System	24,439	36,057	0	32,712	106,230	199,438
D50 - Electrical System	108,544	41,663	0	9,942	129,623	289,773
G20 - Site Improvements	4,515	0	0	0	7,586	12,101
G40 - Site Electrical Utilities	0	0	0	0	0	0
Summary	460,105	415,090	0	42,653	918,381	1,862,528

Campus: All Combined						
Uniformat and Fiscal Year	2022	2023	2024	2025	2026	Summary
B10 - Super Structure	3,376	0	107,266	0	0	110,642
B20 - Exterior Enclosure	606,096	0	449,708	44,475	30,657	1,130,936
B30 - Roofing	997,446	380,896	403,531	36,044	727,200	2,545,117
C10 - Interior Construction	507,926	1,908,956	90,381	3,786	1,418,811	3,929,859
C30 - Interior Finishes	1,392,944	606,895	57,967	84,892	884,448	3,027,146
D10 - Conveying	159,452	0	0	83,324	171,647	414,424
D20 - Plumbing System	29,448	6,324	0	5,849	31,555	73,176
D30 - HVAC System	1,299,247	425,241	143,385	1,091,927	1,805,831	4,765,630
D50 - Electrical System	2,191,546	428,616	117,806	286,270	1,138,575	4,162,814
E - Equipment and Furnishings	260,000	0	0	0	215,573	475,573
G20 - Site Improvements	196,429	5,914	6,091	327,566	231,993	767,992
G30 - Site Mechanical Utilities	4,664	4,814	0	0	1,980	11,457
G40 - Site Electrical Utilities	168,192	35,971	45,202	19,087	420,221	688,673
Summary	7,816,766	3,803,626	1,421,338	1,983,220	7,078,490	22,103,440

For each of these various summaries all future year expenditures were calculated with a 3% inflation factor.

The value of these charts is to highlight, at a high level, the types of building system capital investments that are currently due or going to become due that Northwestern Michigan College leadership should consider in creating a positive and healthy learning environment. Infrastructure investment to ensure that buildings have proper utility support is just as important as the high curb appeal that the Northwestern Michigan College grounds must demonstrate. HVAC System needs are critical for Northwestern Michigan College leadership to consider in creating a positive and healthy learning environment. Infrastructure investments to ensure that buildings have proper utility support is just as important as the high curb appeal that the school's interior construction and site improvements must demonstrate. If the planners are not careful, "invisible" systems like the roofs, boilers, chillers, and security/life safety assets will be competing with aesthetic and classroom upgrades for limited capital funds. The aesthetic priorities often win, leaving leaky roofs and inefficient or undependable heating and cooling systems or infrastructure within the buildings. These ignored projects quickly become deferred maintenance items, and their costs quickly snowball over time. Experts say that the cost of deferred maintenance if delayed can grow quickly to over four (4X) times the original repair cost. The inevitable impact on the school community, created by excessive deferred maintenance, is solid justification for strategic updating critical building components, or the failure to do so, affects the quality of life of the occupants, and therefore can impact recruitment, satisfaction, and retention.

Distribution of Requirement Categories

Each requirement or deficiency is assigned a category that indicates the general issue or the reason for the deficiency. These requirement categories were identified during the assessment and will assist in prioritizing the renewal and planning process. Additional categories are available as required. As shown below systems identified as Integrity (effecting the overall integrity of the building) represent the single biggest challenge (20% of the total) and opportunity for improvement.

Priority Criteria:

In addition to system age, the assessment's visual survey sought to identify major repairs, upgrades, and renewals anticipated within the next five years. Each requirement was assigned a priority based on when it was judged that corrective action should be performed, taken from the list in the database. A Requirement Category is the type of issue that must be addressed for a requirement. Each Requirement is assigned a category so that the issues affecting a facility can be categorized. The tables below are for the first five years as categories and priorities.

Deficiencies by Category and Priority By Campus:

Campus: Aero Park							
Category and Priority	1- Due within 1 Year of Inspection	2- Due within 2 Years of Inspection	3- Due within 3 Years of Inspection	4- Due within 4 Years of Inspection	5- Due within 5 Years of Inspection	Total	% of Total
Abandoned	0	2,203	0	0	0	2,203	0.1%
Accessibility	0	0	0	6,818	0	6,818	0.3%
Appearance	0	0	0	8,011	179,563	187,574	8.6%
Energy	54,339	56,127	0	0	13,484	123,950	5.7%
Functionality	22,934	6,776	0	166,696	36,599	233,005	10.7%
Integrity	0	0	227,699	0	0	227,699	10.5%
Lifecycle	0	4,385	0	0	160,665	165,050	7.6%
Maintenance (Optimization)	89,894	30,606	0	18,832	115,468	254,800	11.7%
Mission	0	0	0	3,485	0	3,485	0.2%
Modernization	26,034	82,712	0	0	110,203	218,949	10.1%
Regulatory / Code Compliance	65,798	0	0	0	54,035	119,833	5.5%
Reliability	0	4,450	0	357,378	273,189	635,017	29.2%
Total	258,999	187,259	227,699	561,220	943,206	2,178,383	

Campus: Great Lakes Campus							
Category and Priority	1- Due within 1 Year of Inspection	2- Due within 2 Years of Inspection	3- Due within 3 Years of Inspection	4- Due within 4 Years of Inspection	5- Due within 5 Years of Inspection	Total	% of Total
Appearance	71,976	0	0	0	75,900	147,876	22.4%
Energy	0	38,977	94,325	0	0	133,302	20.2%
Functionality	0	0	0	0	135,427	135,427	20.5%
Integrity	0	55,620	0	0	0	55,620	8.4%
Life Safety	351	0	0	0	0	351	0.1%
Lifecycle	28,402	0	36,705	13,796	1,973	80,876	12.2%
Maintenance (Optimization)	1,280	0	0	0	0	1,280	0.2%
Mission	0	0	0	0	70,139	70,139	10.6%
Regulatory / Code Compliance	14,452	0	0	0	0	14,452	2.2%
Reliability	9,617	0	0	4,406	6,914	20,937	3.2%
Total	126,078	94,597	131,030	18,202	290,353	660,260	

Campus: Main Campus							
Category and Priority	1- Due within 1 Year of Inspection	2- Due within 2 Years of Inspection	3- Due within 3 Years of Inspection	4- Due within 4 Years of Inspection	5- Due within 5 Years of Inspection	Total	% of Total
Accessibility	200,121	0	26,445	124,462	184,736	535,764	3.3%
Appearance	823,348	476,011	24,500	202,697	481,303	2,007,859	12.3%
Energy	479,718	214,688	49,695	0	30,309	774,410	4.8%
Functionality	542,045	129,555	20,072	426,241	680,660	1,798,573	11.0%
HazMat	10,291	0	0	0	0	10,291	0.1%
Integrity	1,437,655	203,293	0	0	1,189,915	2,830,863	17.4%
Life Safety	81,404	5,574	0	0	0	86,978	0.5%
Lifecycle	386,601	276,256	72,720	474,338	868,938	2,078,853	12.8%
Maintenance	0	0	0	0	43,390	43,390	0.3%
Maintenance (Optimization)	28,311	0	0	7,106	51,041	86,458	0.5%
Mission	0	0	0	0	30,479	30,479	0.2%
Modernization	341,130	1,519,942	0	3,364	1,080,597	2,945,033	18.1%
Regulatory / Code Compliance	496,517	113,829	0	88,049	11,722	710,117	4.4%
Reliability	936,058	100,558	51,142	213,867	799,063	2,100,688	12.9%
Technological Improvements	0	0	0	0	247,919	247,919	1.5%
Total	5,763,199	3,039,706	244,574	1,540,124	5,700,072	16,287,675	

Campus: NMC University Center						
Category and Priority	1- Due within 1 Year of Inspection	2- Due within 2 Years of Inspection	4- Due within 4 Years of Inspection	5- Due within 5 Years of Inspection	Total	% of Total
Accessibility	0	0	0	11,059	11,059	0.6%
Appearance	0	334,456	0	48,311	382,767	22.4%
Functionality	0	0	29,064	91,635	120,699	7.0%
Integrity	8,475	245,525	0	37,628	291,628	17.0%
Lifecycle	18,427	9,198	0	0	27,625	1.6%
Modernization	85,420	0	0	496,270	581,690	34.0%
Regulatory / Code Compliance	131,042	0	0	0	131,042	7.7%
Reliability	3,035	39,272	8,833	114,820	165,960	9.7%
Total	246,399	628,451	37,897	799,723	1,712,470	

Deficiencies by Category by Year: (ALL Campus' Combined)

Campus: All Campus' Merged							
Category and Priority	1- Due within 1 Year of Inspection	2- Due within 2 Years of Inspection	3- Due within 3 Years of Inspection	4- Due within 4 Years of Inspection	5- Due within 5 Years of Inspection	Total	% of Total
Abandoned	0	2,203	0	0	0	2,203	0.0%
Accessibility	200,121	0	26,445	131,280	195,795	553,641	2.7%
Appearance	895,324	810,467	24,500	210,708	785,077	2,726,076	13.1%
Energy	534,057	309,792	144,020	0	43,793	1,031,662	5.0%
Functionality	564,979	136,331	20,072	622,001	944,321	2,287,704	11.0%
HazMat	10,291	0	0	0	0	10,291	0.0%
Integrity	1,446,130	504,438	227,699	0	1,227,543	3,405,810	16.3%
Life Safety	81,755	5,574	0	0	0	87,329	0.4%
Lifecycle	433,430	289,839	109,425	488,134	1,031,576	2,352,404	11.3%
Maintenance	0	0	0	0	43,390	43,390	0.2%
Maintenance (Optimization)	119,485	30,606	0	25,938	166,509	342,538	1.6%
Mission	0	0	0	3,485	100,618	104,103	0.5%
Modernization	452,584	1,602,654	0	3,364	1,687,070	3,745,672	18.0%
Regulatory / Code Compliance	707,809	113,829	0	88,049	65,757	975,444	4.7%
Reliability	948,710	144,280	51,142	584,484	1,193,986	2,922,602	14.0%
Technological Improvements	0	0	0	0	247,919	247,919	1.2%
Total	6,394,675	3,950,013	603,303	2,157,443	7,733,354	20,838,788	

Percentage by Category:



Facilities Condition Index

For a facility to benchmark and measure its condition, there must be a metric for comparison. The Facility Condition Index (FCI) is a nationally and industry recognized facility management benchmark that is used to objectively assess the current condition of a building. FCI was developed by a research group working on a project sponsored by NACUBO. NACUBO asked for a written description of the facility condition assessment process, and related data analysis. The FCI is a ratio that compares the amount of deferred maintenance and capital renewal expressed in dollars, to the Current Replacement Value (CRV) of all the equipment; the higher the FCI – the poorer the condition of the assets. Not all requirement categories are included in the FCI calculation as not all systems are considered deferred maintenance items such as abandoned equipment or sustainability improvements.

Facilities Condition Index (FCI) =	Deferred Maintenance + Capital Renewal Needs Assets Current Replacement Value (CRV)
Facility Operating Standards	FCI Range
Good	< .10
Fair	.10 to .20
Poor	.20 to .30
Critical	>.30

Requirement Categories Included in FCI		
Parent	Category	Included in FCI
Integrity	Appearance	
	Integrity	X
	Lifecycle	X
	Maintainability	X
Regulatory	Reliability	X
	Accessibility	X
	Building Code	X
	HazMat	X
Optimization	Life Safety	X
	Abandoned	
	Capacity	
	Energy	
	Maintenance	X
	Mission	X
	Sustainability	
Functionality	Technological Improvements	
	Functionality	X
	Modernization	

The primary value of the FCI metric is to provide a standard benchmark of the current condition of existing physical assets. It is very helpful in comparing facilities and prioritizing expenditures within the portfolio. The FCI is only one component for strategic planning and should not be used exclusively when determining project priority. Other factors to consider are facility profile, usage, and mission critical application. There is, however, a direct correlation between the physical appearance of the facilities and academic success.

Most facilities with FCI's above 10% and below 30% are manageable with an active strategic plan. FCI's above 30% require a very focused plan to identify the best use of resources. The goal should be to improve the FCI of all real-estate assets, which accordingly will enhance Northwestern Michigan College's competitive advantage within the industry by improving the "quality of life" for students and faculty and thereby facilitating the delivery of the Schools primary mission: "Northwestern Michigan College provides lifelong learning opportunities to our communities."

FCI Building Summary:

This first chart looks at FCI in a traditional alphabetical listing of assets.

Campus Name: Aero Park Campus								
Building	Year Constructed	Year Last Renovated	Age	Use	Size	Replacement Value	FCI Cost	FCI
Aero Park Campus Grounds	1960		61	SUPPORTING FACILITIES	1	12,000,000	0	0.00
Aero Park Laboratories	1980	2011	41	ACADEMIC FACILITIES	29,600	4,121,500	304,650	0.07
Automotive Technology	1990	2001	31	ACADEMIC FACILITIES	18,309	3,268,400	180,968	0.06
Aviation Building	1977		44	ACADEMIC FACILITIES	20,912	2,386,100	69,624	0.03
Parsons-Stulen/Michigan Tech Ed	1999		22	ACADEMIC FACILITIES	65,000	15,297,900	835,667	0.05
Subtotal for Building					133,821	25,073,900	1,390,909	0.06

Campus Name: Great Lakes Campus								
Building	Year Constructed	Year Last Renovated	Age	Use	Size	Replacement Value	FCI Cost	FCI
Great Lakes Campus	2004		17	ACADEMIC FACILITIES	75,364	21,990,100	377,803	0.02
Subtotal for Building					75,364	21,990,100	349,401	0.02
Campus Name: Main Campus								
Building	Year Constructed	Year Last Renovated	Age	Use	Size	Replacement Value	FCI Cost	FCI
Apartment A 1880	1973		48	RESIDENTIAL FACILITIES	12,399	2,057,266	502,886	0.24
Apartment B 1882	1973		48	RESIDENTIAL FACILITIES	12,399	1,740,200	562,005	0.32
Apartment C 1884	1973		48	RESIDENTIAL FACILITIES	12,399	1,740,200	530,000	0.30
Appel Property	1954		67	SUPPORTING FACILITIES	1,160	153,200	5,610	0.04
Athletic Fields	1976		45	SUPPORTING FACILITIES	1	55,000	31,250	0.57
Biederman Building	1976	2002	45	ACADEMIC FACILITIES	28,441	8,818,956	1,039,650	0.12
Campus General	1961		60	SUPPORTING FACILITIES	1	7,000,000	755,165	0.11
Dennos Museum Center	1991	2019	30	SUPPORTING FACILITIES	53,545	17,332,700	341,944	0.02
East Hall	1965	1999	56	RESIDENTIAL FACILITIES	52,288	11,990,600	271,801	0.02
Facilities Maintenance Building	2001		20	SUPPORTING FACILITIES	11,900	1,052,100	24,292	0.02
Fine Arts	1971	2000	50	ACADEMIC FACILITIES	18,800	4,843,500	390,997	0.08
Founders Hall	1976	2003	45	OFFICE FACILITIES	4,950	1,170,200	174,688	0.15
Health and Science Building	2002		19	ACADEMIC FACILITIES	57,477	17,463,812	486,309	0.03
James J. Beckett	1996		25	ACADEMIC FACILITIES	34,269	8,164,100	372,337	0.05
North Hall	2017		4	RESIDENTIAL FACILITIES	46,730	6,818,200	0	0.00
Oleson Center	1978	2006	43	SUPPORTING FACILITIES	9,925	2,506,400	122,539	0.05
Osterlin Building	1960	2002	61	ACADEMIC FACILITIES	46,734	12,068,600	2,106,875	0.17
Power House	1962		59	SUPPORTING FACILITIES	3,625	2,128,300	574,542	0.27
Rajkovich Physical Education	1969		52	ATHLETIC FACILITIES	25,674	5,053,068	1,013,391	0.20
Rogers Observatory	1981		40	ACADEMIC FACILITIES	1,624	398,600	0	0.00
Scholars Hall	1962	2003	59	ACADEMIC FACILITIES	62,812	15,495,300	389,322	0.03
Tanis Building	1957	2003	64	OFFICE FACILITIES	14,300	4,344,912	456,368	0.11
Utility Tunnels	1970		51	SUPPORTING FACILITIES	6,925	1,924,000	0	0.00
West Hall	1965	2020	56	SUPPORTING FACILITIES	63,254	9,596,500	74,032	0.01
Subtotal for Building					581,632	143,915,714	10,226,002	0.07
Campus Name: NMC University Center								
Building	Year Constructed	Year Last Renovated	Age	Use	Size	Replacement Value	FCI Cost	FCI
University Center	1986	1994	35	ACADEMIC FACILITIES	59,460	13,507,600	748,013	0.06
Subtotal for Building					59,460	13,507,600	748,013	0.06
Grand Totals					850,277	204,487,314	12,714,326	0.06

The FCI values highlighted are those over 20% which would typically require a very focused plan to identify that asset's best plan of action, **however regarding the Power House the value of the equipment within the building vs the value of the building itself is disproportionate. And similarly, the "Athletic Fields" the value of the fields themselves is so low most any improvements makes the ratio disproportionately high.** These values did not skew the campus' overall FCI value by much as the fields only comprise .4% of the gross value of campus. Additionally, the FCI value for the TEC is currently at almost 100% as the canvas material that is the primary building component is nearing its lifecycle and tears have started appearing at the West end.

The next chart shows the buildings listed from highest to lowest FCI Cost. This ranks the buildings/assets that need the most attention or long-term capital planning.

Building FCI Listed by FCI (Highest to Lowest)

Campus Name: Aero Park Campus								
Building	Year Constructed	Year Last Renovated	Age	Use	Size	Replacement Value	FCI Cost	FCI
Aero Park Laboratories	1980	2011	41	ACADEMIC FACILITIES	29,600	4,121,500	304,650	0.07
Automotive Technology	1990	2001	31	ACADEMIC FACILITIES	18,309	3,268,400	180,968	0.06
Parsons-Stulen/Michigan Tech Ed	1999		22	ACADEMIC FACILITIES	65,000	15,297,900	835,667	0.05
Aviation Building	1977		44	ACADEMIC FACILITIES	20,912	2,386,100	69,624	0.03
Aero Park Campus Grounds	1960		61	SUPPORTING FACILITIES	1	12,000,000	0	0.00
Subtotal for Building					104,222	32,952,400	1,086,259	0.03
Campus Name: Great Lakes Campus								
Building	Year Constructed	Year Last Renovated	Age	Use	Size	Replacement Value	FCI Cost	FCI
Great Lakes Campus	2004		17	ACADEMIC FACILITIES	75,364	21,990,100	377,803	0.02
Subtotal for Building					75,364	21,990,100	349,401	0.02
Campus Name: Main Campus								
Building	Year Constructed	Year Last Renovated	Age	Use	Size	Replacement Value	FCI Cost	FCI
Athletic Fields	1976		45	SUPPORTING FACILITIES	1	55,000	31,250	0.57
Apartment B 1882	1973		48	RESIDENTIAL FACILITIES	12,399	1,740,200	562,005	0.32
Apartment C 1884	1973		48	RESIDENTIAL FACILITIES	12,399	1,740,200	530,000	0.30
Power House	1962		59	SUPPORTING FACILITIES	3,625	2,128,300	574,542	0.27
Apartment A 1880	1973		48	RESIDENTIAL FACILITIES	12,399	2,057,266	502,886	0.24
Rajkovich Physical Education	1969		52	ATHLETIC FACILITIES	25,674	5,053,068	1,013,391	0.20
Osterlin Building	1960	2002	61	ACADEMIC FACILITIES	46,734	12,068,600	2,106,875	0.17
Founders Hall	1976	2003	45	OFFICE FACILITIES	4,950	1,170,200	174,688	0.15
Biederman Building	1976	2002	45	ACADEMIC FACILITIES	28,441	8,818,956	1,039,650	0.12
Campus General	1961		60	SUPPORTING FACILITIES	1	7,000,000	755,165	0.11
Tanis Building	1957	2003	64	OFFICE FACILITIES	14,300	4,344,912	456,368	0.11
Fine Arts	1971	2000	50	ACADEMIC FACILITIES	18,800	4,843,500	390,997	0.08
Oleson Center	1978	2006	43	SUPPORTING FACILITIES	9,925	2,506,400	122,539	0.05
James J. Beckett	1996		25	ACADEMIC FACILITIES	34,269	8,164,100	372,337	0.05
Appel Property	1954		67	SUPPORTING FACILITIES	1,160	153,200	5,610	0.04
Health and Science Building	2002		19	ACADEMIC FACILITIES	57,477	17,463,812	486,309	0.03
Scholars Hall	1962	2003	59	ACADEMIC FACILITIES	62,812	15,495,300	389,322	0.03
Facilities Maintenance Building	2001		20	SUPPORTING FACILITIES	11,900	1,052,100	24,292	0.02
East Hall	1965	1999	56	RESIDENTIAL FACILITIES	52,288	11,990,600	271,801	0.02
Dennos Museum Center	1991	2019	30	SUPPORTING FACILITIES	53,545	17,332,700	341,944	0.02
West Hall	1965	2020	56	SUPPORTING FACILITIES	63,254	9,596,500	74,032	0.01
North Hall	2017		4	RESIDENTIAL FACILITIES	46,730	6,818,200	0	0.00
Rogers Observatory	1981		40	ACADEMIC FACILITIES	1,624	398,600	0	0.00
Utility Tunnels	1970		51	SUPPORTING FACILITIES	6,925	1,924,000	0	0.00
Subtotal for Building					581,632	143,915,714	10,226,002	0.07
Campus Name: NMC University Center								
Building	Year Constructed	Year Last Renovated	Age	Use	Size	Replacement Value	FCI Cost	FCI
University Center	1986	1994	35	ACADEMIC FACILITIES	59,460	13,507,600	748,013	0.06
Subtotal for Building					59,460	13,507,600	748,013	0.06
Grand Totals					820,678	212,365,814	12,409,676	0.06

The third chart shows the asset listed sorted by building usage type.

ACADEMIC BUILDINGS								
Building	Year Constructed	Year Last Renovated	Age	Use	Size	Replacement Value	FCI Cost	FCI
Osterlin Building	1960	2002	61	ACADEMIC FACILITIES	46,734	12,068,600	2,106,875	0.17
Biederman Building	1976	2002	45	ACADEMIC FACILITIES	28,441	8,818,956	1,039,650	0.12
Fine Arts	1971	2000	50	ACADEMIC FACILITIES	18,800	4,843,500	390,997	0.08
Aero Park Laboratories	1980	2011	41	ACADEMIC FACILITIES	29,600	4,121,500	304,650	0.07
University Center	1986	1994	35	ACADEMIC FACILITIES	59,460	13,507,600	748,013	0.06
Automotive Technology	1990	2001	31	ACADEMIC FACILITIES	18,309	3,268,400	180,968	0.06
Parsons-Stulen/Michigan Tech Ed	1999		22	ACADEMIC FACILITIES	65,000	15,297,900	835,667	0.05
James J. Beckett	1996		25	ACADEMIC FACILITIES	34,269	8,164,100	372,337	0.05
Aviation Building	1977		44	ACADEMIC FACILITIES	20,912	2,386,100	69,624	0.03
Health and Science Building	2002		19	ACADEMIC FACILITIES	57,477	17,463,812	486,309	0.03
Scholars Hall	1962	2003	59	ACADEMIC FACILITIES	62,812	15,495,300	389,322	0.03
Great Lakes Campus	2004		17	ACADEMIC FACILITIES	75,364	21,990,100	377,803	0.02
Rogers Observatory	1981		40	ACADEMIC FACILITIES	1,624	398,600	0	0.00
Subtotal					518,802	127,824,468	7,302,216	0.06
RESIDENTIAL BUILDINGS								
Building	Year Constructed	Year Last Renovated	Age	Use	Size	Replacement Value	FCI Cost	FCI
Apartment B 1882	1973		48	RESIDENTIAL FACILITIES	12,399	1,740,200	562,005	0.32
Apartment C 1884	1973		48	RESIDENTIAL FACILITIES	12,399	1,740,200	530,000	0.30
Apartment A 1880	1973		48	RESIDENTIAL FACILITIES	12,399	2,057,266	502,886	0.24
East Hall	1965	1999	56	RESIDENTIAL FACILITIES	52,288	11,990,600	271,801	0.02
North Hall	2017		4	RESIDENTIAL FACILITIES	46,730	6,818,200	0	0.00
Subtotal					136,215	24,346,466	1,866,692	0.08
SUPPORTING BUILDINGS								
Building	Year Constructed	Year Last Renovated	Age	Use	Size	Replacement Value	FCI Cost	FCI
Athletic Fields	1976		45	SUPPORTING FACILITIES	1	55,000	31,250	0.57
Power House	1962		59	SUPPORTING FACILITIES	3,625	2,128,300	574,542	0.27
Rajkovich Physical Education	1969		52	SUPPORTING FACILITIES	25,674	5,053,068	1,013,391	0.20
Founders Hall	1976	2003	45	SUPPORTING FACILITIES	4,950	1,170,200	174,688	0.15
Campus General	1961		60	SUPPORTING FACILITIES	1	7,000,000	755,165	0.11
Tanis Building	1957	2003	64	SUPPORTING FACILITIES	14,300	4,344,912	456,368	0.11
Oleson Center	1978	2006	43	SUPPORTING FACILITIES	9,925	2,506,400	122,539	0.05
Appel Property	1954		67	SUPPORTING FACILITIES	1,160	153,200	5,610	0.04
Facilities Maintenance Building	2001		20	SUPPORTING FACILITIES	11,900	1,052,100	24,292	0.02
Dennos Museum Center	1991	2019	30	SUPPORTING FACILITIES	53,545	17,332,700	341,944	0.02
West Hall	1965	2020	56	SUPPORTING FACILITIES	63,254	9,596,500	74,032	0.01
Aero Park Campus Grounds	1960		61	SUPPORTING FACILITIES	1	12,000,000	0	0.00
Utility Tunnels	1970		51	SUPPORTING FACILITIES	6,925	1,924,000	0	0.00
Subtotal					195,261	64,316,380	3,573,821	0.06

Using the above data for Northwestern Michigan College the cumulative FCI percentage for the campus is 6% which is in the "Good" category. Going forward it is recommended that building envelopes continue to be prioritized in order to maintain building integrity from degrading. From looking at the average FCI's by building usage type the Residential buildings look like they are in most need of focus at a cumulative 8% but also the Apartments standing out the most.

It is generally best to use the FCI's as an internal comparison of relative condition and a guide for the best approach for corrective action. However, for external comparisons we see facilities like Northwestern Michigan College having FCI's ranging between 10% and 20%. NMC has been doing a great job of keeping their building conditions in good shape and staying below the average FCI range.

Most facilities with FCI's above 10% and below 30% are manageable with an active strategic plan. FCI's above 30% require a very focused plan to identify the best use of resources. The goal should be to improve the FCI of all real-estate assets, which accordingly will enhance Northwestern Michigan College's competitive advantage within the industry by improving the "quality of life" for students, faculty and staff.

Requirement Investment by Year

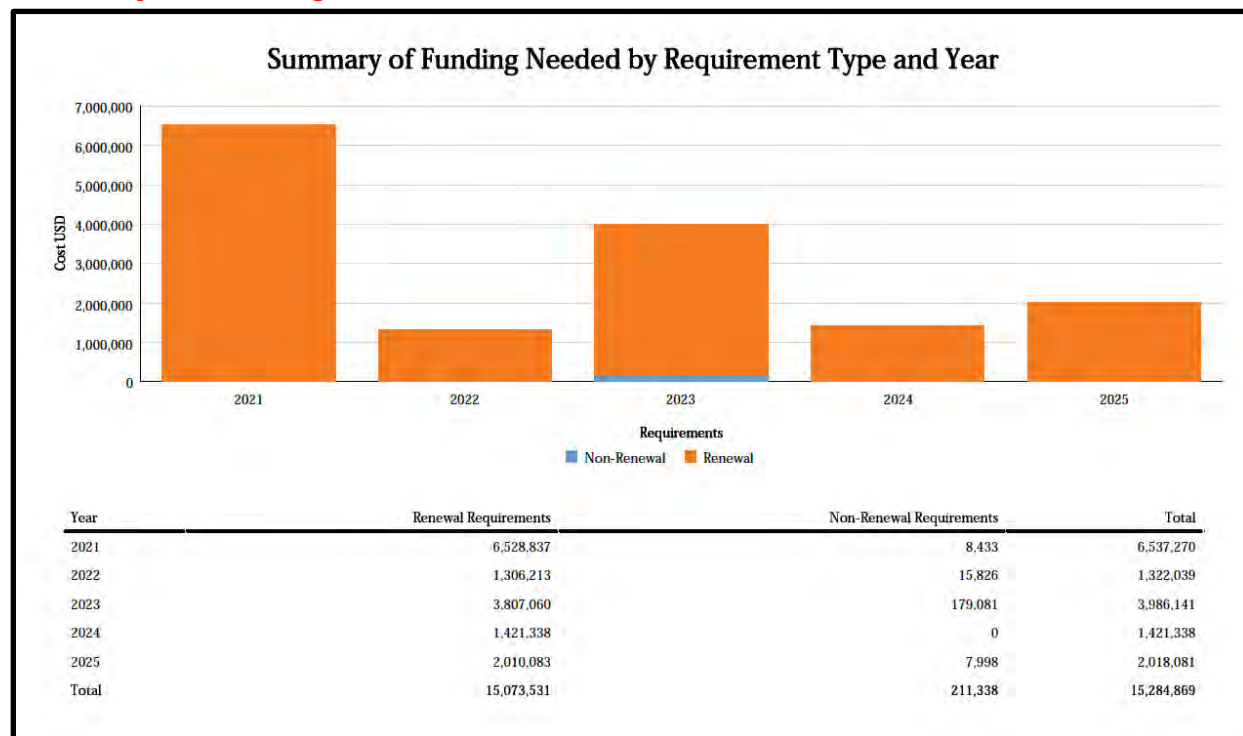
The five-year action plan reflects an investment horizon that identifies critical infrastructural and facility investments. Given the current economic state of many institutions today this plan can be extended to accommodate funding availability. No Institution is operating without a deferred maintenance backlog. The goal of what is being shown here is NOT to get to zero. The goal is to plan out specific improvements.

Developing a clear, concise, and comprehensive capital action plan is not a simple task. Each component of diverse school infrastructure has distinctive maintenance necessities. That is why Sodexo takes the time to understand those necessities and provide the critical information to create the perfect strategic approach for integrating the unique composite of systems and structures.

Our knowledge and expertise allow our partners more control of their fiscal future. By providing a living instrument to track and maintain existing assets, we offer the stakeholders the ability to target their efforts and optimize the results through the evaluation of existing conditions, a five-year management plan to reduce existing and future deferred maintenance conditions.

The annual totals reflected below are estimates based on like replacement costs and can easily be adjusted to actively manage the data base and create a historical register of completed projects. The priority years may also be adjusted to best align with Northwestern Michigan College's budget, mission, and strategic plan. The data is with the use of the software tools should be evaluated annually to maintain an active budgeting tool.

Summary of Funding Needs:



Capital Renewal Funding Options

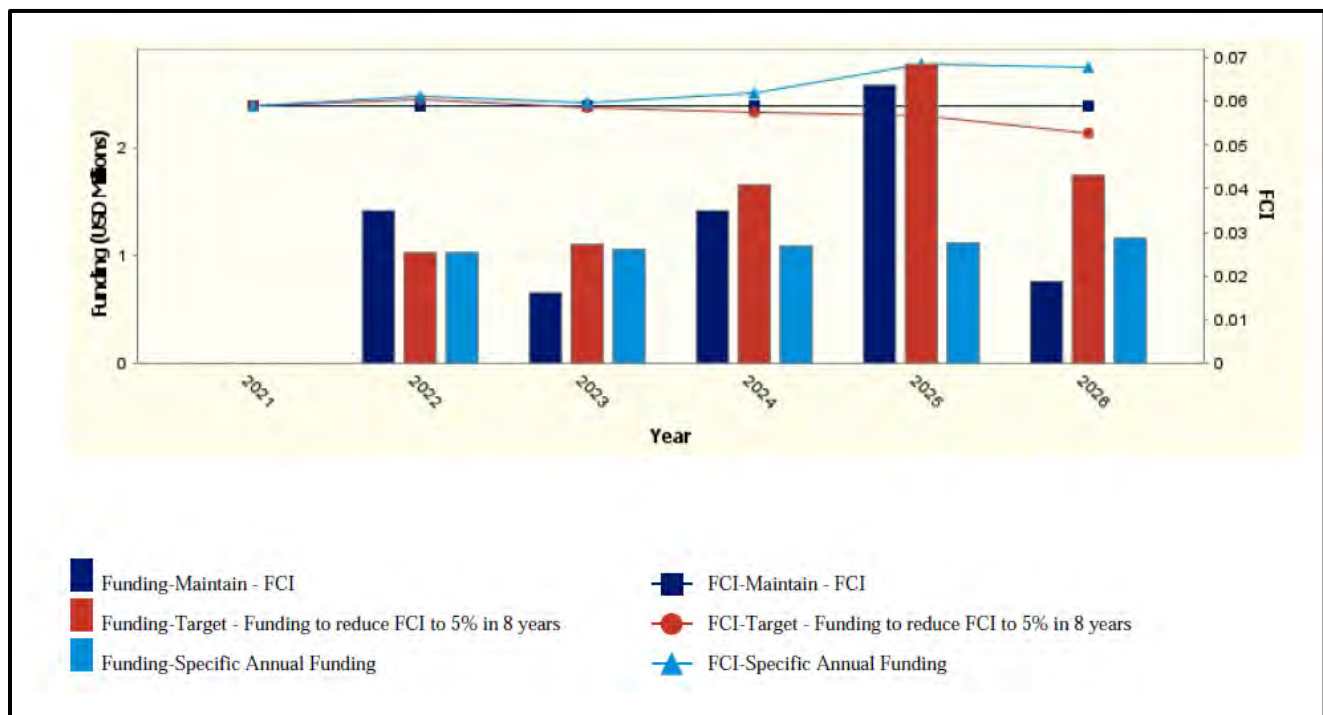
Systems that have exceeded their life cycle are likely compromised. When replacing compromised critical infrastructure components quite often the corresponding equipment must also be replaced which increases the overall cost of the project.

Using the Northwestern Michigan College asset data and the funding module within VFA Facility we can examine various funding strategies, analyze their fiscal implications over various time periods, and project the impact of deferred maintenance, either for individual assets, or across the entire assessed portfolio. Values, either assumed or measured, and different time ranges, can be modeled with the funding module for analysis purposes, to see their cost implications and to project their impact on facility conditions.

To show the analysis potential of VFA Facility, note the three examples summarized below, illustrating the varying costs and condition impacts those different strategies can produce. For these examples, the costs for annual system renewals reflect an annual inflation rate of 3% (today's dollars) over the time examined with a 2% deterioration backlog. The scenarios shown below are samples of funding options. With the VFA Facility software we can produce additional options to match Northwestern Michigan College's mission, values, and available budget.

These are samples of three 5-year Funding scenarios:

Funding/FCI Graph:



Maintain - FCI

Cost Curve Applied: Spiky 0

Year	Replacement Cost	Renewal Cost	Backlog Deterioration	Total New Liability	New Backlog Total	Net Plant Value	Funding	Funding Reserve	FCI
2021	216,487,314	12,586,810	0	12,742,729	12,742,729	203,744,585	0	0	0.0589
2022	222,981,928	1,157,833	262,500	1,420,333	13,125,011	209,856,917	1,420,333	0	0.0589
2023	229,671,379	382,479	270,375	652,854	13,518,761	216,152,619	652,854	0	0.0589
2024	236,561,514	1,141,698	278,486	1,420,185	13,924,323	222,637,191	1,420,185	0	0.0589
2025	243,658,353	2,293,541	286,841	2,580,382	14,342,052	229,316,300	2,580,382	0	0.0589
2026	250,968,096	471,858	295,446	767,305	14,772,314	236,195,783	767,305	0	0.0589

Target - Funding to reduce FCI to 4.5% in 8 years

Cost Curve Applied: Spiky 0

Year	Replacement Cost	Renewal Cost	Backlog Deterioration	Total New Liability	New Backlog Total	Net Plant Value	Funding	Funding Reserve	FCI
2021	216,487,314	12,586,810	0	12,742,729	12,742,729	203,744,585	0	0	0.0589
2022	222,981,928	1,157,833	262,500	1,420,333	13,063,421	209,918,506	1,481,922	0	0.0586
2023	229,671,379	382,479	269,106	651,585	12,990,315	216,681,064	1,116,593	0	0.0566
2024	236,561,514	1,141,698	267,600	1,409,299	13,003,107	223,558,407	1,786,216	0	0.0550
2025	243,658,353	2,293,541	267,864	2,561,405	13,183,362	230,474,990	2,771,243	0	0.0541
2026	250,968,096	471,858	271,577	743,436	12,546,285	238,421,811	1,776,013	0	0.0500

Specific Annual Funding

Cost Curve Applied: Spiky 0

Year	Replacement Cost	Renewal Cost	Backlog Deterioration	Total New Liability	New Backlog Total	Net Plant Value	Funding	Funding Reserve	FCI
2021	216,487,314	12,586,810	0	12,742,729	12,742,729	203,744,585	0	0	0.0589
2022	222,981,928	1,157,833	262,500	1,420,333	13,615,927	209,366,001	1,030,000	100,583	0.0611
2023	229,671,379	382,479	280,488	662,967	13,743,354	215,928,025	1,060,900	220,484	0.0598
2024	236,561,514	1,141,698	283,113	1,424,812	14,642,887	221,918,627	1,092,727	382,246	0.0619
2025	243,658,353	2,293,541	301,643	2,595,184	16,711,651	226,946,702	1,125,509	553,515	0.0686
2026	250,968,096	471,858	344,260	816,118	17,034,440	233,933,656	1,159,274	734,717	0.0679

To avoid adding additional deferred maintenance, capital renewal projects should be funded with increasing or decreasing overall campus backlog in mind. Based on standard system life cycle calculations the recommended **annual minimum** renewal budget for Northwestern Michigan College would be an average of \$1,786,397. Funding below this level will cause the deferred maintenance backlog to continue to grow and could create operational and client satisfaction and retention issues going forward. More critical than the FCI reduction is this will allow Northwestern Michigan College to address deferred maintenance before it becomes more difficult to manage.

There are many options in looking at ways to address this challenge. Our team would welcome the opportunity to work with Northwestern Michigan College's leadership to explore possible scenarios. Unfortunately, several of these buildings are approaching an age where an increase in funding for deferred maintenance will be necessary. This is not unique to Northwestern Michigan College as we see it in aging asset portfolios across most markets. Without a specific plan most annual operating budgets do not adequately support the growing need to fund deferred maintenance.

As projects are planned additional focus should be placed on the exterior shell of the buildings (aged roofs, windows, masonry), indoor air quality and interior finishes of your facilities. More specific recommendations are included as an Appendix to this report.

The capital renewal allowance does not include funding for deferred maintenance backlogs and is usually applicable to facilities with a manageable backlog. Deferred maintenance backlog reduction involving a substantial amount of work may require a high level of funding in the initial years of a multi-year capital plan to reduce backlogs to a desired level.

This five-year action plan should be used as a proactive tool to manage Northwestern Michigan College's capital project needs. The report distributes projects in varying amounts for each year based on project priority and justification. The costs developed in the report are budgetary estimates and may fluctuate based on project scope, materials, and bidding process.

Common Facilities Maintenance Acronyms

AC – Air Conditioning	EMS - Energy Management System	HVAC – Heating, Ventilation and Air Conditioning
AHU – Air Handling Unit	FCI – Facility Condition Index	LED lighting – Light Emitting Diode
BAS – Building Automation System	FCU – Fan Coil Unit	MEP - Mechanical, Electrical and Plumbing
CRV – Current Replacement Value	FM - Facilities Management	PM - Preventive Maintenance
DDC – Direct Digital Control	HID Lighting – High Intensity Discharge	

Appendix

Recommended Projects:

Based on the Assessors observations and not a specific budget or mission critical needs the following projects should have priority. Specific detailed reports are attached.

1. 5 Year Plan By Building By Year
2. Funding Scenarios Report
3. Roof Replacements
4. Sample Building Detail Report

Works Cited

Wikipedia contributors. "Northwestern Michigan College." *Wikipedia, The Free Encyclopedia*. Wikipedia, The Free Encyclopedia, 14 Dec. 2020. Web. 5 Nov. 2021.

Appendix F

Summary of Facilities and Square Footage

Member Name	Site Name	Building Name	Address1	City	State	Zip	Year Built	Previous Gross floor area	Gross floor area	Previous Building Value	Current Replacement Building Value	Roof Frame Type
Northwestern Michigan College	Main Campus	Tanis/Beiderman/ISTLC	1701 E. Front	Traverse City	MI	49686	1957	105,519	101,506	\$ 45,419,400	\$ 45,230,000	Heavy Steel
Northwestern Michigan College	Main Campus	Apartment A	1701 E. Front	Traverse City	MI	49686	1972	12,399	12,399	\$ 2,656,300	\$ 2,820,000	Wood Purlins
Northwestern Michigan College	Main Campus	Apartment B	1701 East Front Street	Traverse City	MI	49686	1972	12,399	12,399	\$ 2,656,300	\$ 2,820,000	Wood Purlins
Northwestern Michigan College	Main Campus	Apartment C	1701 East Front Street	Traverse City	MI	49686	1972	12,399	12,399	\$ 2,656,300	\$ 2,820,000	Wood Purlins
Northwestern Michigan College	Main Campus	Founders Hall	1701 E. Front	Traverse City	MI	49686	1976	4,950	4,950	\$ 1,744,700	\$ 1,943,000	Heavy Steel
Northwestern Michigan College	Main Campus	East Residence Hall	1701 E. Front	Traverse City	MI	49686	1967	52,288	52,288	\$ 17,815,500	\$ 18,680,000	Poured Concrete
Northwestern Michigan College	Main Campus	Fine Arts Building	1701 E. Front	Traverse City	MI	49686	1972	18,800	18,800	\$ 7,189,000	\$ 7,820,000	Wood Purlins
Northwestern Michigan College	Main Campus	Osterlin Library	1701 E. Front	Traverse City	MI	49686	1961	46,734	39,686	\$ 17,941,200	\$ 18,285,000	Poured Concrete
Northwestern Michigan College	Main Campus	Museum - Auditorium	1701 E. Front	Traverse City	MI	49686	1991	55,085	55,085	\$ 25,723,500	\$ 29,860,000	Heavy Steel
Northwestern Michigan College	Main Campus	Oleson Center	1701 E. Front	Traverse City	MI	49686	1978	10,398	10,398	\$ 3,736,700	\$ 2,843,000	Wood Purlins
Northwestern Michigan College	Main Campus	Physical Education	1701 E. Front	Traverse City	MI	49686	1969	25,674	25,674	\$ 8,358,700	\$ 11,310,000	Heavy Steel
Northwestern Michigan College	Main Campus	Powerhouse	1701 E. Front	Traverse City	MI	49686	1963	3,580	3,580	\$ 3,153,800	\$ 3,000,000	Heavy Steel
Northwestern Michigan College	Main Campus	Scholars Hall	1701 E. Front	Traverse City	MI	49686	1963	62,812	42,816	\$ 22,996,300	\$ 24,000,000	Heavy Steel
Northwestern Michigan College	Main Campus	Timothy J. Nelson Innovation Center	1701 E. Front	Traverse City	MI	49686	1963	66,304	66,304	\$ 25,943,000	\$ 31,690,000	Heavy Steel
Northwestern Michigan College	Main Campus	Utility Tunnels	1701 E. Front	Traverse City	MI	49686	1967	6,925	6,925	\$ 2,851,200	\$ 1,900,000	None
Northwestern Michigan College	Main Campus	Beckett	1701 E. Front	Traverse City	MI	49686	1996	34,269	34,269	\$ 12,144,100	\$ 14,235,000	Heavy Steel
Northwestern Michigan College	Main Campus	Maintenance	1701 E. Front	Traverse City	MI	49686	2001	11,900	11,900	\$ 1,516,200	\$ 1,800,000	Heavy Steel
Northwestern Michigan College	Main Campus	North Hall (student housing)	1701 E. Front	Traverse City	MI	49686	2017	46,730	46,730	\$ 10,171,400	\$ 13,050,000	Wood Purlins
Northwestern Michigan College	Main Campus	1550 East Front Street Apartment Building	1550 East Front St.	Traverse City	MI	49686	1973	13,073	13,073	\$ 2,998,400	\$ 3,356,000	Wood Purlins
Northwestern Michigan College	Main Campus	1560 East Front Street Apartment Building	1560 East Front St.	Traverse City	MI	49686	1973	13,073	13,073	\$ 2,998,400	\$ 3,353,000	Wood Purlins
Northwestern Michigan College	Main Campus	Landscape Bin	1701 E. Front	Traverse City	MI	49686				\$ -	\$ 45,700	
Northwestern Michigan College	Main Campus	Eastern Avenue Apartment Storage	2005 Eastern Avenue	Traverse City	MI	49686				\$ -	\$ 85,600	
Northwestern Michigan College	Appel Biology Laboratory	Appel Biology Laboratory	1891 Sarns Road	Traverse City	MI	49696	1954	1,160	1,160	\$ 227,100	\$ 229,000	Wood Purlins
Northwestern Michigan College	Aero Park Campus	Aviation	2600 Aero Park Drive	Traverse City	MI	49686	1976	20,912	33,060	\$ 3,569,300	\$ 6,830,000	Heavy Steel
Northwestern Michigan College	Aero Park Campus	Parsen - Stullen M-TEC	2600 Aero Park Drive	Traverse City	MI	49686	2000	65,000	65,000	\$ 22,770,200	\$ 26,200,000	Heavy Steel
Northwestern Michigan College	Aero Park Campus	Automotive Service Tech	2600 Aero Park Drive	Traverse City	MI	49686	1982	18,328	18,328	\$ 4,866,800	\$ 5,300,000	Heavy Steel
Northwestern Michigan College	Aero Park Campus	Aero Park Lab	2600 Aero Park Drive	Traverse City	MI	49686	1980	29,600	29,600	\$ 6,141,500	\$ 9,756,000	Heavy Steel
Northwestern Michigan College	Great Lakes Campus	Great Lakes Campus	715 E. Front Street	Traverse City	MI	49686	2003	75,364	75,364	\$ 32,643,800	\$ 34,400,000	Heavy Steel
Northwestern Michigan College	Great Lakes Campus	Great Lakes Campus - Dock	715 East Front Street	Traverse City	MI	49686	1969	-	80,575	\$ -	\$ 11,038,000	None
Northwestern Michigan College	Rogers Observatory	Observatory	1753 Brimley Rd.	Traverse City	MI	49686	1981	1,624	1,624	\$ 601,600	\$ 770,000	Heavy Steel
Northwestern Michigan College	NMC University Center C	University Center Campus	2200 Dendrinios Drive	Traverse City	MI	49686	1986	59,460	59,460	\$ 20,207,200	\$ -	Heavy Steel

Appendix G

Building and Classroom Utilization

Location Utilization Summary

Based on events from 12:00 A.M. to 11:45 P.M., between Aug 04 2025 and May 09 2026. There are 6,626.25 total hours in the report period, (K).

	(A) Max Capacity	(B) Fill Ratio	(C) Blackout Hours	(D) Possible Hours	(E) Hours Used	(F) Contact Hours	(G) Time Utilization	(H) Class Seat Utilization	(I) Station Utilization	(J) Net Utilization
AL - ENTIRE SHOP (NO SPACES)	536			No events found						
AL 101	16		0.00	6,626.25	495.00	5,325.00	7.47%	65.62%	5.02%	0.38%
AL 102	24		0.00	6,626.25	541.00	6,630.00	8.16%	48.11%	4.17%	0.34%
AL 103	13			No events found						
AL 106	16			No events found						
AL 110A	16		0.00	6,626.25	242.00	1,620.00	3.65%	33.75%	1.53%	0.06%
AL 110B	20		0.00	6,626.25	435.00	3,870.00	6.56%	44.38%	2.92%	0.19%
AL 118	20		0.00	6,626.25	505.33	6,816.67	7.63%	69.5%	5.14%	0.39%
AL 122	20			No events found						
AL A	20		0.00	6,626.25	926.67	8,271.67	13.98%	42.73%	6.24%	0.87%
AL A/B	40			No events found						
AL A/B/C	60			No events found						
AL A/B/C/D	80			No events found						
AL B	20			No events found						
AL B/C	40			No events found						
AL B/C/D	60			No events found						
AL BLDG (NO SPACES)	0			No events found						
AL C	20			No events found						
AL C/D	40			No events found						
AL D	20			No events found						
AL E	20			No events found						
AL E/F	40			No events found						
AL E/F/G	60			No events found						
AL E/F/G/H	80			No events found						
AL F	20			No events found						
AL F/G	40			No events found						
AL F/G/H	60			No events found						
AL G	20			No events found						
AL G/H	40			No events found						
AL H	20			No events found						
AL I	20			No events found						
AL I/J	40			No events found						

Location Utilization Summary

	(A) Max Capacity	(B) Fill Ratio	(C) Blackout Hours	(D) Possible Hours	(E) Hours Used	(F) Contact Hours	(G) Time Utilization	(H) Class Seat Utilization	(I) Station Utilization	(J) Net Utilization
AL J	20			No events found						
AL K	20			No events found						
AL L	24			No events found						
APPEL	45			No events found						
ARR ROOM	999		0.00	6,626.25	1,355.75	149,363.50	20.46%	2.37%	2.26%	0.46%
AT 100	18		0.00	6,626.25	135.00	2,025.00	2.04%	83.33%	1.7%	0.03%
AT 102	18			No events found						
AT 104	18			No events found						
AT 108	18		0.00	6,626.25	1,268.00	17,306.00	19.14%	76.26%	14.51%	2.78%
AT 111	18		0.00	6,626.25	955.83	13,390.67	14.42%	76.67%	11.23%	1.62%
AT BLDG (NO SPACES)	0			No events found						
BFC GYM	500			No events found						
BIK STUDIO	50			No events found						
CC POOL	500			No events found						
CITY OPERA HOUSE	0			No events found						
CTC BLDG	999		0.00	6,626.25	342.00	855.00	5.16%	0.25%	0.01%	0%
DMC 101	30		0.00	6,626.25	141.25	2,895.00	2.13%	54.67%	1.46%	0.03%
DMC BINSFELD GALLERY	50			No events found						
DMC CONFERENCE ROOM	12			No events found						
DMC DISCOVERY GALLERY	100			No events found						
DMC DUTMERS THEATER	34			No events found						
DMC GALLERIES	250			No events found						
DMC INUIT GALLERY	50			No events found						
DMC JANIS ROOM	75			No events found						
DMC MACFARLANE GALLERY	200			No events found						
DMC MILLIKEN	400		0.00	6,626.25	336.92	9,482.50	5.08%	11.56%	0.36%	0.02%
DMC MUSEUM CENTER	500			No events found						
DMC Outside	50			No events found						
DMC PARKING LOT	999			No events found						
DMC SCHMUCKAL GALLERY	150			No events found						
DMC SCULPTURE COURT	300			No events found						
ED SERVICES RECEPTION AREA T 55	0			No events found						
F - MUSIC WING	0			No events found						
F 102	49		0.00	6,626.25	517.50	4,733.92	7.81%	12.87%	1.46%	0.11%

Location Utilization Summary

	(A) Max Capacity	(B) Fill Ratio	(C) Blackout Hours	(D) Possible Hours	(E) Hours Used	(F) Contact Hours	(G) Time Utilization	(H) Class Seat Utilization	(I) Station Utilization	(J) Net Utilization
F 103	10		0.00	6,626.25	222.75	1,842.50	3.36%	66%	2.78%	0.09%
F 104	4		No events found							
F 105	30		0.00	6,626.25	535.08	9,483.33	8.08%	31%	4.77%	0.39%
F 107/108 - RECORDING STUDIO	3		No events found							
F 109/110 - MUSIC PRACTICE ROOMS	2		0.00	6,626.25	8.50	4.00	0.13%	50%	0.03%	0%
F 115	84		0.00	6,626.25	499.92	11,362.50	7.54%	51.31%	2.04%	0.15%
F 115 STEINWAY PIANO	0		0.00	6,626.25	14.00	0.00	0.21%	0%	0%	0%
F 120	18		0.00	6,626.25	486.50	6,572.00	7.34%	46.58%	5.51%	0.4%
F 126	0		No events found							
F 130	20		0.00	6,626.25	482.00	8,554.00	7.27%	71%	6.45%	0.47%
F 132	50		0.00	6,626.25	120.00	2,880.00	1.81%	24%	0.87%	0.02%
F 135	18		0.00	6,626.25	484.00	5,314.00	7.3%	61.11%	4.46%	0.33%
F 137 - KILN ROOM	0		No events found							
F BLDG (NO SPACES)	0		No events found							
F CENTER LOBBY	0		No events found							
F NORTH LOBBY	0		No events found							
F SOUTH LOBBY	0		No events found							
FFY GYM	50		No events found							
FH	0		0.00	6,626.25	28.42	341.00	0.43%	0%	0%	0%
FH 109	10		No events found							
FH 110	16		0.00	6,626.25	397.75	6,670.25	6%	105.36%	6.29%	0.38%
FH 113	12	0	No events found							
GL 100	24		No events found							
GL 101	40		0.00	6,626.25	632.48	11,704.33	9.55%	37.4%	4.42%	0.42%
GL 102	10		0.00	6,626.25	180.00	1,260.00	2.72%	70%	1.9%	0.05%
GL 103	24		0.00	6,626.25	436.70	4,325.77	6.59%	39.84%	2.72%	0.18%
GL 108	24		No events found							
GL 110	24		No events found							
GL 111	32		0.00	6,626.25	655.00	12,775.50	9.88%	59.82%	6.03%	0.6%
GL 112	40		0.00	6,626.25	473.27	9,105.35	7.14%	44.33%	3.44%	0.25%
GL 114	12		0.00	6,626.25	4.00	0.00	0.06%	0%	0%	0%
GL 200-205 RADAR LABS	2		No events found							
GL 207	12		0.00	6,626.25	132.00	984.00	1.99%	61.11%	1.24%	0.02%
GL 210	24		276.25	6,350.00	384.22	4,641.08	6.05%	51.47%	3.05%	0.18%

Location Utilization Summary

	(A) Max Capacity	(B) Fill Ratio	(C) Blackout Hours	(D) Possible Hours	(E) Hours Used	(F) Contact Hours	(G) Time Utilization	(H) Class Seat Utilization	(I) Station Utilization	(J) Net Utilization
GL 211	40		0.00	6,626.25	619.75	11,456.33	9.35%	46.7%	4.32%	0.4%
GL 214	12		0.00	6,626.25	126.00	1,386.00	1.9%	91.67%	1.74%	0.03%
GL 215 - STUDENT ENCLAVE & GALLEY SD 12	16		No events found							
GL 222	36		0.00	6,626.25	936.50	15,147.42	14.13%	45.3%	6.35%	0.9%
GL 231	12		No events found							
GL 251	24		0.00	6,626.25	346.98	3,637.25	5.24%	46.27%	2.29%	0.12%
GL 252	21		0.00	6,626.25	820.00	8,005.00	12.38%	46.32%	5.75%	0.71%
GL 254	27		0.00	6,626.25	843.50	9,996.00	12.73%	43.92%	5.59%	0.71%
GL 256	25		0.00	6,626.25	585.12	7,989.77	8.83%	50%	4.82%	0.43%
GL 257	12		0.00	6,626.25	366.00	2,985.00	5.52%	66.67%	3.75%	0.21%
GL 258	0		No events found							
GL 269	106		0.00	6,626.25	662.75	10,074.62	10%	13.55%	1.43%	0.14%
GL 271	0		No events found							
GL BLDG (NO SPACES)	0		No events found							
GL CULINARY OFFICE	0		No events found							
GL HARBOR LAWN	0		No events found							
GL MARITIME OFFICE	0		No events found							
GL PIER	0		No events found							
GL RECEPTION DESK & WORKROOM	0		No events found							
GL T/S STATE OF MICHIGAN	0		No events found							
GL WEST LAWN	0		No events found							
GTA ROOM	32		No events found							
Greenspire School - UC 204-219	0	0	No events found							
HC A	156		No events found							
HC A & 1/2 B	264		No events found							
HC A & B	420		No events found							
HC B	192		No events found							
HC B & C	432		No events found							
HC BALLROOM	594		No events found							
HC C	224		No events found							
HC C & 1/2 B	314		No events found							
HC CATWALK	0		No events found							
HC COURTYARD	300		No events found							

Location Utilization Summary

	(A) Max Capacity	(B) Fill Ratio	(C) Blackout Hours	(D) Possible Hours	(E) Hours Used	(F) Contact Hours	(G) Time Utilization	(H) Class Seat Utilization	(I) Station Utilization	(J) Net Utilization
HC OFF-SITE	999			No events found						
HC ROTARY HALL	64			No events found						
HC Room D	76			No events found						
HOMESTEAD	0			No events found						
HS 110	12		0.00	6,626.25	334.00	2,298.00	5.04%	63.1%	2.89%	0.15%
HS 111	25		0.00	6,626.25	272.00	5,228.00	4.1%	76.89%	3.16%	0.13%
HS 111/113 VESTIBULE	0	0		No events found						
HS 111A	9			No events found						
HS 112	16		0.00	6,626.25	135.00	660.00	2.04%	34.38%	0.62%	0.01%
HS 113	25		0.00	6,626.25	131.33	2,778.00	1.98%	70.29%	1.68%	0.03%
HS 114	32		0.00	6,626.25	727.58	12,501.50	10.98%	52.92%	5.9%	0.65%
HS 115	25		0.00	6,626.25	235.00	1,620.00	3.55%	28.8%	0.98%	0.03%
HS 115/117 VESTIBULE	0	0		No events found						
HS 116	32		0.00	6,626.25	536.50	9,196.33	8.1%	30.29%	4.34%	0.35%
HS 117	25		0.00	6,626.25	363.83	8,161.00	5.49%	80.33%	4.93%	0.27%
HS 117A	14			No events found						
HS 119 GREENHOUSE	24			No events found						
HS 208	24		0.00	6,626.25	13.50	931.50	0.2%	95.83%	0.59%	0%
HS 208/210	20			No events found						
HS 210	24		0.00	6,626.25	725.50	48,857.00	10.95%	121.14%	30.72%	3.36%
HS 211	27		0.00	6,626.25	367.67	4,887.00	5.55%	44.44%	2.73%	0.15%
HS 212	8		0.00	6,626.25	9.00	49.50	0.14%	68.75%	0.09%	0%
HS 213	24		0.00	6,626.25	707.75	12,435.50	10.68%	69.83%	7.82%	0.84%
HS 214	11		0.00	6,626.25	10.50	54.00	0.16%	46.75%	0.07%	0%
HS 215	24		0.00	6,626.25	212.00	3,976.00	3.2%	77.98%	2.5%	0.08%
HS 216	30		0.00	6,626.25	611.25	13,088.25	9.22%	48.52%	6.58%	0.61%
HS 217	24		0.00	6,626.25	150.00	1,080.00	2.26%	31.94%	0.68%	0.02%
HS BLDG (NO SPACES)	0			No events found						
HS BOOKSTORE	32			No events found						
HS BOOKSTORE STORAGE	54			No events found						
HS LOBBY	0		0.00	6,626.25	5.00	0.00	0.08%	0%	0%	0%
HS LOBBY - UPSTAIRS	0			No events found						
JB 127 (MEDIA SERVICES)	0			No events found						

Location Utilization Summary

	(A) Max Capacity	(B) Fill Ratio	(C) Blackout Hours	(D) Possible Hours	(E) Hours Used	(F) Contact Hours	(G) Time Utilization	(H) Class Seat Utilization	(I) Station Utilization	(J) Net Utilization
JB 130	14			No events found						
JB 136/GVSU	48			No events found						
JB 140	48		0.00	6,626.25	136.50	2,979.00	2.06%	46.35%	0.94%	0.02%
JB 146	36		0.00	6,626.25	105.00	1,935.00	1.58%	51.39%	0.81%	0.01%
JB 146/147	72		451.00	6,175.25	60.00	1,740.00	0.97%	40.28%	0.39%	0%
JB 147	36			No events found						
JB 148/GVSU	35			No events found						
JB 149/GVSU	35			No events found						
JB 202	17		276.25	6,350.00	386.25	11,368.83	6.08%	148.9%	10.53%	0.64%
JB 204	20		276.25	6,350.00	724.50	11,616.00	11.41%	68.12%	9.15%	1.04%
JB 214	24		276.25	6,350.00	237.83	4,482.33	3.75%	80.83%	2.94%	0.11%
JB 215/GVSU	30			No events found						
JB 216/GVSU	35			No events found						
JB 217	24		276.25	6,350.00	45.00	1,350.00	0.71%	125%	0.89%	0.01%
JB BLDG (NO SPACES)	0			No events found						
JB FIRST LEVEL LOBBY	0			No events found						
JB SECOND LEVEL LOBBY	0			No events found						
JB SIMPLY-TO-	0			No events found						
LB 105	40		436.50	6,189.75	610.08	9,814.00	9.86%	28.97%	3.96%	0.39%
LB 106 - STUDENT HEALTH SERVICES	0			No events found						
LB 206	42		0.00	6,626.25	706.83	16,626.25	10.67%	33.1%	5.97%	0.64%
LB 207	40		0.00	6,626.25	708.17	11,792.17	10.69%	35.29%	4.45%	0.48%
LB 208	40		0.00	6,626.25	786.73	15,113.25	11.87%	40.45%	5.7%	0.68%
LB 32 (STUDY ROOM)	7			No events found						
LB 35/37	24		276.25	6,350.00	424.25	7,166.75	6.68%	50%	4.7%	0.31%
LB 38	70		0.00	6,626.25	228.17	6,843.50	3.44%	30.6%	1.48%	0.05%
LB BLDG	0			No events found						
LB LOBBY	0			No events found						
LOBDELL'S RESTAURANT - BOT	0			No events found						
LUCKY JACK'S	0			No events found						
MILL CREEK ELEMENTARY	30			No events found						
O 103	4	0		No events found						
O 113	23		0.00	6,626.25	16.00	0.00	0.24%	0%	0%	0%

Location Utilization Summary

	(A) Max Capacity	(B) Fill Ratio	(C) Blackout Hours	(D) Possible Hours	(E) Hours Used	(F) Contact Hours	(G) Time Utilization	(H) Class Seat Utilization	(I) Station Utilization	(J) Net Utilization
O 201	12			No events found						
O 202	24			No events found						
O 203	72		0.00	6,626.25	286.50	8,170.00	4.32%	40.71%	1.71%	0.07%
O 204	30		0.00	6,626.25	220.50	3,544.50	3.33%	55.56%	1.78%	0.06%
O 205	72		0.00	6,626.25	204.50	7,904.50	3.09%	39.04%	1.66%	0.05%
O 208 OFFICE	2			No events found						
O 209 OFFICE	2			No events found						
O 210 OFFICE	2			No events found						
O BLDG (NO SPACES)	0			No events found						
O LOBBY	0			No events found						
O SIMPLY-TO-GO CAFE	0			No events found						
O SSC	50			No events found						
O TESTING A	25	0	0.00	6,626.25	121.33	3,360.00	1.83%	74.67%	2.03%	0.04%
O TESTING B	25	0	0.00	6,626.25	121.33	3,360.00	1.83%	74.67%	2.03%	0.04%
OBSV BLDG	60		0.00	6,626.25	150.00	1,740.00	2.26%	19.33%	0.44%	0.01%
OBSV GATE	0			No events found						
OC 102	5			No events found						
OC 112	91			No events found						
OC 129	20			No events found						
OC A	44			No events found						
OC A/B	88			No events found						
OC ABC	132			No events found						
OC B	44			No events found						
OC B/C	88			No events found						
OC BACK DOOR (NO SPACES)	0			No events found						
OC BLDG (NO SPACES)	0			No events found						
OC C	44			No events found						
OC LOBBY	86			No events found						
OFF CAMPUS	9999999			No events found						
ONLINE CLASS	9999999		0.00	6,626.25	986.08	22,751.25	14.88%	0%	0%	0%
OPEN TO PUBLIC	9999999			No events found						
Off Site Catering	0	0		No events found						
P 100	90		166.00	6,460.25	389.25	3,782.00	6.03%	7.41%	0.65%	0.04%

Location Utilization Summary

	(A) Max Capacity	(B) Fill Ratio	(C) Blackout Hours	(D) Possible Hours	(E) Hours Used	(F) Contact Hours	(G) Time Utilization	(H) Class Seat Utilization	(I) Station Utilization	(J) Net Utilization
P 100S	50			No events found						
P 107	5			No events found						
P 120	40		166.00	6,460.25	1.00	0.00	0.02%	0%	0%	0%
P 202	24		0.00	6,626.25	4.00	0.00	0.06%	0%	0%	0%
P 206	30		0.00	6,626.25	20.00	0.00	0.3%	0%	0%	0%
P 207 (MEDIA SERVICES)	0		0.00	6,626.25	4.00	0.00	0.06%	0%	0%	0%
P BUILDING	0			No events found						
P LOBBY	0			No events found						
P SHOWER ROOMS	0			No events found						
PHG GYM	500			No events found						
PRESIDENT'S CONFERENCE ROOM	5			No events found						
PRESIDENT'S OFFICE	0			No events found						
PS - HALL OF TECHNOLOGY	0			No events found						
PS 101/103	78		0.00	6,626.25	294.75	3,552.50	4.45%	9.26%	0.69%	0.03%
PS 105 (NOT RENTABLE)	12			No events found						
PS 106	16			No events found						
PS 106K SIMPLY-TO-GO CAFE	0			No events found						
PS 107	16		0.00	6,626.25	533.50	6,323.00	8.05%	68.75%	5.96%	0.48%
PS 110	12			No events found						
PS 112 - Aviation Simulators	32			No events found						
PS 114	24			No events found						
PS 115 - MMTC-NL	24			No events found						
PS 151	22		0.00	6,626.25	441.00	12,415.00	6.66%	73.86%	8.52%	0.57%
PS 151C	20	0		No events found						
PS 151D	20	0		No events found						
PS 151E	20	0		No events found						
PS 153	12		0.00	6,626.25	120.00	1,260.00	1.81%	87.5%	1.58%	0.03%
PS 154 (RESOURCE ROOM)	6			No events found						
PS 155	24		0.00	6,626.25	1,137.50	18,450.00	17.17%	50.83%	11.6%	1.99%
PS 157	96			No events found						
PS 157A	16		0.00	6,626.25	273.50	11,586.00	4.13%	127.08%	10.93%	0.45%
PS 157B	16			No events found						
PS 157C	7			No events found						

Location Utilization Summary

	(A) Max Capacity	(B) Fill Ratio	(C) Blackout Hours	(D) Possible Hours	(E) Hours Used	(F) Contact Hours	(G) Time Utilization	(H) Class Seat Utilization	(I) Station Utilization	(J) Net Utilization
PS 1ST FLOOR COMMONS	0			No events found						
PS 201	24		0.00	6,626.25	282.83	3,861.17	4.27%	58.33%	2.43%	0.1%
PS 203	24		0.00	6,626.25	836.00	8,473.50	12.62%	43.49%	5.33%	0.67%
PS 204	19		0.00	6,626.25	537.00	11,866.00	8.1%	67.17%	9.43%	0.76%
PS 204 B - RESOURCE ROOM	0			No events found						
PS 205	24		0.00	6,626.25	734.00	6,522.00	11.08%	41.67%	4.1%	0.45%
PS 206	20			No events found						
PS 206A	0			No events found						
PS 216	0			No events found						
PS 217/219	20		0.00	6,626.25	746.00	6,958.00	11.26%	37.67%	5.25%	0.59%
PS 218	16		0.00	6,626.25	151.00	1,272.00	2.28%	56.25%	1.2%	0.03%
PS 220	25		0.00	6,626.25	326.67	5,271.08	4.93%	49.82%	3.18%	0.16%
PS 222	24			No events found						
PS 222/224	56		0.00	6,626.25	493.25	9,293.50	7.44%	31.98%	2.5%	0.19%
PS 224	24			No events found						
PS 225	24		0.00	6,626.25	120.00	240.00	1.81%	8.33%	0.15%	0%
PS 226	24		0.00	6,626.25	580.00	9,405.42	8.75%	65.48%	5.91%	0.52%
PS 227	14			No events found						
PS 2ND FLOOR COMMONS	0			No events found						
PS AIRPORT SIDE PATIO	0			No events found						
PS BLDG (NO SPACES)	0			No events found						
PS BUILDING	0			No events found						
PS EAST OFFICE WING	0			No events found						
PS NORTH OFFICE WING	0			No events found						
PS RECEPTION LOBBY	0			No events found						
PS SOLAR TRAILER	0			No events found						
SBHS SBHS	20			No events found						
SH FIRST LEVEL WEST LOBBY	0			No events found						
SH 09	24		0.00	6,626.25	300.07	6,319.20	4.53%	89.81%	3.97%	0.18%
SH 101	40		0.00	6,626.25	449.33	9,603.50	6.78%	52.5%	3.62%	0.25%
SH 102	40		0.00	6,626.25	578.92	17,799.42	8.74%	70.17%	6.72%	0.59%
SH 103	24		0.00	6,626.25	274.50	4,844.00	4.14%	61.9%	3.05%	0.13%
SH 103/105	64			No events found						

Location Utilization Summary

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SH 104	32		0.00	6,626.25	467.75	9,667.25	7.06%	64.58%	4.56%	0.32%
SH 105	40		0.00	6,626.25	496.17	10,717.33	7.49%	72.14%	4.04%	0.3%
SH 106	32		0.00	6,626.25	82.00	1,815.00	1.24%	70.27%	0.86%	0.01%
SH 107 - FACULTY & STAFF BREAKROOM	10		No events found							
SH 109	120		0.00	6,626.25	29.25	1,539.75	0.44%	36.35%	0.19%	0%
SH 113	40		0.00	6,626.25	467.83	7,508.00	7.06%	36.88%	2.83%	0.2%
SH 13-The Neurodiversity Support Center	10		No events found							
SH 15	24		205.50	6,420.75	172.00	1,728.00	2.68%	36.67%	1.12%	0.03%
SH 19	0		No events found							
SH 20	24		No events found							
SH 20/22	60		0.00	6,626.25	889.00	7,910.00	13.42%	15.16%	1.99%	0.27%
SH 202	40		0.00	6,626.25	709.00	13,527.00	10.7%	46.73%	5.1%	0.55%
SH 204	28		0.00	6,626.25	471.75	5,705.25	7.12%	43.18%	3.08%	0.22%
SH 205	24		0.00	6,626.25	615.83	9,499.00	9.29%	63.69%	5.97%	0.56%
SH 206	25		276.25	6,350.00	305.00	6,326.00	4.8%	69.33%	3.98%	0.19%
SH 207	32		0.00	6,626.25	768.60	14,237.60	11.6%	56.64%	6.71%	0.78%
SH 209	32		0.00	6,626.25	634.00	12,258.00	9.57%	60.23%	5.78%	0.55%
SH 215 - FACULTY & STAFF BREAK ROOM	10		No events found							
SH 217	77		0.00	6,626.25	124.50	1,834.00	1.88%	9.74%	0.36%	0.01%
SH 218	23		276.25	6,350.00	181.75	1,981.25	2.86%	19.57%	1.36%	0.04%
SH 22	32		No events found							
SH 221 - WRITING & READING CNTR SD 10	0		No events found							
SH 23 - WHITE PINE PRESS OFFICE	10		No events found							
SH 28 - NMC MAGAZINE	5		No events found							
SH 30	32		No events found							
SH 32	32		No events found							
SH BLDG (NO SPACES)	0		No events found							
SH FIRST LEVEL EAST LOBBY	0		No events found							
SH SECOND LEVEL LOBBY	0		No events found							
STUDENT SERVICES CONFERENCE ROOM	10		No events found							
T 51 - TECH HELP DESK	0		No events found							
T 53 - MATH LAB	7		No events found							
TANIS BUILDING (NO SPACES)	0		No events found							

Location Utilization Summary

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TC GOLF AND COUNTRY CLUB	0			No events found						
TC OPERA HOUSE	0			No events found						
TCAPS	0			No events found						
TCCHS ROOM	0			No events found						
TCWSH ROOM	30		0.00	6,626.25	181.60	1,831.20	2.74%	32.22%	0.92%	0.03%
TECHNOLOGY HELP DESK	0			No events found						
TJNIC 01	6	0	0.00	6,626.25	3.00	0.00	0.05%	0%	0%	0%
TJNIC 02	6	0	0.00	6,626.25	49.50	0.00	0.75%	0%	0%	0%
TJNIC 03	4	0	0.00	6,626.25	2.50	0.00	0.04%	0%	0%	0%
TJNIC 04	4	0		No events found						
TJNIC 08	14	0	0.00	6,626.25	30.00	72.00	0.45%	7.14%	0.08%	0%
TJNIC 09	3	0		No events found						
TJNIC 104	24	0	0.00	6,626.25	27.50	220.00	0.42%	16.67%	0.14%	0%
TJNIC 104/105	48	0	0.00	6,626.25	529.75	10,351.75	7.99%	32.48%	3.25%	0.26%
TJNIC 105	24	0		No events found						
TJNIC 106	36	0		No events found						
TJNIC 106/107	76	0	0.00	6,626.25	79.75	2,262.00	1.2%	23.68%	0.45%	0.01%
TJNIC 107	40	0		No events found						
TJNIC 116	4	0		No events found						
TJNIC 117	4	0		No events found						
TJNIC 118	4	0	0.00	6,626.25	7.00	0.00	0.11%	0%	0%	0%
TJNIC 123	24	0	60.50	6,565.75	13.67	0.00	0.21%	0%	0%	0%
TJNIC 124	2	0		No events found						
TJNIC 125	2	0		No events found						
TJNIC 14	24	0	0.00	6,626.25	392.42	5,929.58	5.92%	65.71%	3.73%	0.22%
TJNIC 15	30	0	0.00	6,626.25	301.50	5,194.50	4.55%	38.18%	2.61%	0.12%
TJNIC 203	30	0		No events found						
TJNIC 207	4	0		No events found						
TJNIC 208	2	0		No events found						
TJNIC 209	4	0		No events found						
TJNIC 35	10	0		No events found						
TJNIC Building	0			No events found						
TJNIC Catering	0	0		No events found						
TJNIC Catering B	0			No events found						

Location Utilization Summary

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TJNIC Catering C	0			No events found						
TJNIC Library	0	0		No events found						
TJNIC Lobby	0	0		No events found						
UC 01	24			No events found						
UC 05	42			No events found						
UC 06	22			No events found						
UC 07	44			No events found						
UC 08	13			No events found						
UC 09	24			No events found						
UC 103 (ZONTA)	8			No events found						
UC 105 (ZONTA)	8			No events found						
UC 106	16			No events found						
UC 11	14			No events found						
UC 12	24		5,533.50	1,092.75	25.50	306.00	2.33%	50%	1.17%	0.03%
UC 14	28			No events found						
UC 14/16	48			No events found						
UC 16	28			No events found						
UC 17	0			No events found						
UC 18	0			No events found						
UC 202-F (GRAY)	15			No events found						
UC 204	36			No events found						
UC 205	24			No events found						
UC 206	9			No events found						
UC 207	40			No events found						
UC 208	20			No events found						
UC 209	32			No events found						
UC 211	12			No events found						
UC 212	32			No events found						
UC 213	24			No events found						
UC 214	24			No events found						
UC 215	24			No events found						
UC 215/217	48			No events found						
UC 216	24			No events found						
UC 217	24			No events found						

Location Utilization Summary

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UC 218	24			No events found						
UC 219	24			No events found						
UC BLDG (NO SPACES)	0		0.00	6,626.25	2.50	0.00	0.04%	0%	0%	0%
UC Basement Common Area Kitchen	10	0		No events found						
UC CAFE	14			No events found						
UC FIRST LEVEL SOUTH LOBBY	6		0.00	6,626.25	2.50	0.00	0.04%	0%	0%	0%
UC GVSU Lower Level	90	0		No events found						
UC LOWER LEVEL SOUTH LOBBY	19			No events found						
UC OFF CAMPUS	0			No events found						
UC PARTNER OFFICE	0			No events found						
UC PATIO	35			No events found						
VAN-15 passenger	15		0.00	6,626.25	28.00	0.00	0.42%	0%	0%	0%
VIRTUAL MEETING	999999			No events found						
West Hall Catering	0	0		No events found						
Z_P 151C	20	0		No events found						

Column A & B

Maximum Capacity and Fill Ratio are values that may be provided for a location. The location utilization computations cannot be made where Maximum Capacity has not been specified.

Column C

Blackout Hours is the total hours of all blackout dates defined for a location for this report time period.

Column D

Possible Hours is calculated by taking the total possible hours for the report period (K) defined by the user report parameters and subtracting the total blackout hours for the location during that same time period.

Column E

Hours Used is the total number of hours for all occurrences assigned to this location during the report period.

Column F

Contact Hours is the product of (column I), Total Hours Used, and the Selected Head Count for each reservation in the report period.

Column G

Time Utilization is the percentage of hours a location is used during the report period. This is the quotient of (column E), Hours Used, divided by (column D), Possible Hours. This value is expressed as a percentage.

Column H

Class Seat Utilization is the average percentage of seats used for each reservation compared to the Maximum Capacity of the location. Class Seat Utilization is calculated by taking the Selected Head Count, divided by (column A), Maximum Capacity, multiplied by 100. This value is expressed as a percentage.

Column I

Station Utilization is the percentage of total contact hours compared to the total possible contact hours for the location during the report period. The total possible contact hours is the (column A), Maximum Capacity, multiplied by (column D), Total Possible Hours. This value is expressed as a percentage.

Column J

Net Utilization is the product of (column G), Time Utilization, and (column I), Station Utilization. This value is expressed as a percentage.

Column K

The Total Hours per Report Period is computed from the date and time range entered when the report was printed.

Appendix H

Replacement Value — Insurance Appraisal for all Buildings



An Insurance Valuation Report of Tangible Property Assets
for

Northwestern Michigan College

as of December 1, 2025

REVISED

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June 1, 2026 - Revised

Ross H. Kadish, CPCU, ARM, ALCM, ARE, LIC
Risk Management and Insurance Consultant
Michigan Community College Risk Management Authority
39111 6 Mile
Livonia, MI 48152

Dear Mr. Kadish:

CBIZ Valuation Group, LLC (CVG) has completed an insurance appraisal of certain property exhibited to us as part of Northwestern Michigan College located in Grand Traverse County, Michigan, and presents our findings in this report.

Purpose of the Valuation

The purpose of this engagement was to provide to Michigan Community College Risk Management Authority a property insurance appraisal for Northwestern Michigan College in connection with its internal analysis for insurance needs for the identified property as of December 1, 2025.

CVG's opinion is intended to assist Michigan Community College Risk Management Authority in making informed business decisions and it is not a recommendation. Any decision relating to insurance coverage shall remain Michigan Community College Risk Management Authority responsibility and be made solely at its discretion. This report may only be used for the specific purpose stated.

Michigan Community College Risk Management Authority is the sole intended user of CVG's report or other work product. Michigan Community College Risk Management Authority shall not reference CVG or its work in any public filing or other materials distributed to actual or prospective shareholders, investors, financing parties, or similar third parties without CVG's prior written consent.

Definition of Value

Replacement Cost New, as applicable to insurance valuations, is defined as the cost required to produce a property of like kind and materials at one time in accordance with current market prices for materials, labor and manufactured equipment, contractors overhead, profit and fees, but without provisions for overtime or bonuses for labor and premiums for materials. We did not take into consideration compliance with state or local ordinances or costs associated with demolition of property or the removal of debris.

Partial losses may result in higher replacement costs as partial losses often require a substantial amount of repair in conjunction with the replacement process. CVG's valuation methodology did not include the development of reproduction costs for ornate or historical property.

Valuation Methodology

There are three fundamental techniques applied in the valuation of assets. These techniques are based on the cost to acquire new (cost approach); the cost at which the asset may change hands in the marketplace (sales comparison or market approach); and the present worth of expected cash flows (income approach). The principle of substitution is important to the development and application of these three techniques. This principle provides that a prudent investor will pay no more for an asset, property or business than he would be required to pay for a replacement serving as a reasonable substitute of equal utility. The cost approach is most applicable in our valuation for property insurance reporting purposes, thus the cost approach was utilized.

The three principal methods for estimating value are summarized as:

- *Cost Approach:* This approach considers the current cost of reproducing the appraised assets. The reproduction/replacement cost new of the appraised assets is estimated on the basis of current labor and material prices plus allowances for overhead, profit and provisions for mechanical and engineering fees, supervision and other miscellaneous fees.
- *Sales Comparison Approach:* This approach produces an estimate of value by comparing the subject to sales of similar items. The technique is sometimes referred to as the market approach in that it is used to indicate the value established by informed buyers and sellers in the market. Caution must be exercised in using this method since the appraiser is not always privy to the intricacies of the transaction and yet must attempt to make a valid comparison with the subject. Therefore, the sales comparison approach, although considered, was not applied.
- *Income Approach:* This approach gives consideration to the net income expectancy from the assets appraised, and to the capitalization of income in accordance with prevailing returns on properties or investments of similar risks, to determine the amount at which ownership by a prudent investor would be justified. Therefore, the income approach, although considered, was not applied.

Valuation Scope

This report includes property classified as buildings, contents, and site improvements. All other asset classifications were not included as part of the appraisal process, CVG's staff completed an inspection of the identified property located at these facilities on December 1, 2025.

- **Buildings & Structures:** CVG completed a limited scope physical inspection and valuation of buildings (structures with permanent foundations) with a replacement cost of \$100,000 or greater at the sites inspected. During the inspections, basic construction components including COPE data were observed and collected. Square footage was calculated using a combination of physically measuring the buildings, conducting take-offs of blueprints, and information made available by the Michigan Community College Risk Management Authority. Digital photos were taken of each structure inspected and incorporated into our reports and work files.
- **Contents – Modeling Approach:** CVG applied contents valuation models based on building occupancy. We performed a limited walk-through of each facility to assist in adjusting our models, as applicable. We summarized contents values on a building-by-building basis.
- **Contents – Specialized Detailed Inventory for Specialized buildings only:** Based on the Fixed Asset Register (FAR) assets with an estimated unit replacement cost greater than \$5,000 were inventoried and valued individually in buildings identified as specialized. As available, we captured the following information for these assets: location, department, description, manufacturer, model, serial number, asset/tag number and replacement cost. Assets that fell below the inventory threshold, such as furniture, were grouped and valued in aggregate for insurance reporting purposes by building.
- **Insurable Site Improvements:** Above-ground improvements associated with inspected structures (flagpoles, fencing, outdoor lighting, etc.) were recorded and valued in aggregate by site.

The valuation included a visit to the member property with analysis of other data made available to us and research of current construction costs. A detailed listing of the property appraised together with an estimate of the insurable values is contained in the summary and detail reports contained herein.

Conclusion

Our opinion, as of December 1, 2025, of the Replacement Cost New is as follows:

Description	Replacement Cost New (\$)
Buildings	335,338,000
Contents	40,793,000
Site Improvements	583,000
TOTAL	\$376,714,000

Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur; therefore, actual results achieved may vary. We have no responsibility to update our report for events and circumstances occurring after the date of this report. The information provided to us by others is believed to be reliable, but no responsibility for its accuracy is assumed.

The values presented in this report represent conclusions based on conventional insurance reporting. They are not intended to reflect unusual circumstances or "broad evidence rule" considerations.

In a partial loss, the amount involved may be based upon repair cost which could be higher than reproduction/replacement cost new as defined in this report.

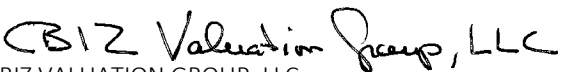
The indication of an opinion of value herein does not guarantee that a buyer or seller can be found at the amount indicated.

This report presents only summary discussions of the data, reasoning, and analyses used in the appraisal process to develop CVG's opinion of value. Supporting documentation concerning these matters has been retained in our work files. The depth of the discussion contained in this report is specific to your needs as the client and for the state intended use. CVG is not responsible for the unauthorized use of this report.

These analyses are intended to comply with generally accepted valuation methods, and our report is expressly subject to the Terms and Conditions included in our engagement letter and Assumptions and Limiting Conditions contained in this report.

Should you have any questions regarding this report, please contact Jamaal Condry at 850-320-4478.

Respectfully submitted,


CBIZ VALUATION GROUP, LLC

Contract #: 563359.1001

ASSUMPTIONS AND LIMITING CONDITIONS

This valuation by CBIZ Valuation Group, LLC ("CBIZ") is subject to and governed by the following Assumptions and Limiting Conditions and other terms, assumptions and conditions contained in the engagement letter.

LIMITATION ON DISTRIBUTION AND USE

The report, the final estimate of value, and the prospective financial analyses included therein (collectively, as used in this paragraph and the following paragraph, the "CBIZ Work Product") are intended solely for the information of the person or persons to whom they are addressed and solely for the purposes stated; they should not be relied upon for any other purpose, and no party other than the Company may rely on them for any purpose whatsoever. Neither the valuation report or its contents, nor the appraiser or CBIZ, may be referred to or quoted in any registration statement, prospectus, offering memorandum, sales brochure, other appraisal, loan or other agreement or document given to third parties. In addition, except as set forth in the report, our analysis and report are not intended for general circulation or publication, nor are they to be reproduced or distributed to third parties.

Notwithstanding the foregoing, if the Company desires to distribute or use the CBIZ Work Product in any way not expressly contemplated by these Assumptions and Limiting Conditions or the Agreement, including, without limitation and by way of example, reference to CBIZ by name or inclusion of any portion of the CBIZ Work Product in any regulatory filing, CBIZ, at our sole discretion, may permit the Company to do so for a fee commensurate to the additional risk associated with such distribution or use.

NOT A FAIRNESS OPINION

Our opinion and our report are not to be construed as an opinion of the fairness of an actual or proposed transaction, a solvency opinion, or an investment recommendation; instead, they are the expression of our determination of the fair value between a hypothetical willing buyer and a hypothetical willing seller in an assumed transaction on an assumed valuation date where both the buyer and the seller have reasonable knowledge of the relevant facts.

OPERATIONAL ASSUMPTIONS

Unless stated otherwise, our analysis (i) assumes that, as of the valuation date, the Company and its assets will continue to operate as configured as a going concern, (ii) is based on the past, present and future projected financial condition of the Company and its assets as of the valuation date, and (iii) assumes that the Company has no undisclosed real or contingent assets or liabilities, other than in the ordinary course of business, that would have a material effect on our analysis.

COMPETENT MANAGEMENT ASSUMED

It should be specifically noted that the valuation assumes the property will be competently managed and maintained over the expected period of ownership. This appraisal engagement does not entail an evaluation of management's effectiveness, nor are we responsible for future marketing efforts and other management or ownership actions upon which actual results will depend.

NO OBLIGATION TO PROVIDE SERVICES AFTER COMPLETION

Valuation assignments are accepted with the understanding that there is no obligation to furnish services after completion of the original assignment. If the need for subsequent services related to a valuation assignment occurs, including updates, conferences, testimony, preparation for testimony, document production, interrogatory response preparation, or reprint and copy services whether by request of the Company or by subpoena or other legal process initiated by a party other than the Company, the Company agrees to compensate CBIZ for its time at its standard hourly rates then in effect plus all expenses incurred in the performance of said services. CBIZ reserves the right to make adjustments to the analysis, opinion and conclusion set forth in the report as we deem necessary by consideration of additional or more reliable data that may become available.

NO OPINION IS RENDERED AS TO LEGAL FEE OR PROPERTY TITLE

No opinion is rendered as to legal fee or property title. No opinion is intended in matters that require legal, engineering or other professional advice that has been or will be obtained from professional sources.

LIENS AND ENCUMBRANCES

We gave no consideration to liens or encumbrances except as specifically stated. We assumed that all required licenses and permits are in full force and effect, and we made no independent, on-site tests to identify the presence of any potential environmental risks. We assume no responsibility for the acceptability of the valuation approaches used in our report as legal evidence in any particular court or jurisdiction.

INFORMATION PROVIDED BY OTHERS

Information furnished by others is presumed to be reliable; no responsibility, whether legal or otherwise, is assumed for its accuracy and it cannot be guaranteed as being certain. All financial data, operating histories and other data relating to income and expenses attributed to the business have been provided by management or its representatives and have been accepted without further verification except as specifically stated in the report.

PROSPECTIVE FINANCIAL INFORMATION

Valuation reports may contain prospective financial information, estimates or opinions that represent reasonable expectations at a particular point in time, but such information, estimates or opinions are not offered as forecasts, prospective financial statements or opinions, predictions or assurances that a particular level of income or profit will be achieved, that events will occur or that a particular price will be offered or accepted. Actual results achieved during the period covered by our prospective financial analysis will vary from those described in our report, and the variations may be material.

Any use of management's projections or forecasts in our analysis will not constitute an examination, review or compilation of prospective financial statements in accordance with standards established by the American Institute of Certified Public Accountants (AICPA). We will not express an opinion or any other form of assurance on the reasonableness of the underlying assumptions or whether any of the prospective financial statements, if used, are presented in conformity with AICPA presentation guidelines.

A&LCRev2016

Exhibits



Valuation Comparison Report



Bldg ID #	Building	Address	Previous Values				New Values				% Change In Value
			Building	Contents	Site Improvement	TIV	Building	Contents	Site Improvement	TIV	
969001001	Tanis/Beiderman/ISTLC	1701 E. Front	\$45,419,400	\$2,891,400	\$0	\$48,310,800	\$45,230,000	\$3,100,000	\$0	\$48,330,000	0%
969001002	Apartment A	1701 E. Front	\$2,656,300	\$51,700	\$0	\$2,708,000	\$2,820,000	\$100,000	\$0	\$2,920,000	8%
969001003	Apartment B	1701 East Front Street	\$2,656,300	\$51,700	\$0	\$2,708,000	\$2,820,000	\$100,000	\$0	\$2,920,000	8%
969001004	Apartment C	1701 East Front Street	\$2,656,300	\$51,700	\$0	\$2,708,000	\$2,820,000	\$100,000	\$0	\$2,920,000	8%
969001007	Founders Hall	1701 E. Front	\$1,744,700	\$88,600	\$0	\$1,833,300	\$1,943,000	\$100,000	\$0	\$2,043,000	11%
969001008	East Residence Hall	1701 E. Front	\$17,815,500	\$3,781,700	\$0	\$21,597,200	\$18,680,000	\$4,000,000	\$0	\$22,680,000	5%
969001009	Fine Arts Building	1701 E. Front	\$7,189,000	\$238,100	\$0	\$7,427,100	\$7,820,000	\$300,000	\$0	\$8,120,000	9%
969001010	Osterlin Library	1701 E. Front	\$17,941,200	\$4,369,200	\$0	\$22,310,400	\$18,285,000	\$6,735,000	\$0	\$25,020,000	12%
969001011	Museum - Auditorium	1701 E. Front	\$25,723,500	\$1,077,800	\$0	\$26,801,300	\$29,860,000	\$1,891,000	\$0	\$31,751,000	18%
969001013	Oleson Center	1701 E. Front	\$3,736,700	\$80,800	\$0	\$3,817,500	\$2,843,000	\$100,000	\$0	\$2,943,000	-23%
969001014	Physical Education	1701 E. Front	\$8,358,700	\$101,300	\$0	\$8,460,000	\$11,310,000	\$200,000	\$0	\$11,510,000	36%
969001015	Powerhouse	1701 E. Front	\$3,153,800	\$19,200	\$0	\$3,173,000	\$3,000,000	\$100,000	\$0	\$3,100,000	-2%
969001016	Scholars Hall	1701 E. Front	\$22,996,300	\$120,500	\$0	\$23,116,800	\$24,000,000	\$2,123,000	\$0	\$26,123,000	13%
969001017	Timothy J. Nelson Innovation Center	1701 E. Front	\$25,943,000	\$3,657,300	\$0	\$29,600,300	\$31,690,000	\$4,657,000	\$0	\$36,347,000	23%
969001019	Utility Tunnels	1701 E. Front	\$2,851,200	\$0	\$0	\$2,851,200	\$1,900,000	\$0	\$0	\$1,900,000	-33%
969001020	Beckett	1701 E. Front	\$12,144,100	\$549,700	\$0	\$12,693,800	\$14,235,000	\$600,000	\$0	\$14,835,000	17%
969001022	Maintenance	1701 E. Front	\$1,516,200	\$801,200	\$0	\$2,317,400	\$1,800,000	\$900,000	\$0	\$2,700,000	17%
969001026	North Hall (student housing)	1701 E. Front	\$10,171,400	\$105,200	\$0	\$10,276,600	\$13,050,000	\$200,000	\$0	\$13,250,000	29%
969001027	1550 East Front Street Apartment Building	1550 East Front St.	\$2,998,400	\$174,500	\$0	\$3,172,900	\$3,356,000	\$200,000	\$0	\$3,556,000	12%
969001029	1560 East Front Street Apartment Building	1560 East Front St.	\$2,998,400	\$76,500	\$0	\$3,074,900	\$3,353,000	\$100,000	\$0	\$3,453,000	12%
969002005	Appel Biology Laboratory	1891 Sarns Road	\$227,100	\$0	\$0	\$227,100	\$229,000	\$5,000	\$0	\$234,000	3%
969003006	Aviation	2600 Aero Park Drive	\$3,569,300	\$1,231,600	\$0	\$4,800,900	\$6,830,000	\$1,300,000	\$120,000	\$8,250,000	72%
969003021	Parsen - Stullen M-TEC	2600 Aero Park Drive	\$22,770,200	\$2,940,300	\$0	\$25,710,500	\$26,200,000	\$4,580,000	\$105,000	\$30,885,000	20%
969003023	Automotive Service Tech	2600 Aero Park Drive	\$4,866,800	\$409,500	\$0	\$5,276,300	\$5,300,000	\$500,000	\$13,000	\$5,813,000	10%
969003025	Aero Park Lab	2600 Aero Park Drive	\$6,141,500	\$2,237,700	\$0	\$8,379,200	\$9,756,000	\$2,400,000	\$38,000	\$12,194,000	46%
969004024	Great Lakes Campus	715 E. Front Street	\$32,643,800	\$5,031,300	\$0	\$37,675,100	\$34,400,000	\$6,202,000	\$307,000	\$40,909,000	9%
969004024A	Great Lakes Campus - Dock	715 East Front Street	\$0	\$0	\$0	\$0	\$11,038,000	\$0	\$0	\$11,038,000	0%
969005012	Observatory	1753 Brimley Rd.	\$601,600	\$85,500	\$0	\$687,100	\$770,000	\$100,000	\$0	\$870,000	27%
969006018	University Center Campus	2200 Dendrinos Drive	\$20,207,200	\$441,300	\$0	\$20,648,500	\$0	\$100,000	\$0	\$100,000	-100%
Grand Totals - 29 Appraisals			\$311,697,900	\$30,665,300	\$0	\$342,363,200	\$335,338,000	\$40,793,000	\$583,000	\$376,714,000	



Building Summary Report



		Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total
Site Number: 001										
Site Name: Main Campus										
BLDG: 001	Tanis/Beiderman/ISTLC 1701 E. Front Traverse City, MI 49686	1957	4	3	105,519	\$45,230,000	\$3,100,000	\$0	\$0	\$48,330,000
BLDG: 002	Apartment A 1701 E. Front Traverse City, MI 49686	1972	1	3	12,399	\$2,820,000	\$100,000	\$0	\$0	\$2,920,000
BLDG: 003	Apartment B 1701 East Front Street Traverse City, MI 49686	1972	1	3	12,399	\$2,820,000	\$100,000	\$0	\$0	\$2,920,000
BLDG: 004	Apartment C 1701 East Front Street Traverse City, MI 49686	1972	1	3	12,399	\$2,820,000	\$100,000	\$0	\$0	\$2,920,000
BLDG: 007	Founders Hall 1701 E. Front Traverse City, MI 49686	1976	4	1	4,950	\$1,943,000	\$100,000	\$0	\$0	\$2,043,000
BLDG: 008	East Residence Hall 1701 E. Front Traverse City, MI 49686	1967	6	3	52,288	\$18,680,000	\$4,000,000	\$0	\$0	\$22,680,000
BLDG: 009	Fine Arts Building 1701 E. Front Traverse City, MI 49686	1972	1	1	18,800	\$7,820,000	\$300,000	\$0	\$0	\$8,120,000
BLDG: 010	Osterlin Library 1701 E. Front Traverse City, MI 49686	1961	6	2	46,734	\$18,285,000	\$6,735,000	\$0	\$0	\$25,020,000
BLDG: 011	Museum - Auditorium 1701 E. Front Traverse City, MI 49686	1991	4	1	55,085	\$29,860,000	\$1,891,000	\$0	\$0	\$31,751,000
BLDG: 013	Oleson Center 1701 E. Front Traverse City, MI 49686	1978	2	1	10,398	\$2,843,000	\$100,000	\$0	\$0	\$2,943,000



		Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total
BLDG: 014	Physical Education 1701 E. Front Traverse City, MI 49686	1969	4	2	25,674	\$11,310,000	\$200,000	\$0	\$0	\$11,510,000
BLDG: 015	Powerhouse 1701 E. Front Traverse City, MI 49686	1963	4	1	3,580	\$3,000,000	\$100,000	\$0	\$0	\$3,100,000
BLDG: 016	Scholars Hall 1701 E. Front Traverse City, MI 49686	1963	6	2	61,908	\$24,000,000	\$2,123,000	\$0	\$0	\$26,123,000
BLDG: 017	Timothy J. Nelson Innovation Center 1701 E. Front Traverse City, MI 49686	1963	4	4	66,304	\$31,690,000	\$4,657,000	\$0	\$0	\$36,347,000
BLDG: 019	Utility Tunnels 1701 E. Front Traverse City, MI 49686	1967	6	1	6,925	\$1,900,000	\$0	\$0	\$0	\$1,900,000
BLDG: 020	Beckett 1701 E. Front Traverse City, MI 49686	1996	4	2	34,269	\$14,235,000	\$600,000	\$0	\$0	\$14,835,000
BLDG: 022	Maintenance 1701 E. Front Traverse City, MI 49686	2001	3	1	11,900	\$1,800,000	\$900,000	\$0	\$0	\$2,700,000
BLDG: 026	North Hall (student housing) 1701 E. Front Traverse City, MI 49686	2017	1	3	46,730	\$13,050,000	\$200,000	\$0	\$0	\$13,250,000
BLDG: 027	1550 East Front Street Apartment Building 1550 East Front St. Traverse City, MI 49686	1973	1	3	13,073	\$3,356,000	\$200,000	\$0	\$0	\$3,556,000
BLDG: 029	1560 East Front Street Apartment Building 1560 East Front St. Traverse City, MI 49686	1973	1	3	13,073	\$3,353,000	\$100,000	\$0	\$0	\$3,453,000



		Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total
Totals for 001 - 20 Appraisals					614,407	\$240,815,000	\$25,606,000	\$0	\$0	\$266,421,000
Site Number: 002										
Site Name: Appel Biology Laboratory										
BLDG: 005	Appel Biology Laboratory 1891 Sarns Road Traverse City, MI 49696	1954	1	1	1,160	\$229,000	\$5,000	\$0	\$0	\$234,000
Totals for 002 - 1 Appraisal					1,160	\$229,000	\$5,000	\$0	\$0	\$234,000
Site Number: 003										
Site Name: Aero Park Campus										
BLDG: 006	Aviation 2600 Aero Park Drive Traverse City, MI 49686	1976	4	1	33,060	\$6,830,000	\$1,300,000	\$0	\$120,000	\$8,250,000
BLDG: 021	Parsen - Stullen M-TEC 2600 Aero Park Drive Traverse City, MI 49686	2000	4	2	65,000	\$26,200,000	\$4,580,000	\$0	\$105,000	\$30,885,000
BLDG: 023	Automotive Service Tech 2600 Aero Park Drive Traverse City, MI 49686	1982	3	1	18,328	\$5,300,000	\$500,000	\$0	\$13,000	\$5,813,000
BLDG: 025	Aero Park Lab 2600 Aero Park Drive Traverse City, MI 49686	1980	4	1	29,600	\$9,756,000	\$2,400,000	\$0	\$38,000	\$12,194,000
Totals for 003 - 4 Appraisals					145,988	\$48,086,000	\$8,780,000	\$0	\$276,000	\$57,142,000
Site Number: 004										
Site Name: Great Lakes Campus										
BLDG: 024	Great Lakes Campus 715 E. Front Street Traverse City, MI 49686	2003	4	2	75,364	\$34,400,000	\$6,202,000	\$0	\$307,000	\$40,909,000
BLDG: 024A	Great Lakes Campus - Dock 715 East Front Street Traverse City, MI 49686	1969	6	1	80,575	\$11,038,000	\$0	\$0	\$0	\$11,038,000
Totals for 004 - 2 Appraisals					155,939	\$45,438,000	\$6,202,000	\$0	\$307,000	\$51,947,000
Site Number: 005										



		Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total
Site Name: Rogers Observatory										
BLDG: 012	Observatory 1753 Brimley Rd. Traverse City, MI 49686	1981	4	1	1,624	\$770,000	\$100,000	\$0	\$0	\$870,000
Totals for 005 - 1 Appraisal					1,624	\$770,000	\$100,000	\$0	\$0	\$870,000
Site Number: 006										
Site Name: NMC University Center Campus										
BLDG: 018	University Center Campus 2200 Dendrinis Drive Traverse City, MI 49686	1986	4	3	59,460	\$0	\$100,000	\$0	\$0	\$100,000
Totals for 006 - 1 Appraisal					59,460	\$0	\$100,000	\$0	\$0	\$100,000
Grand Totals - 29 Appraisals					978,578	\$335,338,000	\$40,793,000	\$0	\$583,000	\$376,714,000



Building Detail Report



BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority



NORTHWESTERN MICHIGAN COLLEGE

Inspected: 12/2/2025

Insured	969	Tour Guide	Self
Site	001 - Main Campus		
Building	001 - Tanis/Beiderman/ISTLC		
Address	1701 E. Front		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.76528150	Longitude	W -85.58362642

INSURABLE VALUES	
Building	\$45,230,000
Contents	\$3,100,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$48,330,000
Per SqFt Rate	\$429

UNDERWRITING DATA

Occupancy	70% Classroom (University), 30% Science Classrooms				
Stories above Grade	3	Year Built 1957			
Superstructure SqFt	101,506	Vacant	No		
Substructure SqFt	4,013				
Total SqFt	105,519				
ISO Class	60% 4 - Steel Frame/Masonry Non-Combustible, 40% 6 - Reinforced Concrete Frame/Fire Resistive				
Foundation Type	Masonry Basement				
Exterior Wall Finish	45% Brick on Frame, 10% Concrete, Poured-in-Place, 7-10in, 10% Curtain Wall, Glass, 10% EIFS on Masonry, 25% Siding, Metal or Other on Girts				
Roof Pitch	100% Flat				
Roof Geometry	Flat				
Roof Frame Type	Heavy Steel				
Roof Materials	40% Built-Up, Smooth, 60% Single-Ply Membrane				
Heating System	15% Steam/Hot Water with Radiators, 85% Steam/Hot Water with Unit Heaters				
Cooling System	100% Chilled Water, with Air Handling Units				
Electrical	Yes	Plumbing	Yes		
Passenger Elevators	2				
Freight Elevators	0				
Sprinkler System	Yes	Type	Wet Pipe	Automatic Fire Detection	Yes Type Central
Manual Fire Alarms	Yes	Type	Central	Entry Alarms	Yes Type CC Sys.



NOTES: Includes: campus bookstore, atrium lobby, classrooms, nursing simulation labs, physics and geology labs, chemistry labs, science and math departments, health occupations department, faculty offices, student services, admissions, educational services, and IT services.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/1/2025

Insured	969	Tour Guide	Self
Site	001 - Main Campus		
Building	002 - Apartment A		
Address	1701 E. Front		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.76556927	Longitude	W -85.57810226

INSURABLE VALUES	
Building	\$2,820,000
Contents	\$100,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$2,920,000
Per SqFt Rate	\$227

UNDERWRITING DATA

Occupancy	100% Apartment, Low-Rise		
Stories above Grade	3	Year Built	1972
Superstructure SqFt	12,399	Vacant	No
Substructure SqFt	0		
Total SqFt	12,399		
ISO Class	100% 1 - Frame		
Foundation Type	Mat/Slab		
Exterior Wall Finish	65% Brick on Frame, 5% Brick on Masonry, 30% Concrete, Poured-in-Place, 7-10in		
Roof Pitch	100% Low (2:12 to 6:12 Pitch)		
Roof Geometry	Hip		
Roof Frame Type	Wood Purlins		
Roof Materials	100% Shingles, Asphalt		
Heating System	100% Steam/Hot Water with Radiators		
Cooling System	100% None		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	None	Type	None
Manual Fire Alarms	Yes	Type	Central
Entry Alarms	Yes	Type	CC Sys.



NOTES: Includes: multiple apartment units, laundry facilities, and mechanical space.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/1/2025

Insured	969	Tour Guide	Self
Site	001 - Main Campus		
Building	003 - Apartment B		
Address	1701 East Front Street		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.76556503	Longitude	W -85.57855883

INSURABLE VALUES	
Building	\$2,820,000
Contents	\$100,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$2,920,000
Per SqFt Rate	\$227

UNDERWRITING DATA

Occupancy	100% Apartment, Low-Rise		
Stories above Grade	3	Year Built	1972
Superstructure SqFt	12,399	Vacant	No
Substructure SqFt	0		
Total SqFt	12,399		
ISO Class	100% 1 - Frame		
Foundation Type	Mat/Slab		
Exterior Wall Finish	65% Brick on Frame, 5% Brick on Masonry, 30% Concrete, Poured-in-Place, 7-10in		
Roof Pitch	100% Low (2:12 to 6:12 Pitch)		
Roof Geometry	Hip		
Roof Frame Type	Wood Purlins		
Roof Materials	100% Shingles, Asphalt		
Heating System	100% Steam/Hot Water with Radiators		
Cooling System	100% None		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	None	Type	None
Manual Fire Alarms	Yes	Type	Central
Entry Alarms	Yes	Type	CC Sys.



NOTES: Includes: multiple apartment units, laundry facilities, and mechanical space.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/1/2025

Insured	969	Tour Guide	Self
Site	001 - Main Campus		
Building	004 - Apartment C		
Address	1701 East Front Street		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.76554091	Longitude	W -85.57805458

INSURABLE VALUES	
Building	\$2,820,000
Contents	\$100,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$2,920,000
Per SqFt Rate	\$227

UNDERWRITING DATA

Occupancy	100% Apartment, Low-Rise		
Stories above Grade	3	Year Built	1972
Superstructure SqFt	12,399	Vacant	No
Substructure SqFt	0		
Total SqFt	12,399		
ISO Class	100% 1 - Frame		
Foundation Type	Mat/Slab		
Exterior Wall Finish	65% Brick on Frame, 5% Brick on Masonry, 30% Concrete, Poured-in-Place, 7-10in		
Roof Pitch	100% Low (2:12 to 6:12 Pitch)		
Roof Geometry	Hip		
Roof Frame Type	Wood Purlins		
Roof Materials	100% Shingles, Asphalt		
Heating System	100% Steam/Hot Water with Radiators		
Cooling System	100% None		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	None	Type	None
Manual Fire Alarms	Yes	Type	Central
Entry Alarms	Yes	Type	CC Sys.



NOTES: Includes: multiple apartment units, laundry facilities, and mechanical space.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/1/2025

Insured	969	Tour Guide	Self
Site	001 - Main Campus		
Building	007 - Founders Hall		
Address	1701 E. Front		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.76572669	Longitude	W -85.58278003

INSURABLE VALUES	
Building	\$1,943,000
Contents	\$100,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$2,043,000
Per SqFt Rate	\$393

UNDERWRITING DATA

Occupancy	100% Classroom (University)						
Stories above Grade	1	Year Built		1976			
Superstructure SqFt	4,950	Vacant		No			
Substructure SqFt	0						
Total SqFt	4,950						
ISO Class	100% 4 - Steel Frame/Masonry Non-Combustible						
Foundation Type	Mat/Slab						
Exterior Wall Finish	90% Brick on Masonry, 10% EIFS on Frame						
Roof Pitch	100% Flat						
Roof Geometry	Flat						
Roof Frame Type	Heavy Steel						
Roof Materials	100% Single-Ply Membrane						
Heating System	100% Rooftop Unit						
Cooling System	100% Rooftop Unit						
Electrical	Yes	Plumbing		Yes			
Passenger Elevators	0						
Freight Elevators	0						
Sprinkler System	None	Type	None	Automatic Fire Detection	Yes	Type	Central
Manual Fire Alarms	Yes	Type	Central	Entry Alarms	Yes	Type	Central



NOTES: Lobby, conference rooms, faculty offices, work rooms, music practice rooms.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/2/2025

Insured	969	Tour Guide	Self
Site	001 - Main Campus		
Building	008 - East Residence Hall		
Address	1701 E. Front		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.76650584	Longitude	W -85.58191762

INSURABLE VALUES	
Building	\$18,680,000
Contents	\$4,000,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$22,680,000
Per SqFt Rate	\$357

UNDERWRITING DATA

Occupancy	100% Dormitory		
Stories above Grade	3	Year Built	1967
Superstructure SqFt	52,288	Vacant	No
Substructure SqFt	0		
Total SqFt	52,288		
ISO Class	20% 4 - Steel Frame/Masonry Non-Combustible, 80% 6 - Reinforced Concrete Frame/Fire Resistive		
Foundation Type	Mat/Slab		
Exterior Wall Finish	70% Brick on Masonry, 30% Curtain Wall, Glass		
Roof Pitch	100% Flat		
Roof Geometry	Flat		
Roof Frame Type	Poured Concrete		
Roof Materials	100% Single-Ply Membrane		
Heating System	85% Heat Pump, 15% Steam/Hot Water with Radiators		
Cooling System	100% Heat Pump		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	Yes	Type	Central
Manual Fire Alarms	Yes	Type	Central
Entry Alarms	Yes	Type	CC Sys.



NOTES: Includes: lobby, reception desk, student activity area, laundry rooms, and residential dorm units.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/2/2025

Insured	969	Tour Guide	Self
Site	001 - Main Campus		
Building	009 - Fine Arts Building		
Address	1701 E. Front		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.76620574	Longitude	W -85.57998338

INSURABLE VALUES	
Building	\$7,820,000
Contents	\$300,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$8,120,000
Per SqFt Rate	\$416

UNDERWRITING DATA

Occupancy	100% Fine Arts/Crafts Building (University)		
Stories above Grade	1	Year Built	1972
Superstructure SqFt	18,800	Vacant	No
Substructure SqFt	0		
Total SqFt	18,800		
ISO Class	100% 1 - Frame		
Foundation Type	Mat/Slab		
Exterior Wall Finish	20% Curtain Wall, Glass, 80% Siding, Wood on Frame		
Roof Pitch	100% Low (2:12 to 6:12 Pitch)		
Roof Geometry	Complex		
Roof Frame Type	Wood Purlins		
Roof Materials	100% Shingles, Asphalt		
Heating System	20% Steam/Hot Water with Radiators, 80% Steam/Hot Water with Unit Heaters		
Cooling System	100% Chilled Water, with Air Handling Units		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	Yes	Type Wet Pipe	Automatic Fire Detection Yes Type Central
Manual Fire Alarms	Yes	Type Central	Entry Alarms Yes Type CC Sys.



NOTES: Includes: the Walter Beardslee auditorium, music practice rooms, art studios, faculty offices, and lobby.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/2/2025

Insured	969	Tour Guide	Self
Site	001 - Main Campus		
Building	010 - Osterlin Library		
Address	1701 E. Front		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.76533567	Longitude	W -85.58544794

INSURABLE VALUES	
Building	\$18,285,000
Contents	\$6,735,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$25,020,000
Per SqFt Rate	\$391

UNDERWRITING DATA

Occupancy	100% Library (University)		
Stories above Grade	2	Year Built	1961
Superstructure SqFt	39,686	Vacant	No
Substructure SqFt	7,048		
Total SqFt	46,734		
ISO Class	100% 6 - Reinforced Concrete Frame/Fire Resistive		
Foundation Type	Footing		
Exterior Wall Finish	30% Brick on Masonry, 20% Concrete, Poured-in-Place, 7-10in, 5% Curtain Wall, Glass, 45% Stucco on Masonry		
Roof Pitch	100% Flat		
Roof Geometry	Flat		
Roof Frame Type	Poured Concrete		
Roof Materials	100% Single-Ply Membrane		
Heating System	100% Steam/Hot Water with Unit Heaters		
Cooling System	100% Chilled Water, with Air Handling Units		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	1		
Freight Elevators	0		
Sprinkler System	Yes	Type Wet Pipe	Automatic Fire Detection Yes Type Central
Manual Fire Alarms	Yes	Type Central	Entry Alarms Yes Type Central



NOTES: Includes: tutoring center, student life office, advising center, honors society, offices and classrooms.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/2/2025

Insured	969	Tour Guide	Self
Site	001 - Main Campus		
Building	011 - Museum - Auditorium		
Address	1701 E. Front		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.76467210	Longitude	W -85.58785120

INSURABLE VALUES	
Building	\$29,860,000
Contents	\$1,891,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$31,751,000
Per SqFt Rate	\$542

UNDERWRITING DATA

Occupancy	70% Museum, 30% Auditorium						
Stories above Grade	1	Year Built		1991			
Superstructure SqFt	55,085	Vacant		No			
Substructure SqFt	0						
Total SqFt	55,085						
ISO Class	100% 4 - Steel Frame/Masonry Non-Combustible						
Foundation Type	Mat/Slab						
Exterior Wall Finish	30% Curtain Wall, Glass, 70% Stone on Masonry						
Roof Pitch	100% Flat						
Roof Geometry	Flat						
Roof Frame Type	Heavy Steel						
Roof Materials	15% Built-Up, Smooth, 85% Single-Ply Membrane						
Heating System	100% Steam/Hot Water with Unit Heaters						
Cooling System	100% Chilled Water, with Air Handling Units						
Electrical	Yes	Plumbing		Yes			
Passenger Elevators	0						
Freight Elevators	0						
Sprinkler System	Yes	Type	Wet Pipe	Automatic Fire Detection	Yes	Type	Central
Manual Fire Alarms	Yes	Type	Central	Entry Alarms	Yes	Type	Central



NOTES: Includes: lobby, MacFarlane gallery, Discovery Gallery, Schmuckal Gallery, Power Family Gallery, Zimmerman Sculpture Court, Summers Theater, concessions, community room, and the Milliken Auditorium.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/1/2025

Insured	969	Tour Guide	Self
Site	001 - Main Campus		
Building	013 - Oleson Center		
Address	1701 E. Front		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.76580900	Longitude	W -85.57696023

INSURABLE VALUES	
Building	\$2,843,000
Contents	\$100,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$2,943,000
Per SqFt Rate	\$273

UNDERWRITING DATA

Occupancy	100% Day Care Center		
Stories above Grade	1	Year Built	1978
Superstructure SqFt	10,398	Vacant	No
Substructure SqFt	0		
Total SqFt	10,398		
ISO Class	100% 2 - Masonry/Joisted Masonry		
Foundation Type	Mat/Slab		
Exterior Wall Finish	35% Concrete Block, 40% Concrete Block, Split-Face, 25% Siding, Wood on Masonry		
Roof Pitch	50% Low (2:12 to 6:12 Pitch), 50% Flat		
Roof Geometry	Complex		
Roof Frame Type	Wood Purlins		
Roof Materials	50% Built-Up, Smooth, 50% Shingles, Asphalt		
Heating System	100% Heat Pump		
Cooling System	100% Heat Pump		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	Yes	Type Wet Pipe	Automatic Fire Detection Yes Type Central
Manual Fire Alarms	Yes	Type Central	Entry Alarms Yes Type CC Sys.



NOTES: Includes: lobby, offices, day care and multipurpose rooms.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/1/2025

Insured	969	Tour Guide	Self
Site	001 - Main Campus		
Building	014 - Physical Education		
Address	1701 E. Front		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.76712235	Longitude	W -85.57896355

INSURABLE VALUES	
Building	\$11,310,000
Contents	\$200,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$11,510,000
Per SqFt Rate	\$441

UNDERWRITING DATA

Occupancy	100% Physical Education Building (University)		
Stories above Grade	2	Year Built	1969
Superstructure SqFt	25,674	Vacant	No
Substructure SqFt	0		
Total SqFt	25,674		
ISO Class	70% 4 - Steel Frame/Masonry Non-Combustible, 30% 6 - Reinforced Concrete Frame/Fire Resistive		
Foundation Type	Mat/Slab		
Exterior Wall Finish	10% Brick on Masonry, 20% Siding, Metal or Other on Girts, 70% Stucco on Masonry		
Roof Pitch	100% Flat		
Roof Geometry	Flat		
Roof Frame Type	Heavy Steel		
Roof Materials	100% Built-Up, Smooth		
Heating System	100% Heat Pump		
Cooling System	100% Heat Pump		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	1		
Freight Elevators	0		
Sprinkler System	Yes	Type Wet Pipe	Automatic Fire Detection Yes Type Central
Manual Fire Alarms	Yes	Type Central	Entry Alarms Yes Type Central



NOTES: Includes: lobby, recreation and intramural sports facilities, locker rooms, Physical Education instructor's office, classrooms, exercise rooms, and dance studio.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/2/2025

Insured	969	Tour Guide	Self
Site	001 - Main Campus		
Building	015 - Powerhouse		
Address	1701 E. Front		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.76570130	Longitude	W -85.58478990

INSURABLE VALUES	
Building	\$3,000,000
Contents	\$100,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$3,100,000
Per SqFt Rate	\$838

UNDERWRITING DATA

Occupancy	100% Boiler House		
Stories above Grade	1	Year Built	1963
Superstructure SqFt	3,580	Vacant	No
Substructure SqFt	0		
Total SqFt	3,580		
ISO Class	100% 4 - Steel Frame/Masonry Non-Combustible		
Foundation Type	Mat/Slab		
Exterior Wall Finish	80% Brick on Masonry, 20% Curtain Wall, Glass		
Roof Pitch	100% Flat		
Roof Geometry	Flat		
Roof Frame Type	Heavy Steel		
Roof Materials	100% Built-Up, Smooth		
Heating System	100% Boiler and Piping Only		
Cooling System	100% None		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	Yes	Type	Central
Manual Fire Alarms	Yes	Type	Central
Entry Alarms	None	Type	None



NOTES: Includes: (4) boilers, with circulation pumps, expansion tanks, piping and controls.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/2/2025

Insured	969	Tour Guide	Self
Site	001 - Main Campus		
Building	016 - Scholars Hall		
Address	1701 E. Front		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.76531874	Longitude	W -85.58654943

INSURABLE VALUES	
Building	\$24,000,000
Contents	\$2,123,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$26,123,000
Per SqFt Rate	\$388

UNDERWRITING DATA

Occupancy	100% Classroom (University)		
Stories above Grade	2	Year Built	1963
Superstructure SqFt	42,816	Vacant	No
Substructure SqFt	19,092		
Total SqFt	61,908		
ISO Class	100% 6 - Reinforced Concrete Frame/Fire Resistive		
Foundation Type	Masonry Basement		
Exterior Wall Finish	65% Brick on Masonry, 35% Curtain Wall, Glass		
Roof Pitch	100% Flat		
Roof Geometry	Flat		
Roof Frame Type	Heavy Steel		
Roof Materials	100% Single-Ply Membrane		
Heating System	100% Steam/Hot Water with Unit Heaters		
Cooling System	100% Chilled Water, with Air Handling Units		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	1		
Freight Elevators	0		
Sprinkler System	Yes	Type Wet Pipe	Automatic Fire Detection Yes Type Central
Manual Fire Alarms	Yes	Type Central	Entry Alarms Yes Type CC Sys.



NOTES: Includes: Police Academy Training, classrooms, Social Sciences department, auditorium, large group instruction, faculty offices, Communications Office, A. L. I. C. E. Labs, theatre, and Writing Center.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/1/2025

Insured	969	Tour Guide	Self
Site	001 - Main Campus		
Building	017 - Timothy J. Nelson Innovation Center		
Address	1701 E. Front		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.76650028	Longitude	W -85.58282056

INSURABLE VALUES	
Building	\$31,690,000
Contents	\$4,657,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$36,347,000
Per SqFt Rate	\$478

UNDERWRITING DATA

Occupancy	100% Library (University)		
Stories above Grade	4	Year Built	1963
Superstructure SqFt	66,304	Vacant	No
Substructure SqFt	0		
Total SqFt	66,304		
ISO Class	60% 4 - Steel Frame/Masonry Non-Combustible, 20% 5 - Protected Steel Frame/Mod. Fire Resistive, 20% 6 - Reinforced Concrete Frame/Fire Resistive		
Foundation Type	Mat/Slab		
Exterior Wall Finish	10% Brick on Frame, 25% Brick on Masonry, 30% Curtain Wall, Glass, 35% Siding, Metal or Other on Girts		
Roof Pitch	15% Low (2:12 to 6:12 Pitch), 85% Flat		
Roof Geometry	Complex		
Roof Frame Type	Heavy Steel		
Roof Materials	50% Built-Up, Smooth, 50% Single-Ply Membrane		
Heating System	15% Steam/Hot Water with Radiators, 85% Steam/Hot Water with Unit Heaters		
Cooling System	100% Heat Pump		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	2		
Freight Elevators	0		
Sprinkler System	Yes	Type Wet Pipe	Automatic Fire Detection Yes Type Central
Manual Fire Alarms	Yes	Type Central	Entry Alarms Yes Type CC Sys.



NOTES: Includes: student lounge, breakout rooms, NMC Esports facilities, lobby, reception desk, Hawk Owl Café, commercial kitchen, Technology Help Desk, study rooms, library, WNMC Broadcast Studio, and administrative offices.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/2/2025

Insured	969	Tour Guide	Self
Site	001 - Main Campus		
Building	019 - Utility Tunnels		
Address	1701 E. Front		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.76571823	Longitude	W -85.58476606

INSURABLE VALUES	
Building	\$1,900,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$1,900,000
Per SqFt Rate	\$274

UNDERWRITING DATA

Occupancy	100% Utility Building		
Stories above Grade	1	Year Built	1967
Superstructure SqFt	6,925	Vacant	No
Substructure SqFt	0		
Total SqFt	6,925		
ISO Class	100% 6 - Reinforced Concrete Frame/Fire Resistive		
Foundation Type	Footing		
Exterior Wall Finish	100% Concrete, Poured-in-Place, 7-10in		
Roof Pitch	100% None		
Roof Geometry	None		
Roof Frame Type	None		
Roof Materials	100% Built-Up, Smooth		
Heating System	100% None		
Cooling System	100% None		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	None	Type	None
Manual Fire Alarms	None	Type	None
Entry Alarms	None	Type	None



NOTES: Includes: steam tunnels for HVAC piping access.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/1/2025

Insured	969	Tour Guide	Self
Site	001 - Main Campus		
Building	020 - Beckett		
Address	1701 E. Front		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.76541861	Longitude	W -85.57923952

INSURABLE VALUES	
Building	\$14,235,000
Contents	\$600,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$14,835,000
Per SqFt Rate	\$415

UNDERWRITING DATA

Occupancy	100% Classroom (University)		
Stories above Grade	2	Year Built	1996
Superstructure SqFt	34,269	Vacant	No
Substructure SqFt	0		
Total SqFt	34,269		
ISO Class	100% 4 - Steel Frame/Masonry Non-Combustible		
Foundation Type	Mat/Slab		
Exterior Wall Finish	80% Brick on Masonry, 10% Concrete, Precast Panels, 5% Curtain Wall, Glass		
Roof Pitch	100% Flat		
Roof Geometry	Flat		
Roof Frame Type	Heavy Steel		
Roof Materials	100% Built-Up, Smooth		
Heating System	100% Steam/Hot Water with Unit Heaters		
Cooling System	100% Chilled Water, with Air Handling Units		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	1		
Freight Elevators	0		
Sprinkler System	Yes	Type Wet Pipe	Automatic Fire Detection Yes Type Central
Manual Fire Alarms	Yes	Type Central	Entry Alarms Yes Type CC Sys.



NOTES: Includes: classrooms, the Traverse City Hub, conference rooms, the Division Office & Secretary, general faculty offices, and atrium lobby.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/1/2025

Insured	969	Tour Guide	Self
Site	001 - Main Campus		
Building	022 - Maintenance		
Address	1701 E. Front		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.76713335	Longitude	W -85.57658353

INSURABLE VALUES	
Building	\$1,800,000
Contents	\$900,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$2,700,000
Per SqFt Rate	\$151

UNDERWRITING DATA

Occupancy	100% Warehouse, Light						
Stories above Grade	1	Year Built		2001			
Superstructure SqFt	11,900	Vacant		No			
Substructure SqFt	0						
Total SqFt	11,900						
ISO Class	100% 3 - Pre-Engineered Metal/Non-Combustible						
Foundation Type	Mat/Slab						
Exterior Wall Finish	15% Concrete Block, Split-Face, 85% Siding, Metal or Other on Girts						
Roof Pitch	100% Low (2:12 to 6:12 Pitch)						
Roof Geometry	Gable						
Roof Frame Type	Heavy Steel						
Roof Materials	100% Steel						
Heating System	15% Forced Warm Air, 85% Gas, Oil or Electric Suspended Unit Heater						
Cooling System	15% Forced Cool Air, 85% None						
Electrical	Yes	Plumbing		No			
Passenger Elevators	0						
Freight Elevators	0						
Sprinkler System	Yes	Type	Wet Pipe	Automatic Fire Detection	Yes	Type	Central
Manual Fire Alarms	Yes	Type	Central	Entry Alarms	Yes	Type	Central



NOTES: Includes: facilities offices, shipping and receiving, grounds equipment storage, vehicle bays, and maintenance garage.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/1/2025

Insured	969	Tour Guide	Self
Site	001 - Main Campus		
Building	026 - North Hall (student housing)		
Address	1701 E. Front		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.76780620	Longitude	W -85.58034101

INSURABLE VALUES	
Building	\$13,050,000
Contents	\$200,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$13,250,000
Per SqFt Rate	\$279

UNDERWRITING DATA

Occupancy	100% Dormitory		
Stories above Grade	3	Year Built	2017
Superstructure SqFt	46,730	Vacant	No
Substructure SqFt	0		
Total SqFt	46,730		
ISO Class	85% 1 - Frame, 15% 4 - Steel Frame/Masonry Non-Combustible		
Foundation Type	Mat/Slab		
Exterior Wall Finish	10% Curtain Wall, Glass, 90% Siding, Fiber Cement on Frame		
Roof Pitch	85% Low (2:12 to 6:12 Pitch), 15% Flat		
Roof Geometry	Complex		
Roof Frame Type	Wood Purlins		
Roof Materials	100% Single-Ply Membrane		
Heating System	100% Steam/Hot Water with Unit Heaters		
Cooling System	100% Heat Pump		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	1		
Freight Elevators	0		
Sprinkler System	Yes	Type Wet Pipe	Automatic Fire Detection Yes Type Central
Manual Fire Alarms	Yes	Type Central	Entry Alarms Yes Type CC Sys.



NOTES: Includes: lobby, fitness center, reception desk, common lounges, and residential dorm rooms.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/1/2025

Insured 969 **Tour Guide** Self
Site 001 - Main Campus
Building 027 - 1550 East Front Street Apartment Building
Address 1550 East Front St.
City, State, Zip Traverse City, MI 49686
Latitude N 44.76375273 **Longitude** W -85.58584855

INSURABLE VALUES	
Building	\$3,356,000
Contents	\$200,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$3,556,000
Per SqFt Rate	\$257

UNDERWRITING DATA

Occupancy 100% Apartment, Low-Rise
Stories above Grade 3 **Year Built** 1973
Superstructure SqFt 13,073 **Vacant** No
Substructure SqFt 0
Total SqFt 13,073
ISO Class 100% 1 - Frame
Foundation Type Mat/Slab
Exterior Wall Finish 100% Brick on Frame
Roof Pitch 100% Low (2:12 to 6:12 Pitch)
Roof Geometry Hip
Roof Frame Type Wood Purlins
Roof Materials 100% Single-Ply Membrane
Heating System 100% Steam/Hot Water with Radiators
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms Yes **Type** Central **Entry Alarms** Yes **Type** CC Sys.



NOTES: Includes: (12) apartment units and laundry room.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/1/2025

Insured	969	Tour Guide	Self
Site	001 - Main Campus		
Building	029 - 1560 East Front Street Apartment Building		
Address	1560 East Front St.		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.76370533	Longitude	W -85.58536218

INSURABLE VALUES	
Building	\$3,353,000
Contents	\$100,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$3,453,000
Per SqFt Rate	\$256

UNDERWRITING DATA

Occupancy	100% Apartment, Low-Rise		
Stories above Grade	3	Year Built	1973
Superstructure SqFt	13,073	Vacant	No
Substructure SqFt	0		
Total SqFt	13,073		
ISO Class	100% 1 - Frame		
Foundation Type	Mat/Slab		
Exterior Wall Finish	100% Brick on Frame		
Roof Pitch	100% Low (2:12 to 6:12 Pitch)		
Roof Geometry	Hip		
Roof Frame Type	Wood Purlins		
Roof Materials	100% Single-Ply Membrane		
Heating System	100% Steam/Hot Water with Radiators		
Cooling System	100% None		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	None	Type	None
Manual Fire Alarms	Yes	Type	Central
Entry Alarms	Yes	Type	CC Sys.



NOTES: Includes: (12) apartment units and laundry room.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/2/2025

Insured	969	Tour Guide	Self
Site	002 - Appel Biology Laboratory		
Building	005 - Appel Biology Laboratory		
Address	1891 Sarns Road		
City, State, Zip	Traverse City, MI 49696		
Latitude	N 44.65852052	Longitude	W -85.60508685

INSURABLE VALUES	
Building	\$229,000
Contents	\$5,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$234,000
Per SqFt Rate	\$197

UNDERWRITING DATA

Occupancy	100% House, Single Family		
Stories above Grade	1	Year Built	1954
Superstructure SqFt	1,160	Vacant	No
Substructure SqFt	0		
Total SqFt	1,160		
ISO Class	100% 1 - Frame		
Foundation Type	Crawlspace Masonry		
Exterior Wall Finish	100% Siding, Vinyl		
Roof Pitch	100% Low (2:12 to 6:12 Pitch)		
Roof Geometry	Gable		
Roof Frame Type	Wood Purlins		
Roof Materials	100% Shingles, Asphalt		
Heating System	100% Forced Warm Air		
Cooling System	100% None		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	None	Type	None
Manual Fire Alarms	None	Type	None
Entry Alarms	None	Type	None

No Image Available

NOTES: Inaccessible in the winter. Includes: laboratory space and conference room.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/2/2025

Insured	969	Tour Guide	Self
Site	003 - Aero Park Campus		
Building	006 - Aviation		
Address	2600 Aero Park Drive		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.74421995	Longitude	W -85.57338773

INSURABLE VALUES	
Building	\$6,830,000
Contents	\$1,300,000
Site Improvements	\$120,000
Separately Insurable	\$0
Total	\$8,250,000
Per SqFt Rate	\$207

UNDERWRITING DATA

Occupancy	100% Storage Hangar		
Stories above Grade	1	Year Built	1976
Superstructure SqFt	33,060	Vacant	No
Substructure SqFt	0		
Total SqFt	33,060		
ISO Class	15% 2 - Masonry/Joisted Masonry, 85% 4 - Steel Frame/Masonry Non-Combustible		
Foundation Type	Mat/Slab		
Exterior Wall Finish	35% Concrete Block, Split-Face, 55% Siding, Metal or Other on Girts, 10% Siding, Metal or Other on Masonry		
Roof Pitch	85% Low (2:12 to 6:12 Pitch), 15% Flat		
Roof Geometry	Complex		
Roof Frame Type	Heavy Steel		
Roof Materials	100% Single-Ply Membrane		
Heating System	100% Forced Warm Air		
Cooling System	100% Forced Cool Air		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	Yes	Type Wet Pipe	Automatic Fire Detection Yes Type Central
Manual Fire Alarms	Yes	Type Central	Entry Alarms Yes Type CC Sys.



NOTES: Includes: lobby, aviators' lounge, and aircraft hangar.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/2/2025

Insured	969	Tour Guide	Self
Site	003 - Aero Park Campus		
Building	021 - Parsen - Stullen M-TEC		
Address	2600 Aero Park Drive		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.74284348	Longitude	W -85.57389608

INSURABLE VALUES	
Building	\$26,200,000
Contents	\$4,580,000
Site Improvements	\$105,000
Separately Insurable	\$0
Total	\$30,885,000
Per SqFt Rate	\$403

UNDERWRITING DATA

Occupancy	100% Technical Trades Building		
Stories above Grade	2	Year Built	2000
Superstructure SqFt	65,000	Vacant	No
Substructure SqFt	0		
Total SqFt	65,000		
ISO Class	100% 4 - Steel Frame/Masonry Non-Combustible		
Foundation Type	Footing		
Exterior Wall Finish	45% Concrete Block, Split-Face, 15% Curtain Wall, Glass, 40% Siding, Metal or Other on Girts		
Roof Pitch	60% Low (2:12 to 6:12 Pitch), 40% Flat		
Roof Geometry	Complex		
Roof Frame Type	Heavy Steel		
Roof Materials	40% Single-Ply Membrane, 60% Steel		
Heating System	100% Steam/Hot Water with Unit Heaters		
Cooling System	100% Forced Cool Air		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	1		
Freight Elevators	0		
Sprinkler System	Yes	Type Wet Pipe	Automatic Fire Detection Yes Type Central
Manual Fire Alarms	Yes	Type Central	Entry Alarms Yes Type Central



NOTES: Includes: atrium lobby, administrative offices, classrooms, machine tool lab, technology lab, professional testing center, marine technology lab, flight simulator lab, and electronics lab.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/2/2025

Insured	969	Tour Guide	Self
Site	003 - Aero Park Campus		
Building	023 - Automotive Service Tech		
Address	2600 Aero Park Drive		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.74563179	Longitude	W -85.57362576

INSURABLE VALUES	
Building	\$5,300,000
Contents	\$500,000
Site Improvements	\$13,000
Separately Insurable	\$0
Total	\$5,813,000
Per SqFt Rate	\$289

UNDERWRITING DATA

Occupancy	100% Technical Trades Building		
Stories above Grade	1	Year Built	1982
Superstructure SqFt	18,328	Vacant	No
Substructure SqFt	0		
Total SqFt	18,328		
ISO Class	15% 1 - Frame, 85% 3 - Pre-Engineered Metal/Non-Combustible		
Foundation Type	Mat/Slab		
Exterior Wall Finish	10% Brick on Frame, 40% Concrete Block, 35% Siding, Metal or Other on Girts, 15% Siding, Metal or Other on Masonry		
Roof Pitch	85% Low (2:12 to 6:12 Pitch), 15% Flat		
Roof Geometry	Complex		
Roof Frame Type	Heavy Steel		
Roof Materials	15% Built-Up, Smooth, 85% Steel		
Heating System	15% Forced Warm Air, 85% Gas, Oil or Electric Suspended Unit Heater		
Cooling System	15% Forced Cool Air, 85% None		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	Yes	Type Wet Pipe	Automatic Fire Detection Yes Type Central
Manual Fire Alarms	Yes	Type Central	Entry Alarms Yes Type CC Sys.



NOTES: Includes: lobby, offices, lounge, and automotive technology lab.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/2/2025

Insured	969	Tour Guide	Self
Site	003 - Aero Park Campus		
Building	025 - Aero Park Lab		
Address	2600 Aero Park Drive		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.74524560	Longitude	W -85.57182829

INSURABLE VALUES	
Building	\$9,756,000
Contents	\$2,400,000
Site Improvements	\$38,000
Separately Insurable	\$0
Total	\$12,194,000
Per SqFt Rate	\$330

UNDERWRITING DATA

Occupancy	100% Technical Trades Building		
Stories above Grade	1	Year Built	1980
Superstructure SqFt	29,600	Vacant	No
Substructure SqFt	0		
Total SqFt	29,600		
ISO Class	100% 4 - Steel Frame/Masonry Non-Combustible		
Foundation Type	Mat/Slab		
Exterior Wall Finish	10% Brick on Frame, 5% Siding, Metal or Other on Frame, 85% Siding, Metal or Other on Girts		
Roof Pitch	85% Low (2:12 to 6:12 Pitch), 15% Flat		
Roof Geometry	Complex		
Roof Frame Type	Heavy Steel		
Roof Materials	100% Single-Ply Membrane		
Heating System	100% Forced Warm Air		
Cooling System	15% Forced Cool Air, 85% None		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	Yes	Type Wet Pipe	Automatic Fire Detection Yes Type Central
Manual Fire Alarms	Yes	Type Central	Entry Alarms Yes Type Central



NOTES: Includes: classrooms, offices, construction technology labs, carpentry training lab, welding training lab, residential and commercial electric, HVAC, plumbing, and renewable energy technology training labs.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority



NORTHWESTERN MICHIGAN COLLEGE

Inspected: 12/2/2025

Insured	969	Tour Guide	Self
Site	004 - Great Lakes Campus		
Building	024 - Great Lakes Campus		
Address	715 E. Front Street		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.76509379	Longitude	W -85.60654666

INSURABLE VALUES	
Building	\$34,400,000
Contents	\$6,202,000
Site Improvements	\$307,000
Separately Insurable	\$0
Total	\$40,909,000
Per SqFt Rate	\$456

UNDERWRITING DATA

Occupancy	50% Classroom (University), 50% Dining		
Stories above Grade	2	Year Built	2003
Superstructure SqFt	75,364	Vacant	No
Substructure SqFt	0		
Total SqFt	75,364		
ISO Class	100% 4 - Steel Frame/Masonry Non-Combustible		
Foundation Type	Mat/Slab		
Exterior Wall Finish	65% Brick on Masonry, 35% Curtain Wall, Glass		
Roof Pitch	70% Low (2:12 to 6:12 Pitch), 30% Flat		
Roof Geometry	Complex		
Roof Frame Type	Heavy Steel		
Roof Materials	30% Single-Ply Membrane, 70% Steel		
Heating System	20% Steam/Hot Water with Radiators, 80% Steam/Hot Water with Unit Heaters		
Cooling System	100% Heat Pump		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	2		
Freight Elevators	0		
Sprinkler System	Yes	Type Wet Pipe	Automatic Fire Detection Yes Type Central
Manual Fire Alarms	Yes	Type Central	Entry Alarms Yes Type Central



NOTES: Includes: Exhibition Hall, atrium lobby, Professional Development Center, Culinary Institute, restaurant and bar, demonstration kitchens, the Hagerty Center, Water Studies Institute, GLMA Administration, naval mechanical labs, classrooms, and faculty offices.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/2/2025

Insured 969 **Tour Guide** Self
Site 004 - Great Lakes Campus
Building 024A - Great Lakes Campus - Dock
Address 715 East Front Street
City, State, Zip Traverse City, MI 49686
Latitude N 44.76570318 **Longitude** W -85.60709025

INSURABLE VALUES	
Building	\$11,038,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$11,038,000
Per SqFt Rate	\$137

UNDERWRITING DATA

Occupancy 100% Utility Building
Stories above Grade 1 **Year Built** 1969
Superstructure SqFt 80,575 **Vacant** No
Substructure SqFt 0
Total SqFt 80,575
ISO Class 100% 6 - Reinforced Concrete Frame/Fire Resistive
Foundation Type Pile
Exterior Wall Finish 100% None
Roof Pitch 100% None
Roof Geometry None
Roof Frame Type None
Roof Materials 100% None
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** No
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: dock with multiple berths, railings, fencing, and flagpole.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/2/2025

Insured	969	Tour Guide	Self
Site	005 - Rogers Observatory		
Building	012 - Observatory		
Address	1753 Brimley Rd.		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.70639983	Longitude	W -85.61062654

INSURABLE VALUES	
Building	\$770,000
Contents	\$100,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$870,000
Per SqFt Rate	\$474

UNDERWRITING DATA

Occupancy	100% Classroom (University)		
Stories above Grade	1	Year Built	1981
Superstructure SqFt	1,624	Vacant	No
Substructure SqFt	0		
Total SqFt	1,624		
ISO Class	100% 4 - Steel Frame/Masonry Non-Combustible		
Foundation Type	Mat/Slab		
Exterior Wall Finish	100% Stucco on Masonry		
Roof Pitch	100% Flat		
Roof Geometry	Flat		
Roof Frame Type	Heavy Steel		
Roof Materials	100% Built-Up/Tar and Gravel		
Heating System	100% Forced Warm Air		
Cooling System	100% None		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	0		
Freight Elevators	0		
Sprinkler System	None	Type	None
Automatic Fire Detection	None	Type	None
Manual Fire Alarms	None	Type	None
Entry Alarms	Yes	Type	CC Sys.



NOTES: Includes: classrooms and planetarium.

BUILDING DETAIL REPORT

Michigan Community College Risk Management Authority

NORTHWESTERN MICHIGAN COLLEGE



Inspected: 12/2/2025

Insured	969	Tour Guide	Self
Site	006 - NMC University Center Campus		
Building	018 - University Center Campus		
Address	2200 Dendrinos Drive		
City, State, Zip	Traverse City, MI 49686		
Latitude	N 44.73941616	Longitude	W -85.61905165

INSURABLE VALUES	
Building	\$0
Contents	\$100,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$100,000
Per SqFt Rate	\$0

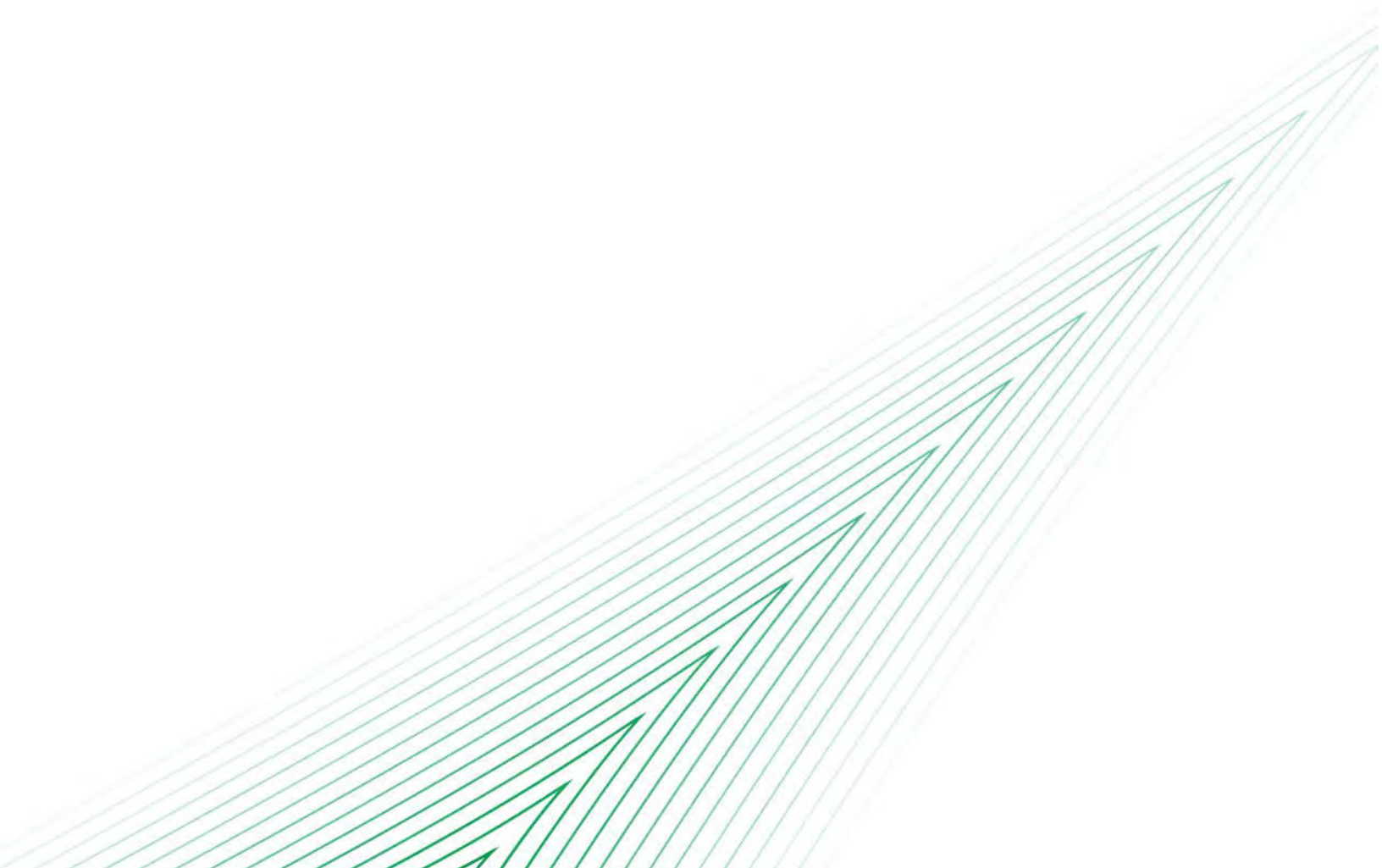
UNDERWRITING DATA

Occupancy	100% Classroom (University)		
Stories above Grade	3	Year Built	1986
Superstructure SqFt	59,460	Vacant	No
Substructure SqFt	0		
Total SqFt	59,460		
ISO Class	100% 4 - Steel Frame/Masonry Non-Combustible		
Foundation Type	Mat/Slab		
Exterior Wall Finish	40% Brick on Masonry, 10% Concrete, Poured-in-Place, 7-10in, 10% Curtain Wall, Glass, 40% Siding, Wood on Frame		
Roof Pitch	100% Flat		
Roof Geometry	Flat		
Roof Frame Type	Heavy Steel		
Roof Materials	100% Single-Ply Membrane		
Heating System	20% Steam/Hot Water with Radiators, 80% Steam/Hot Water with Unit Heaters		
Cooling System	100% Heat Pump		
Electrical	Yes	Plumbing	Yes
Passenger Elevators	2		
Freight Elevators	0		
Sprinkler System	Yes	Type Wet Pipe	Automatic Fire Detection Yes Type Central
Manual Fire Alarms	Yes	Type Central	Entry Alarms Yes Type Central



NOTES: Leased space only.

Content Detail Report



MCCRMA

Insurance Detail Report

SITE: 013
BUILDING: 0101-TANIS/BEIDERMAN/ISTLC

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR:	T/O							
9920252435	CONTENTS		MODELED CONTENTS				1/1/2025	\$3,100,000
FLOOR TOTALS:						Asset Count: 1		\$3,100,000
BUILDING TOTALS:						Asset Count: 1		\$3,100,000



MCCRMA

Insurance Detail Report

SITE: 013
BUILDING: 0102-APARTMENT A

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR:	T/O							
9920252436	CONTENTS		MODELED CONTENTS				1/1/2025	\$100,000
FLOOR TOTALS:						Asset Count: 1		\$100,000
BUILDING TOTALS:						Asset Count: 1		\$100,000



MCCRMA

Insurance Detail Report

SITE: 013
BUILDING: 0103-APARTMENT B

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR:	T/O							
9920252437	CONTENTS		MODELED CONTENTS				1/1/2025	\$100,000
FLOOR TOTALS:						Asset Count: 1		\$100,000
BUILDING TOTALS:						Asset Count: 1		\$100,000



MCCRMA

Insurance Detail Report

SITE: 013
BUILDING: 0104-APARTMENT C

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR:	T/O							
9920252438	CONTENTS		MODELED CONTENTS				1/1/2025	\$100,000
FLOOR TOTALS:						Asset Count: 1		\$100,000
BUILDING TOTALS:						Asset Count: 1		\$100,000



MCCRMA

Insurance Detail Report

SITE: 013
BUILDING: 0105-APPEL BIOLOGY LABORATORY

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR:	T/O							
9920252439	CONTENTS		MODELED CONTENTS				1/1/2025	\$5,000
FLOOR TOTALS:						Asset Count: 1		\$5,000
BUILDING TOTALS:						Asset Count: 1		\$5,000



MCCRMA

Insurance Detail Report

SITE: 013
BUILDING: 0106-AVIATION

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR:	T/O							
9920252440	CONTENTS		MODELED CONTENTS				1/1/2025	\$1,300,000
FLOOR TOTALS:						Asset Count: 1		\$1,300,000
BUILDING TOTALS:						Asset Count: 1		\$1,300,000



MCCRMA

Insurance Detail Report

SITE: 013
BUILDING: 0107-FOUNDERS HALL

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR:	T/O							
9920252441	CONTENTS		MODELED CONTENTS				1/1/2025	\$100,000
FLOOR TOTALS:						Asset Count: 1		\$100,000
BUILDING TOTALS:						Asset Count: 1		\$100,000



MCCRMA

Insurance Detail Report

SITE: 013
BUILDING: 0108-EAST RESIDENCE HALL

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR:	T/O							
9920252442	CONTENTS		MODELED CONTENTS				1/1/2025	\$4,000,000
FLOOR TOTALS:						Asset Count: 1		\$4,000,000
BUILDING TOTALS:						Asset Count: 1		\$4,000,000



MCCRMA

Insurance Detail Report

SITE: 013
BUILDING: 0109-FINE ARTS BUILDING

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR:	T/O							
9920252443	CONTENTS		MODELED CONTENTS				1/1/2025	\$300,000
FLOOR TOTALS:						Asset Count: 1		\$300,000
BUILDING TOTALS:						Asset Count: 1		\$300,000



MCCRMA

Insurance Detail Report

SITE: 013
 BUILDING: 0110-OSTERLIN LIBRARY

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR: T/O								
9920252444	CONTENTS		MODELED CONTENTS				1/1/2025	\$2,600,000
N04000719	CONTENTS	1	SELECTOR CHANNEL DEMODULATOR				7/1/1997	\$11,000
N04000722	CONTENTS	1	CATV DEMODULATOR SELECTOR CHANNEL				7/1/1997	\$11,000
N04001196	CONTENTS	1	SELECTER CHANNEL				7/1/1997	\$11,000
N04001316	CONTENTS	1	MEDIA SERVICE/NETWORK				7/1/1997	\$547,000
N04001317	CONTENTS	1	MEDIA SERVICE/NETWORK				7/1/1997	\$130,000
N04001318	CONTENTS	1	MEDIA SERVICE/NETWORK				7/1/1997	\$393,000
N04001319	CONTENTS	1	INTERCONNECT PROJECT MEDIA SVC				7/1/1997	\$433,000
N04001320	CONTENTS	1	INTERCONNECT PROJECT TO ARNELL				7/1/1997	\$74,000
N04001321	CONTENTS	1	DXL-3000 CONTROL SYSTEM				1/1/1998	\$37,000
N04001322	CONTENTS	1	DXL-3000 CONTROL SYSTEM				1/1/1998	\$37,000
N04001323	CONTENTS	1	DXP-3000 CONTROL SYSTEM				1/1/1998	\$37,000
N04001324	CONTENTS	1	INTERCONNECT PROJECT MEDIA SVC				7/1/1997	\$153,000
N04001325	CONTENTS	1	INTERCONNECT PROJECT MEDIA SVC				7/1/1997	\$986,000
N04001327	CONTENTS	1	INTERCONNECT PROJECT MEDIA SVC				7/1/1997	\$183,000
N04001328	CONTENTS	1	INTERACTIVE CLASSROOM PROJECT				1/1/1998	\$459,000



MCCRMA

Insurance Detail Report

SITE: 013
BUILDING: 0110-OSTERLIN LIBRARY

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
N04002103	CONTENTS	1	CHANNEL SELECTOR				7/1/1997	\$11,000
N04002258	CONTENTS	1	DEMODULATOR				7/1/1997	\$11,000
N04002259	CONTENTS	1	DEMODULATOR				7/1/1997	\$11,000
N04003006	CONTENTS	1	STORAGE UNIPACK				1/1/1999	\$14,000
N04003733	CONTENTS	1	MULTIMEDIA PRO X-IV PROJECTOR				1/1/1999	\$7,000
N01200107	CONTENTS	1	CAMERA SYSTEM FOR UAV AND WATER RESEARCH				1/1/2011	\$12,000
N01700074	CONTENTS	1	NEC PROJECTOR ALMO				1/1/2016	\$6,000
N01200095	CONTENTS	1	XEROX COPIER WITH STAND				1/1/2011	\$8,000
N01200105	CONTENTS	1	VASCULAR MODEL				1/1/2011	\$8,000
N00700532	CONTENTS	1	DIGITAL EDITING INTERFACE				1/1/2007	\$4,000
N01200008	CONTENTS	1	TELEFORM DESKTOP W/SUPPORT AND SCANNER				1/1/2011	\$7,000
N01400015	CONTENTS	1	ENSEMBLE VIDEO LICENSE & CARBON CODER/SERVER				1/1/2013	\$10,000
N01500021	CONTENTS	1	BARCO COMPLETE START PKG, BASE, 4 USB, 1 TRAY				1/1/2014	\$5,000
N01500022	CONTENTS	1	BARCO COMPLETE START PKG, BASE, 4 USB, 1 TRAY				1/1/2014	\$5,000
N00800334	CONTENTS	1	LIBRARY BOOKS - AMAZON				1/1/2008	\$12,000
N01000004	CONTENTS	1	LIBRARY BOOKS - (BY CREDIT CARD PURCHASE)				1/1/2009	\$46,000
N01000239	CONTENTS	1	LIBRARY BOOKS PURCHASED FROM AMAZON				1/1/2010	\$38,000



MCCRMA

Insurance Detail Report

SITE: 013
 BUILDING: 0110-OSTERLIN LIBRARY

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
N01000251	CONTENTS	1	BOOKS FOR COLLECTION				1/1/2010	\$26,000
N01100056	CONTENTS	1	LIBRARY BOOKS - AMAZON				1/1/2011	\$20,000
N01200002	CONTENTS	1	LIBRARY BOOKS - PURCHASING CARD EXPENSES FOR BOOKS				1/1/2011	\$47,000
N01200753	CONTENTS	1	LIBRARY BOOKS - FY12				1/1/2012	\$35,000
N01201117	CONTENTS	1	LIBRARY BOOKS - MAR, APR. MAY CREDIT CARD PURCHASES				1/1/2012	\$17,000
N01300002	CONTENTS	1	LIBRARY BOOKS - AMAZON				1/1/2012	\$12,000
N01400006	CONTENTS	1	LIBRARY BOOKS 2012-13				1/1/2013	\$72,000
N01500002	CONTENTS	1	LIBRARY BOOKS - MISC. CR. CARD PURCHASES 2014				1/1/2014	\$66,000
N01600001	CONTENTS	1	LIBRARY BOOKS - FY2015 ADDITIONS				1/1/2015	\$68,000
N01700016	CONTENTS	1	FY2016 LIBRARY BOOKS				1/1/2016	\$55,000
FLOOR TOTALS:						Asset Count: 43		\$6,735,000
BUILDING TOTALS:						Asset Count: 43		\$6,735,000



MCCRMA

Insurance Detail Report

SITE: 013
 BUILDING: 0111-MUSEUM - AUDITORIUM

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR: T/O								
9920252445	CONTENTS		MODELED CONTENTS				1/1/2025	\$1,200,000
N02300004	CONTENTS	1	SURVEILANCE CAMERAS DENNOS MUSEUM				1/1/2022	\$10,000
N02300063	CONTENTS	1	DENNOS MUSEUM SECURITY CAMERAS				1/1/2023	\$11,000
N02300068	CONTENTS	1	SECURITY CAMERAS DENNOS MUSEUM				1/1/2023	\$2,000
N02400002	CONTENTS	1	MILIKEN AUDITORIUM LIGHTING				1/1/2024	\$236,000
N00500179	CONTENTS	1	PANASONIC PLASMA DISPLAY, 50" AS FOLLOWS:				1/1/2005	\$7,000
N00600117	CONTENTS	1	EPSON POWERLITE 8300I DATA PROJECTOR				1/1/2006	\$8,000
N00600117	CONTENTS	1	EPSON POWERLITE 8300I DATA PROJECTOR				1/1/2006	\$4,000
N02300032	CONTENTS	1	UPGRADE EXISTING CAMPUS WIFI SYSTEM DENNOS MUSEUM				1/1/2022	\$4,000
N02300093	CONTENTS	1	WIFI EXPANSION DENNOS MUSEUM				1/1/2023	\$8,000
N01400022	CONTENTS	1	SOUND SYSTEM & INSTALLATION FOR MILLIKEN AUDITORIUM				1/1/2013	\$2,000
N01400022	CONTENTS	1	SOUND SYSTEM & INSTALLATION FOR MILLIKEN AUDITORIUM				1/1/2013	\$93,000
N01800067	CONTENTS	1	DENNOS MUSEUM EXHIBITS				1/1/2018	\$29,000
N02300025	CONTENTS	1	REPLACEMENT CURTAINS FOR MILLIKEN AUDITORIUM				1/1/2022	\$11,000
N02300026	CONTENTS	1	LENS PROJECTOR FOR MILIKEN AUDITORIUM				1/1/2022	\$20,000
N02600008	CONTENTS	1	NEW SIGN DENNOS MUSEUM				1/1/2025	\$31,000



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Insurance Detail Report

SITE: 013
BUILDING: 0111-MUSEUM - AUDITORIUM

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
N04002844	CONTENTS	1	COPIER				1/1/1999	\$9,000
N01200720	CONTENTS	1	KYOCERA TASKALFA 3500I BLACK&WHITE COPIER/PRINTER				1/1/2012	\$7,000
N01800058	CONTENTS	1	LOBBY FURNITURE/INTUIT STORAGE SYTEM				1/1/2018	\$69,000
N02200004	CONTENTS	1	DENNOS MUSEUM LIGHTING				1/1/2021	\$20,000
N02300064	CONTENTS	1	MUSIC LIBRARY SHELVING UNIT - DENNOS MUSEUM				1/1/2023	\$25,000
N02300065	CONTENTS	1	ROLLING STORAGE SYSTEM - DENNOS MUSEUM				1/1/2023	\$20,000
N02300069	CONTENTS	1	LIGHTNING UPGRADE DENNOS MUSEUEM				1/1/2023	\$50,000
N02300024	CONTENTS	1	MARLEY DANCE FLOOR & STORAGE CART				1/1/2022	\$15,000
FLOOR TOTALS:						Asset Count: 24		\$1,891,000
BUILDING TOTALS:						Asset Count: 24		\$1,891,000



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Insurance Detail Report

SITE: 013
BUILDING: 0112-OBSERVATORY

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR:	T/O							
9920252446	CONTENTS		MODELED CONTENTS				1/1/2025	\$100,000
FLOOR TOTALS:						Asset Count: 1		\$100,000
BUILDING TOTALS:						Asset Count: 1		\$100,000



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Insurance Detail Report

SITE: 013
BUILDING: 0113-OLESON CENTER

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR:	T/O							
9920252447	CONTENTS		MODELED CONTENTS				1/1/2025	\$100,000
FLOOR TOTALS:						Asset Count: 1		\$100,000
BUILDING TOTALS:						Asset Count: 1		\$100,000



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Insurance Detail Report

SITE: 013
BUILDING: 0114-PHYSICAL EDUCATION

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR:	T/O							
9920252448	CONTENTS		MODELED CONTENTS				1/1/2025	\$200,000
FLOOR TOTALS:						Asset Count: 1		\$200,000
BUILDING TOTALS:						Asset Count: 1		\$200,000



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Insurance Detail Report

SITE: 013
BUILDING: 0115-POWERHOUSE

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR:	T/O							
9920252449	CONTENTS		MODELED CONTENTS				1/1/2025	\$100,000
FLOOR TOTALS:						Asset Count: 1		\$100,000
BUILDING TOTALS:						Asset Count: 1		\$100,000



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Insurance Detail Report

SITE: 013
 BUILDING: 0116-SCHOLARS HALL

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR: T/O								
9920252450	CONTENTS		MODELED CONTENTS				1/1/2025	\$2,000,000
N01500056	CONTENTS	1	KYOCERA B&W COPIER				1/1/2014	\$9,000
N01500076	CONTENTS	1	KYOCERA B&W COPIER				1/1/2014	\$9,000
N02100023	CONTENTS	1	KYOCERA TASKALPHA 3253 COLOR MFP				1/1/2020	\$6,000
N04003022	CONTENTS	1	20HP AIRCRAFT TUG				1/1/1999	\$21,000
N02200001	CONTENTS	1	APEX OFFICER X2 TRAINING SIMULATOR POLICE ACADEMY				1/1/2021	\$78,000
FLOOR TOTALS:						Asset Count: 6		\$2,123,000
BUILDING TOTALS:						Asset Count: 6		\$2,123,000



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Insurance Detail Report

SITE: 013
 BUILDING: 0117-TIMOTHY J. NELSON INNOVATION CENTER

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR: T/O								
9920252451	CONTENTS		MODELED CONTENTS				1/1/2025	\$3,900,000
N02300003	CONTENTS	1	SURVEILANCE CAMERAS WEST HALL INNOVATION CENTER				1/1/2022	\$3,000
N02300062	CONTENTS	1	WEST HALL INNOVATION SECURITY CAMERAS				1/1/2023	\$9,000
N04003763	CONTENTS	1	SURVEILLANCE SYSTEM, RECORDER & CABLING				1/1/1999	\$53,000
N01000275	CONTENTS	1	WH BOOKSTORE: VIDEO SURVEILLANCE EQUIPMENT				1/1/2010	\$9,000
N01200754	CONTENTS	1	TASKALFA 3050CI COLOR COPIER PER ATTACHED QUOTE				1/1/2012	\$7,000
N01200754	CONTENTS	1	TASKALFA 3050CI COLOR COPIER PER ATTACHED QUOTE				1/1/2012	\$1,000
N01500051	CONTENTS	1	KYOCERA B&W COPIER				1/1/2014	\$9,000
N02200002	CONTENTS	1	WEST HALL INNOVATION CENTER FURNITURE				1/1/2021	\$566,000
N02200015	CONTENTS	1	WEST HALL INNOVATION CENTER				1/1/2021	\$10,000
N00600183	CONTENTS	1	REBUILDING & REINSTALLATION OF CONDENSATE RECEIVER				1/1/2006	\$10,000
N00800229	CONTENTS	1	ZX1000CD TRANSMITTER				1/1/2008	\$21,000
N01100016	CONTENTS	1	BOOKSTORE MANAGEMENT SYSTEM W/TRAINING				1/1/2010	\$31,000
N02300030	CONTENTS	1	NETWORK SWITCH EXPANSION				1/1/2022	\$21,000
N02200007	CONTENTS	1	WEST HALL CARD READERS				1/1/2021	\$7,000
FLOOR TOTALS:							Asset Count: 15	\$4,657,000
BUILDING TOTALS:							Asset Count: 15	\$4,657,000



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Insurance Detail Report

SITE: 013
BUILDING: 0118-UNIVERSITY CENTER CAMPUS

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR:	T/O							
9920252452	CONTENTS		MODELED CONTENTS				1/1/2025	\$100,000
FLOOR TOTALS:						Asset Count: 1		\$100,000
BUILDING TOTALS:						Asset Count: 1		\$100,000



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Insurance Detail Report

SITE: 013
BUILDING: 0119-UTILITY TUNNELS

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR:	T/O							
9920252453	CONTENTS		NO CONTENTS				1/1/2025	\$0
FLOOR TOTALS:						Asset Count: 1		\$0
BUILDING TOTALS:						Asset Count: 1		\$0



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Insurance Detail Report

SITE: 013
BUILDING: 0120-BECKETT

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR:	T/O							
9920252454	CONTENTS		MODELED CONTENTS				1/1/2025	\$600,000
FLOOR TOTALS:						Asset Count: 1		\$600,000
BUILDING TOTALS:						Asset Count: 1		\$600,000



MCCRMA

Insurance Detail Report

SITE: 013
 BUILDING: 0121-PARSEN - STULLEN M-TEC

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR: T/O								
9920252455	CONTENTS		MODELED CONTENTS				1/1/2025	\$1,500,000
N01200713	CONTENTS	1	FOOD SERVICE EQUIPMENT FOR PARSEN STULLEN BUILDING				1/1/2012	\$28,000
N01400046	CONTENTS	1	PS157 ROBOTICS LAB-FY2013				1/1/2013	\$1,000
N01400046	CONTENTS	1	PS157 ROBOTICS LAB-FY2013				1/1/2013	\$6,000
N01700053	CONTENTS	1	CCSTEP: CARBON STEEL INDUSTRIAL WATER TANK				1/1/2016	\$92,000
N01700054	CONTENTS	1	CCSTEP: PORTABLE DAVIT CRANE				1/1/2016	\$15,000
N01700056	CONTENTS	1	CCSTEP: FALCON REMOTELY OPERATED VEHICLE				1/1/2016	\$290,000
N02000073	CONTENTS	1	VERSA-FLOOR DIGITAL FLOORING (FY00 & FY01)				1/1/2019	\$332,000
N00600068	CONTENTS	1	IR CAMERA W/ IR COMPUTER & SOFTWARE				1/1/2006	\$16,000
N02300018	CONTENTS	1	MATRICE 300 DRONE EQUIPMENT WITH CAMERAS				1/1/2022	\$75,000
N01000245	CONTENTS	1	KYOCERA KM5050 COPY MACHINE FOR CONTRACT SERVICES				1/1/2010	\$8,000
N01500075	CONTENTS	1	KYOCERA B&W COPIER				1/1/2014	\$9,000
N02000048	CONTENTS	1	KYOCERA TASKALFA PRINTER WITH STAPLER				1/1/2019	\$7,000
N04000131	CONTENTS	1	CNC VERTICAL MILLING MACHINE				1/1/1998	\$60,000
N04000132	CONTENTS	1	VERTICLE MILLING MACHINE				7/1/1997	\$26,000
N01200137	CONTENTS	1	MICROS WS5A SYSTEM FOR PARSON STULEN KIOSK				1/1/2011	\$10,000



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Insurance Detail Report

SITE: 013
 BUILDING: 0121-PARSEN - STULLEN M-TEC

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
N01400010	CONTENTS	1	FULL MISSION BRIDGE SIMULATOR/MARITIME				1/1/2013	\$904,000
N02000078	CONTENTS	1	GREAT LAKES NIGHTHAWK-DISTR SYSTEM (FY01)				1/1/2019	\$89,000
N02000079	CONTENTS	1	VOICE DATA CABLE SYSTEM				1/1/2019	\$226,000
N00500183	CONTENTS	1	METAL SHEAR FOR WELDING PROGRAM				1/1/2005	\$29,000
N00600099	CONTENTS	1	PORTABLE SOLAR POWER SYSTEM				1/1/2006	\$1,000
N00600099	CONTENTS	1	PORTABLE SOLAR POWER SYSTEM				1/1/2006	\$12,000
N00600291	CONTENTS	1	NEXA FUEL CELL				1/1/2006	\$11,000
N00600291	CONTENTS	1	NEXA FUEL CELL				1/1/2006	\$1,000
N00600364	CONTENTS	1	CNC TURNING LATHE, HAAS MODEL SL-10				1/1/2006	\$1,000
N00600364	CONTENTS	1	CNC TURNING LATHE, HAAS MODEL SL-10				1/1/2006	\$14,000
N00600364	CONTENTS	1	CNC TURNING LATHE, HAAS MODEL SL-10				1/1/2006	\$10,000
N00600364	CONTENTS	1	CNC TURNING LATHE, HAAS MODEL SL-10				1/1/2006	\$8,000
N00600364	CONTENTS	1	CNC TURNING LATHE, HAAS MODEL SL-10				1/1/2006	\$8,000
N00600364	CONTENTS	1	CNC TURNING LATHE, HAAS MODEL SL-10				1/1/2006	\$8,000
N00600364	CONTENTS	1	CNC TURNING LATHE, HAAS MODEL SL-10				1/1/2006	\$10,000
N00600364	CONTENTS	1	CNC TURNING LATHE, HAAS MODEL SL-10				1/1/2006	\$11,000
N00600364	CONTENTS	1	CNC TURNING LATHE, HAAS MODEL SL-10				1/1/2006	\$11,000



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Insurance Detail Report

SITE: 013
 BUILDING: 0121-PARSEN - STULLEN M-TEC

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
N00600364	CONTENTS	1	CNC TURNING LATHE, HAAS MODEL SL-10				1/1/2006	\$8,000
N00700061	CONTENTS	1	CONSTRUCTION OF FRAME FOR SOLAR POWER ARRAY MTEC				1/1/2006	\$11,000
N00700090	CONTENTS	1	2 FRONIOUS IG 4500 LV INVERTERS				1/1/2007	\$4,000
N00700090	CONTENTS	1	2 FRONIOUS IG 4500 LV INVERTERS				1/1/2007	\$3,000
N00700090	CONTENTS	1	2 FRONIOUS IG 4500 LV INVERTERS				1/1/2007	\$3,000
N00700791	CONTENTS	1	MONITORING EQUIPMENT & INSTALLATION M-TEC				1/1/2007	\$8,000
N00700791	CONTENTS	1	MONITORING EQUIPMENT & INSTALLATION M-TEC				1/1/2007	\$9,000
N00700791	CONTENTS	1	MONITORING EQUIPMENT & INSTALLATION M-TEC				1/1/2007	\$17,000
N00700791	CONTENTS	1	MONITORING EQUIPMENT & INSTALLATION M-TEC				1/1/2007	\$9,000
N00700899	CONTENTS	1	CELL DEMO SYSTEM				1/1/2007	\$12,000
N00700913	CONTENTS	1	BIO-DIESEL PROJECT				1/1/2007	\$9,000
N00700981	CONTENTS	1	WIND POWER GENERATOR				1/1/2007	\$103,000
N00700981	CONTENTS	1	WIND POWER GENERATOR				1/1/2007	\$10,000
N00701041	CONTENTS	1	SOLAR THERMAL SYSTEM				1/1/2007	\$96,000
N00701118	CONTENTS	1	SOLAR PV				1/1/2007	\$93,000
N01300011	CONTENTS	1	WELDING EQUIP. FOR LAB				1/1/2012	\$29,000
N01400033	CONTENTS	1	4363258K-01 IROBOT 110 FIRSTLOOK ROBOTIC SYSTEM				1/1/2013	\$2,000



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Insurance Detail Report

SITE: 013
BUILDING: 0121-PARSEN - STULLEN M-TEC

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
N01400033	CONTENTS	1	4363258K-01 IROBOT 110 FIRSTLOOK ROBOTIC SYSTEM				1/1/2013	\$29,000
N01400033	CONTENTS	1	4363258K-01 IROBOT 110 FIRSTLOOK ROBOTIC SYSTEM				1/1/2013	\$1,000
N02100008	CONTENTS	1	VERTICAL BAND SAW AND SURFACE GRINDER				1/1/2020	\$32,000
N02100010	CONTENTS	1	TRADESMAN VISE				1/1/2020	\$7,000
N02100011	CONTENTS	1	VARIOUS NEW WELDING EQUIPMENT				1/1/2020	\$29,000
N02200010	CONTENTS	1	VARIOUS NEW EQUIPMENT WELDING PROGRAM				1/1/2021	\$5,000
N02400013	CONTENTS	1	AVIATION DRONES				1/1/2024	\$39,000
N02400014	CONTENTS	1	2D IMAGING SONAR				1/1/2024	\$46,000
N02000074	CONTENTS	1	COMPUTECH COMPUTER TABLE (FY01)				1/1/2019	\$31,000
N02000075	CONTENTS	1	SPACESAVER FILE SYSTEM (FY01)				1/1/2019	\$18,000
N04000151	CONTENTS	1	BRINELL HARDNESS TESTER				7/1/1997	\$1,000
N00600194	CONTENTS	1	SNAP SURVEY SOFTWARE, INSTALLATION & TRAINING				1/1/2006	\$3,000
N00600194	CONTENTS	1	SNAP SURVEY SOFTWARE, INSTALLATION & TRAINING				1/1/2006	\$3,000
N00700517	CONTENTS	1	GRAPHTEC CS500 PROFESSIONAL SCANNER				1/1/2007	\$5,000
N01000255	CONTENTS	1	OBJET ALARIS30 3D PRINTER & START-UP INSTALLATION				1/1/2010	\$9,000
N01000255	CONTENTS	1	OBJET ALARIS30 3D PRINTER & START-UP INSTALLATION				1/1/2010	\$22,000
N01100010	CONTENTS	1	COMPELLENT ENCLOSURE W/8 -2TB HARD DRIVE				1/1/2010	\$17,000



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Insurance Detail Report

SITE: 013
BUILDING: 0121-PARSEN - STULLEN M-TEC

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
N01100014	CONTENTS	1	PC-DMIS SOFTWARE UPDATE PACKAGE				1/1/2010	\$5,000
N02100009	CONTENTS	1	PROGRAM LOGIC CONTROLLER(INDUSTRIAL COMPUTER)				1/1/2020	\$23,000
FLOOR TOTALS:						Asset Count: 69		\$4,580,000
BUILDING TOTALS:						Asset Count: 69		\$4,580,000



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Insurance Detail Report

SITE: 013
BUILDING: 0122-MAINTENANCE

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR:	T/O							
9920252456	CONTENTS		MODELED CONTENTS				1/1/2025	\$900,000
FLOOR TOTALS:						Asset Count: 1		\$900,000
BUILDING TOTALS:						Asset Count: 1		\$900,000



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Insurance Detail Report

SITE: 013
BUILDING: 0123-AUTOMOTIVE SERVICE TECH

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR:	T/O							
9920252457	CONTENTS		MODELED CONTENTS				1/1/2025	\$500,000
FLOOR TOTALS:						Asset Count: 1		\$500,000
BUILDING TOTALS:						Asset Count: 1		\$500,000



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Insurance Detail Report

SITE: 013
BUILDING: 0124-GREAT LAKES CAMPUS

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR:	T/O							
9920252459	CONTENTS		MODELED CONTENTS				1/1/2025	\$3,150,000
N01500055	CONTENTS	1	KYOCERA B&W COPIER				1/1/2014	\$9,000
N01700101	CONTENTS	1	KYOCERA FOR GLMA				1/1/2017	\$9,000
N01700102	CONTENTS	1	KYOCERA FOR CULINARY				1/1/2017	\$7,000
N02400018	CONTENTS	1	NEW KYOCERA TASKALFA 5054CI COPIER GLMA				1/1/2024	\$12,000
N00600267	CONTENTS	1	HOBART D300 MIXER & ATTACHMENTS				1/1/2006	\$8,000
N00600267	CONTENTS	1	HOBART D300 MIXER & ATTACHMENTS				1/1/2006	\$2,000
N00600361	CONTENTS	1	HOBART C44A DISHWASHER & ACCESSORIES PER ATTACHED				1/1/2006	\$26,000
N00600361	CONTENTS	1	HOBART C44A DISHWASHER & ACCESSORIES PER ATTACHED				1/1/2006	\$3,000
N04004611	CONTENTS	1	CULINARY EQUIPMENT				1/1/2004	\$15,000
MEXT	CONTENTS	1	CCSTEP: SONAR EQUIPMENT				1/1/2016	\$57,000
N00900050	CONTENTS	1	GLC WATER STUDIES OFFICE FURNITURE				1/1/2009	\$11,000
N01500061	CONTENTS	1	GLM; MARITIME STUDENT ENCLAVE FURNITURE				1/1/2014	\$11,000
N01700111	CONTENTS	1	CSTEP:1-800M EXPLORER PRO MARINE MAGNETOMETER				1/1/2017	\$36,000
N01800050	CONTENTS	1	SONAR NAVIGATION-WATERSTUDIES ROV-FY18				1/1/2018	\$14,000
N01800054	CONTENTS	1	SONAR SIMULATOR ROV-WATERSTUDIES FY18				1/1/2018	\$20,000



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Insurance Detail Report

SITE: 013
BUILDING: 0124-GREAT LAKES CAMPUS

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
N01800057	CONTENTS	1	HOST STATION - LOBDELL'S TEACHING RESTAURANT				1/1/2018	\$10,000
N04000097	CONTENTS	1	AUTOMATIC RADAR PLOTTING AID				7/1/1997	\$49,000
N00500052	CONTENTS	1	POS SYSTEM, MICRO RES 3000 PER PROPOSAL DATED 8/25				1/1/2005	\$22,000
N00900164	CONTENTS	1	ENGINEERING SIMULATION SOFTWARE				1/1/2009	\$9,000
N00900164	CONTENTS	1	ENGINEERING SIMULATION SOFTWARE				1/1/2009	\$125,000
N01000256	CONTENTS	1	ABACUS21 INVENTORY/PURCHASING SOFTWARE				1/1/2010	\$26,000
N01000325	CONTENTS	1	MICROS POS SYSTEM				1/1/2010	\$12,000
N01201129	CONTENTS	1	MAX-HYSWEEP HYDROGRAPHIC SURVEY SOFTWARE				1/1/2012	\$18,000
N01201129	CONTENTS	1	MAX-HYSWEEP HYDROGRAPHIC SURVEY SOFTWARE				1/1/2012	\$18,000
N01500043	CONTENTS	1	GLMA GMDSS EXPANSION				1/1/2014	\$41,000
N01500044	CONTENTS	1	GLMA FMSHS REAR CHANNEL				1/1/2014	\$33,000
N01500045	CONTENTS	1	GLMA FULL MISSION BRIDGE SIMULATOR				1/1/2014	\$70,000
N01700084	CONTENTS	1	KONGSBERG MINI-INTEGRATION KIT				1/1/2016	\$13,000
N01700085	CONTENTS	1	LINUX NAS STORAGE APPLIANCE				1/1/2016	\$26,000
N01700086	CONTENTS	1	LINUX NAS STORAGE APPLIANCE				1/1/2016	\$26,000
N02300090	CONTENTS	1	LOBDELLS AUDIO UPGRADES				1/1/2023	\$13,000
N04004176	CONTENTS	1	PHONE SYSTEM ADDITION - GEE COMMUNICATIONS				1/1/2003	\$86,000



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Insurance Detail Report

SITE: 013
BUILDING: 0124-GREAT LAKES CAMPUS

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
N04004339	CONTENTS	1	MARITIME RADAR UPGRADE				1/1/2004	\$87,000
N04004405	CONTENTS	1	CODEC, V-BRICK 6200				1/1/2004	\$15,000
N04004530	CONTENTS	1	MARITIME RADAR UPGRADE				1/1/2004	\$44,000
N04004553	CONTENTS	1	POS SYSTEM, MICRO RES 3000 PER PROPOSAL DATED 8/25				1/1/2004	\$21,000
N04004603	CONTENTS	1	STEAM SIMULATOR UPGRADE				1/1/2004	\$37,000
N04004604	CONTENTS	1	DIESEL SIMULATOR UPGRADE				1/1/2004	\$25,000
N04004614	CONTENTS	1	LCD DISPLAY, 40" NEC LCD-4000 AS FOLLOWS:				1/1/2004	\$11,000
N04004629	CONTENTS	1	AMOUNT DUE 7/1/03				1/1/2004	\$44,000
N00500087	CONTENTS	1	QUNATA WATER TESTING INSTRUMENT				1/1/2005	\$10,000
N00600266	CONTENTS	1	ARI232LUT-FHS ROLL IN FREEZER				1/1/2006	\$1,000
N00600266	CONTENTS	1	ARI232LUT-FHS ROLL IN FREEZER				1/1/2006	\$15,000
N00600324	CONTENTS	1	DISH ROOM EQUIPMENT FOR HAGERTY CENTER				1/1/2006	\$12,000
N00700122	CONTENTS	1	GL-NEW COMPRESSOR /5YR WARRANTY				1/1/2007	\$14,000
N00700122	CONTENTS	1	GL-NEW COMPRESSOR /5YR WARRANTY				1/1/2007	\$1,000
N00800138	CONTENTS	1	SMOKER W/ ACCESSORIES - BBQ FUNDING PROJECT				1/1/2008	\$10,000
N00900163	CONTENTS	1	RATIONAL COMBI OVEN				1/1/2009	\$9,000
N01000014	CONTENTS	1	ENVIRONMENTAL MONITORING THERMISTOR BUOY				1/1/2009	\$16,000



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Insurance Detail Report

SITE: 013
BUILDING: 0124-GREAT LAKES CAMPUS

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
N01100015	CONTENTS	1	BONGARD OVEN				1/1/2010	\$40,000
N01200807	CONTENTS	1	REACH IN REFRIGERATOR W/ SHELVE/BINS				1/1/2012	\$8,000
N01201128	CONTENTS	1	ROV 1000 FOR WATER STUDIES				1/1/2012	\$1,000
N01201128	CONTENTS	1	ROV 1000 FOR WATER STUDIES				1/1/2012	\$75,000
N01201128	CONTENTS	1	ROV 1000 FOR WATER STUDIES				1/1/2012	\$20,000
N01201151	CONTENTS	1	GLMA DIAGNOSTIC MONITOR SIMULATOR				1/1/2012	\$17,000
N01400053	CONTENTS	1	20 KW NORTHERN LIGHTS DIESEL GENERATOR				1/1/2013	\$11,000
N01600027	CONTENTS	1	HAMPDEN MOBILE CONSOLE, CONTROLLER & TRAINER				1/1/2015	\$577,000
N01600028	CONTENTS	1	ANCHOR BAY REBUILT ENGINE & ELECTRONIC CONTROLS				1/1/2015	\$61,000
N01600055	CONTENTS	1	WATER SOFTENER FOR GLC				1/1/2015	\$10,000
N01700033	CONTENTS	1	HYDRO-LEK MINI GAUNTLET 5 FUNCTIN MANIPULATOR SYSTEM				1/1/2016	\$24,000
N01700072	CONTENTS	1	MULTI-PARAMETER WATER QUALITY SONDE				1/1/2016	\$19,000
N01700076	CONTENTS	1	UPGRADES TO GT BAY BUOY				1/1/2016	\$21,000
N01700077	CONTENTS	1	SCAN MICRO SYSTEMS DIGITAL REPEATER FOR STATE OF MICHIGAN				1/1/2016	\$13,000
N01700079	CONTENTS	1	SATELLITE DOME AND RECEIVERS				1/1/2016	\$23,000
N01700099	CONTENTS	1	CURING BOX FOR GARDE MANAGER-CULINARY				1/1/2017	\$27,000
N01800062	CONTENTS	1	DOUGH SHEETER				1/1/2018	\$9,000



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Insurance Detail Report

SITE: 013
BUILDING: 0124-GREAT LAKES CAMPUS

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
N01800063	CONTENTS	1	RANCHILLO CLASSE 7 COFFEE MAKER				1/1/2018	\$12,000
N01800064	CONTENTS	1	K-SIM DESKTOP ENGINE SIMULATOR				1/1/2018	\$180,000
N02000006	CONTENTS	1	DIVE EQUIPMENT ROV PROGRAM MOJAVE SN 33				1/1/2019	\$83,000
N02000076	CONTENTS	1	ECO INC SIMULATOR FOR GLMA (FY01)				1/1/2019	\$236,000
N02100013	CONTENTS	1	20' ONE MAN DRIVEABLE LIFT				1/1/2020	\$18,000
N02100014	CONTENTS	1	MRU HANGER ASSEMBLY FOR SEATEX 5/5+				1/1/2020	\$18,000
N02100015	CONTENTS	1	25 KW GENERATOR				1/1/2020	\$20,000
N02100017	CONTENTS	1	SCANNING SONAR WITH GARMIN GPS				1/1/2020	\$62,000
N02100018	CONTENTS	1	AML SOUND VELOCITY SENSORS				1/1/2020	\$14,000
N02100019	CONTENTS	1	SEAPATH 130-5				1/1/2020	\$64,000
N02100020	CONTENTS	1	M3 SONAR COMPONENTS				1/1/2020	\$22,000
N02300087	CONTENTS	1	AQUA TROLL 600 (SN 982894)				1/1/2023	\$32,000
N02300089	CONTENTS	1	EQUIPMENT KITS TO SUPPORT WET DEGREE - WATER STUDIES ROOM 11				1/1/2023	\$43,000
N02600009	CONTENTS	1	NEW SIGN GREAT LAKES MARITIME				1/1/2025	\$28,000
N04004354	CONTENTS	1	FORKLIFT, 2000 CATERPILLAR GC25K				1/1/2004	\$18,000
N04004585	CONTENTS	1	SAIL BOAT - REFINISH				1/1/2004	\$11,000
N01700083	CONTENTS	1	COMPACT FANLESS COMPUTER W/BALEFIRE WORKSPACE				1/1/2016	\$26,000



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Insurance Detail Report

SITE: 013
BUILDING: 0124-GREAT LAKES CAMPUS

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR TOTALS:						Asset Count: 84		\$6,202,000
BUILDING TOTALS:						Asset Count: 84		\$6,202,000



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Insurance Detail Report

SITE: 013
BUILDING: 0124A-GREAT LAKES CAMPUS - DOCK

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR:	T/O							
9920252458	CONTENTS		NO CONTENTS				1/1/2025	\$0
FLOOR TOTALS:						Asset Count: 1		\$0
BUILDING TOTALS:						Asset Count: 1		\$0



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Insurance Detail Report

SITE: 013
BUILDING: 0125-AERO PARK LAB

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR:	T/O							
9920252460	CONTENTS		MODELED CONTENTS				1/1/2025	\$2,400,000
FLOOR TOTALS:						Asset Count: 1		\$2,400,000
BUILDING TOTALS:						Asset Count: 1		\$2,400,000



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Insurance Detail Report

SITE: 013
BUILDING: 0126-NORTH HALL (STUDENT HOUSING)

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR:	T/O							
9920252461	CONTENTS		MODELED CONTENTS				1/1/2025	\$200,000
FLOOR TOTALS:						Asset Count: 1		\$200,000
BUILDING TOTALS:						Asset Count: 1		\$200,000



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Insurance Detail Report

SITE: 013
BUILDING: 0127-1550 EAST FRONT STREET APARTMENT BUILDING

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR:	T/O							
9920252462	CONTENTS		MODELED CONTENTS				1/1/2025	\$200,000
FLOOR TOTALS:						Asset Count: 1		\$200,000
BUILDING TOTALS:						Asset Count: 1		\$200,000



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Insurance Detail Report

SITE: 013
BUILDING: 0129-1560 EAST FRONT STREET APARTMENT BUILDING

Asset ID	Category	Qty	Description	Manufacturer	Model	Serial Number	Acquisition Date	Replacement Cost
FLOOR:	T/O							
9920252464	CONTENTS		MODELED CONTENTS				1/1/2025	\$100,000
FLOOR TOTALS:						Asset Count: 1		\$100,000
BUILDING TOTALS:						Asset Count: 1		\$100,000
SITE TOTALS:						Asset Count: 264		\$40,793,000
REPORT TOTALS:						Asset Count: 264		\$40,793,000

Appendix I

Campus Maps

<https://www.nmc.edu/about/maps/>

Front Street Campus

1701 E. Front Street, Traverse City, MI 49686



**Northwestern
Michigan College**

1 Dennon Museum Center (DMC)

2 Scholars Hall (SH)

- Writing & Reading Center

3 Osterlin Building (O)

- Academic & Career Advising Ctr.
- Disability Services
- Intl. Services & Svc. Learning
- Student Life
 - Personal Counseling
- Student Success Center
- Tutoring Center
- Placement & Testing Center
- Veterans Lounge

4 Power House

5 Tanis Building (T)

- Enrollment Services
 - Admissions - Financial Aid
 - Records & Registration
- Math & Science Center

6 Les Biederman Building (LB)

- Health Services

7 Health & Science Building (HS)

- Campus Bookstore

8 Founders Hall (FH)

9 Timothy J. Nelson Innovation Center (TJNIC)

- Campus Safety
 - Student IDs, Parking Passes
- Hawk Owl Café (HOC)
- Technology Help Desk

10 East Hall (EH)

- Housing Office

11 Wise Memorial Clock Tower

12 Okerstrom Fine Arts Building (F)

13 James Beckett Building (JB)

14 College Drive Apartments

15 Oleson Center for Continuing Education (OC)

- Child Care Center

16 Rajkovich Physical Education Building (P)

17 Facilities Maintenance Building / Shipping & Receiving

18 North Hall (NH)

19 Front Street Flats

Map Legend

- Campus Entrances
- Parking Lot
- Accessible Parking
- Accessible Entrance
- Bus Stop



NMC.EDU