

Delta College

**Five-Year Facility Assessment
2026 -2030**



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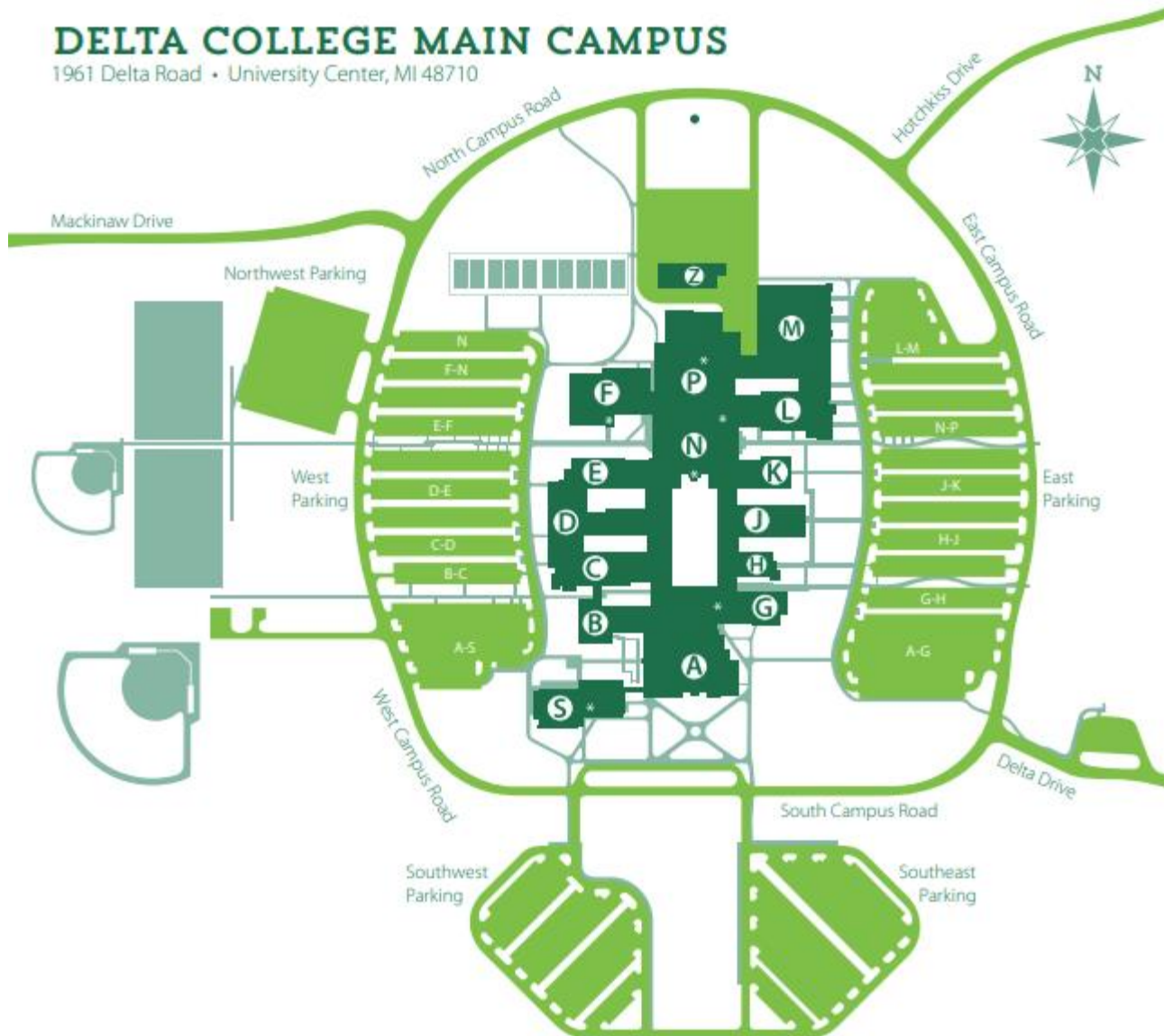
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Building Name	Building Type	Total Square Feet	Original Construction	Last Major Renovation
Downtown Bay City Center & Planetarium	General	39,204	1996	1996
Downtown Midland Center	General	33,650	2021	2022
Downtown Saginaw Center	General	37,286	2019	2019
Main Campus - A Wing Library/Testing/TLC/WRIT	General	153,530	1961	LV2: 2000 LV1: 2000 LV0: 2022
Main Campus - B Wing	General	25,413	1961	LV1: West side 2003 East side 2000
Main Campus - C Wing	General	39,773	1961	LV1: 2000
Main Campus - D Wing	General	40,323	1968	LV2: 2000 LV1: 2000 (includes D102 & west courtyard)
Main Campus - E Wing	General	28,700	1961	LV1: 2000
Main Campus - F Wing	General	93,387	1978	ALL LEVELS: 2013
Main Campus - G Wing	General	20,698	1961	LV2: 2004 LV1: 2004
Main Campus - H Wing	General	11,630	1961	LV1: 2005 (includes H & J east courtyard)
Main Campus - J Wing	General	27,156	1962	LV1: 2005 (includes H & J east courtyard)
Main Campus - K Wing	General	16,247	1961	Anticipated renovation 2024
Main Campus - L Wing	General	35,072	1961	LV1:2004 (2011 renovated several Classrooms, 2014 CNC Classroom)
Main Campus - M Wing	General	70,799	1968	ALL LEVELS: 2004
Main Campus - N Wing	General	127,097	1961	ALL LEVELS: 2004
Main Campus - P Wing	General	117,702	1979	ALL LEVELS: 2004
Main Campus - S Wing	General	79,545	1972	ALL LEVELS: 2004
Main Campus Multiuse/Athletics Concession Building – V Building	Auxiliary	3,230	2021	2021
Main Campus Observatory – W Building	General	777	2024	2024
Main Campus – X Bldg - Grounds Maintenance	Auxiliary	8,450	1968	2014
Main Campus – X2 Bldg - Grounds Maintenance	Auxiliary	1,792	1984	2004
Main Campus – X3 Bldg - Grounds Maintenance	Auxiliary	4,224	2009	2009
Main Campus – X4 Bldg - Grounds Maintenance	Auxiliary	2,772	2009	2009
Main Campus - Z Wing	Auxiliary	14,066	1961	Scheduled Chiller Plant Upgrades and Renovation for 2024
Farmhouse Residence	General	8,900	1870	2000
Farm Pavilion	Auxiliary	960	1984	1984
Farm Shed	Auxiliary	1,020	1890	1890
Farm Tool Shed	Auxiliary	1,320	1930	2000
Radio Transmitter Building - Bunker	Auxiliary	1,047	1981	1981
Radio Transmitter Building - Chalet	Auxiliary	860	1964	1964
Satellite Ground Terminal	Auxiliary	100	1964	1964
Water Meter Building	Auxiliary	408	2004	2004
Water Tower	Auxiliary	1,362	1960	2010
TV Transmitter Tower	Auxiliary	1000 linear feet	2004	2004
Gilford Transmitter Building	Auxiliary	1,447	2004	2004
TV Tower	Auxiliary	442 linear feet	1964	2004

Building Name	Building Type	Facility Condition Index (FCI)	Rating	2024 Replacement Value	Deferred Capital Renewal & Maintenance Backlog
Downtown Bay City Center & Planetarium	General	0.00%	GOOD	\$19,374,617	\$455,303
Downtown Midland Center	General	0.00%	GOOD	\$9,822,457	\$319,230
Downtown Saginaw Center	General	0.00%	GOOD	\$12,661,953	\$398,852
Main Campus - A Wing Library/Testing/TLC/WRIT	General	0.00%	GOOD	\$53,896,130	\$4,257,794
Main Campus - B Wing	General	0.00%	GOOD	\$8,157,573	\$36,709
Main Campus - C Wing	General	0.50%	GOOD	\$16,028,519	\$609,084
Main Campus - D Wing	General	0.00%	GOOD	\$17,614,699	\$457,982
Main Campus - E Wing	General	0.00%	GOOD	\$11,363,898	\$96,593
Main Campus - F Wing	General	0.00%	GOOD	\$35,356,318	\$2,616,368
Main Campus - G Wing	General	0.00%	GOOD	\$6,942,937	\$249,946
Main Campus - H Wing	General	0.00%	GOOD	\$4,732,596	\$66,256
Main Campus - J Wing	General	0.00%	GOOD	\$11,081,006	\$155,134
Main Campus - K Wing	General	31.85%	POOR	\$5,832,673	\$3,490,855
Main Campus - L Wing	General	0.00%	GOOD	\$14,319,196	\$1,102,578
Main Campus - M Wing	General	13.50%	POOR	\$27,617,274	\$5,426,794
Main Campus - N Wing	General	0.00%	GOOD	\$46,184,322	\$4,133,497
Main Campus - P Wing	General	0.00%	GOOD	\$47,054,906	\$2,954,459
Main Campus - S Wing	General	0.00%	GOOD	\$26,318,259	\$3,890,388
Main Campus - Multiuse/Athletics Concession Building - V Building	Auxiliary	0.00%	GOOD	\$1,476,945	\$11,077
Main Campus Observatory - W Building	General	0.00%	GOOD	\$593,000	\$0
Main Campus - X Bldg - Grounds Maintenance	Auxiliary	0.00%	GOOD	\$1,965,600	\$216,216
Main Campus - X2 Bldg - Grounds Maintenance	Auxiliary	1.25%	GOOD	\$161,280	\$50,239
Main Campus - X3 Bldg - Grounds Maintenance	Auxiliary	0.00%	GOOD	\$253,440	\$13,686
Main Campus - X4 Bldg - Grounds Maintenance	Auxiliary	0.00%	GOOD	\$302,148	\$18,129
Main Campus - Z Wing	Auxiliary	5.00%	FAIR	\$14,952,158	\$7,822,969
Farmhouse Residence	General	0.00%	GOOD	\$2,434,590	\$0
Farm Pavilion	Auxiliary	0.00%	GOOD	\$93,120	\$0
Farm Shed	Auxiliary	0.00%	GOOD	\$91,800	\$5,829
Farm Tool Shed	Auxiliary	0.00%	GOOD	\$118,800	\$29,700
Radio Transmitter Building - Bunker	Auxiliary	0.00%	GOOD	\$677,525	\$151,088
Radio Transmitter Building - Chalet	Auxiliary	0.00%	GOOD	\$227,900	\$46,947
Satellite Ground Terminal	Auxiliary	0.00%	GOOD	\$222,200	\$0
Water Meter Building	Auxiliary	0.00%	GOOD	\$433,704	\$0
Water Tower	Auxiliary	0.00%	GOOD	\$1,559,490	\$15,595
TV Transmitter Tower	Auxiliary	0.00%	GOOD	\$2,222,000	\$633,270
Gilford Transmitter Building	Auxiliary	0.00%	GOOD	\$956,467	\$0
TV Tower	Auxiliary	0.00%	GOOD	\$999,900	\$0
Grand Total				\$404,101,399	\$39,732,567

DELTA COLLEGE MAIN CAMPUS

1961 Delta Road • University Center, MI 48710



MAIN LEVEL (100 SERIES)

Admissions	H wing
Administration	B wing
Board Room	B151
Business Training	P wing
Dental Clinic	F131
Fitness & Recreation	P112
Galleria	S wing
Lecture Theater	G160
Pioneer Gym	N110
Shipping & Receiving	P108

COURTYARD LEVEL (000 SERIES)

Bookstore	N015
Commons Food Court	N005
Radio & TV	A wing

UPPER LEVEL (200 SERIES)

ELEVATOR *

Rooms and Service Areas are identified by wing letter and level number.





Downtown Bay City Center & Planetarium

DESCRIPTION

PRIMARY USE: DOWNTOWN BAY CITY CENTER & PLANETARIUM,
GENERAL PURPOSE CLASSROOMS

CONSTRUCTED: 1996

BUILDING AREA: 39,204 SF ON 4 FLOORS

BUILDING USAGE

GROSS AREA:	39,204 SF	100%
NET ASSIGNABLE AREA:	20,533 SF	52%
CIRCULATION AREA:	6,630 SF	17%
CUSTODIAL AREA:	1,048 SF	3%
MECHANICAL AREA:	3,954 SF	10%
CONSTRUCTION AREA:	39,204 SF	18%

REPLACEMENT VALUE: \$22,956,791

FACILITY CONDITION INDEX: 0% - GOOD



Located in Downtown Bay City, the Downtown Bay City Center & Planetarium is in good condition with the most recent modifications to emergency power and lighting in 2019, a new chiller system in 2023, and new theater doors, entry doors, and interior and exterior lighting in 2024-2025.



Delta College

Downtown Midland Center

DESCRIPTION

PRIMARY USE: DOWNTOWN MIDLAND CENTER, GENERAL PURPOSE
CLASSROOMS, STUDENT SUPPORT, LABORATORY SPACE

CONSTRUCTED: 2021

BUILDING AREA: 33,650 SF ON 3 FLOORS



BUILDING USAGE

GROSS AREA:	30,650 SF	100%
NET ASSIGNABLE AREA:	20,002 SF	59%
CIRCULATION AREA:	6,894 SF	20%
CUSTODIAL AREA:	1,446 SF	4%
MECHANICAL AREA:	2,174 SF	7%
CONSTRUCTION AREA:	3,135 SF	10%

Located in Downtown Midland, the Downtown Midland Center was newly constructed in 2022. The space is in excellent condition.

REPLACEMENT VALUE: \$15,819,968

FACILITY CONDITION INDEX: 0% - GOOD



Delta College

Downtown Saginaw Center

DESCRIPTION

PRIMARY USE: DOWNTOWN SAGINAW CENTER, GENERAL PURPOSE CLASSROOMS, STUDENT SUPPORT, LABORATORY SPACE

CONSTRUCTED: 2019

BUILDING AREA: 37,286 SF ON 3 FLOORS



BUILDING USAGE

GROSS AREA:	37,286 SF	100%
NET ASSIGNABLE AREA:	22,155 SF	59%
CIRCULATION AREA:	6,022 SF	16%
CUSTODIAL AREA:	1,413 SF	4%
MECHANICAL AREA:	4,414 SF	12%
CONSTRUCTION AREA:	3,282 SF	9%

Located in Downtown Saginaw, the Downtown Saginaw Center was newly constructed in 2019. The space is in excellent condition, with recent upgrades to the student parking lot.

REPLACEMENT VALUE: \$13,894,016

FACILITY CONDITION INDEX: 0% - GOOD

FIVE YEAR CAPITAL IMPROVEMENT PLAN

YEAR	DESCRIPTION	COST ESTIMATE
2028-2029	LIFECYCLE PARKING & ROADWAY REPLACEMENT	\$738,800



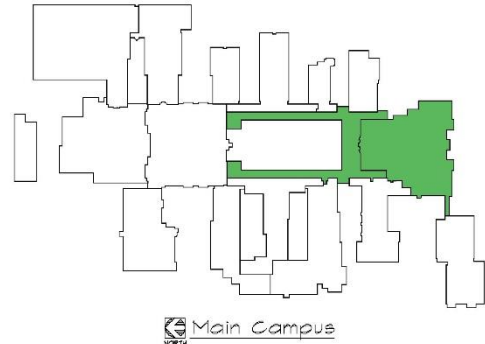
Main Campus - A Wing - Library/Testing/TLC/WRIT

DESCRIPTION

PRIMARY USE: LIBRARY, TESTING, STUDENT SUPPORT, CLASSROOMS, BROADCASTING

CONSTRUCTED: 1961

BUILDING AREA: 153,530 SF ON 3 FLOORS



BUILDING USAGE

GROSS AREA:	153,530 SF	100%
NET ASSIGNABLE AREA:	81,786 SF	53%
CIRCULATION AREA:	42,986 SF	28%
CUSTODIAL AREA:	2,299 SF	1%
MECHANICAL AREA:	16,799 SF	11%
CONSTRUCTION AREA:	9,660 SF	6%

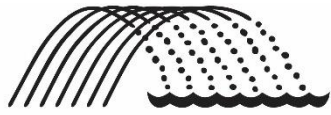
REPLACEMENT VALUE: \$63,509,403

FACILITY CONDITION INDEX: 0% - GOOD

This year Delta College submitted the Student Resource Center/Library - A Wing Renovation project as our #1 Priority in the 2026 Capital Outlay Plan <https://www.delta.edu/transparency/capital-outlay-plan/index.html>. The project request was submitted for State matching dollars. This project will renovate Delta College's Library, turning it into a focal point of campus by serving as the new Resource Center/Library. The proposed Resource Center/Library will centralize essential services such as tutoring, mental health counseling, basic needs support (food pantry, housing assistance), and technological resources in a single, accessible location, thus reducing the impact of barriers that our students face. It will serve as a hub for both physical and digital student engagement, offering flexible learning spaces, enhanced digital tools, and proactive outreach to meet the diverse needs of our students. The area being proposed for renovation is approximately 46,300 square feet, located on the south side of our main campus building, in Bay County, but serving students from Bay, Midland, and Saginaw counties.

FIVE YEAR CAPITAL IMPROVEMENT PLAN

YEAR	DESCRIPTION	COST ESTIMATE
2026-2030	STUDENT RESOURCE CNTR/ LIBRARY	\$21,599,975



Delta College

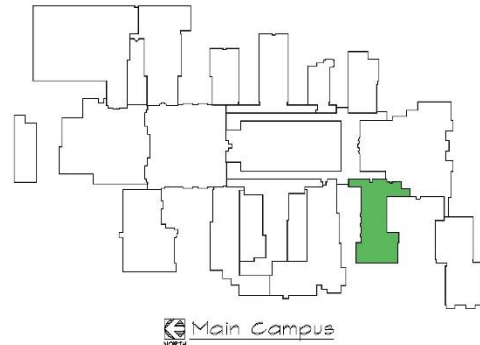
Main Campus - B Wing - Administration

DESCRIPTION

PRIMARY USE: ADMINISTRATION

CONSTRUCTED: 1961

BUILDING AREA: 25,413 SF ON 2 FLOORS



BUILDING USAGE

GROSS AREA:	25,413 SF	100%
NET ASSIGNABLE AREA:	17,497 SF	69%
CIRCULATION AREA:	2,545 SF	10%
CUSTODIAL AREA:	557 SF	2%
MECHANICAL AREA:	1,897 SF	7%
CONSTRUCTION AREA:	2,917 SF	11%

REPLACEMENT VALUE: \$10,520,869

FACILITY CONDITION INDEX: 0% - GOOD

The existing Administration space in B-Wing has been identified in the recent Campus Planning and Utilization study

https://www.delta.edu/employees/facilities/_documents/campus-master-plan.pdf to modernize how the College's administration teams can better work with each other. By modernizing the work space and opening the internal entry up to B-Wing corridor, this renovation can increase visibility of student technology services.

Updating the space will also allow the B-Wing to better reflect Delta's priorities of transparency and accessibility. The design concept opens up and maximizes the space while creating a series of different working environments for the administration teams. It builds in flexibility, and collaboration while improving wayfinding by having better sightlines across the space.

Similar to the D-Wing renovation, by opening up the entry to the corridor system, B-Wing can have more presence for users. This should hopefully encourage people to engage more with the administration groups.

FIVE YEAR CAPITAL IMPROVEMENT PLAN

YEAR	DESCRIPTION	COST ESTIMATE
2026-2030	B WING RENOVATION	\$4,435,200



Delta College

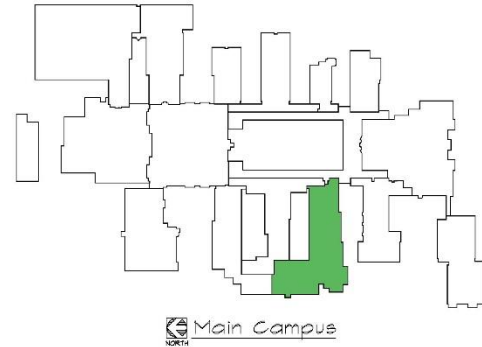
Main Campus - C Wing

DESCRIPTION

PRIMARY USE: BIOLOGICAL SCIENCE LABORATORIES & CLASSROOMS, GENERAL PURPOSE CLASSROOMS, GREENHOUSE

CONSTRUCTED: 1961

BUILDING AREA: 39,773 SF ON 2 FLOORS



BUILDING USAGE

GROSS AREA:	39,773 SF	100%
NET ASSIGNABLE AREA:	26,193 SF	66%
CIRCULATION AREA:	5,820 SF	15%
CUSTODIAL AREA:	804 SF	2%
MECHANICAL AREA:	3,589 SF	9%
CONSTRUCTION AREA:	3,367 SF	8%

REPLACEMENT VALUE: \$16,465,846

FACILITY CONDITION INDEX: 1% - GOOD

The condition of this area of campus is in overall good condition. A project completed in 2019 digitized all lab hood controls, and in 2023 this section of the building received a roof replacement totaling 11,708 sq ft.



Delta College

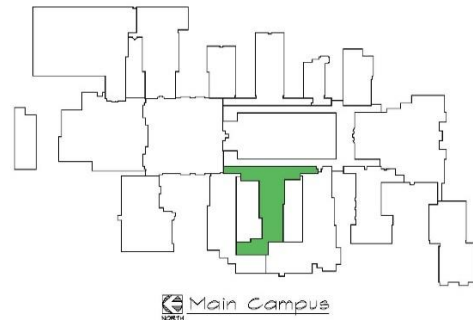
Main Campus - D Wing

DESCRIPTION

PRIMARY USE: CHEMISTRY LABORATORIES & CLASSROOMS

CONSTRUCTED: 1968

BUILDING AREA: 40,323 SF ON 3 FLOORS



BUILDING USAGE

GROSS AREA:	40,323 SF	100%
NET ASSIGNABLE AREA:	18,639 SF	46%
CIRCULATION AREA:	4,093 SF	10%
CUSTODIAL AREA:	481 SF	1%
MECHANICAL AREA:	12,426 SF	31%
CONSTRUCTION AREA:	4,684 SF	12%

REPLACEMENT VALUE: \$16,693,543

FACILITY CONDITION INDEX: 0% - GOOD

Currently the D Wing Student Services Renovation is our Priority #2 project in the 2026 Capital Outlay Plan <https://www.delta.edu/transparency/capital-outlay-plan/index.html>. The project will also focus on expanding and modernizing the Advising and Counseling areas to provide more private, acoustically enhanced spaces for students handling sensitive personal issues. The redesign will unify the existing Financial Aid and Counseling/Advising offices, creating a shared reception area that improves the waiting experience and reduces noise and foot traffic. The new common reception area will increase the waiting area and allow for more dedicated private workspaces and conferencing, reducing noise and traffic through the area. The renovation will also allow for creating appropriate spaces for the support teams to help students and increase teamwork for the Delta staff. The current facilities were constructed in 1968 with only minor updates since.

The area being considered for renovation is approximately 17,000 square feet, located on the west side of the main campus. The spaces scheduled for renovations include office, circulation, and conference space for student support services.

Although the area has been maintained well, many of the architectural finishes, mechanical and electrical systems are at or nearing the end of their useful life and need to be upgraded or replaced to meet the needs of current programs and learning environments.

FIVE YEAR CAPITAL IMPROVEMENT PLAN

YEAR	DESCRIPTION	COST ESTIMATE
2026-2030	D WING RENOVATION	\$6,299,800



Delta College

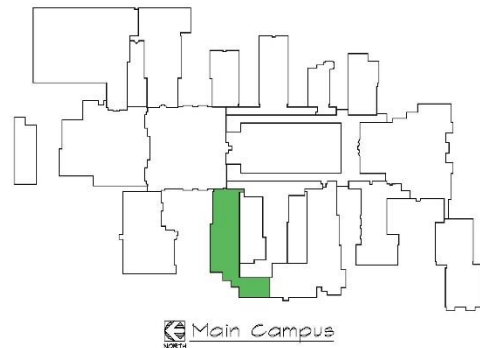
Main Campus - E Wing

DESCRIPTION

PRIMARY USE: PHYSICS, EARTH SCIENCES LABORATORIES & CLASSROOMS

CONSTRUCTED: 1961

BUILDING AREA: 28,700 SF ON 2 FLOORS



BUILDING USAGE

GROSS AREA:	28,700 SF	100%
NET ASSIGNABLE AREA:	17,114 SF	60%
CIRCULATION AREA:	4,587 SF	16%
CUSTODIAL AREA:	574 SF	2%
MECHANICAL AREA:	3,537 SF	12%
CONSTRUCTION AREA:	2,888 SF	10%

The condition of this area of campus is in overall good condition. In 2023 this section of the building received a roof replacement totaling 5,500 sq ft. Additionally, upgrades were made to the HVAC VAV boxes for air handler units 33, 34, and 35 which service the C and D Wing offices, and E Wing offices and classrooms.

REPLACEMENT VALUE: \$11,754,162

FACILITY CONDITION INDEX: 0% - GOOD



Delta College

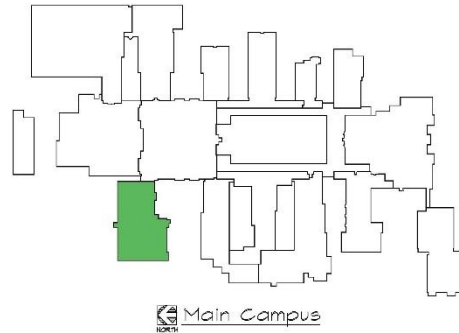
Main Campus - F Wing

DESCRIPTION

PRIMARY USE: HEALTH PROFESSIONS BUILDING

CONSTRUCTED: 1978

BUILDING AREA: 93,387 SF ON 3 FLOORS



BUILDING USAGE

GROSS AREA:	93,387 SF	100%
NET ASSIGNABLE AREA:	54,778 SF	59%
CIRCULATION AREA:	19,051 SF	20%
CUSTODIAL AREA:	1,913 SF	2%
MECHANICAL AREA:	8,691 SF	9%
CONSTRUCTION AREA:	8,954 SF	10%

The condition of the Health Professions Building on main campus is in overall good condition, having received a complete renovation in 2014. In addition, in 2021 this building received a roof repair totaling 83,794 sq ft.

REPLACEMENT VALUE: \$38,661,804

FACILITY CONDITION INDEX: 0% - GOOD



Delta College

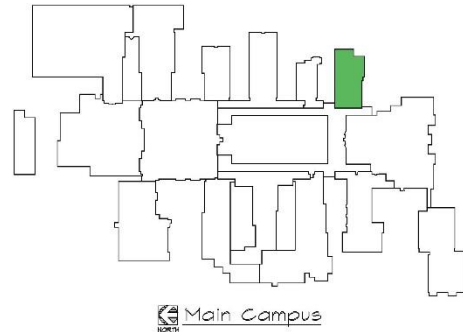
Main Campus - G Wing

DESCRIPTION

PRIMARY USE: LECTURE THEATER, FACULTY OFFICES, MATH & GENERAL PURPOSE CLASSROOMS

CONSTRUCTED: 1961

BUILDING AREA: 20,698 SF ON 2 FLOORS



BUILDING USAGE

GROSS AREA:	20,698 SF	100%
NET ASSIGNABLE AREA:	15,517 SF	75%
CIRCULATION AREA:	2,164 SF	10%
CUSTODIAL AREA:	327 SF	2%
MECHANICAL AREA:	432 SF	2%
CONSTRUCTION AREA:	2,258 SF	11%

The condition of the Lecture Theater and classrooms in the G Wing on main campus are in overall good condition, the most recent updates to the space include new LED Lighting, updated roadway lighting, new air handlers, and new guardrails and handrails in the stairwells.

REPLACEMENT VALUE: \$8,568,880

FACILITY CONDITION INDEX: 0% - GOOD



Delta College

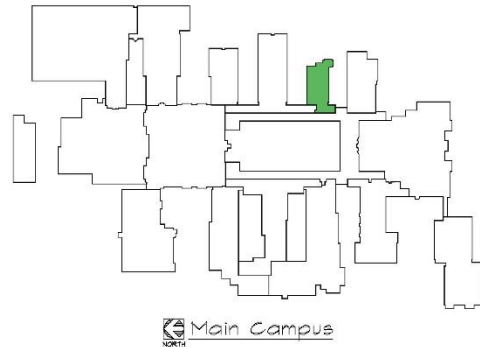
Main Campus - H Wing

DESCRIPTION

PRIMARY USE: ADMISSIONS, DUAL ENROLLMENT

CONSTRUCTED: 1961

BUILDING AREA: 11,630 SF ON 2 FLOORS



BUILDING USAGE

GROSS AREA:	11,630 SF	100%
NET ASSIGNABLE AREA:	6,249 SF	54%
CIRCULATION AREA:	673 SF	6%
CUSTODIAL AREA:	551 SF	5%
MECHANICAL AREA:	2,617 SF	23%
CONSTRUCTION AREA:	1,540 SF	13%

The H Wing primarily houses the Admissions Office and support. The area is in overall good condition with most recent updates to lighting and finishes in the space.

REPLACEMENT VALUE: \$4,814,768

FACILITY CONDITION INDEX: 0% - GOOD



Delta College

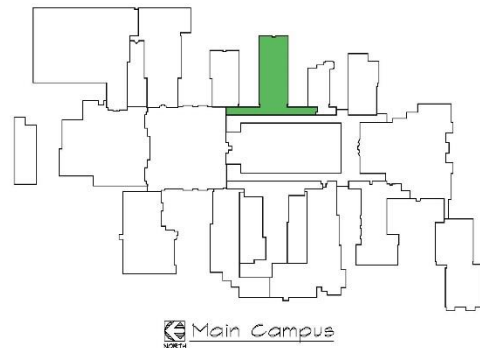
Main Campus - J Wing

DESCRIPTION

PRIMARY USE: HUMAN RESOURCES, INSTRUCTIONAL SUPPORT,
GENERAL PURPOSE CLASSROOMS, COMPUTER LABS

CONSTRUCTED: 1962

BUILDING AREA: 27,156 SF ON 2 FLOORS



BUILDING USAGE

GROSS AREA:	27,156 SF	100%
NET ASSIGNABLE AREA:	16,286 SF	60%
CIRCULATION AREA:	2,478 SF	9%
CUSTODIAL AREA:	286 SF	1%
MECHANICAL AREA:	5,252 SF	19%
CONSTRUCTION AREA:	2,854 SF	11%

The J Wing primarily houses the Human Resources (HR) Office, Instructional Support Services, general purpose classrooms, and computer labs. In 2024 an additional HR office was constructed and upgrades were made to finishes.

REPLACEMENT VALUE: \$11,242,463

FACILITY CONDITION INDEX: 0% - GOOD



Delta College

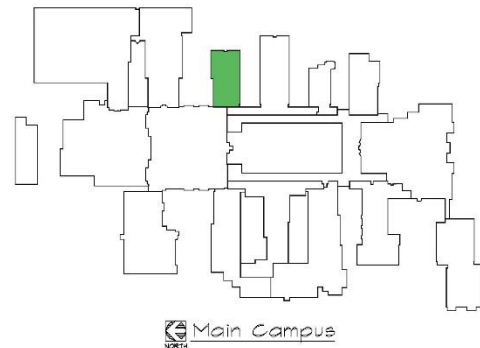
Main Campus - K Wing

DESCRIPTION

PRIMARY USE: COMPUTER INFORMATION TECHNOLOGY
CLASSROOMS

CONSTRUCTED: 1961

BUILDING AREA: 16,247 SF ON 2 FLOORS



BUILDING USAGE

GROSS AREA:	16,247 SF	100%
NET ASSIGNABLE AREA:	8,810 SF	54%
CIRCULATION AREA:	1,754 SF	11%
CUSTODIAL AREA:	553 SF	3%
MECHANICAL AREA:	3,449 SF	21%
CONSTRUCTION AREA:	1,681 SF	10%

REPLACEMENT VALUE: \$6,726,186

FACILITY CONDITION INDEX: 32% - **POOR**

Renovations to the K Wing began in January 2025 and are expected to take about 6 months. This \$6.7 MM project will renovate Delta College's Information Technology, Computer Science and Office Professions wing, located on main campus. The current facilities were constructed in 1961 with only minor updates since. Although the existing building has been maintained well, many of the architectural finishes, mechanical and electrical systems are at the end of their useful life and need to be replaced to meet the needs of the current programs and learning environments.

The K-wing area of main campus is highly used each semester. During a recent fall semester, over 1,740 students attended for instruction in the labs and classrooms in the area as part of 101 classes scheduled in the semester. The area being proposed for renovation is approximately 16,458 square feet, located on the east side of the main campus building.

When upgraded and revitalized, the area will provide state-of-the-art computer lab and classroom spaces for multiple computer and business courses. Along with the upgrades, 4,750 square feet of new space has been programmed to be added on to the building including an expanded cyber security classroom, multiple shared computer science classroom and lab spaces, along with needed storage, and support spaces.



Delta College

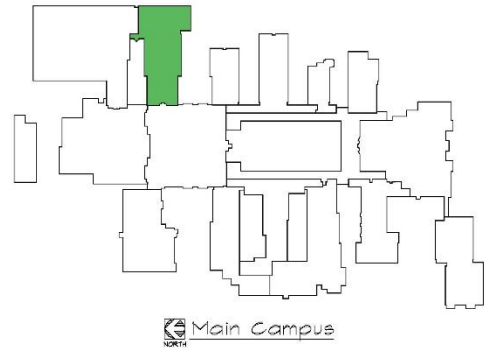
Main Campus - L Wing

DESCRIPTION

PRIMARY USE: TECHNICAL TRADES CLASSROOMS, WORKSHOPS, LABS

CONSTRUCTED: 1961

BUILDING AREA: 35,072 SF ON 2 FLOORS



BUILDING USAGE

GROSS AREA:	35,072 SF	100%
NET ASSIGNABLE AREA:	24,125 SF	69%
CIRCULATION AREA:	3,102 SF	9%
CUSTODIAL AREA:	706 SF	2%
MECHANICAL AREA:	3,952 SF	11%
CONSTRUCTION AREA:	3,187 SF	9%

REPLACEMENT VALUE: \$14,519,652

FACILITY CONDITION INDEX: 0% - GOOD

The L Wing houses several Technical Trades programs including the Chemical Process, Welding, CNC, Fabrication, PLC / Materials Testing, and Pneumatics, Hydraulics Motion Control/Fabrication labs. The area is in overall good condition housing some of the most advanced technology. Some of the most recent updates to the area include emergency power and lighting.



Delta College

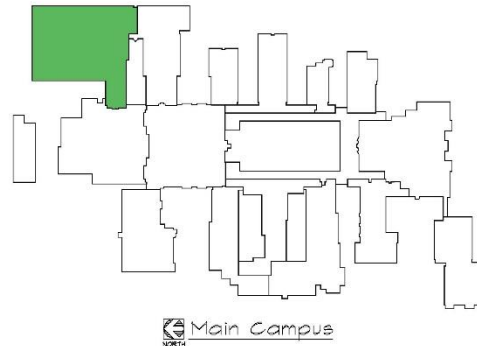
Main Campus - M Wing

DESCRIPTION

PRIMARY USE: TECHNICAL TRADES CLASSROOMS, WORKSHOPS, LABS

CONSTRUCTED: 1968

BUILDING AREA: 70,799 SF ON 3 FLOORS



BUILDING USAGE

GROSS AREA:	70,799 SF	100%
NET ASSIGNABLE AREA:	48,357 SF	68%
CIRCULATION AREA:	7,194 SF	10%
CUSTODIAL AREA:	827 SF	1%
MECHANICAL AREA:	7,497 SF	11%
CONSTRUCTION AREA:	6,924 SF	10%

REPLACEMENT VALUE: \$29,310,472

FACILITY CONDITION INDEX: 14% - POOR

Currently the M Wing Computer Aided Design (CAD) and Engineering is our Priority #3 project in the 2026 Capital Outlay Plan

<https://www.delta.edu/transparency/capital-outlay-plan/index.html>.

This project will include upgrades to facilities to support the Computer Aided Design (CAD) and Engineering instruction portions, taught within the Business and Technology Division. The current facilities were constructed in 1967 with only minor updates since.

The area being proposed for renovation is approximately 8,600 square feet, located on the north side of our University Center campus building. The spaces scheduled for renovations include two CAD labs, a printer and work room, two classrooms, corridors, mechanical, and support spaces.

Although the area has been maintained well, many of the architectural finishes, mechanical and electrical systems are at or nearing the end of their useful life and need to be upgraded or replaced to meet the needs of current programs and learning environments.

FIVE YEAR CAPITAL IMPROVEMENT PLAN

YEAR	DESCRIPTION	COST ESTIMATE
2026-2030	M WING RENOVATION	\$4,047,000



Delta College

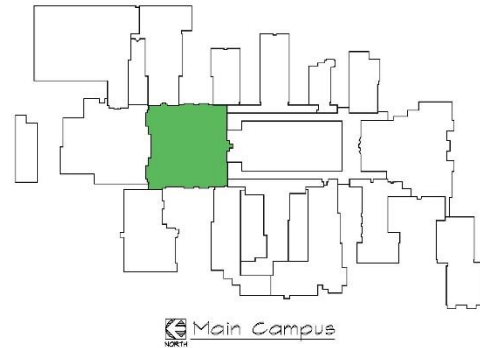
Main Campus - N Wing

DESCRIPTION

PRIMARY USE: PUBLIC SAFETY, PIONEER GYM, CAFETERIA, BOOKSTORE, TECHNICAL TRADES CLASSROOMS, PRINTING

CONSTRUCTED: 1961

BUILDING AREA: 127,097 SF ON 4 FLOORS



BUILDING USAGE

GROSS AREA:	127,097 SF	100%
NET ASSIGNABLE AREA:	78,419 SF	62%
CIRCULATION AREA:	27,929 SF	22%
CUSTODIAL AREA:	1,079 SF	1%
MECHANICAL AREA:	8,366 SF	7%
CONSTRUCTION AREA:	11,304 SF	8%

REPLACEMENT VALUE: \$52,193,663

FACILITY CONDITION INDEX: 0% - GOOD

The N Wing is comprised of 4 levels and includes Mechanical equipment and storage on the third floor, Technical Trades classrooms on the second floor, Public Safety and the Pioneer Gym on the first floor, and the Red Brix Cafeteria and Commons, Bookstore, and Print Shop on the lower level. The area is in overall good condition with most recent updates to an Athletics office space in 2021. In 2016 upgrades were made to the handrails and guardrails in the stairwells, a complete renovation to Conference Room N007, and upgrades to the flooring and sound system in the commons.



Delta College

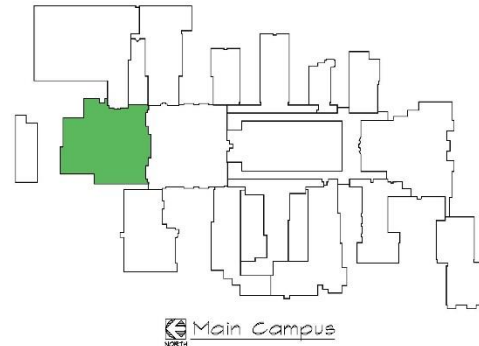
Main Campus - P Wing

DESCRIPTION

PRIMARY USE: FITNESS CENTER & POOL, POST OFFICE,
FACILITIES OPERATIONS & MAINTENANCE

CONSTRUCTED: 1979

BUILDING AREA: 117,702 SF ON 3 FLOORS



BUILDING USAGE

GROSS AREA:	117,702 SF	100%
NET ASSIGNABLE AREA:	72,803 SF	62%
CIRCULATION AREA:	19,364 SF	16%
CUSTODIAL AREA:	1,366 SF	1%
MECHANICAL AREA:	13,069 SF	11%
CONSTRUCTION AREA:	11,100 SF	9%

REPLACEMENT VALUE: \$48,728,106

FACILITY CONDITION INDEX: 0% - GOOD

The P Wing is comprised of 3 levels and includes The Fitness Center racquetball courts, fitness studios, and a full gymnasium on the second floor, Fitness Center weight rooms, cardio room, lockers and pool, post office, faculty offices, and classrooms on the first floor, and the Facilities Operations & Maintenance offices on the lower level. The area is in overall good condition with most recent updates to handrails and guardrails in the stairwells, pool lighting upgrades, renovations to several racquetball courts converting them to fitness studios and the Fitness Center offices, replacement of pool equipment and resurfacing of the marcite pool surface.

FIVE YEAR CAPITAL IMPROVEMENT PLAN

YEAR	DESCRIPTION	COST ESTIMATE
2025-2026	LIFECYCLE ROOFING REPLACEMENT	\$1,027,817



Delta College

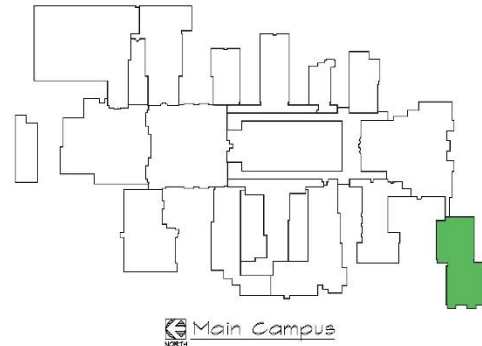
Main Campus - S Wing

DESCRIPTION

PRIMARY USE: FINE ARTS BUILDING

CONSTRUCTED: 1972

BUILDING AREA: 79,545 SF ON 3 FLOORS



BUILDING USAGE

GROSS AREA:	79,545 SF	100%
NET ASSIGNABLE AREA:	48,117 SF	60%
CIRCULATION AREA:	16,160 SF	20%
CUSTODIAL AREA:	1,304 SF	2%
MECHANICAL AREA:	5,566 SF	7%
CONSTRUCTION AREA:	8,398 SF	11%

The S Wing Fine Arts Building is comprised of 3 levels and includes classrooms, faculty and support office space, art, photography, and music studios, and computer labs. The area is in overall good condition with most recent updates to handrails and guardrails in the stairwells, and upgrades to the fire alarm suppression equipment.

REPLACEMENT VALUE: \$28,260,324

FACILITY CONDITION INDEX: 0% - GOOD

FIVE YEAR CAPITAL IMPROVEMENT PLAN

YEAR	DESCRIPTION	COST ESTIMATE
2025-2026	LIFECYCLE ROOFING REPLACEMENT	\$644,180
2025-2026	FAÇADE REPAIRS	\$1,000,000
TOTAL		\$1,644,180



Main Campus - Multiuse/Athletics Concession Building - V Building

DESCRIPTION

PRIMARY USE: ATHLETIC CONCESSIONS AND STORAGE SPACE

CONSTRUCTED: 2021

BUILDING AREA: 3,230 SF ON 1 FLOOR



BUILDING USAGE

GROSS AREA:	3,230 SF	100%
NET ASSIGNABLE AREA:	2,353 SF	73%
CUSTODIAL AREA:	329 SF	10%
MECHANICAL AREA:	172 SF	5%
CONSTRUCTION AREA:	376 SF	12%

Located on Delta's Main Campus, the Multiuse/Athletics Concession was newly constructed in 2021 for athletic storage and concessions. The building is located on the west side of campus near the baseball, softball, and soccer fields. The space is in excellent condition.

REPLACEMENT VALUE: \$1,681,803

FACILITY CONDITION INDEX: 0% - GOOD



Main Campus - Athletic Fields and Tennis and Pickleball Courts

DESCRIPTION

PRIMARY USE: ATHLETIC FIELDS, TENNIS AND PICKLEBALL COURTS

CONSTRUCTED: 1962, 2021

USAGE

TENNIS COURTS GROSS AREA:	61,634 SF	100%
SOCCER FIELD 1 GROSS AREA:	106,000 SF	100%
SOCCER FIELD 2 GROSS AREA:	106,000 SF	100%
SOFTBALL FIELD GROSS AREA:	53,515 SF	100%
BASEBALL FIELD GROSS AREA:	155,116 SF	100%

REPLACEMENT VALUE OF DUGOUTS: \$259,700

FACILITY CONDITION INDEX: 0% - GOOD



Located on Delta's Main Campus. The tennis courts were originally constructed in 1962. Most recent updates to the courts occurred in 2024, when the entire area was resurfaced and painted and 2 tennis courts were converted into 6 pickleball courts.

The athletic fields were constructed in 2021 are located on the west side of campus. The space includes fields for baseball, softball, and soccer, and a batting cage.

Both areas are in excellent condition.



Main Campus Observatory - W Building

DESCRIPTION

PRIMARY USE: MAIN CAMPUS OBSERVATORY

CONSTRUCTED: 2024

BUILDING AREA: 777 SF ON 1 FLOOR



BUILDING USAGE

GROSS AREA:	777 SF	100%
NET ASSIGNABLE AREA:	666 SF	86%
CONSTRUCTION AREA:	111 SF	14%

REPLACEMENT VALUE: \$661,000

FACILITY CONDITION INDEX: 0% - GOOD

Delta College contracted with Wobig Construction in February of 2024 to begin constructing an Observatory on Delta's Main Campus. Throughout the spring and summer, a 777 square foot structure and dome was built, fully equipped with the latest technology including a CDK700 telescope manufactured and installed by PlaneWave Instruments in Adrian, MI. The new Observatory is located just beyond the concession stand on Delta's west main campus. The location was selected due to its proximity to the athletics concession building, which provides easy access to plumbing, electricity, and WiFi. The observatory is also wheelchair accessible. While students and the Astronomy Club will mainly use the Observatory, and there are plans to hold monthly public events as well.



Main Campus - Grounds Maintenance - X Buildings

DESCRIPTION

PRIMARY USE: GROUNDS MAINTENANCE BUILDINGS

BUILDING AREA/CONSTRUCTION DATE:

X-1 BLDG = 8,450 SF ON 1 FLOOR BUILT IN 1968

X-2 BLDG = 1,792 SF ON 1 FLOOR BUILT IN 1984

X-3 BLDG = 4,224 SF ON 1 FLOOR BUILT IN 2009

X-4 BLDG = 2,772 SF ON 1 FLOOR BUILT IN 2009

REPLACEMENT VALUE: \$1,391,353

FACILITY CONDITION INDEX: 0% - GOOD



Located on Delta's Main Campus, the Grounds Maintenance buildings are comprised of 4 separate buildings on the north end of campus. They are 15-20 years old and in overall good condition, with the oldest in fair condition. A current project is underway to demolish the current X2 building and rebuild a new post frame structure to connect x-1, x-2, and x-3 buildings.



Delta College

Main Campus - Z Wing

DESCRIPTION

PRIMARY USE: POWERHOUSE

CONSTRUCTED: 1961

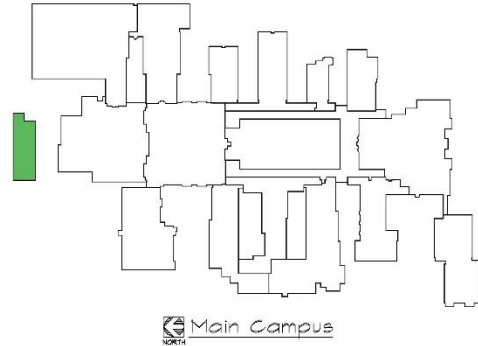
BUILDING AREA: 14,066 SF ON 2 FLOORS

BUILDING USAGE

GROSS AREA:	14,066 SF	100%
NET ASSIGNABLE AREA:	1,304 SF	9%
CIRCULATION AREA:	264 SF	2%
CUSTODIAL AREA:	192 SF	1%
MECHANICAL AREA:	10,927 SF	78%
CONSTRUCTION AREA:	1,379 SF	10%

REPLACEMENT VALUE: \$5,823,262

FACILITY CONDITION INDEX: 5% - FAIR



The Z Wing Powerhouse is in overall good condition with most recent updates made to the campus fire alarm system. The Chilled Water Plant which is housed in the area provides cooling for the entire campus. Various components of the chiller plant are anywhere from 10 to 28 years old and in fair condition. Chilled water from the plant is pumped around campus to the air handlers, which utilize the chilled water to lower the temperature of air. The cooled air is then distributed to rooms as required to satisfy the temperature setpoint of the space. A current project is underway to replace the Chilled Water Plant system. Upgrades should be complete by spring of 2025.



Farmhouse Residence and Property

DESCRIPTION

PRIMARY USE: PRESIDENT'S RESIDENCE & PROPERTY; INCLUDING SHED, TOOL SHED, PAVILION, FARMHOUSE, AND GARAGE

BUILDING AREA/CONSTRUCTION DATE:

RESIDENCE & GARAGE = 8,900 SF ON 3 FLOORS BUILT IN 1870

FARM SHED = 1,020 SF ON 1 FLOOR BUILT IN 1890

TOOL SHED = 1,320 SF ON 1 FLOOR BUILT IN 1930

PAVILION = 960 SF ON 1 FLOOR BUILT IN 1984

REPLACEMENT VALUE: \$1,731,929

FACILITY CONDITION INDEX: 0% - GOOD



Located on Delta's Main Campus, the Farmhouse is in good condition with the most recent updates including a new A/C and furnace in 2019 and new appliances and new roof on the home and garage in 2024.



Delta College

Radio Transmitter Building - Bunker

DESCRIPTION

PRIMARY USE: RADIO TRANSMITTER BUILDING - BUNKER

CONSTRUCTED: 1981

BUILDING AREA: 1,047 SF ON 1 FLOOR

BUILDING USAGE

GROSS AREA:	1,047 SF	100%
NET ASSIGNABLE AREA:	899 SF	86%
CONSTRUCTION AREA:	148 SF	14%

REPLACEMENT VALUE: \$801,751

FACILITY CONDITION INDEX: 0% - GOOD



Located on Delta's Main Campus, the Radio Transmitter building is bermed on 3 sides with soil over the rooftop and in good condition. It currently is only used for analog feed of Delta College Public Media radio programming to WCMU. The rest of the area is used for storage.



Delta College

Radio Transmitter Building - Chalet

DESCRIPTION

PRIMARY USE: RADIO TRANSMITTER BUILDING - CHALET

CONSTRUCTED: 1964

BUILDING AREA: 860 SF ON 1 FLOOR

BUILDING USAGE

GROSS AREA:	860 SF	100%
NET ASSIGNABLE AREA:	780 SF	91%
CONSTRUCTION AREA:	80 SF	9%

REPLACEMENT VALUE: \$460,911

FACILITY CONDITION INDEX: 0% - GOOD



Located on Delta's Main Campus, the Radio Transmitter chalet building is in good condition. It is used for hosting equipment for WGSW-FM, WTRK-FM and WLKB-FM radio transmission and related equipment. It is also used by Verizon Wireless for cellular related equipment. Finally, it is used by Delta for equipment to send and receive WUCX-FM signal to/from WCMU and to the broadcast tower east of Bay City. It is also used by Delta College to receive satellite signals and to send TV programming to the transmitter located in Gilford.



Radio Satellite Ground Terminal

DESCRIPTION

PRIMARY USE: RADIO SATELLITE GROUND TERMINAL

CONSTRUCTED: 1964

AREA: 100 SF

REPLACEMENT VALUE: \$1,108,200

FACILITY CONDITION INDEX: 0% - GOOD



Located on Delta's Main Campus, the Radio Satellite Ground Terminal is in good condition. This is the satellite field located adjacent to the chalet, and is utilized for receiving satellite signals from NPR, PBS, and any other necessary satellite receptions.



Delta College

TV Tower

DESCRIPTION

PRIMARY USE: TV TOWER

CONSTRUCTED: 1964

BUILDING AREA: 442 LINEAR FT

REPLACEMENT VALUE: \$1,115,200

FACILITY CONDITION INDEX: 0% - GOOD



Located on the Main Campus, the TV Tower supports apertures necessary for WUCX-FM, WDCQ-TV, WTRK-FM, WLKB-FM, WSGW-FM, and Verizon Wireless. We have had several things done for the tower, including: replacing bent horizontal and diagonal bracing, plumb and tension guy wires, fix chipped concrete around base and guy anchors, replacement of lighting side markers to LED, and the most notable; the tower repainted to meet FCC/FAA regulations.



Delta College

Water Metering Building

DESCRIPTION

PRIMARY USE: WATER METERING BUILDING

CONSTRUCTED: 2004

BUILDING AREA: 408 SF ON 1 FLOOR

BUILDING USAGE

GROSS AREA:	408 SF	100%
MECHANICAL AREA:	320 SF	78%
CONSTRUCTION AREA:	88 SF	22%

REPLACEMENT VALUE: \$227,600

FACILITY CONDITION INDEX: 0% - GOOD



Located on Delta's Main Campus, the Water Meter Building is in good condition with the most recent update being a new roof in 2024.



Delta College

Water Tower

DESCRIPTION

PRIMARY USE: WATER TOWER

CONSTRUCTED: 1960

BUILDING AREA: 1,362 SF

REPLACEMENT VALUE: \$1,700,000

FACILITY CONDITION INDEX: 0% - GOOD



Located on Delta's Main Campus, the Water Tower is in good condition. The tank has a capacity of 200,000 gallons w/maximum diameter of 37' 11" and 135' height. Square feet based on area of water sphere at the maximum diameter. In 2010 the interior and exterior were repainted, and new safety railings and cathodic protection system were installed. In 2019 an interior leak was repaired.



Delta College

TV Transmitter

DESCRIPTION

PRIMARY USE: TV TRANSMITTER

CONSTRUCTED: 2004

AREA: 1,000 linear FT

REPLACEMENT VALUE: \$2,373,000

FACILITY CONDITION INDEX: 0% - GOOD



Located in Gilford, MI, the 1000 ft. TV Transmitter tower supports the apertures necessary for WDCQ-TV, FBI, USCG, Amateur Radio, and Thumb Cellular. There are plans to have maintenance work performed on the tower including: touch up paint, removal of unused apertures, plum and tensioning. Located in Gilford, MI, the 1000 ft. TV Transmitter tower supports the apertures necessary for WDCQ-TV, FBI, USCG, Amateur Radio, and Thumb Cellular. There are plans to have maintenance work performed on the tower including: touch up paint, removal of unused apertures, plum and tensioning. Delta College's Public TV station, WDCQ-TV, was awarded \$976,708 in grant funding from the Corporation for Public Broadcasting (CPB) to upgrade station equipment to provide enhanced emergency alerting. The station pursued this grant because its current transmitter is 21 years old and has reached its end of life, with the vendor no longer servicing or supporting the model. The transmitter is one of several pieces of equipment provided for by the grant. At the November 2024 Board Meeting, the Board approved the purchase of an UHF transmitter, installation and commissioning, removal, and disposition of the existing transmitter from Rohde & Schwarz USA, Inc. for \$656,174.



Delta College

TV Transmitter Building

DESCRIPTION

PRIMARY USE: TV TRANSMITTER BUILDING

CONSTRUCTED: 2004

BUILDING AREA: 1,447 SF ON 1 FLOOR

BUILDING USAGE

GROSS AREA:	1,447 SF	100%
NET ASSIGNABLE AREA:	1,186	82%
CUSTODIAL AREA:	37	3%
MECHANICAL AREA:	44	3%
CONSTRUCTION AREA:	180	12%

REPLACEMENT VALUE: \$2,817,225

FACILITY CONDITION INDEX: 0% - GOOD



Located in Gilford, MI, the TV Transmitter building is used to host the transmitter for Delta's WDCQ-TV as well as equipment for the Federal Bureau of Investigation and Amateur Radio. There are plans to upgrade the building's air conditioning system and another plan to upgrade the transmitter for WDCQ-TV. There are 2 accessory buildings located on the land. One building owned by the United States Coast Guard for hosting equipment related to Rescue21 and one building owned by Agri-Valley for hosting cellular equipment for Thumb Cellular. Those buildings are maintained by their respective owners.

FIVE YEAR FACILITY ASSESSMENT INFRASTRUCTURE & EQUIPMENT

FIVE YEAR CAPITAL IMPROVEMENT PLAN

YEAR	DESCRIPTION	COST ESTIMATE
2025-2026	HOTCHKISS DRIVE LIFECYCLE REPLACEMENT	\$584,334
2025-2026	WAYFINDING MASTERPLAN UPGRADES	\$2,841,652
2026-2030	DOMESTIC WATER LINE REPLACEMENT	\$3,000,000
2026-2030	STEAM PLANT UPGRADES	\$5,000,000
2026-2030	ADDITIONAL LIFECYCLE PARKING AND ROADWAY REPLACEMENT	\$4,691,526
2026-2030	ADDITIONAL LIFECYCLE ROOFING REPLACEMENT	\$ 3,32,035
TOTAL		\$16,449,547