

APPRAISAL OF

NORTH CENTRAL MICHIGAN COLLEGE

1515 HOWARD STREET

PETOSKEY, MICHIGAN 49770

R.A. Schettler, Inc.

24634 W. FIVE MILE RD.
REDFORD, MI. 48239

Certified
Appraisal Service

(248) 705-5801

Industrial - Commercial

RAS

Residential - Institutional

NOVEMBER 1, 2020

ASSOCIATED RISK MANAGEMENT, INC.
39111 W. SIX MILE ROAD
LIVONIA, MICHIGAN 48152

TO WHOM IT MAY CONCERN:

WE SUBMIT HERewith OUR CERTIFIED APPRAISAL OF ASSETS BELONGING TO NORTH CENTRAL MICHIGAN COLLEGE, 1515 HOWARD STREET, PETOSKEY, MICHIGAN. THIS APPRAISAL INCLUDES BUILDINGS ONLY.

THIS APPRAISAL IS ARRANGED UNDER SEVERAL PROPERTY CLASSIFICATIONS AND FURNISHES AN UNBIASED STATEMENT OF VALUES.

THE "REPLACEMENT VALUE NEW" THE COST THAT WOULD BE INCURRED IN ACQUIRING AN EQUALLY DESIRABLE SUBSTITUTE FOR PROPERTY, WHICH IS DETERMINED IN ACCORDANCE WITH MARKET PRICES PREVAILING AT THE DATE OF THIS APPRAISAL AND REPRESENTS THE COST TO REPLACE NEW, THE PROPERTY IN LIKE KIND.

THE "SOUND OR INSURABLE VALUE" INDICATING PRESENT PHYSICAL SOUND VALUES OF THE PROPERTY OF AN OPERATING ENTERPRISE BASED UPON THE COST OF REPRODUCTION NEW, LESS AN ALLOWANCE FOR ACCRUED DEPRECIATION RESULTING FROM ITS AGE, CONDITION AND DEGREE OF OBSOLESCENCE.

A SUMMARY IMMEDIATELY FOLLOWING THIS LETTER SHOWS THE REPLACEMENT VALUE NEW AND SOUND INSURABLE VALUES SEGREGATED ACCORDING TO ACCOUNTS ESTABLISHED BY OUR COMPANY.

IN ORDER THAT YOU MAY FULLY UNDERSTAND THE SERVICES WE HAVE RENDERED, WE PRESENT THE IMPORTANT POINTS AS FOLLOWS:

FIRST: ALL PHYSICAL CHANGES OF THEIR PROPERTY (ADDITIONS, REMOVALS, REPLACEMENTS, ALTERATIONS AND CHANGES IN LOCATION) AS FURNISHED BY THEIR MANAGERIAL STAFF AND/OR RECORDS HAVE BEEN INCORPORATED IN THE APPRAISAL.

SECOND: WE HAVE CHECKED AND VERIFIED BY PERSONAL INVESTIGATION ALL CHANGES SUBMITTED BY THEIR STAFF.

A RECOGNIZED AUTHORITY SINCE 1935

THIRD: WITH THE INFORMATION OBTAINED FROM THEIR RECORDS,
WE HAVE DEDUCTED IN DOLLARS ALL RETIREMENTS AND
ABANDONMENTS THAT HAVE TRANSPIRED SINCE THE DATE
OF THEIR LAST APPRAISAL.

ECONOMIC CONDITIONS AFFECTING THE CONSTRUCTION, EQUIPMENT AND LABOR
MARKETS, VALUES SHOWN ARE SUBJECT TO ADJUSTMENT, AS REQUIRED, AFTER
THE DATE SPECIFIED IN CERTIFICATES.

WE HAVE NOT EXAMINED THE LEGAL TITLES OF PROPERTY; THEREFORE WE DO
NOT ASSUME RESPONSIBILITY REGARDING THE OWNERSHIP OF PROPERTY IN
THIS APPRAISAL.

VERY TRULY YOURS,

R. A. SCHETTLER, INC.

RAS/RMK

R.A. Schettler, Inc.

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THIS APPRAISAL.

VERY TRULY YOURS,

R. A. SCHETTLER, INC.

RAS/RMK

R.A SCHETTLER, INC.
REGISTERED APPRAISERS

-CERTIFY-

THAT ON THE DATE GIVEN IN THIS CERTIFICATE, THE PROPERTY OF

NORTH CENTRAL MICHIGAN COLLEGE

LOCATED AT 1515 HOWARD STREET

PETOSKEY, MICHIGAN 49770

WAS WELL AND REASONABLY WORTH:

- SEVENTY-EIGHT MILLION, EIGHT HUNDRED SEVENTEEN THOUSAND,
TWO HUNDRED DOLLARS

ON THE BASIS OF ITS REPLACEMENT VALUE NEW

DISTRIBUTION OF VALUES ARE AS FOLLOWS:

REAL ESTATE - BUILDINGS. \$78,817,200.00

DATE: NOVEMBER FIRST, TWO THOUSAND TWENTY

R.A. SCHETTLER, INC.

PROJECT NO: 2199

BY _____

R.A SCHETTLER, INC.
REGISTERED APPRAISERS

-CERTIFY-

THAT ON THE DATE GIVEN IN THIS CERTIFICATE, THE PROPERTY OF
NORTH CENTRAL MICHIGAN COLLEGE
LOCATED AT 1515 HOWARD STREET
PETOSKEY, MICHIGAN 49770

WAS WELL AND REASONABLY WORTH:

- FIFTY-SEVEN MILLION, THREE HUNDRED SIXTY THOUSAND DOLLARS

ON THE BASIS OF ITS SOUND VALUATION

DISTRIBUTION OF VALUES ARE AS FOLLOWS:

REAL ESTATE - BUILDINGS. \$57,360,000.00

DATE: NOVEMBER FIRST, TWO THOUSAND TWENTY

R.A. SCHETTLER, INC.

PROJECT NO: 2199

BY _____

R.A. SCHETTLER, INC
SUMMATION
OF

Asset Acct: NORTH CENTRAL MICHIGAN COLLEGE

As of 11/1/20

REAL ESTATE - BUILDING -

Summary by:	Replacement Value New	Sound or Depr. Value
ADMINISTRATION/CLASSROOM	17,728,500.00	12,232,700.00
EARLY CHILDHOOD EDUCATION	598,600.00	383,100.00
DORMITORY/CAMPUS HOUSING	8,890,600.00	4,534,200.00
HEATING PLANT	1,615,600.00	1,098,600.00
LIBRARY	6,683,000.00	5,546,900.00
MAINTENANCE	641,000.00	359,000.00
HEALTH EDUCATION AND SCIENCE CENTER	12,753,400.00	11,223,000.00
STUDENT/COMMUNITY RESOURCE CENTER	25,576,700.00	19,182,500.00
TECHNOLOGY	1,689,100.00	1,064,100.00
UTILITY TUNNELS	2,556,300.00	1,661,600.00
KILN SHELTER	84,400.00	74,300.00
ASSET ACCOUNT GRAND TOTAL	78,817,200.00	57,360,000.00
PERCENT DEPRECIATION	X	

R. A. SCHELLER, INC.
Appraisal Engineers

Asset Acct.: NORTH CENTRAL MICHIGAN COLLEGE Bldg.: ADMINISTRATION/
REAL ESTATE - BUILDING CLASSROOM

Description	11/1/20
FOUNDATION:	411,500.00
SUPERSTRUCTURE:	
FRAME	370,100.00
FLOORS	1,092,700.00
FLOOR COVERINGS	659,100.00
CEILINGS	554,900.00
ROOF STRUCTURE	740,500.00
ROOF COVER	561,700.00
INTERIOR CONSTRUCTION	4,308,400.00
BUILT-IN-FIXTURES	97,100.00
ELECTRICAL	2,114,400.00
PLUMBING	1,241,900.00
HEATING	2,649,300.00
MISCELLANEOUS CONSTRUCTION	256,300.00
EXTERIOR WALLS	1,510,800.00
TOTAL LABOR AND MATERIALS	16,568,700.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	17,728,500.00
Depreciation %	31%
Sound Valuation	12,232,700.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING NORTH CENTRAL MICHIGAN COLLEGE
NAME OF BUILDING: ADMINISTRATION/CLASSROOM

TYPE OF BUILDING: CLASS C

NO. OF STORIES: TWO

OCCUPANCY: CLASSROOMS/OFFICES

TOTAL SQUARE FEET: 68,159

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL, PARTIAL

FLOORS - CONCRETE ON GROUND; 8" PRECAST CONCRETE WITH 2" CONCRETE
TOPPING

FLOOR COVER - VINYL TILE; CARPET; CERAMIC TILE

ROOF STRUCTURE - STEEL JOISTS, STEEL DECK, PENTHOUSE;
- STEEL TRUSS, NAILABLE PRECAST PERLITE AGGREGATE

ROOF COVER - STANDING SEAM, METAL WITH INSULATION
- METAL FASCIA ON BATTAN STRIPS WITH INSULATION, PENTHOUSE
- SINGLE PLY MEMBRANE WITH INSULATION, PENTHOUSE

CEILINGS - SUSPENDED ACOUSTICAL TILE; PLASTER

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

BUILT-IN FIXTURES -

- 1 - LECTURE ROOM TABLE, 20' X 18", FLOOR MOUNTED
- 5 - LECTURE ROOM TABLES, 30' X 18", FLOOR MOUNTED
- 2 - AUTOMATIC DOOR OPENER
- 2 - RESTROOM AUTOMATIC DOOR OPENERS
- 1 - INFO CENTER DESK, LAMINATE, 22 LINEAR FT. X 42" WITH TRUSS
FOR DISPLAY

ROOM 136:

- 1 - WORK SURFACES, LAMINATE, WALL MOUNTED, 23' X 2'
- 1 - WALL CABINET, OAK, 12 LINEAR FEET
- 1 - BASE CABINET, OAK WITH STAINLESS STEEL SINK, L SHAPE
15 LINEAR FEET
- 1 - BASE CABINET, OAK, 6 LINEAR FEET

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

ADMINISTRATION/CLASSROOM: continued

- ROOM 18: 1 - 2 COMPARTMENT STAINLESS STEEL SINK
 1 - KILN EXHAUST FUME HOOD, L SHAPE
 2 - BASE CABINETS, LAMINATE WITH STAINLESS STEEL SINK, 8'
 1 - BASE CABINET, LAMINATE WITH 2 STAINLESS STEEL SINKS
 26 LINEAR FEET
 1 - 3 COMPARTMENT STAINLESS STEEL SINK
 1 - STAINLESS STEEL HAND SINK
- ROOM 27: 1 - INSTRUCTOR DESK, OAK BASE, 2 STAINLESS STEEL SINKS,
 CORIAN TOP 8'

- PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:
- 27 - WATER CLOSETS
 - 12 - LAVATORIES
 - 11 - URINALS
 - 2 - SANITARY SINKS
 - 2 - DRINKING FOUNTAINS
 - 2 - DRINKING FOUNTAIN/BOTTLE FILLER

- ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH
NECESSARY WALL PLUGS AND SWITCH BOXES
- VOICE AND DATA WIRING
 - EDWARDS SYSTEM TECH. FIRE ALARM SYSTEM
 - 1 - TRANSFORMER, 500 KVA
 - 1 - CARRIER MODEL ASPDY1XX017, 17 KW AIR-COOLED STANDBY
GENERATOR, #0410U38783

- HEATING AND AIR CONDITIONING -
- HEAT FROM HEATING PLANT
 - AMERICAN STANDARD UNIT VENTILATORS
 - 3 - TRANE CONVERTORS
 - EXHAUST FANS AS REQUIRED
 - 8 - B & G BOOSTER HEATING PUMPS
 - FIN-TUBE RADIATION AS REQUIRED
 - AIR COMPRESSOR, 1-1/2 HORSEPOWER
 - 1 - TRANE MODEL RTAA-0704XQ01A3COGNB CHILLER, #U04F06274
 - 1 - TRANE MODEL RTAA-0704XQ01A3COGNB CHILLER, #U04F06273
 - 1 - TRANE MODEL MCCB017 AIR HANDLING UNIT, #AHU-18
 - 1 - TRANE MODEL MCCB003 AIR HANDLING UNIT, #AHU-17
 - 1 - TRANE MODEL MCCB008 AIR HANDLING UNIT, #AHU-19
 - 1 - TRANE MODEL MCCB012 AIR HANDLING UNIT, #AHU-14
 - 1 - TRANE MODEL MCCB006 AIR HANDLING UNIT, #AHU-11
 - 1 - TRANE MODEL MCCB006 AIR HANDLING UNIT, #AHU-10
 - 1 - MITSUBISHI AIR CONDISHING UNIT WITH CONDENSING UNIT/ROOF TOP
 - 1 - GOODMAN MODEL ARUF486016BA AIR HANDLING UNIT, #0805013053

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

HEATING AND AIR CONDITIONING - continued

- 1 - GOODMAN MODEL GSX130481BA ROOF TOP CONDENSING UNIT
#1004068571
- 1 - MITSUBISHI MODEL R410A, CONDENSING UNIT
- 1 - VENMAR MODEL VHC-50, ENERGY RECOVERY UNIT, #ERU-1
- 1 - VENMAR MODEL VHC-50, ENERGY RECOVERY UNIT, #ERU-2

- EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 12"
- REINFORCED CONCRETE, 12"
- ANODIZED ALUMINUM CURTAIN WALL SYSTEM
- PRECAST CONCRETE VENEER

MISCELLANEOUS:

- OTIS PASSENGER ELEVATOR, 2 STOPS, 2,500 LB. CAPACITY, #28211
- ALERTUS EMERGENCY NOTIFICATION SYSTEM
- 1 - EXTERIOR DOOR ACCESS CONTROL SYSTEM

YEAR BUILT: 1966, ADDITION AND RENOVATION 2020

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHESSLER, INC.
Appraisal Engineers

Asset Acct.: NORTH CENTRAL MICHIGAN COLLEGE Bldg.: EARLY CHILDHOOD
REAL ESTATE - BUILDING EDUCATION

Description	11/1/20
BASEMENT	
FLOOR	17,400.00
EXTERIOR WALLS	51,300.00
INTERIOR PARTITION	13,700.00
ELECTRICAL	11,200.00
FOUNDATION:	23,300.00
SUPERSTRUCTURE:	
FLOORS	27,100.00
FLOOR COVERINGS	16,200.00
CEILINGS	10,100.00
ROOF STRUCTURE	30,600.00
ROOF COVER	14,200.00
INTERIOR CONSTRUCTION	104,900.00
BUILT-IN FIXTURES	4,400.00
ELECTRICAL	57,600.00
PLUMBING	34,300.00
HEATING	30,500.00
MISCELLANEOUS CONSTRUCTION	25,400.00
EXTERIOR WALLS	92,700.00
TOTAL LABOR AND MATERIALS	564,700.00
ARCHITECT'S PLANS AND SUPERVISION	6%
Replacement Value New	598,600.00
Depreciation %	36%
Sound Valuation	383,100.00

R. A. SCHESSLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

NAME OF BUILDING: EARLY CHILDHOOD EDUCATION

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE WITH BASEMENT

OCCUPANCY: CLASSROOMS

TOTAL SQUARE FEET: 3,800, MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - WOOD JOISTS, WOOD DECK, CONCRETE ON GROUND

FLOOR COVER - VINYL TILE; CARPET, CERAMIC TILE

ROOF STRUCTURE - WOOD JOISTS, WOOD DECK

ROOF COVER - ASPHALT SHINGLES

CEILINGS - ACOUSTICAL TILE, INSULATION

INTERIOR CONSTRUCTION - WOOD FRAME PARTITIONS

BUILT-IN FIXTURES - 1 - WOOD BASE CABINET, LAMINATE TOP WITH SINK
74" X 25"

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

1 - WATER CLOSET

1 - LAVATORY

1 - WATER HEATER

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH
NECESSARY WALL PLUGS AND SWITCH BOXES
EDWARDS TECH. FIRE ALARM SYSTEM

HEATING AND AIR CONDITIONING -

- LENNOX PULSE 21 GAS FIRED FORCED AIR FURNACE WITH AIR
CONDITIONING

- LENNOX MODEL HS24-651-1P AIR COOLED CONDENSING UNIT

R. A. SCHETTLER, INC.
Appraisal Engineers

PAGE 2

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

EXTERIOR WALLS - STUCCO, BLOCK BACKUP, 8"
REINFORCED CONCRETE, BASEMENT

MISCELLANEOUS:

- HANDICAP RAMP WITH HAND RAIL
- ALERTUS EMERGENCY NOTIFICATION SYSTEM
- 1 - EXTERIOR DOOR ACCESS CONTROL SYSTEM

YEAR BUILT: 1940'S

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHETTLER, INC.
Appraisal Engineers

Asset Acct.: NORTH CENTRAL MICHIGAN COLLEGE Bldg.: DORMITORY
REAL ESTATE - BUILDING

Description	11/1/20
BASEMENT	
FLOOR	92,500.00
EXTERIOR WALLS	273,000.00
INTERIOR PARTITION	361,600.00
ELECTRICAL	235,500.00
PLUMBING	222,900.00
HEATING	165,800.00
FOUNDATION:	248,800.00
SUPERSTRUCTURE:	
FLOORS	556,500.00
FLOOR COVERINGS	182,300.00
CEILINGS	32,800.00
ROOF STRUCTURE	202,600.00
ROOF COVER	136,500.00
INTERIOR CONSTRUCTION	2,020,700.00
BUILT-IN FIXTURES	53,600.00
ELECTRICAL	821,700.00
PLUMBING	698,700.00
HEATING	584,500.00
MISCELLANEOUS CONSTRUCTION	354,600.00
EXTERIOR WALLS	<u>1,064,400.00</u>
TOTAL LABOR AND MATERIALS	8,309,000.00
ARCHITECT'S PLANS AND SUPERVISION	7%
Replacement Value New	<u>8,890,600.00</u>
Depreciation %	49%
Sound Valuation	<u>4,534,200.00</u>

R. A. SCHESSLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

NAME OF BUILDING: DORMITORY

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE AND THREE WITH BASEMENT

TOTAL SQUARE FEET: 43,818 MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON GROUND; PRECAST CONCRETE WITH CONCRETE TOPPING

FLOOR COVER - VINYL TILE; CARPET IN LOUNGE, HALLWAYS

ROOF STRUCTURE - PRECAST CONCRETE PLANK; STEEL JOISTS; STEEL DECK

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION ON LIGHTWEIGHT
CONCRETE

- SINGLE PLY MEMBRANE WITH INSULATION, LOBBY

CEILINGS - SUSPENDED ACOUSTICAL TILE LOUNGE; PLASTER

- WOOD SLAT, LOUNGE

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

BUILT-IN FIXTURES - RECEPTION DESK, WOOD, 'U' SHAPE

198 - MAIL BOXES, ALUMINUM

1 - FIREPLACE IN LOUNGE

2 - AUTOMATIC DOOR OPENERS

1 - COUNTER, LAMINATE WITH CABINETS, STAINLESS STEEL
SINK, COOK TOP, BUILT-IN OVEN, 13.5 LINEAR FT.
KITCHENETTE

1 - WALL CABINETS, LAMINATE, 13.5 LINEAR FT. KITCHENETTE

1 - WALL MOUNTED COUNTER, LAMINATE, 72 X 30" KITCHENETTE

2 - FIREPLACE GAS INSERTS

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

47 - WATER CLOSETS

85 - LAVATORIES

2 - URINALS

8 - SANITARY SINKS

2 - DRINKING FOUNTAINS

2 - WASH FOUNTAINS

1 - BATH

42 - SHOWERS

1 - SLUDGE WASTE WATER TREATMENT SYSTEM

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

DORMITORY: continued

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH
NECESSARY WALL PLUGS AND SWITCH BOXES
EDWARDS SYSTEMS TECH FIRE ALARM SYSTEM

HEATING AND AIR CONDITIONING -

- HEAT FROM HEATING PLANT
- 2 - AMERICAN STANDARD AIR HANDLING UNITS
- 2 - DUNHAM/BUSH AIR HANDLING UNITS
- TRANE ROOFTOP HEATING AND AIR CONDITIONING UNIT FOR LOBBY
- TRANE ROOFTOP AIR CONDITIONING UNIT FOR MANAGER'S APARTMENT
- 1 - SANYO MODEL C3632 AIR CONDITIONER, #26892
- 1 - GOODMAN MODEL ARUF486016BA AIR HANDLING UNIT
- 1 - GOODMAN MODEL GSX130481BA ROOFTOP CONDENSING UNIT
- 86 - TRANE ROOM AIR HANDLING UNITS

MISCELLANEOUS CONSTRUCTION:

- FIRE SPRINKLERS
- ALERTUS EMERGENCY NOTIFICATION SYSTEM
- 1 - EXTERIOR DOOR ACCESS CONTROL SYSTEM

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 12"

YEAR BUILT: 1967

QUALITY OF CONSTRUCTION: GOOD

R. A. SCETTLE, INC.
Appraisal Engineers

Asset Acct.: NORTH CENTRAL MICHIGAN COLLEGE Bldg.: HEATING PLANT
REAL ESTATE - BUILDING

Description	11/1/20
FOUNDATION:	14,500.00
SUPERSTRUCTURE:	
FLOORS	21,500.00
ROOF STRUCTURE	58,400.00
ROOF COVER	72,000.00
INTERIOR CONSTRUCTION	22,100.00
ELECTRICAL	342,000.00
HEATING	865,900.00
MISCELLANEOUS CONSTRUCTION	24,100.00
EXTERIOR WALLS	89,400.00
TOTAL LABOR AND MATERIALS	1,509,900.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	1,615,600.00
Depreciation %	32%
Sound Valuation	1,098,600.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

NAME OF BUILDING: HEATING PLANT

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET: 2,458 MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - HIP, STEEL, WOOD DECK

ROOF COVER - STANDING SEAM METAL OVER CONTINUOUS ICE AND WATER
SHIELD ON 4" INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH
NECESSARY WALL PLUGS AND SWITCH BOXES
EDWARDS SYSTEM TECH. FIRE ALARM SYSTEM

HEATING AND AIR CONDITIONING -

- PUMPS AS REQUIRED

- NIAGARA CONTROLLER

1 - SANYO TS3622 AIR CONDITIONER

1 - SANYO C3622 CONDENSING UNIT

1 - TRANE 2TTA0060A3000AA CONDENSING UNIT

1 - TRANE TWE060C15FDO AIR HANDLER, 5-TON CAPACITY

1 - AERCO MODEL BENCHMARK, 2.0 LOW NOX GAS-FIRED HOT WATER
BOILER, #G-10-0295

1 - AERCO MODEL BENCHMARK, 2.0 LOW NOX GAS-FIRED HOT WATER
BOILER, #G-10-0294

1 - AERCO MODEL BENCHMARK, 2.0 LOW NOX GAS-FIRED HOT WATER
BOILER, #G-10-0293

1 - AERCO MODEL BENCHMARK, 2.0 LOW NOX GAS-FIRED HOT WATER
BOILER, #G-10-0292

1 - AERCO MODEL BENCHMARK, 2.0 LOW NOX GAS-FIRED HOT WATER
BOILER, #G-10-0171

1 - AERCO MODEL BENCHMARK, 2.0 LOW NOX GAS-FIRED HOT WATER
BOILER, #G-10-0174

1 - AERCO MODEL BENCHMARK, 2.0 LOW NOX GAS-FIRED HOT WATER
BOILER, #G-10-0173

1 - AERCO MODEL BENCHMARK, 2.0 LOW NOX GAS-FIRED HOT WATER
BOILER, #G-10-0172

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

HEATING PLANT continued:

HEATING AND AIR CONSITIONING continued:

- 1 - STATE 100 GALLON DOMESTIC WATER HEATER, GAS-FIRED FOR
ADMINISTRATION, HESC, TECNOLOGY BUILDINGS

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 8", 8' HEIGHT

MISCELLANEOUS CONSTRUCTION:

- ALERTUS EMERGENCY NOTIFICATION SYSTEM
- 1 - EXTERIOR DOOR ACCESS SYSTEM

YEAR BUILT: 1962

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHESSLER, INC.
Appraisal Engineers

Asset Acct.: NORTH CENTRAL MICHIGAN COLLEGE Bldg.: LIBRARY
REAL ESTATE - BUILDING

Description	11/1/20
FOUNDATION:	139,600.00
SUPERSTRUCTURE:	
FRAME	320,100.00
FLOORS	233,400.00
FLOOR COVERINGS	212,200.00
CEILINGS	64,600.00
ROOF STRUCTURE	381,300.00
ROOF COVER	463,800.00
INTERIOR CONSTRUCTION	1,226,000.00
BUILT-IN FIXTURES	93,200.00
ELECTRICAL	879,300.00
PLUMBING	316,600.00
HEATING	1,065,400.00
MISCELLANEOUS CONSTRUCTION	193,100.00
EXTERIOR WALLS	599,400.00
TOTAL LABOR AND MATERIALS	6,188,000.00
ARCHITECT'S PLANS AND SUPERVISION	8%
Replacement Value New	6,683,000.00
Depreciation %	17%
Sound Valuation	5,546,900.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

NAME OF BUILDING: LIBRARY

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET: 21,875 MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL; 4 CONCRETE COLUMNS CAST IN PLACE

FLOORS - CONCRETE ON GROUND; PRECAST CONCRETE PLANK

FLOOR COVER - CARPET; VINYL TILE; CERAMIC TILE

ROOF STRUCTURE - STEEL JOISTS, STEEL DECK

ROOF COVER - SINGLE PLY MEMBRANE WITH INSULATION;
- METAL STANDING SEAM PANEL WITH INSULATION

CEILINGS - ACOUSTICAL METAL DECK, LOBBY AND LIBRARY,
- ACOUSTICAL LAY-IN PANELS, SUSPENDED

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

BUILT-IN FIXTURES -

- JACKSON MODEL 150B AUTOMATIC DISHWASHER, STAINLESS STEEL WITH 13 LINEAR FT. OF DRAINBOARD
- 3 COMPARTMENT POT WASHING SINK WITH 3" DRAINBOARD
- STAINLESS STEEL EXHAUST HOOD
- STAINLESS STEEL WALL CABINET, 4-DOOR
- FOLDING PARTITION, 40 X 14'
- PROJECTION SCREEN, ELECTRICALLY OPERATED, 17 X 12'
- 3 - AUTOMATIC DOOR OPENERS
- 70 LINEAR FT. LAMINATE COUNTER TOP, WALL MOUNTED

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

- 8 - WATER CLOSETS
- 6 - LAVATORIES
- 2 - URINALS
- 1 - SANITARY SINK
- 2 - DRINKING FOUNTAINS

R. A. SCHETTLER, INC.
Appraisal Engineers

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REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

LIBRARY: continued

SUPERSTRUCTURE: continued

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH
NECESSARY WALL PLUGS AND SWITCH BOXES
EDWARDS SYSTEM TECH FIRE ALARM SYSTEM

- 1 - TRANSFORMER, 300 KVA
- VOICE AND DATA WIRIN
- 1 - GROUND MOUNTED SOLAR ARRAY 8 KW INCLUDING 26 SERAPHIM
PANELS, 39" X 72" AND SOLAR EDGE INVERTER

HEATING AND AIR CONDITIONING -

- HEAT FROM HEATING PLANT
- 1 - TEMTROL MODEL QXDHRE48, AIR HANDLING UNIT
#B000217-001-00, #AHU-1
- 1 - YORK MODEL YLAA0070XFBSDTCA, AIR COOLED SCROLL
CHILLER, #11551E76226565
- PUMPS AS REQUIRED

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP 12"
- 1" TINTED TEMPERED INSULATED ANODIZED ALUMINUM
THERMAL - BREAK CURTAIN WALL
2 - ROSE WINDOWS, 8' RADIUS

MISCELLANEOUS:

- FIRE SUPRESSION SYSTEM
- ALERTUS EMERGENCY NOTIFICATION SYSTEM
- 1 - EXTERIOR DOOR ACCESS SYSTEM

YEAR BUILT: 1984

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHESSLER, INC.
Appraisal Engineers

Asset Acct.: NORTH CENTRAL MICHIGAN COLLEGE Bldg.: MAINTENANCE
REAL ESTATE - BUILDING

Description	11/1/20
FOUNDATION:	24,100.00
SUPERSTRUCTURE:	
FRAME	28,300.00
FLOORS	43,600.00
CEILINGS	1,400.00
ROOF STRUCTURE	61,500.00
ROOF COVER	27,400.00
INTERIOR CONSTRUCTION	14,400.00
ELECTRICAL	24,100.00
PLUMBING	71,500.00
HEATING	53,100.00
MISCELLANEOUS CONSTRUCTION	24,000.00
EXTERIOR WALLS	231,300.00
TOTAL LABOR AND MATERIALS	604,700.00
ARCHITECT'S PLANS AND SUPERVISION	6%
Replacement Value New	641,000.00
Depreciation %	44%
Sound Valuation	359,000.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

NAME OF BUILDING: MAINTENANCE

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET: 3,500 MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL, PARTIAL

FLOORS - CONCRETE ON GROUND; PRECAST CONCRETE PLANK WITH CONCRETE TOPPING

ROOF STRUCTURE - STEEL JOISTS, STEEL DECK, ACOUSTIC DECK

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

CEILINGS - PLASTER IN RESTROOMS

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

2 - WATER CLOSETS

3 - LAVATORIES

1 - URINAL

1 - SANITARY SINK

1 - DRINKING FOUNTAINS

1 - SHOWER

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH NECESSARY WALL PLUGS AND SWITCH BOXES

BUS DUCT

EDWARDS SYSTEM TECH. FIRE ALARM SYSTEM

HEATING AND AIR CONDITIONING:

- HEAT FROM HEATING PLANT

2 - TRANE AIR HANDLING UNITS

3 - TRANE UNIT HEATERS

MISCELLANEOUS CONSTRUCTION:

- ALERTUS EMERGENCY NOTIFICATION SYSTEM

1 - EXTERIOR DOOR ACCESS SYSTEM

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

MAINTENANCE continued:

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP 12", PLASTER, BLOCK
BACKUP, 8"

3 - OVERHEAD DOORS METAL INSULATED WITH ELECTRIC OPERATOR,
9 X 12'

1 - OVERHEAD DOOR METAL INSULATED WITH ELECTRIC OPERATOR,
12 X 12'

YEAR BUILT: 1973

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHESSLER, INC.
Appraisal Engineers

Asset Acct.: NORTH CENTRAL MICHIGAN COLLEGE Bldg.: HEALTH EDUCATION
REAL ESTATE - BUILDING & SCIENCE CENTER

Description	11/1/20
FOUNDATION:	652,600.00
SUPERSTRUCTURE:	
FRAME	543,300.00
FLOORS	505,700.00
FLOOR COVERINGS	250,300.00
CEILINGS	300,700.00
ROOF STRUCTURE	784,100.00
ROOF COVER	726,600.00
INTERIOR CONSTRUCTION	1,738,000.00
BUILT-FIXTURES	410,600.00
ELECTRICAL	1,155,800.00
PLUMBING	1,132,800.00
HEATING	2,276,700.00
MISCELLANEOUS CONSTRUCTION	208,100.00
EXTERIOR WALLS	1,178,300.00
TOTAL LABOR AND MATERIALS	11,863,960.00
ARCHITECT'S PLANS AND SUPERVISION	7.5%
Replacement Value New	12,753,400.00
Depreciation %	12%
Sound Valuation	11,223,000.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

NAME OF BUILDING: HEALTH EDUCATION AND SCIENCE CENTER

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

OCCUPANCY: SCIENCE

TOTAL SQUARE FEET: 42,331

FOUNDATION: CONCRETE, PILING

SUPERSTRUCTURE:

FRAME - STEEL; ADDITION ONLY

FLOORS - CONCRETE ON GROUND OVER PERIMETER INSULATION, VAPOR BARRIER

FLOOR COVER - VINYL TILE; CERAMIC TILE; CARPET, SEALED CONCRETE

ROOF STRUCTURE - STEEL, TECTUM DECK
- STEEL, METAL DECK

ROOF COVER - STANDING SEAM METAL ROOF OVER CONTINUOUS ICE AND WATER
SHIELD ON 4" INSULATION
- SINGLE PLY EPDM MEMBRANE OVER 4" INSULATION OVER VAPOR
BARRIER ON GLASS MATT GYPSUM BOARD

CEILINGS - SUSPENDED ACOUSTICAL TILE; GYPSUM BOARD

INTERIOR CONSTRUCTION - MASONRY AND FRAME PARTITIONS

BUILT-IN FIXTURES -

ROOM NO. 305

- 1 - CUBBY LAMINATE, 8' X 6'
- 1 - BASE CABINET, WOOD, RESIN TOP 22'
- 1 - BASE CABINET, WOOD, RESIN TOP WITH SINKS, 21'
- 40 - WALL CABINETS, WOOD, SLIDING GLASS DOORS, 48" WIDE
- 1 - WALL CABINET, WOOD, SLIDING GLASS DOORS, 36" WIDE
- 5 - FUME EXHAUST HOODS
- 6 - STUDENT WORK STATIONS, WOOD, RESIN TOP, 66" X 60"
WITH 3-56" X 60" BRIDGES BETWEEN
- 1 - PEGBOARD, GLASS DRYING RACK

ROOM NO. 306

- 1 - BASE CABINET, WOOD, RESIN TOP, 42" WIDE
- 2 - WORK STATIONS, WOOD, RESIN TOP, 74" X 50"

R. A. SCHETTLER, INC.
Appraisal Engineers

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REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

HEALTH EDUCATION AND SCIENCE CENTER: continued

SUPERSTRUCTURE: continued

BUILT-IN FIXTURES - continued

ROOM NO. 307

- 1 - BASE CABINET, WOOD, RESIN TOP WITH SINK, 7'
- 1 - BASE CABINET, WOOD, RESIN TOP, 4'
- 1 - WALL CABINET, WOOD, SLIDING GLASS DOOR, 48" WIDE
- 1 - WALL CABINET, WOOD, SLIDING GLASS DOOR, 36" WIDE
- 1 - FUME EXHAUST HOOD
- 2 - WORK STATIONS, WOOD, RESIN TOP, 120" X 48"

ROOM NO. 308

- 8 - OPEN CABINETS, WOOD, 42" X 20" X 84"

ROOM NO. 309

- 1 - EYE WASH
- 5 - FUME EXHAUST HOODS
- 4 - WALL CABINET, WOOD, SLIDING GLASS DOOR, 42" WIDE
- 1 - BASE CABINET, WOOD, RESIN TOP WITH 2-SINKS 20'
- 1 - CUBBY, LAMINATE, 8' X 6'
- 1 - BASE CABINET, WOOD, RESIN TOP, 29'
- 2 - WALL CABINETS, WOOD, SLIDING GLASS DOORS, 30" WIDE
- 6 - STUDENT WORK STATIONS, WOOD, RESIN TOP, 66" X 60"
WITH 3-56" X 60" BRIDGES BETWEEN

ROOM NO. 311

- 1 - INSTRUCTORS BENCH, WOOD, RESIN TOP, 8'

ROOM NO. 312

- 1 - INSTRUCTORS BENCH, WOOD, RESIN TOP, 8'

ROOM NO. 321

- 1 - BASE CABINET, WOOD, RESIN TOP, 18'
- 3 - CABINETS, WOOD, SLIDING GLASS DOORS, 48" X 24" X 84"
- 1 - WALL CABINET, WOOD, 12'
- 1 - BASE CABINET, WOOD, RESIN TOP WITH 2-SINKS, 18'
- 10 - STUDENT WORK STATIONS, WOOD, RESIN TOP, 96" X 30"
- 2 - CUBBY, LAMINATE, 33" X 72"
- 2 - CUBBY, LAMINATE, 39" X 72"

ROOM NO. 322

- 1 - BASE CABINET, WOOD, RESIN TOP WITH SINK, 9'
- 1 - BASE CABINET, WOOD, RESIN TOP, 10.5'
- 1 - WALL CABINET, WOOD, 20.5'
- 1 - BASE CABINET, WOOD, RESIN TOP, 5.5'
- 1 - FUME EXHAUST HOOD

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

HEALTH EDUCATION AND SCIENCE CENTER: continued

SUPERSTRUCTURE: continued

BUILT-IN FIXTURES - continued

ROOM NO. 323

- 1 - BASE CABINET, WOOD, SOLID SURFACE TOP WITH SINK, 9'
- 1 - WALL CABINET, WOOD, 20'
- 1 - BASE CABINET, WOOD, SOLID SURFACE TOP, 4'

ROOM NO. 327

- 1 - BASE CABINET, WOOD, RESIN TOP WITH 3-SINKS, 18'
- 1 - WALL CABINET, WOOD, 37.5'
- 1 - BASE CABINET, WOOD, RESIN TOP WITH SINK, 10.5'
- 1 - BASE CABINET, WOOD, RESIN TOP, 10.5'
- 5 - CABINETS, WOOD, 48" X 24" X 84"
- 2 - CABINETS, WOOD, 36" X 24" X 84"
- 1 - CUBBY LAMINATE, 10' X 6'
- 8 - STUDENT WORK STATIONS, WOOD, RESIN TOP
- 2 - PEGBOARDS

ROOM NO. 328

- 1 - ADJUSTABLE WALL SHELF, 30'
- 1 - BASE CABINET, WOOD, RESIN TOP WITH SINK, 20.5'

ROOM NO. 330

- 1 - BASE CABINET, WOOD, RESIN TOP WITH SINK, 28'
- 1 - BASE CABINET, WOOD, RESIN TOP WITH SINK, 8'
- 3 - CABINETS, WOOD, 48" X 24" X 84"

ROOM NO. 331

- 7 - CABINETS, WOOD, 48" X 24" X 84"

ROOM NO. 333

- 1 - BASE CABINET, WOOD, RESIN TOP WITH 2-SINKS, 18'
- 1 - BASE CABINET, WOOD, RESIN TOP, 15'
- 1 - WALL CABINET, WOOD, 11'
- 1 - WALL CABINET, WOOD, 10'
- 1 - BASE CABINET, WOOD, RESIN TOP, 10'
- 1 - WALL CABINET, WOOD, 18'
- 5 - CABINETS, WOOD, 48" X 24" X 84"
- 4 - CUBBYS, LAMINATE, 33" X 72"

ROOM NO. 334

- 1 - BASE CABINET, WOOD, 12', RESIN TOP, 18'
- 1 - BASE CABINET, WOOD, RESIN TOP WITH SINK, 6'
- 1 - WALL CABINET, WOOD, 6'

R. A. SCHETTLER, INC.
Appraisal Engineers

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REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

HEALTH EDUCATION AND SCIENCE CENTER: continued

SUPERSTRUCTURE: continued

BUILT-IN FIXTURES - continued

ROOM NO. 335

- 4 - CABINETS, WOOD, 48" X 24" X 84"
- 2 - CABINETS, WOOD, GLASS DOORS, 48" X 24" X 84"
- 3 - WALL CABINETS, WOOD, 36" WIDE
- 3 - WALL CABINETS, WOOD, 48" WIDE
- 1 - BASE CABINET, WOOD, RESIN TOP, 13.5'
- 1 - BASE CABINET, WOOD, RESIN TOP, 15'
- 1 - BASE CABINET, WOOD, RESIN TOP WITH 3-SINKS, 28'
- 2 - AQUARIUMS
- 1 - CUBBY, LAMINATE, 48" X 72"
- 1 - CUBBY, LAMINATE, 33" X 72"
- 1 - INSTRUCTOR WORK STATION, WOOD, RESIN TOP, 77" X 30"

ROOM NO. 335A - GREENHOUSE

- 2 - BASE CABINETS, WOOD, RESIN TOP, 20'

ROOM NO. 346

- 4 - CABINETS, WOOD, 48" X 24" X 84"
- 3 - CUBBY, LAMINATE, 33" X 72"
- 2 - CUBBY, LAMINATE, 30" X 12" X 84"

ROOM NO. 349

- 2 - STAINLESS STEEL COUNTER TOPS, 114" X 30"

ROOM NO. 351

- 2 - CUBBYS, LAMINATE, 4' X 6'
- 8 - CABINETS, WOOD, 36" X 24" X 84"
- 1 - BASE CABINET, WOOD, RESIN TOP WITH SINK, 9'
- 1 - WALL CABINET, WOOD, 6'

ROOM NO. 354

- 1 - BASE CABINET, WOOD, RESIN TOP, 21'
- 1 - BASE CABINET, WOOD, RESIN TOP, 9'
- 1 - WALL CABINET, WOOD, 21'
- 1 - WALL CABINET, WOOD, 6'
- 1 - CUBBY, LAMINATE, 6' X 6'
- 2 - CUBBY, LAMINATE, 33" X 72"

ROOM NO. 368

- 1 - 4 DRAWER CABINET, LAMINATE, 24" WIDE WITH STAINLESS STEEL TOP
- 1 - WALL CABINET, LAMINATE, 12'
- 1 - BASE CABINET, STAINLESS STEEL TOP WITH SINK, 6'

R. A. SCHETTLER, INC.
Appraisal Engineers

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REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

HEALTH EDUCATION AND SCIENCE CENTER: continued

SUPERSTRUCTURE: continued

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

- 12 - WATER CLOSETS
- 10 - LAVATORIES
- 4 - URINALS
- 3 - SANITARY SINK
- 2 - DRINKING FOUNTAIN

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH
NECESSARY WALL PLUGS AND SWITCH BOXES

- EDWARDS SYSTEMS TECH. FIRE ALARM SYSTEM
- VOICE AND DATA WIRING

HEATING AND AIR CONDITIONING -

- HEAT FROM HEATING PLANT
- 1 - JOHNSON CONTROLS YORK CUSTOM AIR HANDLING UNIT, #M383130,
AHU-1
- 1 - YASKAWA MODEL Z1000 CONTROL
- 2 - YASKAWA MODEL Z1000 BYPASS
- 2 - ABB MODEL ACH550 VARIABLE FREQUENCY DRIVE
- 1 - GREENHECK VECTOR MODEL VK-MD-33-BAP-2X1, LABORATORY EXHAUST
SYSTEM, #12904523-1208
- 1 - TRANE MODEL RTAC1554, AIR COOLED ROTARY LIQUID CHILLER,
#U12E03615
- 1 - MITSUBISHI MODEL PUY-A12NHA3, SPLIT SYSTEM AIR CONDITIONING
SYSTEM
- SNOW MELT SYSTEM
- 32 - VAV BOXES

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 12"

- SPLIT FACE BLOCK, METAL FRAMING
- SINGLE SCORE BLOCK, METAL FRAMING
- METAL PANEL, METAL FRAMING
- SPLIT FACE BLOCK, 8" CONCRETE MASONRY
- SINGLE SCORE BLOCK, 8" CONCRETE MASONRY
- PRE-ENGINEERED GLASS GREEN HOUSE

MISCELLANEOUS: - FIRE SUPPRESSION SYSTEM

- ALERTUS EMERGENCY NOTIFICATION SYSTEM
- 1 - EXTERIOR DOOR ACCESS CONTROL SYSTEM

YEAR BUILT: 1962, 1965, RENOVATION AND ADDITION 2012

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHESSLER, INC.
Appraisal Engineers

Asset Acct.: NORTH CENTRAL MICHIGAN COLLEGE Bldg.: STUDENT AND
REAL ESTATE - BUILDING COMMUNITY RESOURCE CTR

Description	11/1/20
BASEMENT	
FLOOR	53,200.00
EXTERIOR WALLS	125,700.00
INTERIOR PARTITION	30,500.00
FOUNDATION:	629,700.00
SUPERSTRUCTURE:	
FRAME	2,358,200.00
FLOORS	1,625,200.00
FLOOR COVERINGS	963,900.00
CEILINGS	302,100.00
ROOF STRUCTURE	1,077,800.00
ROOF COVER	943,900.00
INTERIOR CONSTRUCTION	4,322,900.00
BUILT-IN FIXTURES	442,200.00
ELECTRICAL	2,706,300.00
PLUMBING	1,561,400.00
HEATING	3,821,800.00
MISCELLANEOUS CONSTRUCTION	974,800.00
EXTERIOR WALLS	1,963,900.00
TOTAL LABOR AND MATERIALS	23,903,500.00
ARCHITECT'S PLANS AND SUPERVISION	7%
Replacement Value New	25,576,700.00
Depreciation %	25%
Sound Valuation	19,182,500.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING NORTH CENTRAL MICHIGAN COLLEGE
NAME OF BUILDING: STUDENT AND COMMUNITY RESOURCE CENTER

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE PART TWO WITH PARTIAL BASEMENT

OCCUPANCY: MULTI PURPOSE ROOM/LOCKER ROOMS/CLASSROOMS/OFFICES

SIZE: BASEMENT - 5,400 SQUARE FEET
FIRST FLOOR -53,284 SQUARE FEET
SECOND FLOOR -17,683 SQUARE FEET

TOTAL SQUARE FEET: 70,967

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL - GLULAM PRE-FINISHED

FLOORS - CONCRETE ON SAND FILL; WITH VAPOR BARRIER; 8" PRECAST
CONCRETE WITH 2" TOPPING
- STEEL JOISTS, 3" CONCRETE SLAB ON METAL DECK

FLOOR COVER - RESILIENT RUBBER
- VINYL COMPOSITION TILE
- CERAMIC TILE
- QUARRY TILE
- CARPET
- MULTI PURPOSE SPORTS FLOOR

ROOF STRUCTURE - STEEL JOISTS, METAL DECK
3" T & G DECKING; CURVED GLULAM BEAM

ROOF COVER - PVC SINGLE PLY MEMBRANE WITH INSULATION
- STANDING SEAM METAL WITH SNOW GUARDS AS REQUIRED
- GREEN ROOF

CEILINGS - GYPSUM BOARD PAINTED
- SLOPED ALUMINUM FRAME WITH GLAZING
- EXPOSED WOOD CONSTRUCTION
- 2 X 2' LAY-IN ACOUSTIC TILES
- OPEN CEILING GRID

INTERIOR CONSTRUCTION - MASONRY AND FRAME PARTITIONS

BUILT-IN FIXTURES -

- 1 - OVERHEAD ROLLING SERVICE COUNTER DOOR, 6.5 X 5', TICKET OFFICE
- 1 - OVERHEAD ROLLING SERVICE COUNTER DOOR, 14 X 5' - CONCESSION
- 11.5 LINEAR FT. PLASTIC LAMINATE COUNTER WITH 2 CABINETS
- TICKET OFFICE
- 6 LINEAR FEET PLASTIC LAMINATE BASE CABINET WITH LAMINATE TOP, SINK - FIRST AID ROOM

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

COMMUNITY RESOURCE CTR.: continued

BUILT-IN FIXTURES - continued

- 6 LINEAR FT. PLASTIC LAMINATE WALL CABINET - FIRST AID ROOM
- 80 - LOCKERS, 2 TIER, METAL
- 7 LINEAR FEET PLASTIC LAMINATE BASE CABINETS, LAMINATE TOP
 - ADMINISTRATION OFFICE
- 1 - 3 COMPARTMENT STAINLESS STEEL SINK
- 1 - HAND SINK, STAINLESS STEEL
 - 7.5 LINEAR FEET PLASTIC LAMINATE BASE CABINET, LAMINATE TOP, AND SINK - BOOK STORE
- 8 - BASKETBALL BACKSTOPS, FOLD-UP, CEILING MOUNTED, ELECTRICALLY OPERATED

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

- 27 - WATER CLOSETS
- 27 - LAVATORIES
- 8 - URINALS
- 3 - SANITARY SINK
- 10 - ELECTRIC WATER COOLERS
- 8 - SHOWERS
- 1 - PHOENIX MODEL PH199-119, GAS FIRED WATER HEATER

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH NECESSARY WALL PLUGS AND SWITCH BOXES

- EDWARDS SYSTEM TECH. FIRE ALARM SYSTEM
- 2 - SQUARE D HVL LOAD INTERRUPTER SWITCH
- LED LIGHT FIXTURES

HEATING AND AIR CONDITIONING -

- 2 - MULTI-STACK MS-50 MODULAR WATER COOLED CHILLERS
 - HEAT FROM HEATING PLANT
 - PUMPS AS REQUIRED
- 1 - TRANE 100B AIR HANDLING UNIT
- 1 - TRANE 25C AIR HANDLING UNIT
- 1 - TRANE 66C AIR HANDLING UNIT
- 1 - TRANE 17C AIR HANDLING UNIT
- 1 - HEATEX RHXC-1B-12000-CW/HW HEAT RECOVERY AIR HANDLING UNIT
- 1 - BALTIMORE AIRCOIL MODEL GXV433 COOLING TOWER, #U040933304
- 1 - BALTIMORE AIRCOIL MODEL GXV433 COOLING TOWER, #U040933301
- 1 - BALTIMORE AIRCOIL MODEL GXV433 COOLING TOWER, #U040933302

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP

- INSULATED METAL PANELS
- CENTERED SCORED BLOCK, 16" SPLIT FACE
- REINFORCED CONCRETE 12" BASEMENT
- 1 - 12 X 16' OVERHEAD DOOR, METAL, ELECTRIC OPERATOR
- 1 - 12 X 10' ROLLING METAL DOOR

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

COMMUNITY RESOURCE CTR.: continued

MISCELLANEOUS:

- FIRE SUPPRESSION SYSTEM
- OTIS PASSENGER ELEVATOR, 3 STOP, DOUBLE DOORS, 3,500 LB. CAPACITY
- HAND PAINTED MURAL
- 2 - 20 X 10' ROLLING METAL DOORS
- ACOUSTICAL WALL PANELS
- 1 - SOUND SYSTEM
- ALTERUS EMERGENCY NOTIFICATION SYSTEM
- 1 - EXTERIOR DOOR ACCESS CONTROL SYSTEM

YEAR BUILT: 2001

CONDITION: EXCELLENT

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

NAME OF BUILDING: STUDENT AND COMMUNITY RESOURCE CENTER/STUDENT CENTER

TYPE OF BUILDING: CLASS C

NO. OF STORIES: TWO

TOTAL SQUARE FEET: 19,700

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL, PARTIAL

FLOORS - CONCRETE ON GROUND; STEEL JOISTS, STEEL DECK
AND CONCRETE

FLOOR COVER - VINYL TILE; CERAMIC TILE; CARPET; ASPHALT TILE

ROOF STRUCTURE - STEEL JOISTS, STEEL DECK

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

CEILINGS - SUSPENDED ACOUSTICAL TILE; PLASTER; METAL PAN

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

BUILT-IN FIXTURES -

- HOBART MODEL C-44A AUTOMATIC DISHWASHER, #85-1010356,
STAINLESS STEEL WITH 30 LINEAR FT. OF DRAINBOARD, DISPOSAL
- STAINLESS STEEL 3 COMPARTMENT POT WASHING SINK WITH
DRAINBOARD, 'L' SHAPE, DISPOSAL
- DOUBLE SIDE EXHAUST FUME HOOD, STAINLESS STEEL WITH LIGHTS,
FIRE SUPPRESSION SYSTEM, 18 X 10 X 2'6"
- 1 - WALK-IN COOLERS, STAINLESS STEEL FRONT
- 1 - WALK-IN FREEZER, STAINLESS STEEL FRONT
- 2 - FOOD PREPARATION COUNTERS, STAINLESS STEEL, 2 DOOR,
3 DRAWER BASE WITH 1 - 2 COMPARTMENT SINK, 13' X 2'6"
- 1 - STAINLESS STEEL HAND SINK

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

STUDENT CENTER: continued

BUILT-IN FIXTURES - continued

- STAINLESS STEEL POT AND PAN RACK, CEILING MOUNTED, 10'
- AUTOMATIC DOOR OPENER
- 1 - FOOD PREPARATION TABLE, DOUBLE FACE, 6-DRAWER/4-DOOR, STAINLESS STEEL, 11' X 3'2"
- 1 - CASHIER STATION, WOOD BASE, LAMINATE TOP, 40" WITH COUNTER DOOR

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

- 8 - WATER CLOSETS
- 8 - LAVATORIES
- 3 - URINALS, WATER FREE
- 2 - SANITARY SINK
- 2 - DRINKING FOUNTAINS
- 2 - WATER SOFTENERS
- 2 - LOCHINVAR WATER STORAGE TANKS, 200 GALLON CAPACITY
- 2 - LAARS MODEL NTV600NJX3, HIGH EFFICIENCY MODULATING WATER HEATER, #G1531956, #G15319352 FOR DORMITORY

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH NECESSARY WALL PLUGS AND SWITCH BOXES, 300KVA TRANSFORMER 75KVA TRANSFORMER EDWARDS SYSTEMS TECH. FIRE ALARM SYSTEM

HEATING AND AIR CONDITIONING -

- HEAT FROM HEATING PLANT
- EXHAUST FANS AS REQUIRED
- 4 - TRANE VOYAGER ROOFTOP HEATING AND AIR CONDITIONING UNITS
- REZNOR GAS FIRED MAKEUP AIR UNIT
- 1 - TRANE MODEL 17A AIR HANDLING UNIT
- 1 - MULTI STACK MS-30 MODULAR WATER COOLED CHILLER, #JJ0571

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP 12"

- 1 - OVERHEAD DOOR, METAL INSULATED, 12 X 8'

MISCELLANEOUS:

- OTIS PASSENGER ELEVATOR, 2 STOP, 2,500 LB. CAPACITY, REAR DOORS, #28212
- CUMMINS CGHH5563597 100KW EMERGENCY GENERATOR, #F020383517

YEAR BUILT: 1967

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHESSLER, INC.
Appraisal Engineers

Asset Acct.: NORTH CENTRAL MICHIGAN COLLEGE Bldg.: TECHNOLOGY
REAL ESTATE - BUILDING

Description	11/1/20
FOUNDATION:	37,100.00
SUPERSTRUCTURE:	
FLOORS	65,100.00
FLOOR COVERINGS	31,100.00
CEILINGS	6,000.00
ROOF STRUCTURE	106,700.00
ROOF COVER	128,900.00
INTERIOR CONSTRUCTION	378,900.00
ELECTRICAL	275,700.00
PLUMBING	108,700.00
HEATING	197,700.00
EXTERIOR WALLS	156,000.00
MISCELLANEOUS CONSTRUCTION	72,100.00
TOTAL LABOR AND MATERIALS	1,564,000.00
ARCHITECT'S PLANS AND SUPERVISION	8%

Replacement Value New	1,689,100.00
Depreciation %	37%
Sound Valuation	1,064,100.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING NORTH CENTRAL MICHIGAN COLLEGE
NAME OF BUILDING: TECHNOLOGY

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

OCCUPANCY: CLASSROOMS

TOTAL SQUARE FEET: 6,022 MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON GROUND; REINFORCED CONCRETE

FLOOR COVER - CERAMIC TILE; VINYL TILE

ROOF STRUCTURE - HIP, STEEL, WOOD DECK

ROOF COVER - STANDING SEAM METAL OVER CONTINUOUS ICE AND WATER
SHIELD ON 4" INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

- 6 - WATER CLOSETS
- 4 - LAVATORIES
- 2 - URINALS
- 1 - SANITARY SINK
- 1 - DRINKING FOUNTAIN

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH
NECESSARY WALL PLUGS AND SWITCH BOXES

- EDWARDS SYSTEMS TECH. FIRE ALARM SYSTEM
- COMPUTER WIRING

HEATING AND AIR CONDITIONING -

- HEAT FROM HEATING PLANT
- CLASSROOM UNIT VENTILATORS AS REQUIRED
- EXHAUST FANS AS REQUIRED
- FIN-TUBE RADIATORS AS REQUIRED
- SANYO AIR CONDITIONER WITH CONDENSING UNIT FOR ROOM 218
- 1 - TRANE TTA150BDA AIR CONDITIONING UNITS
- 1 - TRANE MODEL TTA120B300DA AIR CONDITIONING UNIT,
#Z493ML6AD

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

TECHNOLOGY continued:

MISCELLANEOUS CONSTRUCTION:

- PARTIAL FIRE SUPPRESSION SYSTEM
- ALERTUS EMERGENCY NOTIFICATION SYSTEM
- 1 - EXTERIOR DOOR ACCESS CONTROL SYSTEM

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 12"

YEAR BUILT: 1962; RENOVATED 2002
QUALITY OF CONSTRUCTION: GOOD

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING NORTH CENTRAL MICHIGAN COLLEGE 11/1/20

UTILITY TUNNELS

APPROXIMATELY 8,140 SQUARE FEET OF TUNNELS
CONNECTING BUILDINGS SERVICES BY CENTRAL HEATING SYSTEM

- INCLUDING LIGHTING AND DRAINAGE
- REINFORCED CONCRETE CONSTRUCTION

118' X 6'4" X 5'4" FROM A/C TO HEATING PLANT
176' X 6'4" X 8' FROM LIBRARY TO EXISTING TUNNEL
420' X 6'4" X 8' FROM STUDENT CENTER TO A/CLASSROOM
63' X 6'4" X 8' FROM DORM TO STUDENT CENTER
110' X 6'4" X 8' FROM STUDENT CENTR TO COMMUNITY RESOURCE CENTER
254' X 10' X 7/10' FROM HEALTH EDUCATION AND SCIENCE CENTER TO HEATING
PLANT

REPLACEMENT VALUE NEW	2,556,300.00
DEPRECIATION %	35%
SOUND VALUATION	1,661,600.00

R. A. SCETTLE, INC.
Appraisal Engineers

Asset Acct.: NORTH CENTRAL MICHIGAN COLLEGE Bldg.: KILN SHELTER
REAL ESTATE - BUILDING

Description	11/1/20
FOUNDATION:	2,400.00
SUPERSTRUCTURE:	
FLOORS	3,500.00
CEILINGS	4,400.00
ROOF STRUCTURE	8,500.00
ROOF COVER	11,000.00
ELECTRICAL	6,800.00
MECHANICAL	12,400.00
EXTERIOR WALLS	35,400.00

Replacement Value New	84,400.00
Depreciation %	12%
Sound Valuation	74,300.00

R. A. SCHESSLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

NAME OF BUILDING: KILN SHELTER

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET: 407 MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON GROUND, COMPACTED GRAVEL BASE

ROOF STRUCTURE - WOOD, PRE-ENGINEERED TRUSS, WOOD DECK

ROOF COVER - STANDING SEAM METAL OVER CONTINUOUS ICE AND WATER
SHIELD ON 4" INSULATION

CEILINGS - PLYWOOD

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH
NECESSARY WALL PLUGS AND SWITCH BOXES

MECHANICAL -

NATURAL GAS PIPING FROM ADMINISTRATION BUILDING TO KILNS
SELKIRK METALBESTOS ULTRATEMP CHIMNEY SYSTEM, 8" DIAMETER
VENT-A-KILN MODEL SQ4646G CUSTOM DESIGNED GALVANIZED STEEL HOOD,
46 X 46 X 30"

EXTERIOR WALLS - 8" REINFORCED SPLIT FACE BLOCK
- WROUGHT IRON GATE, 2 LEAVES, 72 X 58"
- PLYWOOD SIDING

YEAR BUILT: 2007

QUALITY OF CONSTRUCTION: GOOD

R.A. Schettler, Inc.

24634 W. FIVE MILE RD.
REDFORD, MI. 48239

Certified
Appraisal Service

(248) 705-5801

Industrial - Commercial

RAS

Residential - Institutional

NOVEMBER 1, 2020

ASSOCIATED GROUP UNDERWRITERS, INC.
39111 W. SIX MILE ROAD
LIVONIA, MICHIGAN 48152

TO WHOM IT MAY CONCERN:

AS REQUESTED BY THE MICHIGAN COMMUNITY COLLEGE RISK MANAGEMENT AUTHORITY, WE SUBMIT HERewith OUR CERTIFIED APPRAISAL OF LIBRARY HOLDINGS BELONGING TO NORTH CENTRAL MICHIGAN COLLEGE, 1515 HOWARD DRIVE, PETOSKY, MICHIGAN. THIS APPRAISAL INCLUDES MEDIA CENTER COLLECTIONS ONLY.

THIS APPRAISAL IS REPORTED IN A NUMBER OF CATEGORIES AND FURNISHES AN UNBIASED STATEMENT OF VALUES. VALUES STATED ARE REPLACEMENT VALUE NEW, WHICH ARE DEFINED AS THE COST THAT WOULD BE INCURRED IN ACQUIRING AN EQUALLY DESIRABLE SUBSTITUTE FOR PROPERTY, WHICH IS DETERMINED IN ACCORDANCE WITH MARKET PRICES PREVAILING AT THE DATE OF THIS APPRAISAL AND REPRESENTS THE COST TO REPLACE NEW, THE PROPERTY IN LIKE KIND.

IN THIS ANALYSIS, WE HAVE RELIED ON THE BOWKERS ANNUAL GUIDE TO PROVIDE AVERAGE UNIT PRICES FOR COMMUNITY COLLEGE LIBRARY COLLECTIONS. WE HAVE MET WITH YOUR MEDIA DIRECTOR OR OTHER STAFF TO DISCUSS THESE VALUES AND TO MAKE ADJUSTMENTS FOR ANY SPECIAL CIRCUMSTANCES OR COLLECTIONS.

WE HAVE NOT EXAMINED THE LEGAL TITLES OF PROPERTY. THEREFORE WE DO NOT ASSUME RESPONSIBILITY REGARDING THE OWNERSHIP OF PROPERTY IN THIS APPRAISAL.

VERY TRULY YOURS,

R.A. SCHETTLER, INC.

R.A. Schettler, Inc.

24634 W. FIVE MILE RD.
REDFORD, MI. 48239

Certified
Appraisal Service

(248) 705-5801

Industrial - Commercial

RAS

Residential - Institutional

NOVEMBER 1, 2020

NORTH CENTRAL MICHIGAN COLLEGE
1515 HOWARD STREET
PETOSKEY, MICHIGAN 49770

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VERY TRULY YOURS,

R.A. SCHETTLER, INC.

R. A. Schettler, Inc.
Appraisal Engineers

North Central Michigan College
Library Holdings by Building

DATE: NOVEMBER 2020

Building Name	Circulating Books	Reference Books	Periodicals	Videotape	CD Rom	Sound Recordings	Other Holdings	Building Total
Library	908,450	79,800	15,000	46,890	0	0	5,484	\$1,055,624
TOTAL	\$908,450	\$79,800	\$15,000	\$46,890	\$0	\$0	\$5,484	\$1,055,624