



2017 – 2019

Capital Improvement Plan





NORTHERN ARIZONA UNIVERSITY

**CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2017 -2019**

**SUBMITTED TO THE
ARIZONA BOARD OF REGENTS
SEPTEMBER 2015**



September 24, 2015

Dear Members of the Arizona Board of Regents:

On behalf of Northern Arizona University, I am pleased to present the Capital Improvement Plan (CIP) for fiscal years 2017 - 2019. Our CIP is responsive to the Enterprise Plan and mission articulated for the Arizona University System, and it is aligned with the vision communicated in our university strategic plan and comprehensive master plan. The projects proposed in the current CIP focus on planned improvements in students' educational experiences, vital research facilities, and environmental sustainability.

For this cycle, NAU continues to show a commitment to capital improvements that provide students, faculty, and staff with high quality, safe environments dedicated to academic endeavors, as well as enhancing the residential campus experience. Renovating existing buildings for life safety and code compliance as well as for energy efficiency continue to be top priorities for NAU. A new engineering lab and expanded dining facility is aligned with the master plan to address space deficiencies due to increased enrollment which will aid in retention. Enhanced facilities and adequate infrastructure significantly impact the overall educational experience and our ability to meet higher education demands. NAU continues to integrate academic priorities, financial strategies and capital needs to achieve strategic goals of excellence, student access, student retention, and growth in enrollments and research.

We believe this capital plan forwards our goal of a campus whose physical structures facilitate instructional and research programs and reinforce our mission of student service and accessibility. Approval of this plan permits the mountain campus to address facility needs, support the state's higher education initiative, and effectively meet the needs of our future students while achieving key metrics of the Regents' Enterprise vision. Thank you for your support.

Sincerely,

A handwritten signature in black ink, appearing to read "Rita Hartung Cheng".

Rita Hartung Cheng
President

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NORTHERN ARIZONA UNIVERSITY FY 2017 – 2019 Capital Improvement Plan

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TRANSMITTAL STATEMENT

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN**

NORTHERN
ARIZONA
UNIVERSITY



FOUNDED 1899

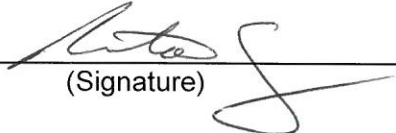
**TRANSMITTAL STATEMENT
CAPITAL PROJECT REQUEST FOR FISCAL YEAR 2017
STATE OF ARIZONA
BOARD OF REGENTS' BUILDING SYSTEM**

A.R.S. CITATION 41-793	FY 2017
TOTAL REQUEST:	\$132,437,062
STATE APPROPRIATIONS	
MAJOR CAPITAL PROJECTS	\$57,800,000
BUILDING RENEWAL	\$15,137,062
OTHER FINANCING METHODS:	\$ 0
SYSTEM REVENUE BONDS	\$ 31,500,000
CERTIFICATES OF PARTICIPATION:	\$ 0
FEDERAL FUNDS:	\$ 0
GIFTS:	\$ 5,000,000
OTHER:	\$23,000,000

TO THE GOVERNOR:

This and the accompanying schedules, statements and explanatory information constitute the capital budget estimates for the proposed expenditures. All statements and explanations contained in the estimates submitted herewith are true and correct to the best of my knowledge.

Signed: _____ Rita Hartung Cheng, President



 (Signature)

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN
ALL FUNDS CAPITAL SUMMARY**

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN**

**ALL FUNDS CAPITAL SUMMARY
CAPITAL ALLOCATIONS FOR FY 2015 AND FY 2016**

Budgeted Sources of Funds	FY15	%	FY16	%
State Appropriations				
Building Renewal	\$ 336,000	1.50%		0.00%
Other	\$ -	0.00%		0.00%
Local Funds (1)		0.00%		0.00%
Retained Tuition	\$ 2,392,276	10.70%	\$ 1,000,000	9.37%
Indirect Cost	\$ 5,400,210	24.16%	\$ 3,675,000	34.43%
Gifts	\$ -	0.00%	\$ -	0.00%
Auxiliary	\$ 3,247,953	14.53%	\$ 5,000,000	46.84%
Other	\$ 10,977,210	49.11%	\$ 1,000,000	9.37%
Debt Financed Proceeds (2)		0.00%	\$ -	0.00%
Total	\$ 22,353,649	100.00%	\$ 10,675,000	100.00%

Budgeted Uses of Funds by Category	FY15	%	FY16	%
New Construction				
Academic/Support	\$ 3,338,563	14.94%	\$ -	0.00%
Auxiliary	\$ 972,910	4.35%	\$ -	0.00%
Infrastructure	\$ 242,144	1.08%	\$ -	0.00%
Capital Renewal		0.00%		0.00%
Academic/Support	\$ 3,181,642	14.23%	\$ 2,000,000	18.74%
Auxiliary	\$ 2,275,043	10.18%	\$ 5,000,000	46.84%
Infrastructure	\$ 1,580,119	7.07%	\$ 500,000	4.68%
Major Maintenance/System Replacement	\$ 2,676,292	11.97%	\$ 865,000	8.10%
Major Maintenance/Energy Conservation	\$ 328,574	1.47%	\$ 200,000	1.87%
Life Safety/Code Compliance	\$ 5,715,175	25.57%	\$ 1,900,000	17.80%
Accessibility	\$ 22,000	0.10%	\$ 110,000	1.03%
Other	\$ 548,448	2.45%	\$ 100,000	0.94%
Other	\$ 1,472,739	6.59%		0.00%
Total	\$ 22,353,649	100.00%	\$ 10,675,000	100.00%

Notes:

- (1) Excludes debt service set aside which is reported in the operating All Funds Report.
- (2) Reflects total amount of debt issued in fiscal year indicated.

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN
BUILDING RENEWAL REPORT**

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN**

STATE APPROPRIATED BUILDING RENEWAL SUMMARY

	2012	2013	2014	2015	2016
Beginning Balance	\$ 20,474	\$ -	\$ -	\$ -	\$ -
Formula Amount	\$ 11,888,844	\$ 9,604,739	\$ 9,977,862	\$ 12,001,560	\$ 15,137,062
Appropriated Amount	\$ -	\$ -	\$ -	\$ 336,000	\$ -
% of Formula Amount Appropriated	0.0%	0.0%	0.0%	2.8%	0.0%
Fiscal Year Expenditures	\$ 20,474	\$ -	\$ -	\$ 336,000	
Ending Balance	\$ -	\$ -	\$ -	\$ -	

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN**

BUILDING RENEWAL ALLOCATION FORECAST

Building Renewal Allocation Forecast				
Primary Project Category				
		FY 2016		FY 2017
CAPITAL RENEWAL				
Academic/Support	\$	-	\$	1,362,336
Auxiliary		Not eligible		Not eligible
Infrastructure	\$	-	\$	4,238,377
Major Maintenance/System Replacement	\$	-	\$	4,692,489
Life Safety and Code Compliance	\$	-	\$	4,541,119
Accessibility	\$	-	\$	302,741
Other Capital Renewal	\$	-		
Totals		\$	-	\$ 15,137,062

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN
DEFERRED MAINTENANCE REPORT**

**NORTHERN ARIZONA UNIVERSITY
 FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN
 DEFERRED MAINTENANCE REPORT**

DEFINITION AND EXPLANATION OF DEFERRED MAINTENANCE FOR THE ARIZONA UNIVERSITY SYSTEM

- Facility condition deficiencies identified through physical inspections where deterioration and/or life safety concerns are evident and affect the proper functioning of the facility. Typical building components with deficiencies include: heating, ventilation and air conditioning, roofs, flooring, walls, ceiling and lighting, electrical, and plumbing. Deferred Maintenance does not include routine maintenance needs, although failure to adequately fund routine maintenance eventually will add to the deferred maintenance backlog. Also, Deferred Maintenance does not include infrastructure, Americans with Disabilities Act upgrades, or other non-mandated code requirements that have been established since a building was constructed, unless these deficiencies are part of an overall upgrade. The cost for Deferred Maintenance is not the total cost to modernize a building.
- When compromised buildings and infrastructure components are not able to be updated through the Building Renewal process, they become candidates for Deferred Maintenance. When building performance and integrity are not high priorities, deferred maintenance mushrooms and results in increased emergency repairs and deterioration of capital assets. Many years of previous piecemeal renovations have modified structures, ventilation, and electrical systems so that many buildings no longer meet original code requirements, much less current standards. The quality of teaching and research facilities is ultimately negatively impacted.
- A fully funded capital renewal program is necessary to reverse the deferred maintenance backlog and extend the useful life of the facilities. Deferred Maintenance figures include labor, material, and indirect costs such as architectural services. Facilities scheduled for demolition during the next fiscal year are included in Deferred Maintenance figures to anticipate potential schedule changes.

DEFERRED MAINTENANCE STATUS

	<u>June 30, 2014</u>	<u>June 30, 2015</u>
• Estimated Deferred Maintenance.....	\$109,098,057	\$118,894,052
• Facility Condition Index.....	0.09	0.08
• Estimated Deferred Maintenance Aux.....	\$ 15,459,219	\$ 16,295,648
• Facility Condition Index Aux.....	0.03	0.03

- The facilities condition index (FCI) is a ratio of the estimated Deferred Maintenance to the estimated building replacement value. An FCI less than 0.05 is an indication that facilities are in “good” condition. A desirable FCI goal is 0.02. An FCI of 0.5 - 0.10 is an indication that facilities are in fair condition. An FCI greater than 0.10 is an indication that facilities are in poor condition. An FCI greater than 0.15 is an indication of facilities at risk for failure or non-functionality, if significant renovation or replacement does not occur soon. Buildings with an FCI greater than 0.40 are difficult and costly to renovate, and where possible, demolition is suggested.

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN
DEFERRED MAINTENANCE REPORT continued**

ACTION PLAN TO ADDRESS DEFERRED MAINTENANCE IN FY 2016 AND 2017

- The University is pursuing preventive maintenance to avoid costly future maintenance issues. Facility Services trade staff is actively working to detect conditions that have potentially major costs if left unremediated and schedule preventive measures.
- NAU will pursue a variety of options to further reduce deferred maintenance in life safety, mechanical systems, and roofing systems for FY16, including a state allocation and plant funds. Additionally, the approved FY14 Building Renewal amount of \$336,000 will go towards reducing facility deficiencies. The previously requested FY16 and the FY17 Building Renewal requests, if allocated, would be used to directly address deferred maintenance at NAU.
- NAU provides annual and one-time funding to address ongoing maintenance needs for Academic/Support facilities including classrooms, fire systems, roofing systems, building system failures, and emergency repairs. To improve learning and teaching environments, NAU allocated one-time funds to address classroom maintenance and upgraded technology again in FY16. Separately, roadways, sidewalks, and other campus infrastructure and utility infrastructure are addressed annually but are not included in deferred maintenance calculations or valuations.
- Combined university sources are not sufficient to meet all facility needs at NAU. To address life safety and code upgrades, the University requested \$58 million for high priority life safety items from the Legislature for FY16; however, the Governor's budget did not include this request. NAU is also submitting a similar request for FY17.
- NAU is working with UA and ASU to propose potential funding options to address mutual deferred maintenance needs. All three universities utilized a benchmarking service to measure campus needs and compare to peers.

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN
DEFERRED MAINTENANCE REPORT continued**

METHODOLOGY

- Northern Arizona University's planned methodology utilizes a two-step process, which consists of both macro and micro level audits. Knowing the construction date of a building and the date when major building improvements occur, staff can estimate the magnitude of the campus deferred maintenance needs at a macro level. These figures can be calibrated by comparing them to previous campus audits completed by professional auditing firms. Building inspections performed by in-house staff used in conjunction with review of maintenance and repair data provided by the work order management system can identify the most obvious and/or priority needs. These identified items can be prioritized and addressed by critical status and available funding. It is anticipated the NAU program will be implemented by FY17 and will include, at a minimum, an annual audit schedule of 25% of NAU facilities. This program will comply with state requirements for annual facility inspections and enhance preventive measures to avoid costly maintenance. For buildings inspected during previous years, deferred maintenance estimates will be updated annually by reviewing completed facilities improvement projects, inflation, and a 2% factor for standard deferred maintenance deterioration.

- A combination of internal and external reviews of buildings will be utilized in cases where systems or facilities require extensive engineering review. Completed projects that remediate Deferred Maintenance, or newly discovered issues, are documented. Building Deferred Maintenance estimates will continue to be updated by reviewing annual maintenance and construction projects.

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN**

ALLOCATIONS TO REDUCE DEFERRED MAINTENANCE

Source of Funds	FY 2015	FY 2016	FY 2017	TOTAL
State Appropriations				
Building Renewal ⁽¹⁾	\$ 336,000		\$ 15,137,062	\$ 15,473,062
Other				
Local Funds				
Retained Tuition	786,102	1,000,000	1,000,000	2,786,102
Indirect Cost	1,875,701	4,675,000	4,675,000	11,225,701
Gifts				
Auxiliary	807,314	5,000,000	5,000,000	10,807,314
Debt Financed Proceeds ⁽²⁾	21,430,108	16,172,100	2,853,900	40,456,108
TOTAL	\$ 25,235,224	\$ 26,847,100	\$ 28,665,962	\$ 80,748,286
Budgeted Use of Funds	FY 2015	FY 2016	FY 2017	TOTAL
Academic/Support	\$ 2,881,433	\$ 5,675,000	\$ 20,812,062	\$ 29,368,496
Auxiliary	22,237,422	21,172,100	7,853,900	51,263,422
Infrastructure ⁽³⁾	15,733			15,733
Other	100,636			100,636
TOTAL	\$ 25,235,224	\$ 26,847,100	\$ 28,665,962	\$ 80,748,286

Estimated End of Year Deferred Maintenance ⁽⁴⁾⁽⁵⁾	\$ 135,189,699	\$ 128,300,000	\$ 111,500,000
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NOTES:

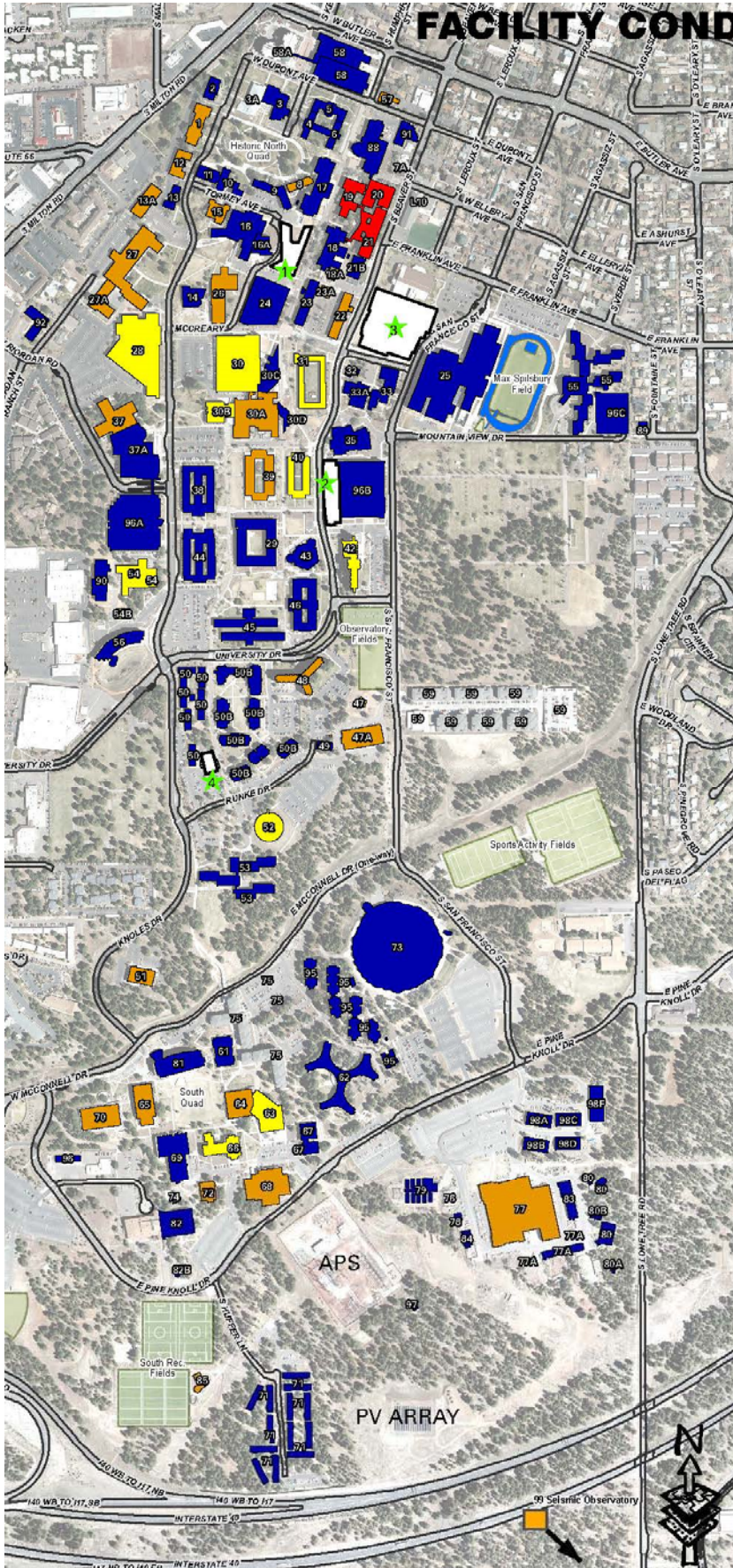
- 1) Building Renewal funds of \$336,000 were allocated in FY15.
- 2) Reflects total amount of debt to be used during that fiscal year. FY15 partially funded the new Aquatic Center which will replace the Wall Aquatic Center.
- 3) Estimates of infrastructure Deferred Maintenance will remain a separate issue, and will require the implementation of a new system to review and measure the backlog. Infrastructure is not included in estimated Deferred Maintenance totals.
- 4) FY 16 – 17 applied 0.65% of BR, Auxiliary, Indirect Cost and Retained funds.
- 5) FY 16 – 17 Deferred Maintenance estimate projections have not been adjusted for anticipated inflation /deflation factors.

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN
FACILITY CONDITION INDEX MAP**

NORTHERN ARIZONA UNIVERSITY FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN

FACILITY CONDITION INDEX MAP

Northern Arizona University at Flagstaff
June 30, 2015



FCI

- <5% (Good)
- 5% - 10% (Fair)
- >10% - 40% (Poor)
- >=40% or Demolish
- New Construction

Facility Code Index is the deferred maintenance dollars divided by the total building replacement cost. These percentages are based on the most current available data.

★ NEW CONSTRUCTION

- ★ Science & Health #36
- ★ Student & Academic Services #60
- ★ Aquatic & Tennis Complex #86
- ★ International Pavilion #50A

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN
BUILDING INVENTORY REPORT**

**NORTHERN ARIZONA UNIVERSITY
 FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN
 BUILDING INVENTORY SUMMARY
 As of June 30, 2015**

Category	Academic/Support Facilities	Auxiliary Facilities ⁽¹⁾	Total
Number of Facilities ^(2,3)	85	36	121
GSF ⁽⁴⁾	3,470,378	3,120,838	6,591,216
Estimated Replacement Value	\$1,360,320,636	\$627,711,404	\$1,988,032,040
FY 2017 Building Renewal Request ⁽⁵⁾	\$15,137,062	Not Applicable	\$15,137,062

Notes:

(1) Auxiliary enterprise facilities (essentially self-supporting entities) do not qualify for state appropriated Building Renewal Funding.

(2) Tinsley (Building 44), Aspen Crossing (Building 29), and Cowden (Building 38) Residence Halls contain academic classroom space and are included in auxiliary facilities for this report. North Union 1899/Prochnow (Building 3) and the Bookstore (Building 35) contain both Academic/Support and Auxiliary space. For the purposes of the Building Inventory Summary, the “Number of Facilities” row will categorize a mixed use facility based on the highest GSF usage.

(3) Some facilities are complexes consisting of several individual building structures, but for the purposes of this report are counted as one building. NAU is in the process of creating a new building numbering system in which each individual building will be identified separately. The multi-building facilities are: Campus Heights (Building 50), McKay Village (Building 50B), South Village Apartments (Building 71), Facility Services Annex (77A), Ceramics (Building 80), and Pine Ridge Village (Building 95).

(4) A measuring of all buildings to verify GSF is underway. Thirty percent of buildings were verified in FY15 and are reflected in this report. The remaining buildings will be updated in FY16.

(5) Building Renewal is computed each year following a standard formula that considers the building age, current replacement value, and renovation/renewal history. When calculating the current replacement value, ABOR instructed the universities to utilize the initial building replacement costs as calculated by the April 2002 Construction Cost Control Guidelines. To calculate the 2017 value, ABOR instructed NAU to utilize a 8.94% inflation factor. This computed figure is the basis of the University’s FY 2017 Building Renewal Request.

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN
BUILDING INVENTORY REPORT**

Bldg No. ⁽¹⁾	Facility Name	Original Constr. Date	Original Const. Cost	Adjusted Const. Date ⁽²⁾	Academic/Support GSF ⁽³⁾	Auxiliary GSF ⁽⁴⁾	Current Replacement Value ⁽⁵⁾	Calculated Renewal Request ⁽⁶⁾	Fiscal Year Inspected ⁽⁷⁾	2015 Total Deferred Maint. ⁽⁸⁾	FCI
001	GAMMAGE	1930	\$130,000	1930	44,442		\$15,486,984	\$405,091	2003	\$5,503,508	36%
002	BLOME	1919	\$108,000	1963	19,510		\$3,724,868	\$97,431	2003	\$167,806	5%
003	NORTH UNION 1899 / PROCHNOW	1952	\$611,333	2011	26,527	23,714	\$12,439,381	\$13,536	2011	\$72,264	1%
004	MORTON HALL	1914	\$38,662	1914		27,306	\$4,631,404	\$0	1998	\$17,817	0%
005	NORTH HALL	1935	\$152,797	1935		22,711	\$10,570,081	\$0	1998	\$69,753	1%
006	CAMPBELL HALL	1916	\$58,000	1916		20,095	\$3,014,352	\$0	1998	\$56,915	2%
07A	BEAVER STREET HOUSE	1945	\$329,792	2014	1,714		\$359,275	\$188	2014	\$6,596	2%
008	BURY	1908	\$24,000	1930	17,470		\$5,072,822	\$132,689	2003	\$1,521,015	30%
009	TAYLOR HALL	1905	\$10,615	1905		32,688	\$7,622,135	\$0	1998	\$83,295	1%
010	OLD MAIN	1894	\$40,000	1990	31,259		\$15,494,203	\$202,640	2003	\$312,732	2%
011	ASHURST	1918	\$162,118	1990	18,390		\$9,761,182	\$127,661	2003	\$122,704	1%
012	GEOLOGY	1948	\$350,304	1983	22,559		\$7,397,029	\$123,829	2010	\$1,088,178	15%
013	GEOLOGY ANNEX	1975	\$150,000	1975	7,904		\$2,269,217	\$47,484	2010	\$54,609	2%
013A	ROSEBERRY APARTMENTS	1962	\$1,055,791	1962		31,744	\$6,078,080	\$0	2003	\$864,353	14%
014	NATIVE AMERICAN CULTURAL CENTER	2011	\$7,000,000	2011	12,849		\$9,105,524	\$19,054	2011	\$41,283	0%
015	RILES	1926	\$51,775	1986	29,470		\$11,980,383	\$181,754	2003	\$1,714,796	14%
016	COMMUNICATION	1960	\$835,956	2004	79,580		\$33,262,082	\$191,407	2004	\$682,910	2%
016A	EXTENDED CAMPUSES AND ARIZONA UNIVERSITIES NETWORK	2009	\$12,500,000	2009	49,580		\$16,741,156	\$52,548	2010	\$40,750	0%
017	SCIENCE LABORATORY	2007	\$37,325,000	2011	105,914		\$51,563,990	\$107,900	2011	\$57,310	0%
018	LIBERAL ARTS	1963	\$673,100	2011	59,209		\$19,430,399	\$40,659	2011	\$13,009	0%
018A	BIOLOGY GREENHOUSE	1971	\$2,885	1971	3,325		\$1,158,433	\$26,665	2010	\$121,218	10%
019	PHYSICAL SCIENCES	1960	\$704,702	1960	51,318		\$22,900,066	\$598,994	2003	\$9,253,775	40%
020	CHEMISTRY	1968	\$1,707,015	1968	74,103		\$35,346,176	\$869,072	2012	\$16,451,956	47%
021	BIOLOGICAL SCIENCES	1967	\$1,717,234	1967	89,247		\$39,355,695	\$988,245	2003	\$15,569,416	40%
021A	WALL AQUATIC CENTER	1983	\$4,670,125	1983	50,074		\$17,311,201	\$289,796	2012	\$8,684,426	50%
021B	BIOLOGICAL SCIENCES ANNEX	1989	\$710,955	1989	8,614		\$3,513,736	\$47,792	2010	\$126,009	4%
022	PETERSON	1958	\$562,908	1958	39,648		\$12,329,710	\$322,507	2010	\$1,414,377	11%
023	BABBITT ACADEMIC ANNEX	1958	\$594,012	1965	40,313		\$13,904,474	\$363,697	2010	\$333,438	2%
023A	ACADEMIC ANNEX	1996	\$252,445	1996	3,600		\$1,093,716	\$10,871	2003	\$329,506	30%
024	NORTH HEATING AND COOLING PLANT	1949	\$148,704	2011	56,005		\$33,457,070	\$70,011	2011	\$97,072	0%
025	HEALTH AND LEARNING CENTER	2011	\$106,000,000	2011	283,009		\$137,883,647	\$288,528	2011	\$695,963	1%
026	ADEL MATHEMATICS	1962	\$747,166	1962	43,924		\$14,470,611	\$378,506	2015	\$4,658,181	32%
027	EASTBURN EDUCATION	1958	\$1,009,405	1996	77,324		\$25,281,614	\$251,289	2003	\$3,441,514	14%
027A	INSTITUTE FOR HUMAN DEVELOPMENT	1966	\$236,989	1966	15,370		\$2,327,831	\$59,671	2003	\$654,270	28%

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN
BUILDING INVENTORY REPORT**

Bldg No. ⁽¹⁾	Facility Name	Original Constr. Date	Original Const. Cost	Adjusted Const. Date ⁽²⁾	Academic/Support GSF ⁽³⁾	Auxiliary GSF ⁽⁴⁾	Current Replacement Value ⁽⁵⁾	Calculated Renewal Request ⁽⁶⁾	Fiscal Year Inspected ⁽⁷⁾	2015 Total Deferred Maint. ⁽⁸⁾	FCI
028	CLINE LIBRARY	1965	\$1,046,357	1991	207,325		\$68,229,557	\$856,642	2003	\$4,659,800	7%
029	ERNEST CALDERON LEARNING COMMUI	2009	\$29,185,868	2009		115,859	\$38,451,273	\$0	2009	\$368,472	1%
030	UNIVERSITY UNION FIELDHOUSE	1965	\$914,850	1979	88,019		\$32,470,817	\$611,521	2003	\$1,769,234	5%
030A	UNIVERSITY UNION DINING SERVICES	1986	\$7,161,000	1986		65,507	\$27,563,282	\$0	2010	\$2,822,597	10%
030B	UNIVERSITY UNION STUDENT SERVICES	1989	\$2,610,751	1989	25,825		\$7,726,948	\$105,099	2010	\$733,446	9%
030C	UNIVERSITY UNION FOOD COURT	2009	\$9,500,000	2009		32,877	\$12,515,889	\$0	2009	\$123,582	1%
030D	UNIVERSITY UNION DINING EXPANSION	2014	\$4,761,685	2014		10,511	\$5,187,380	\$0	2014	\$10,582	0%
031	GILLENWATER HALL	1960	\$630,860	1981		37,309	\$6,612,556	\$0	1998	\$362,299	5%
032	HOTEL & RESTAURANT MGMT (HRM) N	1974	\$35,700	1974	2,762		\$804,501	\$17,255	2010	\$25,825	3%
033	HRM - EUGENE M. HUGHES BLDG	1988	\$48,700	2011	17,145		\$7,373,674	\$15,430	2011	\$19,540	0%
033A	HRM - EUGENE M. HUGHES BLDG	1988	\$188,888	1988	14,601		\$8,181,964	\$115,568	2011	\$6,782	0%
035	BOOKSTORE	1967	\$243,736	1967	17,571	31,745	\$10,093,866	\$91,247	2011	\$94,713	1%
037	PERFORMING AND FINE ARTS	1969	\$2,288,408	1975	127,765		\$39,236,178	\$821,036	2011	\$5,337,821	14%
037A	ARDREY AUDITORIUM	1972	\$3,149,009	2012	39,251		\$27,466,909	\$43,107	2011	\$275,000	1%
038	COWDEN LEARNING COMMUNITY	1964	\$1,269,297	1964		97,702	\$23,390,799	\$0	2010	\$188,843	1%
039	RAYMOND HALL	1962	\$1,056,277	1977		52,939	\$14,469,911	\$0	1998	\$1,557,185	11%
040	MCDONALD HALL	1962	\$1,007,745	1962		30,582	\$7,442,370	\$0	1998	\$518,977	7%
042	SECHRIST HALL	1966	\$1,720,523	1966		121,754	\$34,252,599	\$0	2010	\$2,748,168	8%
043	GATEWAY STUDENT SUCCESS CENTER	1967	\$527,127	2003	18,163		\$5,035,884	\$31,614	2003	\$93,942	2%
044	TINSLEY HALL	1964	\$1,225,000	1964		99,150	\$20,348,415	\$0	2010	\$117,805	1%
045	WILSON HALL	1965	\$1,269,297	1965		91,637	\$22,521,325	\$0	2010	\$151,289	1%
046	ALLEN HALL ATMOSPHERIC RESEARCH	1967	\$1,513,134	1967		93,429	\$22,644,722	\$0	2012	\$8,393	0%
047	OBSERVATORY/LUTZ TELESCOPE	1953	\$32,272	1953	1,592		\$846,728	\$22,148	2003	\$83,919	10%
047A	ROTC/PROPERTY ADMINISTRATION	1973	\$148,704	1973	25,182		\$5,233,941	\$114,999	2010	\$531,009	10%
048	REILLY HALL	1969	\$2,033,274	1969		117,529	\$32,923,665	\$0	1998	\$3,516,538	11%
049	ANTHROPOLOGY LABORATORY	1977	\$85,000	1977	3,400		\$1,269,299	\$25,233	2010	\$45,041	4%
050	CAMPUS HEIGHTS APARTMENTS	1963	\$885,286	1963		53,801	\$11,600,768	\$0	2010	\$161,727	1%
050B	MCKAY VILLAGE	2006	\$30,000,000	2006		157,623	\$46,882,132	\$0	2006	\$609,873	1%
051	BABBITT ADMINISTRATIVE CENTER	1976	\$1,586,500	1976	29,450		\$9,543,630	\$194,713	2003	\$2,226,713	23%
052	BILBY RESEARCH CENTER	1981	\$1,200,000	1981	19,197		\$7,806,873	\$138,858	2010	\$573,101	7%
053	GABALDON HALL	1984	\$6,841,000	1984		130,860	\$30,715,095	\$0	2011	\$174,428	1%
054	INFORMATION TECHNOLOGY SERVICES	1986	\$2,681,263	1986	5,544		\$1,887,688	\$28,638	2003	\$86,037	5%
054A	INFORMATION TECHNOLOGY TELECOM	1989	\$1,100,100	1989	23,706		\$6,711,239	\$91,283	2003	\$556,112	8%
054B	INFORMATION TECHNOLOGY ANNEX	1996	\$251,000	1996	2,985		\$182,334	\$1,812	2003	\$10,787	6%

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN
BUILDING INVENTORY REPORT**

Bldg No. ⁽¹⁾	Facility Name	Original Constr. Date	Original Const. Cost	Adjusted Const. Date ⁽²⁾	Academic/Support GSF ⁽³⁾	Auxiliary GSF ⁽⁴⁾	Current Replacement Value ⁽⁵⁾	Calculated Renewal Request ⁽⁶⁾	Fiscal Year Inspected ⁽⁷⁾	2015 Total Deferred Maint. ⁽⁸⁾	FCI
055	MOUNTAIN VIEW HALL	1990	\$14,100,000	1990		159,010	\$23,426,711	\$0	2012	\$183,422	1%
056	APPLIED RESEARCH AND DEVELOPMENT	2007	\$25,575,000	2007	59,623		\$49,464,130	\$207,012	2011	\$21,400	0%
057	PRINTING SERVICES HIGH COUNTRY CONFERENCE CENTER	1991	\$225,000	1991	5,111		\$1,175,629	\$14,760	2010	\$126,481	11%
058	AND PARKING DECK	2008	\$20,034,850	2008		167,563	\$26,395,154	\$0	2008	\$305,470	1%
061	LEARNING RESOURCE CENTER	1970	\$588,581	1970	19,648		\$7,074,785	\$166,549	2010	\$161,287	2%
062	MCCONNELL HALL	1971	\$3,414,490	1971		163,633	\$43,873,827	\$0		\$94,579	0%
063	SOUTH DINING	1970	\$645,812	1970		44,516	\$9,566,467	\$0	2003	\$689,940	7%
064	DU BOIS CENTER THE RAUL H. CASTRO SOCIAL AND	1971	\$1,035,881	1971	55,956		\$24,587,491	\$565,956	2003	\$6,568,294	27%
065	BEHAVIORAL SCIENCES BUILDING	1970	\$1,590,520	1970	63,321		\$20,658,287	\$486,320	2003	\$4,037,324	20%
066	HEALTH PROFESSIONS	1970	\$1,542,838	1970	61,617		\$22,836,568	\$537,600	2010	\$2,003,925	9%
067	SOUTH HEATING AND COOLING PLANT	1970	\$973,000	2005	16,168		\$13,027,624	\$68,152	2003	\$42,502	0%
068	ROLLE ACTIVITY CENTER	1972	\$1,280,000	1972	47,956		\$20,697,497	\$465,588	2003	\$2,149,806	10%
069	ENGINEERING	1972	\$2,030,856	2005	89,460		\$40,376,636	\$211,225	2005	\$103,427	0%
070	SBS WEST	1972	\$735,715	1972	71,312		\$25,522,786	\$574,133	2014	\$3,676,846	14%
071	SOUTH VILLAGE	1972	\$1,586,500	1984		107,338	\$22,773,947	\$0	1998	\$29,886	0%
072	NURSING	1978	\$979,000	1978	19,696		\$6,856,774	\$132,720	2010	\$1,007,861	15%
073	WALKUP SKYDOME	1977	\$6,666,400	2011	272,834		\$100,800,571	\$210,930	2011	\$2,481,101	2%
074	RENEWABLE ENERGY TEST FACILITY	1972	\$10,000	1972	704		\$223,183	\$5,020	2003	\$3,257	1%
076	AVIAN COGNITION LABORATORY	1988	\$303,293	1988	5,402		\$1,930,922	\$27,274	2003	\$15,076	1%
077	FACILITY SERVICES	1988	\$4,769,470	1988	132,586		\$30,099,795	\$425,151	2003	\$4,072,741	14%
077A	FACILITY SERVICES ANNEX	1989	\$146,000	1989	9,833		\$2,048,498	\$27,863	2003	\$22,996	1%
078	CHEMICAL STORAGE	2014	\$1,582,000	2014	1,741		\$1,723,431	\$902	2014	\$31,640	2%
079	GREENHOUSE COMPLEX	1989	\$1,182,188	1989	17,009		\$5,417,923	\$73,692	2003	\$94,410	2%
080	CERAMICS COMPLEX	1989	\$950,000	1989	9,009		\$3,845,916	\$52,310	2003	\$142,796	4%
080A	TEA HOUSE	2003	\$158,805	2003		625	\$284,990	\$0	2003	\$3,176	1%
080B	CERAMICS CLAY MIXING	2014	\$550,500	2014	1,262		\$599,715	\$314	2014	\$11,010	2%
081	W.A. FRANKE COLLEGE OF BUSINESS	2005	\$24,075,000	2005	108,016		\$47,052,717	\$246,150	2005	\$113,541	0%
082	SOUTHWEST FOREST SCIENCE COMPLEX	1992	\$21,000,000	1992	72,601		\$26,106,516	\$314,118	2003	\$227,839	1%
082B	HOGAN	2001	\$23,203	2001		425	\$193,793	\$0	2001	\$464	0%
083	KNAU / MOUNTAIN CAMPUS TRANSIT	1994	\$184,558	1994	12,120		\$3,259,521	\$35,809	1997	\$37,622	1%
084	SCULPTURE STUDIO	1994	\$102,274	2005	4,200		\$2,220,441	\$11,616	2005	\$22,648	1%
085	SOUTH REC FIELDS COMPLEX	2009	\$653,156	2009		2,154	\$1,169,046	\$0	2009	\$130,631	11%
088	WETTAW	2000	\$12,434,561	2000	80,221		\$32,198,112	\$252,660	2003	\$567,289	2%
089	FOUNTAIN APARTMENT	1940	\$73,000	1980		1,549	\$539,974	\$0	2012	\$1,899	0%

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN
BUILDING INVENTORY REPORT**

Bldg No. ⁽¹⁾	Facility Name	Original Constr. Date	Original Const. Cost	Adjusted Const. Date ⁽²⁾	Academic/Support GSF ⁽³⁾	Auxiliary GSF ⁽⁴⁾	Current Replacement Value ⁽⁵⁾	Calculated Renewal Request ⁽⁶⁾	Fiscal Year Inspected ⁽⁷⁾	2015 Total Deferred Maint. ⁽⁸⁾	FCI
090	UNIVERSITY SERVICES	2012	\$9,549,198	2012	47,441		\$11,072,843	\$17,378	2012	\$21,222	0%
091	CENTENNIAL	1999	\$2,500,000	1999	11,138		\$3,351,080	\$28,049	2004	\$38,813	1%
092	PONDEROSA	1968	\$742,500	1977	10,464		\$3,777,644	\$75,097	2011	\$65,053	2%
095	PINE RIDGE VILLAGE	2002	\$13,375,000	2002		115,885	\$33,396,311	\$0	2012	\$33,034	0%
096	HUFFER LANE FACILITY	1976	\$1,325,000	1976	5,220		\$1,312,431	\$26,777	2010	\$26,500	2%
096A	KNOLES PARKING GARAGE	2007	\$15,000,000	2007		296,000	\$23,441,066	\$0	2007	\$100,228	0%
096B	SAN FRANCISCO PARKING GARAGE	2012	\$22,383,387	2012		463,086	\$25,954,821	\$0	2012	\$49,744	0%
096C	MOUNTAIN VIEW GARAGE	1990	\$3,500,000	1990		82,800	\$11,397,983	\$0	2012	\$77,783	1%
097	WASTE WATER TRAINING FACILITY	1998	\$10,000	1998	1,546		\$500,835	\$4,454	2011	\$260	0%
098A	UNIVERSITY POLICE	2003	\$900,000	2009	9,624		\$2,957,711	\$9,284	2009	\$5,906	0%
098B	CONTRACTING AND PURCHASING SERVI	2003	\$900,000	2012	9,624		\$2,957,711	\$4,642	2012	\$2,342	0%
098C	ENGINEERING RESEARCH	2003	\$900,000	2012	9,624		\$4,186,396	\$6,570	2012	\$2,342	0%
098D	ANTHROPOLOGY	2003	\$900,000	2003	9,624		\$3,223,005	\$20,233	2003	\$5,906	0%
098F	RLSS WAREHOUSE	2009	\$3,900,000	2009		17,183	\$5,138,102	\$0	2009	\$101,467	2%
099	SEISMIC OBSERVATORY	1977	\$13,500	1977	553		\$125,108	\$2,487	2000	\$351	0%
YUMA1	NAU YUMA ACADEMIC FACILITY	1996	\$7,650,000	1996	52,434		\$12,897,150	\$128,193	2010	\$127,978	1%
YUMA2	NAU YUMA RESEARCH FACILITY	2010	\$6,500,000	2010	12,225		\$8,705,401	\$22,771	2010	\$42,278	0%
KINGMAN1	NAU MOJAVE KINGMAN	1997	\$409,000	1997	8,100		\$2,970,838	\$27,975	2009	\$264,001	9%
PHXB1	HEALTH SCIENCES EDUCATION BUILDIN	2012	\$7,480,000	2012	13,620		\$8,673,489	\$13,612	2013	\$149,600	2%
Totals			\$548,010,435		3,470,378	3,120,838	\$1,988,032,040	\$15,137,062		\$135,189,699	

FOOTNOTES

- (1) All buildings in the system are listed; excludes space leased from others unless a lease-purchase.
- (2) As adjusted for applicable projects using the Sherman-Dergis method. 100% Auxiliary enterprise buildings were not adjusted.
- (3) The measurement of all buildings to verify GSF is underway. Thirty percent of buildings were verified in FY15 and are reflected in this report.
The remaining buildings will be updated in FY16.
- (4) Auxiliary enterprises do not generate building renewal allocation amounts.
- (5) Estimated replacement values are calculated using the Regents' Construction Cost Control and Professional Fee Guidelines.
- (6) Renewal request is calculated using the Sherman-Dergis formula with direction from the Regents' central office.
- (7) Building inspections are completed by Facility Services within a four-year cycle; these buildings were inspected during 2010;
- (8) Deferred Maintenance costs do not reflect code items. Costs reflected only restore building to original construction.

**NORTHERN ARIZONA UNIVERSITY
FY 2017– 2019 CAPITAL IMPROVEMENT PLAN**

LEASE REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2017– 2019 CAPITAL IMPROVEMENT PLAN**

SUMMARY OF LEASES IN EFFECT DURING FY 2015

	Number of Leases	Gross Square Feet	Acres	Lease \$/Year (Receipt) Expenditures	Number of Leases Continued	Number of Leases to be Terminated at Lease Expiration	Number of Leases to be Terminated early without Penalty
NAU as Lessor	10	606,246	9.5	(\$901,198)	10	0	0
NAU as Lessee	51	183,928	28.4	\$2,647,325	39	5	7
Capital Lease	1	N/A	N/A	N/A	1	0	0

Notes

(1) The Board has delegated to the universities the responsibility to establish leases (including amendments and renewals) without specific Board approval unless:

As Lessor (university leasing to others) - the lease including all renewals runs longer than 10 years, or the annual base lease amount exceeds \$500,000, or the rental rate is less than the fair market value of the property.

As Lessee (university leases from others) - the lease including all renewals exceeds 5 years, or the total annual lease amount exceeds \$500,000.

(2) Any leases requiring Board approval will be brought forward as separate agenda items.

**NORTHERN ARIZONA UNIVERSITY
FY 2017– 2019 CAPITAL IMPROVEMENT PLAN
UNIVERSITY AS LESSEE**

**NORTHERN ARIZONA UNIVERSITY
FY 2017– 2019 CAPITAL IMPROVEMENT PLAN**

UNIVERSITY AS LESSEE:

LESSOR	TYPE	PROPERTY LOCATION	USER	GSF COST/GSF FY EXP COST		NON CANCELABLE TERM	CURRENT TERM	TYPE OF LEASE	USE OF SPACE
2400 N. Central LLC / Wells Fargo Bank (Contract #L10021)	T	2400 N Central Suites 300 and 306 Phoenix, AZ 85004	NAU / AZTAP Social Work & Behavioral Science	3,257 \$19.76 \$62,697.25 \$1,661.82 \$64,359.07	Square Feet Cost PSF Lease CAM Total	120 Day Written Notice	7/1/2005 6/30/2015	MG	Offices
American Tower (Contract # C0064)	C	Jacks Peak Page, AZ 86040	KNAU	N/A N/A \$6,180.00	Square Feet Cost PSF Total	180 Day Written Notice	N/A N/A	G	Radio Tower
Arboretum at Flagstaff (Contract #L10059)	C	4001 S. Woody Mountain Road Flagstaff, AZ 86001	Merriam Powell	5 \$0.00 \$0.00	Square Feet Cost PSF Total	30 Day Written Notice	1/1/2006 12/31/2055	GL	Research
Arboretum at Flagstaff (Contract #L10097)	C	4001 S. Woody Mountain Road Flagstaff, AZ 86001	Merriam Powell	5 \$0.00 \$0.00	Square Feet Cost PSF Total	30 Day Written Notice	5/1/2014 6/30/2064	GL	Research
Arizona State Land Department (Contract #L10101)	C	KR #99-2770-LAR Centennial Forest	Forestry	N/A \$1,000.00	Square Feet Total	No Notice Provided in Lease	12/1/2074	GL	Research
Arizona State Land Department (Contract #L10044)	C	APN: 103-24-007E NE Corner of Milton Road & I- Flagstaff, AZ	NAU	28.350 / \$0.00 \$0.00	Square Feet Cost PSF Total	Written notice of cancellation terms and mutual acceptance of	3/12/2014 3/11/2024	GL	Semi-improved campus border land and parking
Bruce Sidlinger (Contract #L10065)	T	1650 S Plaza Way Building A, Suite 4 Flagstaff, AZ 86001	CECMEE	1,600 \$11.55 \$17,485.68 \$347.55 \$320.02 \$333.39 \$18,486.64	Square Feet Cost PSF Lease Tax Gas Power Total	30 Day Written Notice	8/1/2014 5/29/2015	G	Classrooms and Labs
Central Arizona College - Pinal County (Contract #L10066)	C	Signal Peak Campus 8470 N Overfield Rd, Rm 117, Coolidge, AZ 85128	Extended Campuses	Signal Peak Campus 2,160 \$17.02 \$36,760.00	Square Feet Cost PSF Total	180 Day Written Notice	8/1/2007 9/30/2015	G	3 Offices 2 Classrooms
	TE	Superstition Mt. Campus 273 E. Old West Highway, Rm 207 Apache Junction, AZ 85219		Superstition Mt. Campus 150 \$8.00 \$1,200.00	Square Feet Cost PSF Total		9/30/2015	G	2 Offices 1 Classroom
	TE	Aravaipa Campus 80440 e. Aravaipa Rd, Rm A-8 Winkelman, AZ 85192		Aravaipa Campus 125 \$9.60 \$1,200.00	Square Feet Cost PSF Total		9/30/2015	G	Office

**NORTHERN ARIZONA UNIVERSITY
FY 2017– 2019 CAPITAL IMPROVEMENT PLAN**

UNIVERSITY AS LESSEE:

LESSOR	TYPE	PROPERTY LOCATION	USER	GSF COST/GSF FY EXP COST		NON CANCELABLE TERM	CURRENT TERM	TYPE OF LEASE	USE OF SPACE
Consolidated Investment (Contract #L10063)	C	1300 S. Milton Road Ste. 207, 208, 210-213, 225-226 Flagstaff, AZ 86001	ETC	3,036 \$23.94 \$72,678.19 \$1,740.00 \$74,418.19	Square Feet Cost PSF Lease Breakroom Total	120 Days Notice to Renew & Terminate	3/1/1996 1/31/2016	G	Offices
Crown Atlantic Co LLC (Contract #L10034)	C	Grand Canyon Airport Highway 64 Tusayan, AZ 86046	AZ Tusay AN CAC - KNAU	N/A N/A \$10,145.11 \$411.02 \$10,556.13	Square Feet Cost PSF Lease Tax Total	No Notice Provided in Lease	3/26/2001 3/25/2016	MG	Communications Tower Lease
DCI Shopping Center, Inc. (Contract #L10033)	TE	PO Box 10 Chinle, AZ 86503	Extended Campuses	2,400 \$19.84 \$32,051.00 \$14,490.00 \$192.40 \$560.33 \$315.00 \$47,608.73	Square Feet Cost PSF Lease Janitorial Disposal Water CAM Total	90 Day Written Notice	8/1/2011 9/30/2015	MG	Classrooms Offices
East Valley Adult (Contract #L10028)	C	Red Mountain Active Adult Cent 7750 E. Adobe Street Mesa, AZ 85207	Extended Campuses	100 \$15.00 \$1,500.00	Square Feet Cost PSF Total	30 Day Written Notice	9/1/2010 12/31/2015	G	Offices
Flagstaff Unified School South Beaver School (Contract #L10025)	C	506 South Beaver Stree Flagstaff, AZ 86011	Program in Intensive English	28,024 \$6.42 \$180,000.00	Square Feet Cost PSF Total		10/1/2010 9/29/2015	NNN	Classrooms
Graham Community College / Eastern Arizona (Contract #L10019)	C	615 North Stadium Ave Thatcher, AZ 8552	Extended Campuses	2,600 \$17.19 \$22,495.07 \$4,020.65 \$17,892.23 \$44,694.77	Square Feet Cost PSF Lease CAM TI Total	180 Day Written Notice	8/1/2002 7/31/2022	MG	Classrooms Offices
Ganado Unified School (Contract # L10041)	C	PO Box 1757 Ganado, AZ 86505	Extended Campuses	1,440 \$6.00 \$8,640.00	Square Feet Cost PSF Total	180 Day Written Notice	1/1/2003 6/30/2017	G	Classrooms Offices

**NORTHERN ARIZONA UNIVERSITY
FY 2017– 2019 CAPITAL IMPROVEMENT PLAN**

UNIVERSITY AS LESSEE:

LESSOR	TYPE	PROPERTY LOCATION	USER	GSF COST/GSF FY EXP COST		NON CANCELABLE TERM	CURRENT TERM	TYPE OF LEASE	USE OF SPACE
Government Property Income (Was CWSP) (Contract #L10092)	C	North Valley 15451 North 28th Avenue #128 Phoenix, AZ 85053	Extended Campuses	66,743 \$18.50 \$804,314.64 \$27,151.14 \$831,465.78	Square Feet Cost PSF Lease Add Rent Total	270 Day Written Notice	4/1/2014 3/21/2025	MG	Offices
Guyann Corporation (Contract #L10040)	C	Mormon Mountiain	KNAU	N/A N/A \$23,903.06	Square Feet Cost PSF Total		4/28/1999 4/27/2015	G	Radio Tower
Kayenta Unified School (Contract #L10029)	TE	Kayenta, AZ PO Box 337 Rm #203 & 205	Extended Campuses	1,770 \$10.50 \$18,585.00	Square Feet Cost PSF Total	180 Day Written Notice	10/1/2011 9/30/2015	G	One Office One Classroom
Malachite LLC - NAU (Contract #L10093)	TE	220 East 16th Street Suite A Yuma, AZ	Extended Campuses	2,526 \$25.93 \$34,093.44 \$13,034.16 \$17,277.96 \$1,022.80 \$65,487.72	Square Feet Cost PSF Lease Add Rent TI Tax Total		10/1/2013 9/30/2015	MG	Classroom Office
MCCCD Chandler Gilbert (Contract #L10039)	C	2626 E. Pecos Road Rm #JAC107-111 Chandler, AZ 85225	Extended Campuses	600 \$50.00 \$15,600.00 \$9,600.00 \$4,800.00 \$30,000.00	Square Feet Cost PSF Lease Janitorial Security Total	180 Day Written Notice	5/26/2004 6/30/2016	MG	Admin & Faculty Office Space
MCCCD Estrella Mountain (Contract #L10007)	C	3000 N. Dysart Road Rm KOMA 116 & 117 Avondale, AZ 85392	Extended Campuses	260 \$37.74 \$8,191.42 \$1,620.00 \$9,811.42	Square Feet Cost PSF Lease Phone Total	180 Day Written Notice	1/1/2014 12/31/2018	MG	Admin Office Space
MCCCD Gateway College (Contract #L10046)	C	108 N. 40th Street Rm 1146 Phoenix, AZ 85034	Extended Campuses	96 \$78.13 \$7,500.00	Square Feet Cost PSF Total	180 Day Written Notice	7/1/2007 6/30/2015	G	Admin Office Space
MCCCD Glendale College (Contract #L10086)	C	6000 W. Olive Avenue Rm 02-126, CL-24 & CL-29 Glendale, AZ 85302	Extended Campuses	220 \$31.36 \$5,280.00 \$1,620.00 \$6,900.00	Square Feet Cost PSF Lease Voice/Data Total		7/1/2012 6/30/2016	MG	Admin Office Space

**NORTHERN ARIZONA UNIVERSITY
FY 2017– 2019 CAPITAL IMPROVEMENT PLAN**

UNIVERSITY AS LESSEE:

LESSOR	TYPE	PROPERTY LOCATION	USER	GSF COST/GSF FY EXP COST		NON CANCELABLE TERM	TERI	CURRENT TERM	TYPE OF LEASE	USE OF SPACE
MCCCD Mesa College / East Valley (Contract #L10058)	C	Carousel Condominiums 145 N Centennial Way Mesa, AZ 85201	Extended Campuses	9,827 \$28.97 \$194,083.25 \$80,628.40 \$10,000.00 \$284,711.65	Square Feet Cost PSF Lease Add Rent Parking Total	180 Day Written Notice		7/1/2012 6/30/2017	MG	Classrooms and
MCCCD Mesa Southern (Contract #L10056)	C	Academic Advisor Center 1833 W. Southern Avenue, Rm Mesa, AZ 85202	Extended Campuses	100 \$22.66 \$2,266.00	Square Feet Cost PSF Total	No Notice Provided in Lease		7/1/2012 6/30/2015	G	Admin Office Space
MCCCD Paradise Valley Community College (Contract #L10016)	C	18401 North 32nd Street Phoenix, AZ 85032	Extended Campuses	3,770 \$25.47 \$99,221.90	Square Feet Cost PSF Total	180 Day Written Notice		7/1/2011 6/30/2017	G	Admin Office Space Classrooms
MCCCD Phoenix College (Contract #L10038)	C	1202 West Thomas Road Hannelly Center Phoenix, AZ 85013	Extended Campuses	90 \$68.07 \$6,126.00	Square Feet Cost PSF Total	No Notice Provided in Lease		7/1/2010 6/30/2015	G	Admin Office Space
MCCD Rio Salado - Community Queen (Contract #C4454)	C	21740 S. Ellsworth Road Queen Creek, AZ	Extended Campuses	138 \$35.33 \$4,875.00	Square Feet Cost PSF Total			1/1/2014 12/31/2019	G	Office Space
MCCD Rio Salado - Community Surprise (Contract #C1004)	C	City Center Complex 15950 W. Civic Center Plaza Surprise, AZ	Extended Campuses	138 \$35.33 \$4,875.00	Square Feet Cost PSF Total			7/1/2011 6/30/2016	G	Office Space
MCCCD Scottsdale Community College (Contract #L10031)	C	Scottsdale CC 9000 E Chaparral Rd Rm 1 - 4 Scottsdale, AZ 85256	Extended Campuses	3,867 \$34.89 \$127,340.31 \$500.00 \$7,082.87 \$134,923.18	Square Feet Cost PSF Lease Phone/Fax Electric Total	180 Day Written Notice		1/1/2009 6/30/2019	MG	Classrooms Offices
MCCCD South Mountain Community College (Contract #L10036)	C	7050 South 24th Street Phoenix, AZ 85042	Extended Campuses	2,990 \$14.52 \$43,420.00	Square Feet Cost PSF Total	No Notice Provided in Lease		8/1/2006 7/31/2016	G	Classrooms Office

**NORTHERN ARIZONA UNIVERSITY
FY 2017– 2019 CAPITAL IMPROVEMENT PLAN**

UNIVERSITY AS LESSEE:

LESSOR	TYPE	PROPERTY LOCATION	USER	GSF COST/GSF FY EXP COST		NON CANCELABLE TERM	CURRENT TERM	TYPE OF LEASE	USE OF SPACE
Mohave Community Contract #L10060	C	1977 Acoma Blvd West Lake Havasu City, AZ 86403 Building #2000	Extended Campuses	Kingman Campus		180 Day Written Notice	7/1/2004 6/30/2018	G	Office Classrooms
				2,530	Square Feet				
				\$0.00	Cost PSF				
				\$0.00	Total				
	C	Bullhead City Campus Rooms 203A & 203		Bullhead City Campus			7/1/2004 6/30/2018	G	Office Classrooms
				1,385	Square Feet				
				\$6.50	Cost PSF				
				\$9,000.00	Total				
	C	Lake Havasu Campus Building #200		Lake Havasu Campus			7/1/2004 6/30/2018	G	Office Classrooms
				1,322	Square Feet				
				\$9.83	Cost PSF				
				\$13,000.00	Total				
Niles Radio (Contract #L10096)	C	Devils Head (DH-2B) Flagstaff, AZ 86011	KNAU	N/A	Square Feet	30 Day Written Notice	12/1/2013 11/30/2018	G	Radio Tower
				N/A	Cost PSF				
				\$6,000.00	Total				
Northland Pioneer College (Contract #L10047)	C	White Mountain Campus Show Low, AZ 85901	Extended Campuses	110	Square Feet	90 Day Written Notice	7/1/2006 6/30/2015	G	Office
				\$10.91	Cost PSF				
				\$1,200.00	Total				
North Tucson Business Trust Partners, LLC (Contract #L10030)	C	3895 N Business Center Dr Suite 100 + 120 Tucson AZ 85705	Extended Campuses	11,219	Square Feet	30 Day Written Notice	12/1/2005 4/19/2016	MG	Offices
				\$15.27	Cost PSF				
				\$135,590.27	Lease				
				\$12,991.88	CAM				
				\$22,000.00	Electric				
				\$171,300.11	Total				
Pima Community College (Contract #L10002)	C	401 N Bonita Ave Tucson, AZ 85709	Extended Campuses	5,550	Square Feet	180 Day Written Notice	8/15/2000 8/15/2015	MG	Offices
				\$18.35	Cost PSF				
				\$49,870.36	Lease				
				\$8,784.60	CAM				
				\$42,969.82	TI				
				\$101,821.04	Total				
R&M Repeater (Contract #L10032)	C	Diamond Pt Mtn Gila County	KNAU	N/A	Square Feet		10/1/2014 9/30/2015	G	FM Translator
				\$6,569.34	Total				
Space 99, LLC (Contract #L10026)	C	99 East Virginia Avenue Suite 100 & 150 Phoenix, AZ 85004	Extended Campuses	5,071	Square Feet	120 Day Written Notice	3/1/2007 6/30/2015	MG	Offices
				\$18.08	Cost PSF				
				\$91,700.58	Lease				
				\$2,751.02	Tax				
				\$94,301.52	Total				

**NORTHERN ARIZONA UNIVERSITY
FY 2017– 2019 CAPITAL IMPROVEMENT PLAN**

UNIVERSITY AS LESSEE:										
LESSOR	TYPE	PROPERTY LOCATION	USER	GSF COST/GSF FY EXP COST		NON CANCELABLE TERI	CURRENT TERM	TYPE OF LEASE	USE OF SPACE	
St. Michaels Associated fo T Special Ed. (Contract #L10062)		Mustang Road St. Michaels, AZ 86511	Extended Campuses	1,457 \$6.70 \$9,755.00	Square Feet Cost PSF Total	30 Day Written Notice	8/1/2008 7/31/2015	G	Offices	
St. Michaels Associated fo T Special Ed. (Contract #L10054)		24' x 84' Modular Building St. Michaels, AZ 86511	Extended Campuses	1,374 \$7.10 \$9,755.00	Square Feet Cost PSF Total	30 Day Written Notice	6/1/2007 5/31/2015	G	Offices	
Tuba City Unified School District #15 (Contract #L10018)	T	Eagles Nest Campus, T5 & T6 PO Box 67 Tuba City, AZ 86045	Extended Campuses	1,800 \$3.69 \$6,639.94	Square Feet Cost PSF Total	30 Day Written Notice	6/30/1999 2/17/2015	G	Offices	
US Dept of Agriculture - Mt C Francis Communication Site (Contract #L10084)		Mt. Francis Prescott AZ 86301	KNAU	25 \$0.00 \$0.00	Square Feet Cost PSF Total	180 Day Written Notice	12/1/2011 12/31/2016	GL	Satellite Antenna & Transmitter	
White Mountain Apache (Contract #L10008)	C	Cooley Mountain Tower Site Pinetop, AZ 85935	KNAU	N/A \$6,000.00	Square Feet Total		7/1/2014 6/30/2015	G	FM Frequency Tower	
Whiteriver Unified School District #20 (Contract #L10064)	TE	963 S. Chief Avenue Whiteriver, AZ 85941	Extended Campuses	240 \$0.00 \$0.00	Square Feet Cost PSF Total	180 Day Written Notice	7/1/2012 9/30/2017	G	Offices	
Window Rock Unified Sch District #8 (Contract #L10013)	TE	PO Box 559 Ft Defiance, AZ 86504	Extended Campuses	225 \$6.67 \$1,500.00	Square Feet Cost PSF Total	90 Day Written Notice	7/1/2013 9/30/2014	G	Offices	
Yavapai Community College (Contract #L10011)	C	1100 E Sheldon Ave Rm #206, 129 &207E Prescott AZ 86301	Extended Campuses	Prescott Campus 1,965 \$6.25 \$12,285.00 Prescott Valley Library 11,593 \$11.00 \$127,523.00	Square Feet Cost PSF Total Square Feet Cost PSF Total	180 Day Written Notice	7/1/2012 6/30/2015	G G	Offices, Storage Reception, Classrooms Computer Lab	
Yavapai Community College - Radio Tower (Contract #L10095)	C	Mignus Mountain	KNAU	25 \$0.00 \$0.00	Square Feet Cost PSF Total	30 Day Written Notice	1/1/2014 12/31/2016	NNN	Radio Tower	

**NORTHERN ARIZONA UNIVERSITY
FY 2017– 2019 CAPITAL IMPROVEMENT PLAN**

NOTES:

(1) TYPE LEASE ENDS AS SHOWN BY TERMS - WILL BE

C: Continued

R: Renewed

T: Will be Terminated at Lease expiration.

TE: To be terminated early without penalty

(2) TYPE OF LEASE

Gross Lease (G): Tenant responsible for net sum of rent defined by Landlord.

Modified Gross Lease (MG): Tenant responsible for net sum of rent and proportionate share of CAM expenses after base year.

Net Lease (N): Tenant responsible for rent and property taxes on space.

Double Net Lease (NN): Tenant responsible for rent, property taxes and insurance premium on space.

Triple Net Lease (NNN): Tenant responsible for all operating costs (CAM, insurance, property tax) as well as rent fee.

Ground Lease (GL): Tenant is permitted and responsible for all improvement and operational costs and relevant taxes of a piece of land during the lease term.

**NORTHERN ARIZONA UNIVERSITY
FY 2017– 2019 CAPITAL IMPROVEMENT PLAN
UNIVERSITY AS LESSOR**

**NORTHERN ARIZONA UNIVERSITY
FY 2017– 2019 CAPITAL IMPROVEMENT PLAN**

UNIVERSITY AS LESSOR									
LESSEE	TYPE	PROPERTY LOCATION	LESSOR	GSF COST/GSF FY EXP COST		CURRENT TERM		TYPE OF LEASE	USE OF SPACE
Coconino Community College (Contract #: L10043)	C	2800 S Lone Tree Rd Flagstaff, AZ 86001	NAU	N/A \$0.00 \$0.00	Square Feet Cost PSF Total	11/19/1998	11/18/2097	GL	Community College
Drury Southwest Flagstaff, LLC (Contract #: L10042)	C	300 S Milton Flagstaff, AZ 86001	NAU	196,020 \$0.31 \$60,000.00	Square Feet Cost PSF Total	8/1/2007	7/31/2037	NNN	Hotel
Hopi Tribe (Contract #: C0640)	C	Bilby Reasearch Center Flagstaff, AZ 86001	NAU	225 \$10.67 \$2,400.00	Square Feet Cost PSF Total	9/1/2010	12/31/2015	G	Office
Martinez and Eckhart (Contract #: L10102)	C	423 S. Beaver Street Flagstaff, AZ 86001	NAU	1,714 \$2.10 \$3,600.00	Square Feet Cost PSF Total	11/1/2013	10/31/2018	G	Residential
New Cingular Wireless PCS, IC (Contract #L10100)		Ardrey Auditorium Roof Flagstaff, AZ 86011		560 \$40.72 \$7,232.26	Square Feet Cost PSF Total	3/7/2015	3/6/2020		Cell Tower
Northern AZ Real Estate Holdings - 1899 Grill (Contract #: L10085)	C	Building 3, DuPont Dr Flagstaff, AZ 86011	NAU	14,210 N/A \$0.13	Square Feet Cost PSF Total	2/28/2011	5/13/2017	G	Restaurant
Sprint Nextel Alamosa (Contract #: L10073)	C	Sechrist Hall Roof Flagstaff, AZ 86001	NAU	25 \$319.20 \$7,980.00	Square Feet Cost PSF Total	12/6/1999	12/12/2019	G	Cell Tower
ACC OP LLC - Hilltop (Contract #: L1760)	C	Hilltop - S San Francisco Flagstaff, AZ	NAU	278,083 \$1.56 \$432,644.16	Square Feet Cost PSF Total	5/16/2011	6/30/2051	NNN	Student Housing
ACC OP LLC - McConnell (Contract #: L10091)	C	The Suites - McConnell Flagstaff, AZ	NAU	115,434 \$2.92 \$337,433.08	Square Feet Cost PSF Total	5/16/2011	6/30/2051	NNN	Student Housing
ACC OP LLC - Phase II (Contract #: L10089)	C	The Suites - Phase II Flagstaff, AZ	NAU	1.34 \$49,908.00	Acres Cost PSF Total	7/1/2014	6/30/2019	NNN	Student Housing

**NORTHERN ARIZONA UNIVERSITY
FY 2017– 2019 CAPITAL IMPROVEMENT PLAN**

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(1) TYPE LEASE ENDS AS SHOWN BY TERMS - WILL BE

C: Continued

R: Renewed

T: Will be Terminated at Lease expiration.

TA: Termination as soon as possible.

(2) TYPE OF LEASE

Gross Lease (G): Tenant responsible for net sum of rent defined by Landlord.

Modified Gross Lease (MG): Tenant responsible for net sum of rent and proportionate share of CAM expenses after base year.

Net Lease (N): Tenant responsible for rent and property taxes on space.

Double Net Lease (NN): Tenant responsible for rent, property taxes and insurance premium on space.

Triple Net Lease (NNN): Tenant responsible for all operating costs (CAM, insurance, property tax) as well as rent fee.

Ground Lease (GL): Tenant is permitted and responsible for all improvement and operational costs and relevant taxes of a piece of land during the lease term.

**NORTHERN ARIZONA UNIVERSITY
 FY 2017– 2019 CAPITAL IMPROVEMENT PLAN
 CAPITAL LEASE**

CAPITAL LEASE				
LESSOR	TYPE	OUTSTANDING PRINCIPAL	CURRENT TERM	CAPITAL USE
NAREH	C	\$5,811,000.00	9/30/2012 9/30/2030	University Services Building

NOTES:

C: Continued

R: Renewed

T: Will be Terminated at Lease expiration.

**NORTHERN ARIZONA UNIVERSITY
FY 2017– 2019 CAPITAL IMPROVEMENT PLAN
LAND REPORT**

**NORTHERN ARIZONA UNIVERSITY
 FY 2017– 2019 CAPITAL IMPROVEMENT PLAN
 REPORT ON ACQUISITIONS AND SALES OF
 LAND AND IMPROVEMENTS FY 2015**

Reference Number	Location/Description Intended Use	Transaction Dollars/Funding Account	Land Size (Acres)	Building Size (GSF)	Board Approved (MM/YY)
ACQUISITIONS					
	NO ACQUISITIONS	N/A			
	SUBTOTAL ACQUISITIONS:	0			
SALES					
	NO SALES	N/A			
	SUBTOTAL SALES:	\$0			
NET (COST)/INCOME		\$0			

This report includes all transactions formally concluded by the university between July 1, 2014 and June 30, 2015.

**NORTHERN ARIZONA UNIVERSITY
FY 2017– 2019 CAPITAL IMPROVEMENT PLAN**

CAPITAL PROJECT STATUS REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2017– 2019 CAPITAL IMPROVEMENT PLAN**

**CAPITAL EXPENDITURES SUMMARY
FY 2015 as of June 30, 2015**

Projects over \$100,000 by Category	FY 2015 Expenditures	Total Expenditures	Estimated Total Cost
New Construction			
Academic and Support Space	50,468,568	91,335,512	96,472,035
Auxiliary	21,917,321	151,284,011	174,220,995
Infrastructure	215,674	396,298	423,779
Capital Renewal			
Academic and Support Space	2,969,987	43,671,655	46,297,397
Auxiliary	2,945,752	5,280,723	6,514,561
Infrastructure	6,072,083	10,975,509	12,515,429
Accessibility	452,838	452,838	901,654
Major Maintenance/System Replacement	1,751,951	2,170,405	3,352,245
Major Maintenance/Energy Conservation	737,259	17,010,116	18,000,000
Life Safety/Code Compliance	15,122,000	21,468,498	25,567,712
Other Capital Renewal	-	-	336,000
Other			
Other	998,387	998,387	1,000,000
Subtotal Projects Over \$100,000	\$ 103,651,821	\$ 345,043,953	\$ 385,601,806
Subtotal Projects Under \$100,000	\$ 2,695,940	\$ 4,147,457	\$ 5,714,036
Grand Total All Projects	\$ 106,347,762	\$ 349,191,410	\$ 391,315,842

Note: This report includes all capital projects with expenditures in FY 2015. *Total Expenditures* is the accumulated expenditures for those projects across multiple fiscal years.

NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2015 as of June 30, 2015

Project Name	Project Number	Project Category	Funding Source	FY15 Expenditures	Total Expenditures	Percent Complete	Estimated Total Cost	Estimated Completion Date
2012 Pedway Improvements	08.060.121	CIN	DLF	\$ 138	\$ 792,699	100%	\$ 792,699	Aug-14
2015 Parking Garage Repairs	09.002.155	CAX	DLF	\$ 101,413	\$ 101,413	29%	\$ 352,913	Sep-15
ADA Upgrades Various Classroom	09.005.131	CAD	PF	\$ 28,360	\$ 28,360	15%	\$ 183,115	Jan-16
Adel Math Room 162,223,225 Rnv	09.260.142	CAS	PF	\$ 216,221	\$ 235,354	100%	\$ 235,354	Jan-15
Adrey Egress Lighting	09.371.134	CLS	RBA	\$ 43,802	\$ 50,558	44%	\$ 114,980	Oct-15
Annual FS and FA Inspections	09.004.149	CLS	RET	\$ 118,364	\$ 239,560	100%	\$ 239,560	Mar-15
ARD Roof Repair	09.001.150	CMM	DLF	\$ 240,497	\$ 255,206	100%	\$ 255,206	Feb-15
Ardrey elevator Code Repairs	09.371.131	CLS	DLF	\$ (458)	\$ 265,471	100%	\$ 265,471	Aug-14
Ardrey Roof Repair	09.001.146	CMM	DLF	\$ 128,632	\$ 134,974	100%	\$ 134,974	Feb-15
Asphalt 2013 Streets	08.020.133	CIN	DLF	\$ (618)	\$ 413,349	100%	\$ 413,349	Dec-14
Asphalt 2014 Parking	08.020.142	CIN	DLF	\$ 1,009,350	\$ 1,081,690	100%	\$ 1,085,884	Jul-15
Asphalt 2014-Streets	08.020.141	CIN	DLF	\$ 62,932	\$ 344,526	100%	\$ 344,526	Apr-15
Asphalt 2015 - Parking	08.020.153	CIN	DLF	\$ 134,588	\$ 134,588	65%	\$ 208,376	Oct-15
Asphalt 2015 Streets	08.020.151	CIN	PF	\$ 215,233	\$ 215,233	61%	\$ 350,000	Oct-15
Babbitt Administration Roof Rp	09.001.148	CMM	DLF	\$ 129,537	\$ 136,771	100%	\$ 136,771	Apr-15
Biology Rooms 145&146 Upgrades	09.210.151	CAS	PF	\$ 79,964	\$ 79,964	46%	\$ 175,000	Oct-15
Bioscience Annex BSL3 Retroft	09.212.131	CAS	DLF	\$ 1,203,654	\$ 1,207,015	67%	\$ 1,790,808	Oct-15
Bldg 17 New 3rd Floor Offices	09.170.151	CAS	DLF	\$ 36,194	\$ 36,194	12%	\$ 303,000	Nov-15
Bldg 83 Elect Capacity Inceas	09.830.132	CIN	PF, RET	\$ 21,633	\$ 21,633	7%	\$ 289,063	Oct-15
Bookstore Add Elevator	09.350.142	CAD	DLF	\$ 424,479	\$ 424,479	59%	\$ 718,539	Oct-15
Building 19-Classroom Maintena	09.190.131	CAS	PF	\$ 15,120	\$ 455,626	100%	\$ 455,626	Dec-14
Building 77 Network Upgrades	09.770.121	CAS	DLF	\$ 18,752	\$ 287,818	96%	\$ 299,975	Oct-15
Campus Electric Vehicle Chrg	08.020.122	NIN	DLF	\$ 1,010	\$ 181,635	100%	\$ 181,635	Jun-15
Campus-Wide Exterior Recycling	08.050.144	OTH	PF	\$ 998,387	\$ 998,387	100%	\$ 1,000,000	Aug-15
CBA Replace Snow Melt Piping	09.810.151	CMM	RET	\$ 104,439	\$ 104,439	77%	\$ 136,200	Sep-15
Ceramics Lab and Chemical Stor	09.802.121	NAS	PF	\$ 218,265	\$ 2,088,069	100%	\$ 2,088,069	May-15
Chemistry Building Floor 1 & 2	09.200.151	CAS	PF	\$ 49,351	\$ 49,351	8%	\$ 615,000	Dec-15
Clifford white Roofing Repair	09.001.152	CMM	PF	\$ 307,258	\$ 307,258	91%	\$ 339,251	Aug-15
Cline Library AHU Coil Replamt	09.280.132	CMM	DLF	\$ 26,626	\$ 280,687	100%	\$ 280,687	Apr-15
Cline Library Assembly Hall Mo	09.280.153	CAS	PF	\$ -	\$ -	0%	\$ 125,000	Nov-15
Cline Library Classroom 249	09.280.133	CAS	PF	\$ 338,237	\$ 992,073	98%	\$ 1,016,586	Sep-15
Cline Library Dimming	09.280.151	CAS	PF	\$ 129,989	\$ 129,989	96%	\$ 134,892	Sep-15
Cline Library Main Lighting Cn	09.280.145	CMM	DLF	\$ 94,119	\$ 94,119	63%	\$ 150,000	Aug-15
Com Building Acoustl Remediatn	09.160.151	CAS	PF	\$ 14,524	\$ 14,524	10%	\$ 148,000	Oct-15
Complete Steam Line Repair	10.010.155	CIN	RET	\$ 300	\$ 300	0%	\$ 124,578	Dec-15
Concrete 2013	08.030.132	CIN	DLF	\$ 857	\$ 290,321	100%	\$ 290,321	Mar-15
Concrete 2014	08.030.141	CIN	DLF	\$ 235,432	\$ 274,567	84%	\$ 325,000	Sep-15
Concrete 2014 Res Life	08.030.143	CIN	DLF	\$ 371,493	\$ 397,005	100%	\$ 397,005	Jun-15
Concrete 2015 Engineered Repla	08.030.155	CIN	PF	\$ 113,694	\$ 113,694	43%	\$ 265,957	Oct-15
Concrete 2015 Res Life Eng Rep	08.030.152	CIN	DLF	\$ 175,173	\$ 175,173	49%	\$ 357,000	Oct-15
Condensate Line Repair -Bioscience	10.010.156	CIN	RET	\$ 58,338	\$ 58,338	22%	\$ 264,927	Oct-15
DuBois Replace Heat Exchanger	09.640.153	CMM	PF	\$ 246	\$ 246	0%	\$ 149,938	Nov-15
Fieldhouse FLS & ADA Renovatio	09.300.112	CLS	DLF	\$ 690,875	\$ 4,867,027	97%	\$ 4,999,000	Dec-15

NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2015 as of June 30, 2015

Project Name	Project Number	Project Category	Funding Source	FY15 Expenditures	Total Expenditures	Percent Complete	Estimated Total Cost	Estimated Completion Date
Forestry HVAC Controls Replace	09.820.151	CMM	RET	\$ 89,321	\$ 89,321	80%	\$ 111,804	Sep-15
FY15 Building Renewal Appr	02.100.141	COT	BR	\$ -	\$ -	0%	\$ 336,000	Jul-16
Gateway Office Renovation	09.430.141	CAS	PF	\$ 117,479	\$ 117,495	100%	\$ 117,495	Mar-15
Health and Learning Center	09.250.081	NAX	RBA	\$ 278,325	\$ 103,818,425	100%	\$ 104,021,447	Dec-15
Health Professions-Dental Hygi	09.660.121	CAS	PF	\$ (304)	\$ 300,300	100%	\$ 300,300	Mar-15
High Temp Hot Water Leak Repai	10.010.142	CIN	RET	\$ 519	\$ 162,409	100%	\$ 162,687	Jul-14
High Temp Hot water Vault Rewk	10.010.143	CIN	RET	\$ 242,026	\$ 249,694	100%	\$ 249,694	Jun-15
HLC New Psychology Computer Lab	09.250.152	CAS	PF	\$ -	\$ -	0%	\$ 125,000	Mar-16
International Student Pavilion	09.501.141	NAS	DLF	\$ 5,007,046	\$ 5,009,639	82%	\$ 6,132,966	Oct-15
ITS Fire Detection Maintenance	09.004.146	CLS	DLF	\$ 79,952	\$ 85,611	72%	\$ 118,804	Oct-15
ITS Roofing Replacement	09.001.156	CMM	PF	\$ 180,616	\$ 180,616	43%	\$ 422,516	Oct-15
Liberal Arts Stimulus Renovati	09.180.091	CAS	RBA	\$ 2,662	\$ 8,955,852	100%	\$ 8,955,852	Sep-14
Math Emporium at HLC	09.250.121	CAS	DLF	\$ 7,950	\$ 620,013	93%	\$ 663,405	Aug-15
Morton Hall Basement-Design	09.040.131	CAX	DLF	\$ (514)	\$ 377,339	100%	\$ 377,339	Aug-14
Mountain View ADA	09.550.131	CAX	DLF	\$ 1,676	\$ 293,373	100%	\$ 293,373	Jan-15
Mountain View Garage Sealant R	09.550.151	CAX	DLF	\$ 183,161	\$ 183,161	81%	\$ 225,652	Sep-15
Multi Building Vanity Install	09.002.141	CAX	DLF	\$ 172,299	\$ 684,645	73%	\$ 934,584	Jul-15
Multiple Bldg Electrical Upgra	09.002.123	CMM	DLF	\$ 547	\$ 129,784	100%	\$ 129,784	Jul-14
Multiple Bulding Energy Services	09.002.128	CME	DLF, OTH, PF	\$ 737,259	\$ 17,010,116	95%	\$ 18,000,000	Dec-15
New Aquatic Center	09.860.131	NAX	RBA, RBE	\$ 21,430,108	\$ 24,979,452	53%	\$ 47,479,498	Jun-16
New Engineering Lab Building	09.987.151	NAS	DLF, PF	\$ 793,490	\$ 793,490	71%	\$ 1,125,000	Nov-15
New Native American Center	09.140.091	NAS	DLF	\$ (11,250)	\$ 6,808,339	100%	\$ 6,826,000	Aug-15
New Parking Lot No. Beaver St.	08.020.154	NIN	DLF	\$ 214,663	\$ 214,663	89%	\$ 242,144	Jul-15
New Scissor Lift	09.770.151	CAS	DLF	\$ 228,541	\$ 228,541	99%	\$ 230,119	Aug-15
New Traffic Light McCreary SF	08.040.142	CIN	DLF	\$ 363,284	\$ 410,258	98%	\$ 420,502	Sep-15
North Campus Tunnel Repairs	10.050.131	CIN	PF	\$ 345,616	\$ 528,709	90%	\$ 587,450	Oct-15
North Plant Chiller Expansion	10.010.132	CIN	DLF	\$ 2,714,962	\$ 3,631,035	93%	\$ 3,906,123	Nov-15
Observatory Landscaping	08.050.143	CIN	DLF, RET	\$ 5,708	\$ 176,124	100%	\$ 176,124	Feb-15
Old Main Humidity Sys Repair	09.100.151	CMM	RET	\$ 2,812	\$ 2,812	2%	\$ 149,631	Dec-15
Parking Garage Repairs 2013	09.002.133	CAX	DLF	\$ 37,896	\$ 150,146	100%	\$ 150,146	Dec-14
Phoenix Biomedical Build out	13.700.131	NAS	RBA, RBE	\$ 2,628,605	\$ 5,774,288	70%	\$ 8,200,000	Jun-16
Physical Sciences Roof Repair	09.001.144	CMM	DLF	\$ 106,541	\$ 113,413	100%	\$ 113,413	May-15
Pine Ridge Village HHW Repair	09.950.151	CMM	DLF	\$ 192,240	\$ 192,240	100%	\$ 192,240	Jan-15
Property Surplus Move	09.770.141	CAS	DLF	\$ 15,529	\$ 30,577	6%	\$ 535,089	Aug-16
Purchasing Building Remodel Design	09.982.141	CAS	DLF	\$ 12,003	\$ 155,335	100%	\$ 155,335	Apr-15
Recreation Field Exps Observtr	08.070.131	CIN	DLF	\$ 1,425	\$ 1,504,164	100%	\$ 1,504,164	Feb-15
Renovation at Gillenwater Hall	09.310.151	CAX	DLF	\$ 352,649	\$ 352,649	39%	\$ 902,343	Nov-15
Res Life Sprinkler Install	09.004.143	CLS	DLF, RBE	\$ 14,189,466	\$ 15,960,271	81%	\$ 19,716,260	Dec-15
Residence Halls Shower Privacy	09.002.134	CAX	DLF	\$ 47,902	\$ 772,395	98%	\$ 789,766	Aug-15
Residence Life Roofing	09.001.159	CAX	DLF	\$ 54,692	\$ 54,692	31%	\$ 177,536	Oct-15
ROTC Roofing Replacement	09.001.158	CMM	PF	\$ 22,140	\$ 22,140	5%	\$ 474,941	Dec-15

NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2015 as of June 30, 2015

Project Name	Project Number	Project Category	Funding Source	FY15 Expenditures	Total Expenditures	Percent Complete	Estimated Total Cost	Estimated Completion Date
San Francisco Parking Structure	09.962.111	NAX	DLF, RBE	\$ 25,892	\$ 22,255,536	99%	\$ 22,383,387	Dec-15
SBS HVAC Control Replcement	09.650.141	CMM	RET	\$ 126,380	\$ 126,380	72%	\$ 174,890	Sep-15
SBS West Snow Melt	08.030.133	CAS	DLF	\$ 599	\$ 117,693	100%	\$ 117,693	Jul-14
Science & Health Building	09.360.111	NAS	RBA	\$ 41,832,303	\$ 70,861,577	99%	\$ 71,900,000	Apr-16
Seal Coat Mountain View Garage	09.550.142	CAX	DLF	\$ 376,285	\$ 376,678	100%	\$ 376,678	Jan-15
Skydome 3rd Floor Mezzanine Of	09.730.124	CAS	DLF, PF	\$ 88	\$ 1,377,289	100%	\$ 1,377,289	Aug-14
Skydome Sound System Renovatio	09.730.123	CAS	PF	\$ 36,016	\$ 623,603	82%	\$ 763,529	Sep-15
Skydome Stimulus Renovation	09.730.091	CAS	RBA	\$ 101	\$ 26,316,807	100%	\$ 26,316,807	Apr-15
South Family Stairs Phase III	09.710.142	CAX	DLF	\$ 1,776	\$ 170,193	100%	\$ 170,193	Jul-14
South Village Kitchen Renovati	09.710.141	CAX	DLF	\$ 1,616,518	\$ 1,764,038	100%	\$ 1,764,038	Jun-15
Student Performance & Basketball...	09.731.151	NAS	DLF, PF	\$ 109	\$ 109	0%	\$ 200,000	Aug-17
The Suites Phase III	09.750.141	NAX	DLF	\$ 182,996	\$ 230,597	68%	\$ 336,663	Aug-15
Wall Aquatic Lighting Fac Eval	09.211.121	CAS	DLF, RBE	\$ 20,934	\$ 674,031	100%	\$ 674,031	Oct-14
Waste Water Field Station	09.970.131	CAS	DLF, PF	\$ 426,383	\$ 666,213	100%	\$ 666,213	Apr-15
Wettaw Fire Panel & Device Rep	09.880.151	CLS	PF	\$ -	\$ -	0%	\$ 113,637	Oct-15
SUBTOTALS: Projects \$100,000 and Greater				\$ 103,651,821	\$ 345,043,953		\$ 385,601,806	

NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2015 as of June 30, 2015

Projects Less than \$100,000 by Category	FY 2015 Expenditures	Total Expenditures	Estimated Total Cost
New Construction			
Academic and Support Space	13,970	36,537	91,642
Auxiliary	-	-	-
Infrastructure	-	-	-
Capital Renewal			
Academic and Support Space	429,925	929,848	1,194,130
Auxiliary	494,839	584,579	798,471
Infrastructure	266,382	442,158	729,956
Accessibility	708	24,309	24,309
Major Maintenance/System Replacement	579,909	760,737	1,245,247
Major Maintenance/Energy Conservation	64,453	69,172	134,172
Life Safety/Code Compliance	426,313	750,206	831,884
Other Capital Renewal	417,377	523,088	624,706
Other			
Other	2,063	26,823	39,519
Totals Projects Under \$100,000	\$ 2,695,940	\$ 4,147,457	\$ 5,714,036
Grand Total All Projects	\$ 106,347,762	\$ 349,191,410	\$ 391,315,842

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT CATEGORIES**

PROJECT TYPES

NEW CONSTRUCTION

CODE	TITLE	DESCRIPTION
NAS	Academic and Support Space	The creation of a new academic, research, or other support facility or the addition, expansion, or extension of an existing academic or support facility that adds to the building's overall Gross Square Footage. Includes building demolition where such demolition is necessary for the construction of a new building or facility.
NAX	Auxiliary	The creation of a new auxiliary facility or the addition, expansion, or extension of an existing auxiliary facility that adds to the building's overall Gross Square Footage. Includes building demolitions where such demolition is necessary for the construction of a new building or facility.
NIN	Infrastructure	Construction or expansion of new basic support systems and components that deliver to buildings such common utility services as heating/cooling, water and sewer, electricity, gas, telecommunications, etc. Also includes support systems and components such as roadways, sidewalks, parking lots, external lighting, landscaping and irrigation systems where such systems and components are not part of another new construction project.

CAPITAL RENEWAL

CODE	TITLE	DESCRIPTION
CAS	Academic and Support Space	The reconfiguration of existing academic, research, or other support space including the alteration or upgrading of major systems, components, and fixed equipment which extends the useful life of the building or a portion of the building necessitated by facility obsolescence, change in use, code requirements, physical plant wear-out, etc.
CAX	Auxiliary	The reconfiguration of existing auxiliary space which includes alteration or upgrading of major systems, components, and fixed equipment which extends the useful life of the building or a portion of the building that is necessitated by facility obsolescence, change in use, code requirements, physical plant wear-out, etc.

**NORTHERN ARIZONA UNIVERSITY
 FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN
 CAPITAL PROJECT CATEGORIES**

CAPITAL RENEWAL (continued)


CODE	TITLE	DESCRIPTION
CIN	Infrastructure	Renewal or replacement of existing basic support systems and components that deliver to buildings such common utility services as heating/cooling, water and sewer, electricity, gas, telecommunications, etc. Also includes support systems and components such as roadways, sidewalks, parking lots, external lighting, landscaping and irrigation systems where such systems and components are not part of another Capital Renewal project.
CAD	Accessibility	Necessary for compliance with the American with Disabilities Act and other measures to make facilities accessible for individuals with disabilities that substantially limit one or more life activity, e.g., exterior building access, doorway widths, toilet facilities, drinking fountains, special signage, telecommunication, assistive listening systems, path of travel issues, etc.
CLS	Life Safety/Code Compliance	Necessary to eliminate a hazardous condition that threatens life or property, or is necessary to comply with state and federal regulations, e.g., fire safety, code compliance, environmental regulations, etc.
CMM	Major Maintenance/System Replacement	Renewal and replacement of capitalized building systems and components due to end of useful life, physical plant wear-out, or obsolescence, e.g., renewal of fixed equipment, roof replacements, HVAC systems, plumbing systems, electrical systems, window systems, flooring, elevators, etc.
CME	Major Maintenance – Energy Conservation/Cost Savings	Projects that will achieve savings in current energy consumption or provide substantial savings in operating costs, e.g., upgrading HVAC systems, retrofitting lighting fixtures, installing variable drive motors, installing soft start motors, installing energy management systems, etc.
COT	Other Capital Renewal	Other improvements and expenses related to existing facilities and infrastructure not included under other Capital Renewal categories.
OTH	Other	Other improvements to facilities and infrastructure not included under New Construction or Capital Renewal categories. Examples include completion of shell space and facilities related studies.

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN**

THREE YEAR CAPITAL PLAN

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN
ONE YEAR CAPITAL PLAN (FY 2017)**

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN**

ONE YEAR CAPITAL PLAN (FY 2017)						
Project Name	Project Description	Fund Method	Estimated Total Cost	Board Approvals		
1	Code Compliance and Infrastructure	This project will address fire safety and accessibility code compliance in academic facilities on the mountain campus. The project scope includes fire systems, elevators, campus accessibility, and roofing systems.	SAP	\$57,800,000	FY 2016 CIP (3rd Yr)	
2	Engineering Lab Addition	The School of Engineering has several programs that have outgrown their current space in the Engineering Building and need additional space to meet current and projected enrollment. Currently, the following programs are located in temporary spaces throughout campus as there is no dedicated space: Construction for Practice, Design for Practice and Mechanical Engineering capstone. The construction of an approximately 40,000 GSF addition to the existing Engineering Building will provide the space needed in an ideal location for these programs.	GIFT, SRB	\$24,500,000		
3	South Dining Renovation	A recent campus space assessment and the 2010 Master Plan identify the need for increased dining facilities as well as study spaces on south campus. The primary dining and study spaces are located in mid and north campus while there is a large concentration of student housing and classrooms on	SRB, OTHR	\$20,000,000		
4	Campus Energy Improvements - Phase II	A series of energy projects to be completed through an Energy Services and Performance Contract. It is not anticipated that any single project within the bundled group will exceed the \$5 million renovation threshold. In the case where unknown conditions cause the project to exceed \$5 million, the university will seek approval for that project.	OTHR	\$15,000,000	FY 2016 CIP (1st Yr)	
THIRD-PARTY PROJECTS						
NA						
		State Appropriation (SAP)		\$57,800,000		
		General Fund Debt Service (GFDS)		\$0		
		System Revenue Bonds (SRB)		\$31,500,000		
		Certificates of Participation (COPS)		\$0		
		Federal Funds (FEDS)		\$0		
		Gifts (GIFT)		\$5,000,000		
		Other (OTHR)		\$23,000,000		
		Total Costs: FY 2017				\$117,300,000

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN**

FY 2017 PROJECT JUSTIFICATIONS

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN**

PROJECT JUSTIFICATION

PROJECT NAME: **Code Compliance and Infrastructure**

Priority: 1

DESCRIPTION:

The proposed project will address code compliance and infrastructure issues as a result of aging buildings, many designed and constructed during the 1950's and 1960's prior to the American with Disabilities Act. Increasing enrollments, student usage, and safety requirements necessitate code upgrades to campus structures including fire safety systems, elevator systems, roofing systems, and accessibility improvements. Sidewalks and pathways, signage, and other infrastructure will be included as part of the project scope.

JUSTIFICATION:

Ensuring the safety of students, faculty, staff, and campus visitors is a university priority. Many campus infrastructure and building life safety system capacities are inadequate and cannot meet current research, laboratory, or academic requirements. Code compliance improvements will ensure reliability of critical safety components and building functionality. A campus elevator audit revealed areas requiring code compliance improvements, as did a similar fire systems review. NAU continues to address critical items identified by facilities staff and code authorities. This project would allow the university to address areas more comprehensively.

This project aligns with the Enterprise Plan for future growth and excellence at the mountain campus. NAU is committed to its mission of providing an outstanding undergraduate education and its goal to expand enrollments and research. This project directly supports the strategic direction and mission of Northern Arizona University, and promotes a safety culture for students, staff and visitors.

ESTIMATED PROJECT COST: \$57.8 million

FUNDING SOURCE: State Appropriation

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN**

PROJECT SCOPE AND COST

ONE-YEAR CAPITAL PLAN (FY2017)

PROJECT NAME: Code Compliance and Infrastructure

Project Scope:	GSF: n/a	NASF: n/a-GSF	Construction Cost: n/a-GSF	Total Project Cost: n/a-GSF
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Capital Cost Estimate

Category	Cost
Land Acquis./Reloc.	
Construction	\$42,200,000
A&E Fees	\$2,300,000
FF&E	
Other	\$13,300,000
Total	\$57,800,000

Proposed Financing

Funding Source	Amount
SAP	\$57,800,000
Total	\$57,800,000

**Estimated Change in Annual Facility
Operation & Maintenance**

Category	Total Costs
Utilities	\$0.00
Personnel	\$0.00
Other	\$0.00
Total	NA
Funding Source: n/a	
*FTE = 0	

Proposed Funding Schedule

Total Cost	FY 2016
\$57,800,000.00	\$14,450,000
	FY 2017
	\$28,900,000
	FY 2018
	\$14,450,000

Proposed Work Schedule

Phase	Start Date
Planning	September-12
Engineering/Design	January-15
Construction	July-16
Completion	Dec-18

Notes:
 Land Acquisition - Land purchase price; Construction dollars - site development, construction, fixed equipment, utility extension, parking & landscaping, etc; A&E Fees - Architect and engineering, and other professional services; FF&E - furniture, fixtures, and equipment; Other - Telecommunications equipment, IT, parking replacements, surveys and tests, abatement, project management fee, facility services support, state risk management insurance, commissioning, contingencies, etc.

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN**

PROJECT DESCRIPTION

PROJECT NAME: **Engineering Lab Addition**

Priority: 2

DESCRIPTION:

The School of Engineering has several programs that have outgrown their current space in the Engineering Building and need additional space to meet current and projected enrollment. The proposed project will address the design and construction of a roughly 40,000 GSF addition to the Engineering building to accommodate these programs. The programs that will be moved to this addition include Construction for Practice, Design for Practice and Mechanical Engineering capstone.

JUSTIFICATION:

A recent campus space assessment and the 2010 Master Plan identify the need for increased engineering facilities as well as study and collaborative spaces on south campus. Current facilities do not have adequate space for current enrollment and will become more deficient as enrollment grows.

This project aligns with the Enterprise Plan for future growth and excellence at the mountain campus. NAU is committed to its mission of providing an outstanding undergraduate education and its goal to expand enrollments and research. This project directly supports the strategic direction and mission of Northern Arizona University, and promotes an academic excellence culture for students, staff and visitors.

ESTIMATED PROJECT COST: \$24.5 million

FUNDING SOURCE: System Revenue Bonds, Gifts

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN**

**PROJECT SCOPE AND COST
ONE-YEAR CAPITAL PLAN (FY2017)**

PROJECT NAME: Engineering Lab Addition

GSF: 40,000

NASF: 32,000

Construction Cost: \$450/GSF

Total Project Cost: \$613/GSF

Capital Cost Estimate

Category	Cost
Land Acquis./Reloc.	\$0
Construction	\$18,000,000
A&E Fees	\$2,160,000
FF&E	\$360,000
Other	\$3,980,000
Total	\$24,500,000

Proposed Financing

Funding Source	Amount
SRB	\$19,500,000
GIFT	\$5,000,000
Total	\$24,500,000

**Estimated Change in Annual Facility
Operation & Maintenance**

Category	Total Costs
Utilities	\$30,000
Personnel	\$50,000
Other	\$30,000
Total	\$110,000
Funding Source: DLF	

Proposed Funding Schedule

Total Cost	FY 2016
\$24,500,000	\$1,715,000
	FY 2017
	\$10,535,000
	FY 2018
	\$12,250,000

Proposed Work Schedule

Phase	Start Date
Planning	September-15
Engineering/Design	January-16
Construction	January-17
Completion	June-18

Notes:

Land Acquisition - Land purchase price; Construction dollars - site development, construction, fixed equipment, utility extension, parking & landscaping, etc; A&E Fees - Architect and engineering, and other professional services; FF&E - furniture, fixtures, and equipment; Other - Telecommunications equipment, IT, parking replacements, surveys and tests, abatement, project management fee, facility services support, state risk management insurance, commissioning, contingencies, etc.

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN**

PROJECT DESCRIPTION

PROJECT NAME: **South Dining Renovation**

Priority: 3

DESCRIPTION:

The proposed project will address the design and renovation of the South Dining facility. The initial programming of this project shall identify how to expand the existing space in the most efficient way while offering needed space for the current enrollment and future growth. Additionally, the programming shall assess the possibility of adding student-centered space outside of the dining area, like study space or student life activity space. A final project concept is not yet determined, but may include the need to expand the existing facility or build a new facility in an adjacent location.

JUSTIFICATION:

A recent campus space assessment and the 2010 Master Plan identify the need for increased dining facilities as well as study spaces on south campus. The primary dining and study spaces are located in mid and north campus while there is a large concentration of student housing and classrooms on south campus. Current facilities do not have adequate space for current enrollment and will become more deficient as enrollment increases. The existing building is in poor operational condition with an all-electric kitchen that is not sized appropriately for the service provided. Additionally, the existing HVAC system needs to be updated in order to accommodate air conditioning, in order to maximize its use for summer conference programs. The Learning Resource Center is located on south campus, near the existing dining facility, but has poor visibility and is not connected to any academic or student facility. A new facility will provide the ability to update the services offered, update the delivery methods and increase participation in the service by locating the facility in a more prominent location with high student traffic.

This project aligns with the Enterprise Plan for future growth and excellence at the mountain campus. Updated dining options and additional retail space is needed to meet expectations of incoming and continuing students. NAU is committed to its mission of providing an outstanding undergraduate education and its goal to expand enrollments and research. This project directly supports the strategic direction and mission of Northern Arizona University, and promotes a safety culture for students, staff and visitors.

ESTIMATED PROJECT COST: \$20 million

FUNDING SOURCE: System Revenue Bonds and Other

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN**

PROJECT SCOPE AND COST

ONE-YEAR CAPITAL PLAN (FY2017)

PROJECT NAME: South Dining Renovation

GSF: 44,500

NASF: 37,400

Construction Cost: \$371/GSF

Total Project Cost: \$449/GSF

Capital Cost Estimate

Category	Cost
Land Acquis./Reloc.	\$0
Construction	\$16,500,000
A&E Fees	\$1,650,000
FF&E	\$500,000
Other	\$1,350,000
Total	\$20,000,000

Proposed Financing

Funding Source	Amount
OTHR	\$8,000,000
SRB	\$12,000,000
Total	\$20,000,000

**Estimated Change in Annual Facility
Operation & Maintenance**

Category	Total Costs
Utilities	\$0
Personnel	\$0
Other	\$0
Total	\$0
Funding Source: N/A	

Proposed Funding Schedule

Total Cost	FY 2016
\$20,000,000	\$2,000,000
	FY 2017
	\$16,000,000
	FY 2018
	\$2,000,000

Proposed Work Schedule

Phase	Start Date
Planning	July-15
Engineering/Design	October-15
Construction	July-16
Completion	May-17

Notes:

Land Acquisition - Land purchase price; Construction dollars - site development, construction, fixed equipment, utility extension, parking & landscaping, etc; A&E Fees - Architect and engineering, and other professional services; FF&E - furniture, fixtures, and equipment; Other - Telecommunications equipment, IT, parking replacements, surveys and tests, abatement, project management fee, facility services support, state risk management insurance, commissioning, contingencies, etc.

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN**

PROJECT DESCRIPTION

PROJECT NAME: **Campus Energy Improvements – Phase II**

Priority: 4

DESCRIPTION:

The proposed project will address energy improvements campus-wide. Improvements include adding efficient HVAC systems and controls, new photovoltaic arrays, plumbing enhancements, electrical system retrofits, and a variety of other energy efficiency projects. Additionally, operations and maintenance problems and deferred maintenance issues are addressed through the replacement of aging and problematic equipment with more energy efficient equipment.

JUSTIFICATION:

Due to the rising costs of energy, NAU performed an energy audit to identify ways to lower energy usage across campus. The audit encompassed approximately 3.7 million square feet, and identified areas for efficiency across campus. Areas of highest priority were identified as Phase I and were performed over FY13 – FY15. This resulted in an overall reduction in energy consumption while NAU added roughly 15,000 square feet of new buildings and approximately \$1.3 million in cost avoidance per year. Due to the success of Phase I, NAU intends to continue with Phase II of the project. This entails an audit of approximately 3 million square feet of the remainder of campus to identify further areas for efficiency. This second phase will also include the construction of a solar array to further reduce electricity consumption and leverage the project to propel the university to reach carbon neutrality.

As the university works toward carbon neutrality by 2020, projects addressing energy efficiency are critical components. Utility cost avoidance is realized through the improved efficiency of the University's energy systems and will result in savings across campus.

ESTIMATED PROJECT COST: \$15 million

FUNDING SOURCE: Other

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN**

PROJECT SCOPE AND COST

ONE-YEAR CAPITAL PLAN (FY2017)

PROJECT NAME: Campus Energy Improvements - Phase II

Project Scope: GSF: n/a NASF: n/a-GSF Construction Cost: n/a-GSF Total Project Cost: n/a-GSF

Capital Cost Estimate

Category	Cost
Land Acquis./Reloc.	
Construction	\$11,500,000
A&E Fees	\$1,500,000
FF&E	
Other	\$2,000,000
Total	\$15,000,000

Proposed Financing

Funding Source	Amount
OTHR	\$15,000,000
Total	\$15,000,000

**Estimated Change in Annual Facility
Operation & Maintenance**

Category	Total Costs
Utilities	(\$700,000.00)
Personnel*	\$100,000.00
Other	\$0.00
Total	(\$600,000.00)
Funding Source: DLF	
*FTE = 1	

Proposed Funding Schedule

Total Cost	FY 2016
\$15,000,000.00	\$3,000,000
	FY 2017
	\$7,000,000
	FY 2018
	\$5,000,000

Proposed Work Schedule

Phase	Start Date
Planning	July-14
Engineering/Design	December-14
Construction	April-16
Completion	Oct-18

Notes:

Land Acquisition - Land purchase price; Construction dollars - site development, construction, fixed equipment, utility extension, parking & landscaping, etc; A&E Fees - Architect and engineering, and other professional services;FF&E - furniture, fixtures, and equipment; Other - Telecommunications equipment, IT, parking replacements, surveys and tests, abatement, project management fee, facility services support, state risk management insurance, commissioning, contingencies, etc.

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN**

TWO YEAR CAPITAL FORECAST (FY 2018 – 2019)

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN**

PRIORITY	PROJECT NAME	PROJECT DESCRIPTION
1	Biological Sciences Building	<p>The existing Biological Sciences building is in a deteriorating condition with an FCI of 40%. A new 120,000 GSF facility will add research capacity and academic space to meet enrollment and research growth projections for Biological Sciences to meet the higher education Enterprise Plan. The space will provide opportunities for independent research and expand access for students and researchers. This space will support academic programs that prepare students for an increasingly technical world. The construction of a new research building creates improved learning and teaching environments facilitating research opportunities and collaboration between students and faculty.</p>
2	Physical Sciences Building	<p>The existing Physical Sciences building is in a deteriorating condition with an FCI over 40%. A new 95,000 GSF facility will add research capacity and academic space to meet enrollment and research growth projections for Physical Sciences to meet the higher education Enterprise Plan. The space will provide opportunities for independent research and expand access for students and researchers. This space will support academic programs that prepare students for an increasingly technical world. The construction of a new research building creates improved learning and teaching environments facilitating research opportunities and collaboration between students and faculty.</p>
3	Student Performance Center and Athletic Practice Facility	<p>This project will address academic and athletic needs, specifically for the athletic training and physical therapy academic programs. This project will address academic and training needs for university athletic programs as outlined in the NAU athletic strategic plan. The project would provide space for faculty in health related programs (athletic training/physical therapy), classroom space, and for student-athletes currently training in the Fieldhouse and Rolle Activity Center, which do not meet NCAA requirements. The performance component will provide study spaces that promote academic excellence. This consolidated academic/athletic facility will alleviate student athlete travel, facilitate collaborative study, and provide a sense of community.</p>

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN**

PRIORITY	PROJECT NAME	PROJECT DESCRIPTION
4	Recital Hall	The School of Music does not have dedicated recital and rehearsal space and is challenged with scheduling. Additionally, it faces operational issues with utilizing the existing shared spaces in Ardrey Auditorium and Performing and Fine Arts. A 250-seat recital hall will provide necessary space to keep the School of Music as a competitive program with other peer institutions.
5	Lab Upgrades and Renovations	Research labs in Engineering, Health Sciences and Social and Behavioral Sciences are out of date and in a deteriorated condition. This project will address needed repairs and modernization of the labs, as well as the functionality to optimize the research that can be performed in the existing spaces.
6	Classroom/Office Building	The development of a new classroom/office building will allow the university to remove red and orange buildings from the central core, which is consistent with the 2010 Master Plan. The university will be able to relocate residents of Peterson and Babbitt Annex to a new classroom and office building.
7	South Academic Building	This project will address the aging buildings utilized by Social and Behavioral Sciences and Social Behavioral Sciences West. A space needs assessment identified the need to reconfigure the existing spaces into more functional and useable spaces, as well as accommodate additional programs like Anthropology. Renovations to the buildings or construction of a replacement are necessary to address the space and the condition of the buildings.

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN**

PRIORITY	PROJECT NAME	PROJECT DESCRIPTION
8	Multi-Sciences Building	A new multi-science building is needed to provide adequate space for departments that have increased enrollments over the last several years in order to maintain a high academic standard. Specific areas that need space are the School of Earth Sciences and Environmental Sciences as well as other science disciplines.
9	Honors Hall	This project would build a space dedicated as a residence hall and learning spaces for honors students. Dedicated honors facilities provide students with the opportunity to interact with faculty in a non-academic setting, build communities outside of the traditional class environment, carry a classroom discussion back to their residence hall room, and generally make peer and faculty connections.
10	Adel Math Expansion	Adel Mathematics was constructed in 1962 and has a facility condition index near 40%. Math students are being relocated from Adel into sites including the Math Emporium at the Student and Academic Classrooms Services facility. It is anticipated that Adel will be renovated into offices pending and expanded to make more efficient use of its existing footprint.
11	Library Expansion and Parking Structure	This project constructs a new parking structure adjacent to Cline Library, Ardrey Auditorium and the Performing and Fine Arts Academic building. A recent campus space assessment indicated that the library is deficient over 30,000 square feet and needs increased space to fully serve the students. Combining the library expansion with a new parking structure is efficient use of space and economies of scale. Utilizing an existing parking surface for the site of the new parking structure is consistent with the 2010 Master Plan. The Master Plan guides relocation of parking from internal campus parking surfaces to parking structures sited along campus perimeters. This project is needed to alleviate parking on north campus as interior parking surfaces are allocated for instructional expansions and restored green space for student activities.

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN**

PRIORITY	PROJECT NAME	PROJECT DESCRIPTION
12	Parking Structure - Phoenix Biomedical Campus	This project will address the need for a parking facility to support the faculty, staff, and students at the recently constructed Phoenix Biomedical Campus in Phoenix. This project would be pursued through a third-party.
13	South Campus Parking Structure	A project to construct a parking deck to service the southwest region of campus on the site of an old detention center acquired from Coconino County, This use is consistent with the 2010 Master Plan. The project will complete the build-out of parking structures planned for the mountain campus. The structure would be sited on south campus contiguous to the W. A. Franke College of Business, the Raul H. Castro Social and Behavioral Sciences Building, and the College of Engineering, Forestry and Natural Sciences. It is anticipated this structure will include space for a bus depot to provide increased student access and services in navigating campus.
14	Multi-Purpose Arena	This project will support expansion of NAU athletic programs by providing space for NCAA basketball and other events. Goals and strategic objectives for athletic recruitment and retention, student involvement, and community support are facilitated in environments designed specifically to support NCAA athletic events. This project will seek sponsors, donors and other outside support for its construction and operation.
15	Campus Utility and Infrastructure	This project will continue utility improvements needed to support increased research, academic programs, technology requirements and enrollment projections. It will also address aging infrastructure. The project scope will include infrastructure upgrades/replacements to improve and ensure stable delivery of utilities for current and future campus development. The scope will include metering, steam, electrical, chilled water, system controls, and other systems support requirements.
16	Student Housing	On-campus living has proved to be a contributing factor to student success. The University will need to increase its number of beds on campus to continue to meet the growing demand for on-campus housing. A new student residence hall which includes site improvements will be pursued through a public-private partnership to meet university business objectives.

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN**

DEBT REPORT

**NORTHERN ARIZONA UNIVERSITY
 FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN
 ANNUAL ASSESSMENT OF DEBT CAPACITY**

This draft summary Annual Assessment of Debt Capacity demonstrates Northern Arizona University’s ability to finance additional capital construction through debt instruments. A complete debt capacity report is available from the Arizona Board of Regents Central Office upon completion of the annual financial statement audit.

BACKGROUND:

- NAU must demonstrate its ability to service debt (pay principal and interest) through the debt capacity reports for projects proposed for debt financing. The University Financial Services Office projects revenues and expenditures through FY 2024 using historical data from the audited financial statements and cash flow projections from various internal sources. FY16 projections are based on the University’s approved budget. Beginning in FY17, revenue assumptions include, 4.0 percent increases in state appropriations and a 5.0 percent increase in tuition and fees, inclusive of enrollment and rate change.
- The outstanding System Revenue bonds (SRB’s) and Certificates of Participation (COPS) debt for NAU at the end FY 2015 is estimated to be \$514.8 million, a decrease of \$14.8 million. Total annual debt service is \$22.8 million, or about 4.43 percent of total projected expenses. The University total outstanding debt including SRB’s, COPS, capital leases and other long term debt is \$591.9 million at June 30, 2015.
- Based upon NAU’s proposed funding sources for projects in the FY 2017-2019 CIP the projected outstanding debt at the end of FY 2016 is estimated to be approximately \$519.8 million (with SPEED³ projects), with total annual debt service of \$27.7 million (5.3 percent of projected total expenses). If the SPEED projects are fully implemented, the total annual debt service is estimated to be \$35 million (6.4 percent of total projected expenses).

<i>Existing Debt Service as a Percentage of Total Expenses (Estimated as of FY15 year – end) (1)</i>	<i>Projected Debt Service as a Percentage of Total Expenses, excluding/including SPEED project financings (2)</i>
4.43%	5.3% /6.4%

(1) Note: Ratios are based on Total Expenses

(2) Note: Projections are based on full implementation of the CIP. The figure shown is the maximum percentage during the years FY16 to FY24.

(3) Note: SPEED – Stimulus Plan for Economic and Education Development was authorized by HB2211 to stimulate the state’s economy through capital construction for the state’s 3 universities. The house bill authorizes the use of state lottery revenue allocations to fund 80% of the annual debt service on all debt financed SPEED projects. The universities are responsible for the remaining 20% of debt service.

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN**

- If the University ends the fiscal year with positive net revenue, net assets at the beginning of the next fiscal year will increase.

Actual Average Annual Net Assets, (4, 5) FY10-FY14	Unaudited Current Year Net Asset balance FY2015	Projected Average Annual Net Asset balances FY15-FY24
\$419M	\$450.6M	\$434.5M

4) Note: Total net asset balances. Net asset balances include assets (cash, accounts receivable, and inventories) less liabilities (accounts payable and other liabilities).

5) The FY2015 financial data are preliminary, may not include all adjusting entries, and is unaudited.

**NORTHERN ARIZONA UNIVERSITY
FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN
SUPPLEMENTAL DEBT INFORMATION**

NORTHERN ARIZONA UNIVERSITY FY 2017 – 2019 CAPITAL IMPROVEMENT PLAN

Supplemental Debt Information

As of June 30, 2015

Estimated 2015

Bonds and Long Term Debt
(Dollars in Thousands)

Issue	Series	Projects Funded	Original Issue	Average Interest Rate	Date Bonds Are First Callable	Final Maturity	Principal Balance Outstanding At June 30, 2015	Budgetary Debt Service Commitments for Fiscal Year						
								2016	2017	2018	2019	2020	Thereafter	
System Revenue Bonds:														
Systems revenue refunding	2004	College of Business, Campus Infrastructure Upgrades	39,675	4.75%	6/1/2015	6/1/2034	3,230	2,140	1,326					
Systems revenue	2005	Parking Structure	15,255	4.69%	6/1/2015	6/1/2040	-							
Systems revenue	2006	BSRR, College of Business, Engineering, Wayfinding/Landscaping Infra	42,260	4.69%	6/1/2018	6/1/2034	41,750	2,050	2,851	3,591	3,593	3,596	49,586	
Lease revenue	2006	High Country Conference Center	12,400	4.89%		6/1/1936	10,580	818	823	820	822	822	13,135	
Systems revenue	2007	Ernest Calderon Learning Community, Dining Expansion	38,695	4.93%	6/1/2017	6/1/2037	1,840	85	985	987				
Systems revenue	2008	Infra. Upgrades, Res. Life Warehouse, Distance Learning, Rec Fields	43,130	5.04%	6/1/2019	6/1/2038	24,025	1,201	2,116	2,114	2,112	2,117	33,842	
Lease revenue refunding	2008	Refinance of Pine Ridge Village & McKay Village	13,225	4.61%		6/1/2033	32,250	2,392	2,426	2,461	2,514	2,562	36,976	
Systems revenue A	2009	Health and Learning Center	108,860	4.21%	6/1/2021	6/1/2039	108,860	6,889	9,924	9,872	9,816	9,756	167,766	
Systems revenue B	2009	Wellness Infrastructure	5,640	5.00%	N/A	6/1/2016	2,600	2,730					-	
Systems revenue (SPEED)	2010	Stimulus Projects: Skydome, Liberal Arts, Utility Retrofit, N. Union, HRM	64,785	4.02%	Optional	8/1/2030	64,785	3,859	7,132	7,073	7,007	6,941	70,141	
Systems revenue	2012	San Francisco Parking Structure	23,955	4.46%		6/1/2041	22,425	1,476	1,474	1,473	1,476	1,473	30,977	
Systems revenue (SPEED)	2013	Science & Health Building, Phoenix Biomedical Buildout	75,190	4.50%		8/1/2043	75,190	3,542	3,542	5,105	5,105	5,108	115,165	
Systems revenue refunding	2014	Aquatic & Tennis Complex; Res. Life Code Compliance	67,260	4.98%		6/1/2044	66,415	4,575	4,576	5,217	5,225	5,213	93,333	
Lease revenue	2014	Student and Academic Services Building	34,265	4.99%		6/1/2044	34,265	2,258	2,425	2,258	2,259	2,262	54,222	
Systems revenue refunding	2015	Refinance 2007 and 2008 bonds	45,415	5.00%	6/1/2025	6/1/2037	45,415	2,346	2,271	2,271	3,231	3,263	63,728	
Total Revenue Bonds			\$ 630,010				\$ 533,630	\$ 36,360	\$ 41,871	\$ 43,242	\$ 43,158	\$ 43,113	\$ 728,871	
Certificates of Participation:														
Certificates of Participation (State)	2004	Applied Research & Development, Engineering	37,585	4.85%		9/1/2030	1,240	1,265	-	-				
Certificates of Participation (State)	2005	Science Lab, N. Campus Research Infrastructure	40,255	4.65%		9/1/2030	1,350	1,377						
Certificates of Participation (State)	2006	Science Lab, N. Campus Utility Infra., AR&D, AZ Western Yuma	12,445	4.35%		9/1/2016	865	451	449	-				
Refunding COPs (State)	2013	Refinance 2004 COPs	36,005	4.78%		9/1/2030	36,005	1,651	1,666	3,049	4,484	4,588	35,969	
Refunding COPs (State)	2015	Refinance 2005 COPs	18,825	5.00%		9/1/2030	18,825	1,651	1,666	3,049	4,484	4,588	18,772	
			\$ 145,115				\$ 58,285	\$ 6,395	\$ 3,780	\$ 6,098	\$ 8,968	\$ 9,176	\$ 54,741	
Long Term Debt:														
Energy Performance Contract	2012	Campus-wide Energy Upgrades - NORESO	12,420	3.53%		6/1/2027	11,652	1,200	1,200	1,200	1,200	1,200	8,397	
N. A. Real Estate Holdings, LLC	2012	University Services Building	9,780	5.00%		9/30/2020	5,126	492	491	488	491	487	5,390	
Total Long-Term Debt			\$ 22,200				\$ 16,778	\$ 1,692	\$ 1,691	\$ 1,688	\$ 1,690	\$ 1,687	\$ 13,787	
Total Outstanding							\$ 608,693	\$ 44,446	\$ 47,342	\$ 51,028	\$ 53,817	\$ 53,976	\$ 797,399	

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