



2018-2020

# CAPITAL IMPROVEMENT PLAN

NORTHERN ARIZONA UNIVERSITY





**CAPITAL IMPROVEMENT PLAN  
FISCAL YEARS 2018 -2020**

**SUBMITTED TO THE  
ARIZONA BOARD OF REGENTS  
SEPTEMBER 2016**



September 22, 2016

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 2018 - 2020. 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, facility safety, and provide a needed increase in space on the mountain campus.

Campus safety remains a top priority, and NAU continues to hold a Code Compliance and Infrastructure project as its top priority. 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. Our rapid enrollment growth has led to a shortage of space for many programs. Increased space for engineering and science programs is presented in the FY2018 priorities, while additional space for a wide array of other programs is presented in the FY2019 – 2020 priorities. 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 advances our goal of a campus whose physical structures facilitate instructional and research programs. 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 Cheng", written over a light blue circular stamp.

Rita Hartung Cheng  
President

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# NORTHERN ARIZONA UNIVERSITY FY 2018 – 2020 Capital Improvement Plan

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# TRANSMITTAL STATEMENT

**NORTHERN ARIZONA UNIVERSITY  
FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN**

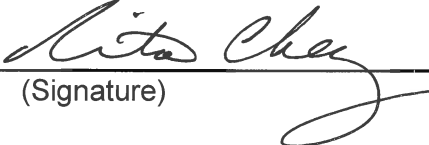
**TRANSMITTAL STATEMENT  
CAPITAL PROJECT REQUEST FOR FISCAL YEAR 2018  
STATE OF ARIZONA  
BOARD OF REGENTS' BUILDING SYSTEM**

A.R.S. CITATION 41-793	FY 2018
TOTAL REQUEST:	\$106,475,352
STATE APPROPRIATIONS	
MAJOR CAPITAL PROJECTS	\$59,200,000
BUILDING RENEWAL	\$17,275,352
OTHER FINANCING METHODS:	\$ 0
SYSTEM REVENUE BONDS	\$ 25,000,000
CERTIFICATES OF PARTICIPATION:	\$ 0
FEDERAL FUNDS:	\$ 0
GIFTS:	\$ 5,000,000
OTHER:	\$ 0

**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 2018 – 2020 CAPITAL IMPROVEMENT PLAN  
ALL FUNDS CAPITAL SUMMARY**

**NORTHERN ARIZONA UNIVERSITY  
FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN**

**ALL FUNDS CAPITAL SUMMARY  
CAPITAL ALLOCATIONS FOR FY 2016 AND FY 2017**

<b>Budgeted Sources of Funds</b>	<b>FY16</b>	<b>%</b>	<b>FY17</b>	<b>%</b>
State Appropriations				
Building Renewal		0.00%		0.00%
Other	\$ 899,983	2.13%	\$ 4,000,000	15.58%
Local Funds (1)		0.00%		0.00%
Retained Tuition	\$ 1,573,398	3.73%	\$ 1,000,000	3.89%
Indirect Cost		0.00%		0.00%
Gifts		0.00%		0.00%
Auxiliary	\$ 9,380,544	22.21%	\$ 12,000,000	46.74%
Other	\$ 16,380,615	38.78%	\$ 8,675,000	33.79%
Debt Financed Proceeds (2)	\$ 14,000,000	33.15%		0.00%
<b>Total</b>	<b>\$ 42,234,540</b>	<b>100.00%</b>	<b>\$ 25,675,000</b>	<b>100.00%</b>

**Budgeted Uses of Funds by Category**

New Construction				
Academic/Support		0.00%		0.00%
Auxiliary		0.00%		0.00%
Infrastructure	\$ 537,734	1.27%		0.00%
Capital Renewal		0.00%		0.00%
Academic/Support	\$ 6,351,888	15.04%	\$ 3,000,000	11.68%
Auxiliary	\$ 23,380,544	55.36%	\$ 12,000,000	46.74%
Infrastructure	\$ 7,162,219	16.96%	\$ 2,000,000	7.79%
Major Maintenance/System Replacement	\$ 4,289,498	10.16%	\$ 4,500,000	17.53%
Major Maintenance/Energy Conservation		0.00%	\$ 2,175,000	8.47%
Life Safety/Code Compliance	\$ 32,458	0.08%	\$ 1,500,000	5.84%
Accessibility	\$ 99,684	0.24%	\$ 500,000	1.95%
Other		0.00%		0.00%
Other	\$ 380,515	0.90%		0.00%
<b>Total</b>	<b>\$ 42,234,540</b>	<b>100.00%</b>	<b>\$ 25,675,000</b>	<b>100.00%</b>

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 2018 – 2020 CAPITAL IMPROVEMENT PLAN  
BUILDING RENEWAL REPORT**

**NORTHERN ARIZONA UNIVERSITY  
FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN**

**STATE APPROPRIATED BUILDING RENEWAL SUMMARY**

	2013	2014	2015	2016	2017
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -
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%	3.4%	0.0%	0.0%
Fiscal Year Expenditures	\$ -	\$ -	\$ 336,000	\$ -	
Ending Balance	\$ -	\$ -	\$ -	\$ -	

**NORTHERN ARIZONA UNIVERSITY  
FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN**

**BUILDING RENEWAL ALLOCATION FORECAST**

<b>Building Renewal Allocation Forecast</b>					
<b>Primary Project Category</b>					
		<b>FY 2017</b>		<b>FY 2018</b>	
<b>CAPITAL RENEWAL</b>					
Academic/Support	\$	-	\$	2,073,040	
Auxiliary		Not eligible		Not eligible	
Infrastructure	\$	-	\$	4,318,840	
Major Maintenance/System Replacement	\$	-	\$	5,182,605	
Life Safety and Code Compliance	\$	-	\$	5,182,605	
Accessibility	\$	-	\$	518,263	
Other Capital Renewal	\$	-			
<b>Totals</b>		<b>\$</b>	<b>-</b>	<b>\$</b>	<b>17,275,352</b>

**NORTHERN ARIZONA UNIVERSITY  
FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN  
DEFERRED MAINTENANCE REPORT**

# NORTHERN ARIZONA UNIVERSITY FY 2018 – 2020 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, 2015</u>	<u>June 30, 2016</u>
• Estimated Deferred Maintenance.....	\$118,894,052	\$119,812,376
• Facility Condition Index.....	0.08	0.06
• Estimated Deferred Maintenance Aux.....	\$ 16,295,648	\$ 18,052,236
• Facility Condition Index Aux.....	0.03	0.02

- 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 2018 – 2020 CAPITAL IMPROVEMENT PLAN  
DEFERRED MAINTENANCE REPORT continued**

**ACTION PLAN TO ADDRESS DEFERRED MAINTENANCE IN FY 2017 AND 2018**

- 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 FY17. The requested FY17 Building Renewal request, if allocated, would be used to directly address capital renewal items which will directly correlate to a reduction in deferred maintenance needs.
- 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 in FY16 and again in FY17. 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 \$57.8 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 at \$59.2 million.
- 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 2018 – 2020 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 FY18 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 2018 – 2020 CAPITAL IMPROVEMENT PLAN**

**ALLOCATIONS TO REDUCE DEFERRED MAINTENANCE**

Source of Funds	FY 2016	FY 2017	FY 2018	TOTAL
State Appropriations				
Building Renewal <sup>(1)</sup>			\$ 17,275,352	\$ 17,275,352
Other		4,000,000		4,000,000
Local Funds				
Retained Tuition	1,930,634	1,000,000	1,000,000	3,930,634
Indirect Cost				
Gifts				
Auxiliary	1,823,374	12,000,000	6,900,000	20,723,374
Other	2,790,114	4,675,000	3,700,000	11,165,114
Debt Financed Proceeds <sup>(2)</sup>	11,400,000			11,400,000
<b>TOTAL</b>	<b>\$ 17,944,121</b>	<b>\$ 21,675,000</b>	<b>\$ 28,875,352</b>	<b>\$ 68,494,473</b>
Budgeted Use of Funds	FY 2016	FY 2017	FY 2018	TOTAL
Academic/Support	\$ 6,867,935	\$ 7,675,000	\$ 19,975,352	\$ 34,518,287
Auxiliary	7,604,048	12,000,000	6,900,000	26,504,048
Infrastructure	3,472,138	2,000,000	2,000,000	7,472,138
Other				
<b>TOTAL</b>	<b>\$ 17,944,121</b>	<b>\$ 21,675,000</b>	<b>\$ 28,875,352</b>	<b>\$ 68,494,473</b>

<b>Estimated End of Year Deferred Maintenance <sup>(3)(4)</sup></b>	<b>\$ 137,864,613</b>	<b>\$ 123,800,000</b>	<b>\$ 105,000,000</b>
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NOTES:

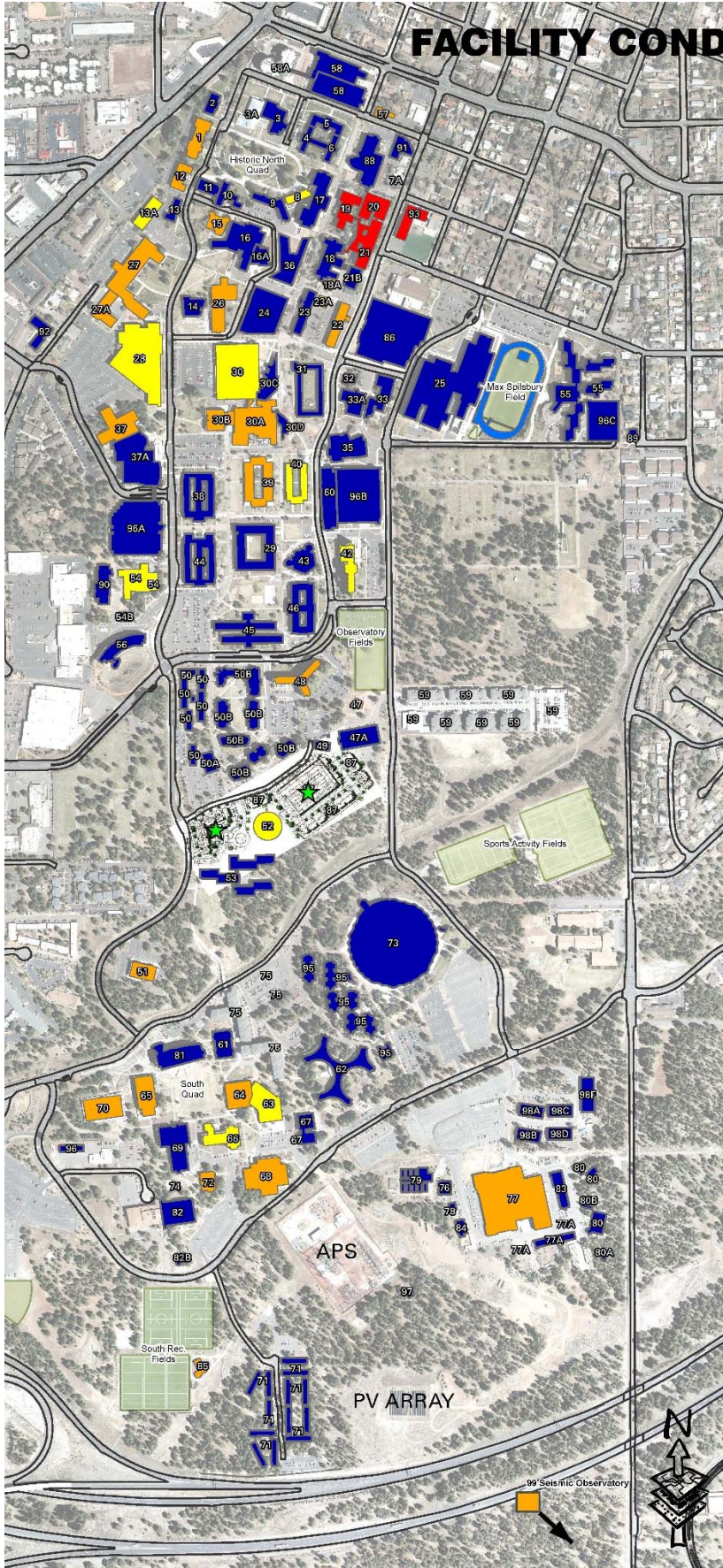
- 1) The Building Renewal allocation for FY2018 is based upon the University receiving the full Building Renewal funding request.
- 2) Reflects total amount of debt to be issued during that fiscal year. Only a portion of the \$14M issued for South Dining is attributed to Deferred Maintenance.
- 3) FY 17 – 18 applied 0.65% of State Appropriations and Local Funds.
- 4) FY 17 – 18 Deferred Maintenance estimate projections have not been adjusted for anticipated inflation /deflation factors.

**NORTHERN ARIZONA UNIVERSITY  
FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN  
FACILITY CONDITION INDEX MAP**

NORTHERN ARIZONA UNIVERSITY  
 FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN

**FACILITY CONDITION INDEX MAP**

Northern Arizona University at Flagstaff  
 June 30, 2016



**FCI**

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

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**

★ Skyview #87

**NORTHERN ARIZONA UNIVERSITY  
FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN**

**BUILDING INVENTORY REPORT**

**NORTHERN ARIZONA UNIVERSITY  
 FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN  
 BUILDING INVENTORY SUMMARY  
 As of June 30, 2016**

Category	Academic/Support Facilities	Auxiliary Facilities <sup>(1)</sup>	Total
Number of Facilities <sup>(2,3)</sup>	87	38	125
GSF <sup>(4)</sup>	3,667,863	3,213,605	6,881,468
Estimated Replacement Value	\$1,581,556,763	\$789,792,206	\$2,371,348,969
FY 2018 Building Renewal Request <sup>(5)</sup>	\$17,275,352	Not Applicable	\$17,275,352

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 (Building 77A), Ceramics (Building 80), South Beaver School (Building 93), and Pine Ridge Village (Building 95).

(4) The measurement of all buildings to verify GSF is in process. 30 percent of buildings were verified in FY15, additional 60 percent verified in FY16 and are reflected in this report. The remaining 10% are new construction, renovations, or purchased buildings that will be verified in FY17.

(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 replacement value, ABOR instructed NAU to utilize a 8.84% inflation factor. This computed figure is the basis of the University’s FY 2018 Building Renewal Request.

**NORTHERN ARIZONA UNIVERSITY  
FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN  
BUILDING INVENTORY REPORT**

Bldg No. <sup>(1)</sup>	Facility Name	Original Constr. Date	Original Const. Cost	Adjusted Const. Date <sup>(2)</sup>	Academic/Support GSF <sup>(3)</sup>	Auxiliary GSF <sup>(4)</sup>	Current Replacement Value <sup>(5)</sup>	Calculated Renewal Request <sup>(6)</sup>	Fiscal Year Inspected <sup>(7)</sup>	2016 Total Deferred Maint. <sup>(8)</sup>	FCI
001	GAMMAGE	1930	\$130,000	1930	43,684		\$23,312,998	\$609,795	2003	\$6,100,704	26%
002	BLOME	1919	\$108,000	1963	18,817		\$8,058,129	\$210,775	2003	\$181,601	2%
003	NORTH UNION 1899 / PROCHNOW	1952	\$611,333	2011	18,227	31,277	\$20,862,899	\$20,191	2011	\$68,042	0%
004	MORTON HALL	1914	\$38,662	1914		22,534	\$9,552,162	\$0	1998	\$19,779	0%
005	NORTH HALL	1935	\$152,797	1935		22,724	\$11,052,783	\$0	1998	\$77,437	1%
006	CAMPBELL HALL	1916	\$58,000	1916		17,186	\$6,798,969	\$0	1998	\$63,185	1%
07A	BEAVER STREET HOUSE	1945	\$329,792	2014	1,714		\$391,035	\$409	2014	\$7,322	2%
008	BURY	1908	\$24,000	1930	17,470		\$5,471,984	\$143,130	2015	\$397,701	7%
009	TAYLOR HALL	1905	\$10,615	1905		31,603	\$12,663,772	\$0	1998	\$92,472	1%
010	OLD MAIN	1894	\$40,000	1990	31,259		\$16,529,488	\$224,827	2003	\$209,257	1%
011	ASHURST	1918	\$162,118	1990	18,390		\$12,150,744	\$165,269	2003	\$136,222	1%
012	GEOLOGY	1948	\$350,304	1983	22,559		\$7,996,437	\$138,047	2010	\$1,208,060	15%
013	GEOLOGY ANNEX	1975	\$150,000	1975	7,904		\$2,469,816	\$52,974	2010	\$60,625	2%
013A	ROSEBERRY APARTMENTS	1962	\$1,055,791	1962		34,558	\$10,356,507	\$0	2003	\$959,577	9%
014	NATIVE AMERICAN CULTURAL CENTER	2011	\$7,000,000	2011	12,849		\$9,910,452	\$25,923	2011	\$45,831	0%
015	RILES	1926	\$51,775	1986	28,211		\$14,332,570	\$224,937	2003	\$1,899,027	13%
016	COMMUNICATION	1960	\$835,956	2004	94,365		\$36,202,450	\$227,266	2004	\$758,145	2%
016A	UNIVERSITY MARKETING AND OPERATIONS	2009	\$12,500,000	2009	23,103		\$18,221,074	\$66,725	2010	\$45,239	0%
017	SCIENCE LABORATORY	2007	\$37,325,000	2011	107,358		\$56,122,247	\$146,798	2011	\$37,064	0%
018	LIBERAL ARTS	1963	\$673,100	2011	58,433		\$21,688,354	\$56,730	2011	\$12,107	0%
018A	BIOLOGY GREENHOUSE	1971	\$2,885	1971	4,004		\$1,257,610	\$29,606	2010	\$134,573	11%
019	PHYSICAL SCIENCES	1960	\$704,702	1960	51,318		\$24,694,770	\$645,938	2003	\$10,273,245	42%
020	SCIENCE ANNEX	1968	\$1,707,015	1968	73,168		\$31,515,739	\$791,379	2012	\$17,816,485	57%
021	BIOLOGICAL SCIENCES	1967	\$1,717,234	1967	86,964		\$42,877,025	\$1,099,098	2003	\$17,164,055	40%
021B	BIOLOGICAL SCIENCES ANNEX	1989	\$710,955	1989	8,551		\$3,786,091	\$53,477	2010	\$44,655	1%
022	PETERSON	1958	\$562,908	1958	39,439		\$13,504,575	\$353,237	2010	\$1,570,196	12%
023	BABBITT ACADEMIC ANNEX	1958	\$594,012	1965	39,033		\$15,097,862	\$394,913	2010	\$370,173	2%
023A	ACADEMIC ANNEX	1996	\$252,445	1996	3,600		\$389,467	\$4,075	2003	\$115,807	30%
024	NORTH HEATING AND COOLING PLANT	1949	\$148,704	2011	46,811		\$36,484,334	\$95,432	2011	\$87,204	0%
025	HEALTH AND LEARNING CENTER	2011	\$106,000,000	2011	283,009		\$150,072,562	\$392,543	2011	\$772,636	1%
026	ADEL MATHEMATICS	1962	\$747,166	1962	43,488		\$15,865,361	\$414,988	2015	\$5,171,363	33%
027	EASTBURN EDUCATION	1958	\$1,009,405	1996	78,047		\$29,872,612	\$312,550	2003	\$3,807,795	13%
027A	INSTITUTE FOR HUMAN DEVELOPMENT	1966	\$236,989	1966	12,642		\$2,250,607	\$58,869	2003	\$726,350	32%
028	CLINE LIBRARY	1965	\$1,046,357	1991	211,312		\$73,904,098	\$966,550	2003	\$5,147,190	7%
029	ERNEST CALDERON LEARNING COMMUI	2009	\$29,185,868	2009		108,808	\$41,850,365	\$0	2009	\$407,688	1%

**NORTHERN ARIZONA UNIVERSITY  
FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN  
BUILDING INVENTORY REPORT**

Bldg No. <sup>(1)</sup>	Facility Name	Original Constr. Date	Original Const. Cost	Adjusted Const. Date <sup>(2)</sup>	Academic/Support GSF <sup>(3)</sup>	Auxiliary GSF <sup>(4)</sup>	Current Replacement Value <sup>(5)</sup>	Calculated Renewal Request <sup>(6)</sup>	Fiscal Year Inspected <sup>(7)</sup>	2016 Total Deferred Maint. <sup>(8)</sup>	FCI
030	UNIVERSITY UNION FIELDHOUSE	1965	\$914,850	1979	88,019		\$29,430,337	\$569,656	2003	\$1,963,271	7%
030A	UNIVERSITY UNION DINING SERVICES	1986	\$7,161,000	1986		66,566	\$27,151,647	\$0	2010	\$3,133,556	12%
030B	UNIVERSITY UNION STUDENT SERVICES	1989	\$2,610,751	1989	24,354		\$7,998,394	\$112,975	2010	\$814,249	10%
030C	UNIVERSITY UNION FOOD COURT	2009	\$9,500,000	2009		24,767	\$13,622,294	\$0	2009	\$137,197	1%
030D	UNIVERSITY UNION DINING EXPANSION	2014	\$4,761,685	2014		11,888	\$5,645,944	\$0	2014	\$11,748	0%
031	GILLENWATER HALL	1960	\$630,860	1981		46,775	\$12,072,673	\$0	1998	\$218,984	2%
032	HOTEL & RESTAURANT MGMT (HRM) NC	1974	\$35,700	1974	2,762		\$875,619	\$19,239	2010	\$28,670	3%
033	HRM - EUGENE M. HUGHES BLDG	1988	\$48,700	2011	17,817		\$6,984,270	\$18,269	2011	\$21,693	0%
033A	HRM - EUGENE M. HUGHES BLDG	1988	\$188,888	1988	13,695		\$8,905,249	\$130,443	2011	\$7,529	0%
035	BOOKSTORE	1967	\$243,736	1967	17,033	30,771	\$13,132,733	\$121,191	2011	\$105,113	1%
036	SCIENCE AND HEALTH BUILDING	2016	\$68,900,000	2016	140,430		\$68,900,000	\$0	2016	\$0	0%
037	PERFORMING AND FINE ARTS	1969	\$2,288,408	1975	127,982		\$55,074,876	\$1,181,280	2011	\$5,728,896	10%
037A	ARDREY AUDITORIUM	1972	\$3,149,009	2012	37,635		\$22,735,454	\$47,575	2011	\$45,808	0%
038	COWDEN LEARNING COMMUNITY	1964	\$1,269,297	1964		87,049	\$26,331,721	\$0	2010	\$209,647	1%
039	RAYMOND HALL	1962	\$1,056,277	1977		61,467	\$16,243,615	\$0	1998	\$1,728,737	11%
040	MCDONALD HALL	1962	\$1,007,745	1962		33,402	\$8,769,616	\$0	1998	\$576,152	7%
042	SECHRIST HALL	1966	\$1,720,523	1966		121,754	\$37,237,045	\$0	2010	\$3,050,929	8%
043	GATEWAY STUDENT SUCCESS CENTER	1967	\$527,127	2003	16,662		\$5,794,894	\$39,410	2003	\$104,291	2%
044	TINSLEY HALL	1964	\$1,225,000	1964		89,475	\$25,025,783	\$0	2010	\$130,784	1%
045	WILSON HALL	1965	\$1,269,297	1965		89,825	\$26,391,515	\$0	2010	\$167,956	1%
046	ALLEN HALL ATMOSPHERIC RESEARCH	1967	\$1,513,134	1967		90,315	\$28,427,061	\$0	2012	\$9,318	0%
047	OBSERVATORY/LUTZ TELESCOPE	1953	\$32,272	1953	2,175		\$849,022	\$22,208	2003	\$93,164	11%
047A	ROTC/PROPERTY ADMINISTRATION	1973	\$148,704	1973	25,182		\$8,183,511	\$184,087	2010	\$394,508	5%
048	REILLY HALL	1969	\$2,033,274	1969		114,512	\$36,447,422	\$0	1998	\$3,903,948	11%
049	ANTHROPOLOGY LABORATORY	1977	\$85,000	1977	3,400		\$1,399,681	\$28,557	2010	\$50,003	4%
050	CAMPUS HEIGHTS APARTMENTS	1963	\$885,286	1963		56,541	\$14,375,741	\$0	2010	\$179,544	1%
050A	INTERNATIONAL PAVILION	2016	\$5,649,028	2016	10,410		\$6,148,402	\$0	2016	\$0	0%
050B	MCKAY VILLAGE	2006	\$30,000,000	2006		161,897	\$51,026,512	\$0	2006	\$677,062	1%
051	BABBITT ADMINISTRATIVE CENTER	1976	\$1,586,500	1976	29,423		\$10,409,240	\$217,818	2003	\$2,472,026	24%
052	BILBY RESEARCH CENTER	1981	\$1,200,000	1981	19,174		\$7,794,484	\$142,715	2010	\$416,598	5%
053	GABALDON HALL	1984	\$6,841,000	1984		129,096	\$38,029,275	\$0	2011	\$193,645	1%
054	INFORMATION TECHNOLOGY SERVICES	1986	\$2,681,263	1986	5,444		\$1,993,965	\$31,294	2003	\$16,414	1%
054A	INFORMATION TECHNOLOGY TELECOM	1989	\$1,100,100	1989	22,702		\$8,441,232	\$119,230	2003	\$534,384	6%
054B	INFORMATION TECHNOLOGY ANNEX	1996	\$251,000	1996	2,985		\$1,011,333	\$10,581	2003	\$11,976	1%
055	MOUNTAIN VIEW HALL	1990	\$14,100,000	1990		148,867	\$45,495,897	\$0	2012	\$203,629	0%



**NORTHERN ARIZONA UNIVERSITY  
FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN  
BUILDING INVENTORY REPORT**

Bldg No. <sup>(1)</sup>	Facility Name	Original Constr. Date	Original Const. Cost	Adjusted Const. Date <sup>(2)</sup>	Academic/Support GSF <sup>(3)</sup>	Auxiliary GSF <sup>(4)</sup>	Current Replacement Value <sup>(5)</sup>	Calculated Renewal Request <sup>(6)</sup>	Fiscal Year Inspected <sup>(7)</sup>	2016 Total Deferred Maint. <sup>(8)</sup>	FCI
056	APPLIED RESEARCH AND DEVELOPMENT	2007	\$25,575,000	2007	60,500		\$53,836,759	\$253,476	2011	\$23,758	0%
057	PRINTING SERVICES	1991	\$225,000	1991	4,112		\$1,279,555	\$16,735	2010	\$128,843	10%
058	HIGH COUNTRY CONFERENCE CENTER AND PARKING DECK	2008	\$20,034,850	2008		167,563	\$28,728,486	\$0	2008	\$339,124	1%
060	STUDENT AND ACADEMIC SERVICES	2016	\$32,000,000	2016	111,915		\$32,000,000	\$0	2016	\$0	0%
061	LEARNING RESOURCE CENTER	1970	\$588,581	1970	19,648		\$5,375,341	\$129,354	2010	\$179,056	3%
062	MCCONNELL HALL	1971	\$3,414,490	1971		160,132	\$48,205,161	\$0		\$98,050	0%
063	SOUTH DINING	1970	\$645,812	1970		28,103	\$10,729,612	\$0	2003	\$765,950	7%
064	DU BOIS CENTER	1971	\$1,035,881	1971	64,711		\$26,472,013	\$623,182	2003	\$7,194,479	27%
065	THE RAUL H. CASTRO SOCIAL AND BEHAVIORAL SCIENCES BUILDING	1970	\$1,590,520	1970	63,321		\$22,382,235	\$538,613	2003	\$4,473,885	20%
066	HEALTH PROFESSIONS	1970	\$1,542,838	1970	59,826		\$22,880,494	\$550,603	2010	\$2,211,827	10%
067	SOUTH HEATING AND COOLING PLANT	1970	\$973,000	2005	16,168		\$13,827,281	\$79,569	2003	\$46,664	0%
068	ROLLE ACTIVITY CENTER	1972	\$1,280,000	1972	47,697		\$21,957,830	\$505,426	2003	\$2,383,774	11%
069	ENGINEERING	1972	\$2,030,856	2005	89,460		\$43,859,474	\$252,390	2005	\$114,821	0%
070	SBS WEST	1972	\$735,715	1972	71,312		\$27,908,141	\$642,391	2014	\$4,080,161	15%
071	SOUTH VILLAGE	1972	\$1,586,500	1984		102,371	\$29,463,941	\$0	1998	\$33,178	0%
072	NURSING	1978	\$979,000	1978	19,696		\$7,552,427	\$150,136	2010	\$1,118,895	15%
073	WALKUP SKYDOME	1977	\$6,666,400	2011	254,360		\$104,686,372	\$273,827	2011	\$2,697,766	3%
074	RENEWABLE ENERGY TEST FACILITY	1972	\$10,000	1972	622		\$212,718	\$4,896	2003	\$3,616	2%
076	AVIAN COGNITION LABORATORY	1988	\$303,293	1988	5,402		\$2,097,430	\$30,723	2003	\$16,736	1%
077	FACILITY SERVICES	1988	\$4,769,470	1988	127,981		\$34,221,000	\$501,264	2003	\$4,519,010	13%
077A	FACILITY SERVICES ANNEX	1989	\$146,000	1989	8,970		\$1,478,683	\$20,886	2003	\$25,530	2%
078	CHEMICAL STORAGE	2014	\$1,582,000	2014	1,788		\$1,875,782	\$1,963	2014	\$35,126	2%
079	GREENHOUSE COMPLEX	1989	\$1,182,188	1989	17,009		\$5,896,868	\$83,292	2003	\$104,811	2%
080	CERAMICS COMPLEX	1989	\$950,000	1989	9,009		\$4,185,895	\$59,125	2003	\$158,528	4%
080A	TEA HOUSE	2003	\$158,805	2003		425	\$171,799	\$0	2003	\$3,526	2%
080B	CERAMICS CLAY MIXING	2014	\$550,500	2014	1,262		\$652,729	\$683	2014	\$12,223	2%
081	W.A. FRANKE COLLEGE OF BUSINESS	2005	\$24,075,000	2005	120,308		\$51,212,177	\$294,701	2005	\$126,049	0%
082	SOUTHWEST FOREST SCIENCE COMPLEX	1992	\$21,000,000	1992	72,137		\$31,354,309	\$393,663	2003	\$187,448	1%
082B	HOGAN	2001	\$23,203	2001	480		\$219,362	\$1,721	2001	\$515	0%
083	KNAU / MOUNTAIN CAMPUS TRANSIT	1994	\$184,558	1994	11,893		\$3,153,767	\$36,297	1997	\$41,767	1%
084	SCULPTURE STUDIO	1994	\$102,274	2005	4,200		\$2,494,045	\$14,352	2005	\$25,143	1%
085	SOUTH REC FIELDS COMPLEX	2009	\$653,156	2009		4,672	\$1,319,749	\$0	2009	\$145,023	11%
086	AQUATICS AND TENNIS COMPLEX	2016	\$40,284,000	2016		123,341	\$40,284,000	\$0	2016	\$0	0%
088	WETTAW	2000	\$12,434,561	2000	80,221		\$43,799,868	\$366,613	2003	\$574,829	1%

**NORTHERN ARIZONA UNIVERSITY  
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BUILDING INVENTORY REPORT**

Bldg No. <sup>(1)</sup>	Facility Name	Original Constr. Date	Original Const. Cost	Adjusted Const. Date <sup>(2)</sup>	Academic/Support GSF <sup>(3)</sup>	Auxiliary GSF <sup>(4)</sup>	Current Replacement Value <sup>(5)</sup>	Calculated Renewal Request <sup>(6)</sup>	Fiscal Year Inspected <sup>(7)</sup>	2016 Total Deferred Maint. <sup>(8)</sup>	FCI
089	FOUNTAIN APARTMENT	1940	\$73,000	1980		1,638	\$405,621	\$0	2012	\$2,109	1%
090	SCHOOL OF INFORMATICS, COMPUTING	2012	\$9,549,198	2012	46,565		\$12,051,682	\$25,219	2012	\$23,560	0%
091	CENTENNIAL	1999	\$2,500,000	1999	10,997		\$3,553,568	\$31,603	2004	\$42,889	1%
092	PONDEROSA	1968	\$742,500	1977	10,464		\$3,960,497	\$80,803	2011	\$72,220	2%
093	SOUTH BEAVER SCHOOL	1935	\$2,750,000	1935	30,721		\$2,750,000	\$71,931	2015	\$1,424,733	52%
095	PINE RIDGE VILLAGE	2002	\$13,375,000	2002		124,094	\$32,520,128	\$0	2012	\$36,674	0%
096	HUFFER LANE FACILITY	1976	\$1,325,000	1976	5,220		\$1,369,270	\$28,653	2010	\$29,419	2%
096A	KNOLES PARKING GARAGE	2007	\$15,000,000	2007		293,485	\$25,513,256	\$0	2007	\$111,270	0%
096B	SAN FRANCISCO PARKING GARAGE	2012	\$22,383,387	2012		474,120	\$28,249,227	\$0	2012	\$55,225	0%
096C	MOUNTAIN VIEW GARAGE	1990	\$3,500,000	1990		82,800	\$12,405,564	\$0	2012	\$86,352	1%
097	CECMEE FIELD STATION	1998	\$10,000	1998	1,547		\$683,176	\$6,433	2011	\$289	0%
098A	UNIVERSITY POLICE	2003	\$900,000	2009	9,665		\$2,918,843	\$10,689	2009	\$6,556	0%
098B	CONTRACTING AND PURCHASING SERVI	2003	\$900,000	2012	9,624		\$3,340,960	\$6,991	2012	\$2,600	0%
098C	ENGINEERING RESEARCH	2003	\$900,000	2012	9,665		\$4,590,698	\$9,606	2012	\$2,600	0%
098D	EXTENDED CAMPUS OPERATIONS CENTI	2003	\$900,000	2003	9,624		\$3,421,506	\$23,269	2003	\$6,556	0%
098F	RLSS WAREHOUSE	2009	\$3,900,000	2009		17,203	\$5,592,310	\$0	2009	\$112,646	2%
099	SEISMIC OBSERVATORY	1977	\$13,500	1977	372		\$137,056	\$2,796	2000	\$390	0%
YUMA1	NAU YUMA ACADEMIC FACILITY	1996	\$7,650,000	1996	52,434		\$14,037,258	\$146,868	2010	\$142,077	1%
YUMA2	NAU YUMA RESEARCH FACILITY	2010	\$6,500,000	2010	12,225		\$9,474,959	\$29,740	2010	\$46,936	0%
KINGMAN1	NAU MOJAVE KINGMAN	1997	\$409,000	1997	8,100		\$3,233,460	\$32,139	2009	\$293,086	9%
PHXB1	HEALTH SCIENCES EDUCATION BUILDING	2012	\$7,480,000	2012	13,620		\$9,440,225	\$19,754	2013	\$166,081	2%
<b>Totals</b>			<b>\$692,923,338</b>		<b>3,667,863</b>	<b>3,213,605</b>	<b>\$2,371,348,969</b>	<b>\$17,275,352</b>		<b>\$137,864,613</b>	

**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 in process. 30 percent of buildings were verified in FY15, additional 60 percent verified in FY16 and are reflected in this report. The remaining 10% are new construction, renovations, or purchased buildings that will be verified in FY17.
- (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 as funding allows.
- (8) Deferred Maintenance costs do not reflect code items. Costs reflected only restore building to original construction.

**NORTHERN ARIZONA UNIVERSITY  
FY 2018– 2020 CAPITAL IMPROVEMENT PLAN**

**LEASE REPORT**

**NORTHERN ARIZONA UNIVERSITY  
FY 2018– 2020 CAPITAL IMPROVEMENT PLAN**

**SUMMARY OF LEASES IN EFFECT DURING FY 2016**

	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	15	412,666	N/A	(\$941,477)	15	0	0
NAU as Lessee	51	163,047	38.35	\$2,859,214	40	2	9
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 2018– 2020 CAPITAL IMPROVEMENT PLAN**

**UNIVERSITY AS LESSEE**

**NORTHERN ARIZONA UNIVERSITY  
FY 2018– 2020 CAPITAL IMPROVEMENT PLAN**

UNIVERSITY AS LESSEE:										
LESSOR	TYPE	PROPERTY LOCATION	USER	GSF COST/GSF FY EXP COST		NON CANCELABLE TER	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 \$2.41 \$7,837.16 \$203.77 \$8,040.93	Square Feet Cost PSF Lease City & State Tax Total	120 Days Written Notice	7/1/2005 7/31/2015	MG	Offices	
American Tower (Contract #: C0064)	C	Jacks Peak Lat 36-41-53 N, Long 111-37-49.77 W Page, AZ 86040	KNAU	N/A \$0.00 \$6,198.00	Square Feet Cost PSF Total	N/A	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	Acres Cost PSF Total	30 Days Written Notice	1/1/2006 12/31/2055	GL	Research	
Arboretum at Flagstaff (Contract #: L10097)	C	4001 S. Woody Mountain Road Flagstaff, AZ 86001		5 \$0.00 \$0.00	Acres Cost PSF Total	30 Days 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 \$0.00 \$1,000.00	Square Feet Cost PSF 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-40 Flagstaff, AZ	NAU	28.35 \$0.00 \$0.00	Acres Cost PSF Total	Written notice of cancellation terms and mutual acceptance of terms.	3/12/2014 3/11/2024	GL	Semi-improved campus border land and parking	
Central Arizona College - Pinal County (Contract #: L10066)	TE	Signal Peak Campus 8470 N Overfield Rd, Rm 117, Coolidge, AZ 85128	Extended Campuses	2,160 \$17.02 \$0.00 \$9,190.00	<u>Signal Peak Campus</u> Square Feet Cost PSF July - Sept Cost PSF Oct - June Total	180 Days Written Notice	8/1/2007 6/30/2017	G	3 Offices 2 Classrooms	
	TE	Superstition Mt. Campus 273 E. Old West Highway, Rm 207 Apache Junction, AZ 85219		150 \$8.00 \$0.00 \$300.00	<u>Superstition Mt. Campus</u> Square Feet Cost PSF July - Sept Cost PSF Oct - June Total			G	2 Offices 1 Classroom	
	TE	Aravaipa Campus 80440 e, Aravaipa Rd, Rm A-8 Winkelman, AZ 85192		125 \$9.60 \$0.00 \$300.00	<u>Aravaipa Campus</u> Square Feet Cost PSF July - Sept Cost PSF Oct - June Total			G	Office	
Clarendon Funding LLC / Brentwood Mortgage Rose Plaza LLC, MKN LLC, Clarendon Funding LLC NSHE Reindeer Lake LLC (Contract #L10105)	C	Clarendon Place 300 West Clarendon Ave, Ste 475 Phoenix, AZ 85013	NAU / AZTAP Social Work & Behavioral Science	3,780 \$8.25 \$16.50 \$31,185.00 \$904.37 \$660.00 \$32,749.37	Square Feet Cost PSF Aug - May Cost PSF June Lease Lease Tax Parking Total	180 Days Written Notice	8/1/2015 7/31/2020	MG	Offices	

**NORTHERN ARIZONA UNIVERSITY  
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UNIVERSITY AS LESSEE:											
LESSOR	TYPE	PROPERTY LOCATION	USER	GSF COST/GSF FY EXP COST		NON CANCELABLE TER	CURRENT TERM	TYPE OF LEASE	USE OF SPACE		
Coconino Community College (Contract #: G0002)	C	2800 S. Lone Tree Road Flagstaff, AZ 86001	KNAU	N/A \$0.00 \$0.10	Square Feet Cost PSF Total	365 Day Written Notice	11/16/2009 11/15/2019	GL	Satellite & FM Broadcasting System		
Consolidated Investment Co (Contract #: L10063)	C	1300 S. Milton Road Ste. 207, 208, 210-213, 225-226 Flagstaff, AZ 86001	ETC	3,036 \$24.87 \$73,776.01 \$1,740.00 \$75,516.01	Square Feet Cost PSF Lease Breakroom Total	120 Days Notice to Renew & Terminate	3/1/1996 6/30/2016	G	Offices		
Crown Atlantic Co LLC (Contract #: L10034)	C	Grand Canyon Airport Highway 64 Tusayan, AZ 86046	AZ Tusay AN CAC - KNAU	N/A \$0.00 \$10,397.52 \$720.00 \$11,117.52	Square Feet Cost PSF Lease Taxes Total	Not in lease terms.	3/26/2001 3/25/2021	MG	Communications Tower Lease		
DCI Shopping Center, Inc. (Contract #: L10033)	TE	PO Box 10 Chinle, AZ 86503	Extended Campuses	2,400 \$6.67 \$16,000.00 \$2,300.00 \$125.00 \$197.30 \$732.00 \$19,354.30	Square Feet Cost PSF Lease Janitorial Disposal Water CAM Total	90 Day Written Notice	8/1/2006 9/30/2015	MG	Classrooms Offices		
East Valley Adult Resources (Contract #: L10028)	C	Red Mountain Active Adult Center 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 12/31/2016	G	Offices		
Episcopal Church in Navajoland (Contract #: L10106)	C	Good Shepherd Mission Westchester Building Fort Defiance, AZ	School of Nursing	4,032 \$2.10 \$8,473.62 \$300.00 \$8,773.62	Square Feet Cost PSF Lease Storage Total		1/1/2016 8/14/2020	NNN	Classrooms and Offices		
Four Seasons Investment Company, L (Contract #: L10108)	C	Plaza One 2982 North Park Avenue, Ste. F Prescott AZ 86301	Extended Campuses	1,311 \$9.00 \$622.73 \$249.78 \$207.58 \$1,080.08	Square Feet Cost PSF Lease CAM Taxes & Insurance Total	Cancellation for lack of funding.	6/12/2016 6/11/2021	NNN	Offices		
Graham Community College / Eastern Arizona College (Contract #: L10019)	C	615 North Stadium Ave Thatcher, AZ 8552	Extended Campuses	2,600 \$8.91 \$23,169.92 \$4,131.17 \$17,892.23 \$45,193.32	Square Feet Cost PSF Lease CAM TI Total	180 Day Written Notice	7/1/1998 7/31/2016	G	Classrooms Offices		
Ganado Unified School District (Contract #: L10041)	TE	PO Box 1757 Ganado, AZ 86505	Extended Campuses	1,440 \$6.00 \$3,336.00	Square Feet Cost PSF Total	180 Day Written Notice	1/1/2003 11/19/2015	G	Classrooms Offices		

**NORTHERN ARIZONA UNIVERSITY  
FY 2018– 2020 CAPITAL IMPROVEMENT PLAN**

UNIVERSITY AS LESSEE:										
LESSOR	TYPE	PROPERTY LOCATION	USER	GSF COST/GSF FY EXP COST		NON CANCELABLE TER	CURRENT TERM	TYPE OF LEASE	USE OF SPACE	
Government Property Income (Was CW/SP) (Contract #: L10092)	C	North Valley 15451 North 28th Avenue #100 Phoenix, AZ 85053	Extended Campuses	66,743 \$20.26 \$1,253,266.71 \$32,584.93 \$64,623.66 \$1,680.22 \$1,352,155.52	Square Feet Cost PSF Lease Lease Taxes Operating Expenses Operating Taxes Total	270 Day Written Notice	4/1/2014 10/1/2024	MG	Offices	
Guyann Corporation/Flagstaff Radio (Contract #: L10040)	C	Mormon Mountain	KNAU	N/A \$0.00 \$24,890.76	Square Feet Cost PSF Total		4/28/1999 12/1/2019	G	Radio Tower	
Kayenta Unified School District (Contract #: L10029)	TE	Kayenta, AZ PO Box 337 Rm #203 & 205	Extended Campuses	1,770 \$10.50 \$4,646.25	Square Feet Cost PSF Total	180 day notice	10/1/2011 9/30/2015	G	One Office One Classroom	
Malachite LLC - NAU Yuma (Contract #: L10093)	TE	220 East 16th Street Suite A Yuma, AZ	Extended Campuses	2,526 \$13.90 \$35,116.26 \$13,034.16 \$17,277.96 \$1,053.49 \$66,481.87	Square Feet Cost PSF Lease Assessment TI Sales Tax Total		10/1/2013 9/30/2018	MG	Classroom Office	
MCCCD Carousel View / Mesa Community (Contract #: L10058)	C	145 North Centennial Way 4th Floor, Unit 2 Mesa, AZ	Extended Campuses	9,827 \$20.25 \$198,996.75 \$83,047.24 \$10,000.00 \$292,043.99	Square Feet Cost/SF Annual Rent Annual Addnl Rent Parking Total	180 Day Written Notice	7/1/2012 6/30/2017	MG	Classroom Office	
MCCCD Chandler Gilbert (Contract #: L10039)	C	2626 E. Pecos Road Rm #JAC107-111 Chandler, AZ 85225	Extended Campuses	600 \$26.00 \$15,600.00 \$9,600.00 \$4,800.00 \$30,000.00	Square Feet Cost/SF Annual Rent Annual Janitorial Annual Security Total	180 Day Written Notice	5/26/2004 6/30/2016	G	Admin & Faculty Office Space	
MCCCD Estrella Mountain (Contract #: L10007)	C	3000 N. Dysart Road Rm KOM A 116 & 117 Avondale, AZ 85392	Extended Campuses	260 \$31.97 \$8,312.51 \$1,620.00 \$9,932.51	Square Feet Cost/SF Lease Phone Total	180 Day Written Notice	1/1/2014 12/31/2018	G	Admin Space	
MCCCD Gateway Community 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 6/30/2016	G	Admin Space	



**NORTHERN ARIZONA UNIVERSITY  
FY 2018– 2020 CAPITAL IMPROVEMENT PLAN**

UNIVERSITY AS LESSEE:										
LESSOR	TYPE	PROPERTY LOCATION	USER	GSF COST/GSF FY EXP COST		NON CANCELABLE TER	CURRENT TERM	TYPE OF LEASE	USE OF SPACE	
MCCCD Glendale Community College (Contract #: L10086)	C	6000 W. Olive Avenue Rm 02-126, CL-24 & CL-29 Glendale, AZ 85302	Extended Campuses	220 \$24.00 \$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	
MCCCD Mesa Southern (Contract #: L10056)	C	Academic Advisor Center 1833 W. Southern Avenue, Rm1 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	MG	Admin Office Space	
MCCCD Paradise Valley Community College (Contract #: L10016)	C	18401 North 32nd Street Phoenix, AZ 85032	Extended Campuses	3,770 \$26.32 \$99,220.00 \$2,250.00 \$950.00 \$102,420.00	Square Feet Cost PSF Lease Voice/Data Computer Total	180 Days Written Notice	7/1/2011 6/30/2017	MG	Admin Office Space Classrooms	
MCCCD Phoenix College (Contract #: L10038)	C	1202 West Thomas Road Hannelly Center Phoenix, AZ 85013	Extended Campuses	90 \$71.47 \$6,432.30	Square Feet Cost PSF Total	No Notice Provided in Lease	7/1/2010 6/30/2016	MG	Admin Office Space	
MCCCD Rio Salado - Community Queen Creek (Contract #C4454)	C	21740 S. Ellsworth Road Queen Creek, AZ	Extended Campuses	1,313 \$3.71 \$4,875.00	Square Feet Cost PSF Total		1/1/2014 12/31/2019	G	Office Space	
MCCCD Rio Salado - Community Surprise (Contract #C1004)	C	City Center Complex 15950 W. Civic Center Plaza Surprise, AZ	Extended Campuses	1,313 \$3.71 \$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 \$34.05 \$131,668.64 \$500.00 \$132,168.64	Square Feet Cost PSF Lease Phone/Fax Total	180 Days Written Notice	1/1/2009 6/30/2016	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	MG	Classrooms Office	
Mohave Community College (Contract #: L10060)		1977 Acoma Blvd West Lake Havasu City, AZ 86403	Extended Campuses	2,530 \$0.00 \$0.00	<u>Kingman Campus</u> Square Feet Cost PSF Total	180 Days Written Notice	7/1/2004 6/30/2018	MG	Office Classrooms	
	C	Kingman: Building #2000		1,385 \$0.00 \$0.00	<u>Bullhead City Campus</u> Square Feet Cost PSF Total					
	C	Bullhead: Rooms 203A & 203		1,322 \$0.00 \$0.00	<u>Lake Havasu Campus</u> Square Feet Cost PSF Total					
	C	Havasu: Building #200								

**NORTHERN ARIZONA UNIVERSITY  
FY 2018– 2020 CAPITAL IMPROVEMENT PLAN**

UNIVERSITY AS LESSEE:										
LESSOR	TYPE	PROPERTY LOCATION	USER	GSF COST/GSF FY EXP COST		NON CANCELABLE TER	CURRENT TERM	TYPE OF LEASE	USE OF SPACE	
Niles Radio Communications (Contract #: L10096)	C	Devils Head (DH-2B) Flagstaff, AZ 86011		N/A \$0.00 \$6,000.00	Square Feet Cost PSF Total	30 Days Written Notice	12/1/2013 11/30/2018	G	Radio Tower	
Northland Pioneer College (Contract #: L10047)	C	White Mountain Campus Show Low, AZ 85901	Extended Campuses	110 \$10.91 \$1,200.00	Square Feet Cost PSF Total	90 Days Written Notice	7/1/2006 6/30/2016	G	Office	
North Tucson Business Center Trust Partners, LLC (Contract #: L10030)	C	3895 N Business Center Dr Suite 100 & 120 Tucson AZ 85705	Extended Campuses	11,219 \$12.08 \$1.21 \$4.65 \$12.68 \$130,424.68 \$14,100.00 \$12,500.00 \$157,024.68	Square Feet Cost PSF Jul - Mar Cost PSF Apr 1 - 19 Cost PSF Apr 20 - 30 Cost PSF May - June Lease CAM Electricity Total	30 Days Written Notice	4/20/2012 8/31/2016	MG	Offices	
Pima Community College (Contract #: L10002)	C	401 N Bonita Ave Tucson, AZ 85709	Extended Campuses	5,550 \$8.99 \$9.26 \$51,117.12 \$9,516.70 \$43,277.20 \$103,911.02	Square Feet Cost PSF Jul - Aug Cost PSF Sept - June Lease CAM TI Total	180 Days Written Notice	8/15/2000 8/15/2020	MG	Offices	
R&M Repeater (Contract #: L10032)	C	Diamon Point Mountain N34-17-23, W111-11-26 Gila County, AZ, Township 11	KNAU	N/A \$0.00 \$6,681.72	Square Feet Cost PSF Total		10/1/2006 9/30/2016	G	Radio Frequency Transmitter	
Space 99, LLC (Contract #L10026)	C	99 East Virginia Avenue Suite 100 & 150 Phoenix, AZ 85004	Arizona K12 Center	6,496 \$17.00 \$557.04 \$110,989.04	Square Feet Cost PSF Sales Tax Total	120 Days Written Notice	7/1/2015 6/30/2020	MG	Offices	
St. Michaels Associated for Special Ed. (Contract #: L10062)	T	Mustang Road St. Michaels, AZ 86511	Extended Campuses	1,457 \$6.72 \$812.92	Square Feet Cost PSF Total	30 Day Written Notice	8/1/2008 7/31/2015	G	Offices	
US Dept of Agriculture - Mt. Francis Communication Site (Contract #: L10084)	C	Mt. Francis Prescott AZ 86301		N/A \$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 Tribe (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 9/30/2015	G	Offices	
Window Rock Unified School District #3 (Contract #: L10013)	TE		Extended Campuses	225 \$5.00 \$281.25	Square Feet Cost PSF Total	90 Day Written Notice	7/1/2013 9/30/2015	G	Offices	

**NORTHERN ARIZONA UNIVERSITY  
FY 2018– 2020 CAPITAL IMPROVEMENT PLAN**

UNIVERSITY AS LESSEE:										
LESSOR	TYPE	PROPERTY LOCATION	USER	GSF COST/GSF FY EXP COST		NON CANCELABLE TER	CURRENT TERM		TYPE OF LEASE	USE OF SPACE
Yavapai Community College (Contract #L10011)	C	1100 E Sheldon Ave Rm #206, 129 &207E Prescott AZ 86301	Extended Campuses	<u>Prescott</u>		180 Day Written Notice	7/1/2012	6/30/2016	G	Offices, Storage Reception, Classrooms
				1,045	Square Feet					
				\$12.00	Cost PSF					
				\$12,540.00	Total					
<u>Prescott Valley</u>								G	Computer Lab	
				11,593	Square Feet					
				\$12.00	Cost PSF					
				\$139,116.00	Total					
Yavapai Community College - Radio Tower (Contract #: L10095)	C	Mignus Mountain	KNAU	N/A	Square Feet	30 Day Written Notice	1/1/2014	12/31/2016	NNN	Radio Tower
				\$0.00	Cost PSF					
				\$0.00	Total					

**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 2018– 2020 CAPITAL IMPROVEMENT PLAN  
UNIVERSITY AS LESSOR**

**NORTHERN ARIZONA UNIVERSITY  
FY 2018– 2020 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
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	GL	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	GL	Student Housing
ACC OP LLC - Phase II (Contract #: L10089)	C	The Suites - Phase II Flagstaff, AZ	NAU	N/A N/A \$49,908.00	Square Feet Cost PSF Total	7/1/2014	6/30/2019		Student Housing
All About The Beans, LLC (Contract #: C3996)	C	15451 North 28th Avenue Phoenix, AZ	NAU	N/A N/A \$0.00	Square Feet Cost PSF Total	4/1/2014	3/31/2016	NNN	Café
AT&T Cingular Wireless (Contract #: L10100)	C	Ardrey Auditorium	NAU	N/A N/A \$22,800.00	Square Feet Cost PSF Total	3/7/2014	3/6/2019	NNN	Cell Tower
Bank of America (Contract #: C4658)	C	University Bookstore S. San Francisco Street Flagstaff, AZ 86001	NAU	N/A N/A \$6,000.00	Square Feet Cost PSF Total	7/1/2016	6/30/2021	NNN	ATM
Coconino Community College College (Contract #: L10043)	C	2800 S Lone Tree Rd Flagstaff, AZ 86001	NAU	N/A N/A \$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	3,000 \$20.00 \$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	6/30/2016	G	Office
JP Morgan Chase (Contract #: C0738)	C	University Book Store 1015 S. San Francisco Street Flagstaff, AZ 86001	NAU	N/A N/A \$8,129.68	Square Feet Cost PSF Total	5/17/2013	5/16/2019	G	ATM

**NORTHERN ARIZONA UNIVERSITY  
FY 2018– 2020 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
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
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	N/A N/A \$7,980.00	Square Feet Cost PSF Total	12/6/1999	12/12/2019	G	Cell Tower
Verizona Wireless LLC (Contract #: L10098)	C	Flagstaff, AZ 86001	NAU	N/A N/A \$2,400.00	Square Feet Cost PSF Total	11/20/2015	11/19/2020	G	Cell Tower
Wells Fargo Bank (Contract #: C4760)	C	University Student Union 1050 S. Knoles Drive Flagstaff, AZ	NAU	N/A N/A \$8,182.30	Square Feet Cost PSF Total	3/1/2016	2/28/2021	NNN	ATM

**NOTES:**

(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 2018– 2020 CAPITAL IMPROVEMENT PLAN  
 CAPITAL LEASE**

<b>CAPITAL LEASE</b>					
<b>LESSOR</b>	<b>TYPE</b>	<b>OUTSTANDING PRINCIPAL</b>	<b>CURRENT TERM</b>		<b>CAPITAL USE</b>
NAREH	C	\$5,026,000.00	9/30/2012	9/30/2030	School of Informatics Computing and Cyber Security (formerly University Services Building)

NOTES:

C: Continued

R: Renewed

T: Will be Terminated at Lease expiration.

**NORTHERN ARIZONA UNIVERSITY  
FY 2018– 2020 CAPITAL IMPROVEMENT PLAN  
LAND REPORT**



**NORTHERN ARIZONA UNIVERSITY  
 FY 2018– 2020 CAPITAL IMPROVEMENT PLAN  
 REPORT ON ACQUISITIONS AND SALES OF  
 LAND AND IMPROVEMENTS FY 2016**

Reference Number	Location/Description Intended Use	Transaction Dollars/Funding Account	Land Size (Acres)	Building Size (GSF)	Board Approved (MM/YY)
<b>ACQUISITIONS</b>					
	<b>South Beaver School 506 S. Beaver Street, Flagstaff, AZ</b>	\$2,750,000	1.68	30,721	03/15
	SUBTOTAL ACQUISITIONS:	\$2,750,000	1.68	30,721	
<b>SALES</b>					
	<b>NO SALES</b>	N/A			
	SUBTOTAL SALES:	\$0			
<b>NET (COST)/INCOME</b>		<b>(\$2,750,000)</b>			

This report includes all transactions formally concluded by the university between July 1, 2015 and June 30, 2016.

**NORTHERN ARIZONA UNIVERSITY  
FY 2018– 2020 CAPITAL IMPROVEMENT PLAN**

**CAPITAL PROJECT STATUS REPORT**

**NORTHERN ARIZONA UNIVERSITY  
FY 2018– 2020 CAPITAL IMPROVEMENT PLAN**

**CAPITAL EXPENDITURES SUMMARY  
FY 2016 as of June 30, 2016**

Projects over \$100,000 by Category	FY 2016 Expenditures	Total Expenditures	Estimated Total Cost
<b>New Construction</b>			
Academic and Support Space	1,843,075	194,908,833	198,435,789
Auxiliary	18,999,212	66,464,797	70,103,120
Infrastructure	370,303	1,009,445	1,684,543
<b>Capital Renewal</b>			
Academic and Support Space	3,730,179	7,270,112	11,328,224
Auxiliary	3,193,683	5,342,639	26,203,402
Infrastructure	3,252,215	9,875,955	15,130,906
Accessibility	133,979	162,339	162,339
Major Maintenance/System Replacement	1,953,189	3,018,469	5,568,352
Major Maintenance/Energy Conservation	16,084	17,026,201	18,000,000
Life Safety/Code Compliance	3,625,374	24,645,052	24,928,291
Other Capital Renewal	-	-	-
<b>Other</b>			
Other	186,915	186,915	200,000
<b>Subtotal Projects Over \$100,000</b>	\$ 37,304,206	\$ 329,910,757	\$ 371,744,967
<b>Subtotal Projects Under \$100,000</b>	\$ 2,121,980	\$ 3,112,967	\$ 5,099,083
<b>Grand Total All Projects</b>	\$ 39,426,186	\$ 333,023,724	\$ 376,844,050

Note: This report includes all capital projects with expenditures in FY 2016. *Total Expenditures* is the accumulated expenditures for those projects across multiple fiscal years.

**NORTHERN ARIZONA UNIVERSITY**  
**FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN**  
**CAPITAL PROJECT STATUS REPORT**  
**FY 2016 as of June 30, 2016**

Project Name	Project Number	Project Category	Funding Source	FY16 Expenditures	Total Expenditures	Percent Complete	Estimated Total Cost	Estimated Completion Date
2015 Parking Garage Repairs	09.002.155	CAX	DLF	\$ 254,679	\$ 356,093	100%	\$356,092.53	Dec-15
ADA Upgrades Various Classroom	09.005.131	CAD	PF	\$ 133,979	\$ 162,339	100%	\$162,339.43	May-16
ARD Landscaping	08.050.161	CIN	PF	\$ 63,737	\$ 63,737	7%	\$855,000.00	Jun-17
Ardrey Egress Lighting	09.371.134	CLS	RBA	\$ 59,624	\$ 110,181	96%	\$114,980.00	Jul-16
Asphalt 2014 Parking	08.020.142	CIN	DLF	\$ 296	\$ 1,081,986	100%	\$1,081,986.19	Jul-15
Asphalt 2015 - Parking	08.020.153	CIN	DLF	\$ 59,933	\$ 194,521	93%	\$208,376.00	Sep-16
Asphalt 2015 Streets	08.020.151	CIN	PF	\$ 119,565	\$ 334,798	100%	\$334,797.90	May-16
Asphalt 2016 - Parking	08.020.163	CIN	DLF	\$ 531,386	\$ 531,386	93%	\$573,994.00	Jun-17
Asphalt 2016 Streets	08.020.161	CIN	PF	\$ 304,533	\$ 304,533	87%	\$350,000.00	Dec-16
Babbitt Admin. Landscape	08.050.163	CIN	PF	\$ 37,545	\$ 37,545	9%	\$425,000.00	Dec-16
Bilby Roof Coating	09.001.166	CMM	PF	\$ 274,550	\$ 274,550	49%	\$558,825.00	Oct-16
Biological Sciences Roof Replace	09.001.167	CMM	PF	\$ 112,585	\$ 112,585	69%	\$163,842.00	Sep-16
Biology Rooms 145&146 Upgrades	09.210.151	CAS	PF	\$ 88,080	\$ 168,044	100%	\$168,043.72	Jan-16
Biology SES and MCC Replacement	09.210.161	CMM	PF	\$ 9,470	\$ 9,470	6%	\$149,989.00	Oct-17
Bioscience Annex BSL3 Retrofit	09.212.131	CAS	DLF	\$ 618,284	\$ 1,825,300	94%	\$1,940,651.00	Dec-16
Bldg 17 New 3rd Floor Offices	09.170.151	CAS	DLF	\$ 265,789	\$ 301,983	100%	\$301,982.73	Jun-16
Bldg 83 Elect Capacity Increas	09.830.132	CMM	PF, RET	\$ 237,749	\$ 259,382	90%	\$289,063.00	Aug-16
Bookstore Add Elevator	09.350.142	NIN	DLF	\$ 287,249	\$ 711,728	99%	\$718,539.00	Sep-16
Bookstore Interior Remodel	09.350.161	CAS	DLF	\$ 942,921	\$ 942,921	50%	\$1,889,459.00	Dec-16
Building 77 Network Upgrades	09.770.121	CAS	DLF	\$ 724	\$ 288,542	91%	\$318,605.00	Dec-16
Campus Heights Laundry	09.500.161	CAX	DLF	\$ 44,723	\$ 44,723	5%	\$818,636.00	Oct-16
CBA Replace Snow Melt Piping	09.810.151	CMM	RET	\$ (88,060)	\$ 132,695	100%	\$132,695.05	May-16
Chemistry Building Floor 1 & 2	09.200.151	CAS	PF	\$ 559,409	\$ 608,760	100%	\$608,759.95	Mar-16
Clifford white Roofing Repair	09.001.152	CMM	PF	\$ 2,639	\$ 309,897	100%	\$309,897.07	Dec-15
Cline Library Assembly Hall Mo	09.280.153	CAS	PF	\$ 107,724	\$ 107,724	86%	\$125,000.00	Sep-16
Cline Library Classroom 249	09.280.133	CAS	PF	\$ 34,043	\$ 1,015,300	100%	\$1,016,586.00	Jun-16
Cline Library Main Lighting Control	09.280.145	CMM	DLF	\$ 9,466	\$ 103,585	95%	\$109,414.00	Aug-16
Communications Acoustical Remedy	09.160.151	CAS	PF	\$ 92,941	\$ 107,465	73%	\$148,000.00	Dec-16
Communications Room 119 Remodel	09.160.152	CMM	PF	\$ 73,835	\$ 73,835	65%	\$113,000.00	Sep-16
Complete Steam Line Repair	10.010.155	CIN	RET	\$ 335,598	\$ 335,898	100%	\$335,897.99	May-16
Concrete 2014	08.030.141	CIN	PF	\$ 22,998	\$ 297,565	100%	\$297,564.93	May-16
Concrete 2015 Engineered Replace	08.030.155	CIN	PF	\$ 144,190	\$ 257,883	97%	\$265,957.00	Sep-16
Concrete 2015 Res Life Eng Rep	08.030.152	CIN	DLF	\$ 174,250	\$ 349,423	100%	\$349,423.04	Jan-16
Concrete 2016	08.030.161	CIN	PF	\$ 245,246	\$ 245,246	75%	\$325,000.00	Dec-16
Concrete 2016 Residence Life	08.030.162	CIN	DLF	\$ 196,178	\$ 196,178	40%	\$489,639.00	Dec-16
Condensate Line Repair Near Bio	10.010.156	CIN	RET	\$ 225,436	\$ 283,774	100%	\$283,773.58	Mar-16
Condensate Line Replacement	10.010.168	CIN	RET	\$ 2,012	\$ 2,012	1%	\$240,904.00	May-17
Cowden Hall Steam Line Replacement	09.380.161	CAX	DLF	\$ -	\$ -	0%	\$117,878.00	Dec-16
DuBois Basement Renovation ITS	09.640.162	CAS	DLF	\$ 58,745	\$ 58,745	20%	\$286,600.00	Oct-16

**NORTHERN ARIZONA UNIVERSITY**  
**FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN**  
**CAPITAL PROJECT STATUS REPORT**  
**FY 2016 as of June 30, 2016**

Project Name	Project Number	Project Category	Funding Source	FY16 Expenditures	Total Expenditures	Percent Complete	Estimated Total Cost	Estimated Completion Date
DuBois Classroom Renovation Eng.	09.640.161	CAS	PF	\$ 196,604	\$ 196,604	100%	\$196,603.62	May-16
DuBois Replace Heat Exchanger	09.640.153	CMM	PF	\$ 121,030	\$ 121,277	81%	\$149,938.00	Sep-16
Fieldhouse FLS & ADA Renovatio	09.300.112	CLS	DLF	\$ 10,565	\$ 4,877,592	100%	\$4,877,592.27	Oct-15
Forestry HVAC Controls Replace	09.820.151	CMM	RET	\$ 19,018	\$ 108,340	100%	\$108,339.81	Jun-16
Gabaldon Hall Renovation	09.530.161	CAX	DLF	\$ 28,730	\$ 28,730	5%	\$631,911.00	May-17
Health and Learning Center	09.250.081	NAS	RBA	\$ 47,877	\$ 103,866,302	100%	\$103,952,844.00	Dec-16
Health Professions SES and MCC	09.660.163	CMM	RET	\$ 10,222	\$ 10,222	7%	\$149,981.00	Oct-17
Health Research Sports Performance	09.731.151	NAS	DLF, PF	\$ 93,920	\$ 93,920	47%	\$200,000.00	Dec-18
HLC New Psychology Computer La	09.250.152	CAS	PF	\$ 51,399	\$ 51,399	41%	\$125,000.00	Sep-16
HTHW Line Replacemnt PRV	10.010.165	CIN	DLF	\$ -	\$ -	0%	\$373,193.00	Oct-16
International Student Pavilion	09.501.141	NAS	PF	\$ 1,091,784	\$ 6,101,422	99%	\$6,132,966.00	Dec-16
ITS Fire Detection Maintenance	09.004.146	CLS	PF	\$ 26,657	\$ 112,268	100%	\$112,268.00	Oct-15
ITS Roofing Replacement	09.001.156	CMM	PF	\$ 143,196	\$ 323,811	100%	\$323,811.13	May-16
Knoles Parking Structure Maint	09.961.161	CAX	DLF	\$ -	\$ -	0%	\$100,000.00	Dec-16
Mc Connell Hall Abatement	09.620.161	CAX	DLF	\$ 158,917	\$ 158,917	80%	\$199,121.00	Dec-16
Mc Donald Hall Balcony Repair	09.400.161	CAX	DLF	\$ 328,877	\$ 328,877	52%	\$627,316.00	Dec-16
Mountain View Garage Sealant R	09.550.151	CAX	DLF	\$ 5,899	\$ 189,061	100%	\$189,060.55	Mar-16
Move Extended Campus to 98D	09.984.161	CAS	PF	\$ 324,517	\$ 324,517	57%	\$569,063.00	Aug-16
Mt. View Parking Structure Mai	09.963.161	CAX	DLF	\$ 164	\$ 164	0%	\$100,000.00	Oct-16
Multi Building Vanity Install	09.002.141	CAX	DLF	\$ 218	\$ 684,864	100%	\$684,863.60	Jul-15
Multi-Bldg Misc. Elevator Repairs	09.002.156	CMM	BR	\$ 293,715	\$ 293,715	100%	\$293,715.00	Dec-16
Multiple Bulding-NORESCO	09.002.128	CME	DLF, OTH, PF	\$ 16,084	\$ 17,026,201	95%	\$18,000,000.00	Dec-16
Multiple Classroom Technology	09.002.166	CAS	PF	\$ -	\$ -	0%	\$151,600.00	Dec-16
N/S Pedway Improvements	08.060.161	CIN	PF, DLF	\$ 183,410	\$ 183,410	6%	\$2,980,000.00	Feb-17
New Aquatic Center	09.860.131	NAX	RBA, RBE	\$ 18,867,976	\$ 43,847,428	92%	\$47,479,498.00	Dec-16
New Engineering Lab Building	09.987.151	NAS	DLF, PF	\$ 430,489	\$ 1,223,979	100%	\$1,223,979.30	Jun-16
New Native American Center	09.140.091	NAS	RET	\$ 1,343	\$ 6,809,681	100%	\$6,826,000.00	Mar-16
New Parking Lot at S. Beaver School	08.020.162	NIN	RBE, PF, DLF	\$ 77,287	\$ 77,287	10%	\$745,574.00	Dec-16
New Parking Lot on Beaver St.	08.020.154	NIN	DLF, OTH, PF	\$ 5,767	\$ 220,430	100%	\$220,430.05	Jul-15
New Scissor Lift	09.770.151	CAS	DLF	\$ 2,709	\$ 231,250	100%	\$231,250.00	Dec-15
New Traffic Light McCreary SF	08.040.142	CIN	DLF	\$ 875	\$ 411,133	100%	\$411,132.94	Jun-16
North Campus Tunnel Repairs	10.050.131	CIN	PF	\$ 1,352	\$ 530,061	90%	\$587,450.00	Dec-16
North Plant Chiller Expansion	10.010.132	CIN	DLF	\$ 235,608	\$ 3,866,643	99%	\$3,906,123.00	Dec-16
Old Main Humidity Sys Repair	09.100.151	CMM	RET	\$ 159,913	\$ 162,725	82%	\$198,283.00	Dec-16
PFA Roof Replacement Phase III	09.001.165	CMM	PF	\$ 174,568	\$ 174,568	53%	\$327,456.00	Sep-16

**NORTHERN ARIZONA UNIVERSITY**  
**FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN**  
**CAPITAL PROJECT STATUS REPORT**  
**FY 2016 as of June 30, 2016**

Project Name	Project Number	Project Category	Funding Source	FY16 Expenditures	Total Expenditures	Percent Complete	Estimated Total Cost	Estimated Completion Date
Phoenix Biomedical Build out	13.700.131	NAS	RBA, RBE	\$ 1,145,992	\$ 6,920,281	84%	\$8,200,000.00	Sep-17
Prk Kiosk & ADA Stall Hlth Pro	08.020.155	CAX	DLF	\$ 81,815	\$ 81,815	73%	\$111,839.00	Dec-16
Property Surplus Move	09.770.141	CAS	DLF	\$ 149	\$ 30,726	6%	\$535,089.00	Jun-17
PRV Underground Heat Loop Repl	10.010.161	CIN	DLF	\$ 239,259	\$ 239,259	100%	\$239,259.09	May-16
Recital Hall	09.371.162	OTH	DLF, PF	\$ 186,915	\$ 186,915	93%	\$200,000.00	Dec-16
Relocate South Village Gas Lin	10.010.157	CIN	RET	\$ 116,280	\$ 116,434	100%	\$116,434.35	Dec-15
Relocation of EMSA to Bldg 16A	09.161.161	CAX	PF	\$ 283,674	\$ 283,674	27%	\$1,046,354.00	Dec-16
Remodel Surplus Building 47A	09.471.151	CAS	PF	\$ 198,625	\$ 199,715	98%	\$204,402.00	Dec-16
Renovate USB for SICCS	09.900.162	CAS	SAP,PF	\$ 58,027	\$ 58,027	4%	\$1,440,000.00	Dec-16
Renovation at Gillenwater Hall	09.310.151	CAX	DLF	\$ 458,072	\$ 810,721	100%	\$810,720.75	Mar-16
Res Life Sprinkler Install	09.004.143	CLS	DLF, RBE	\$ 3,523,916	\$ 19,484,187	99%	\$19,716,260.00	Dec-16
Residence Halls Shower Privacy	09.002.134	CAX	DLF	\$ 4,268	\$ 776,663	100%	\$776,663.14	Aug-15
Residence Life Roofing	09.001.159	CAX	DLF	\$ 110,376	\$ 165,069	100%	\$165,068.60	May-16
Roseberry Hall Steam Connectin	09.131.161	CMM	DLF	\$ 71,935	\$ 71,935	18%	\$388,984.00	Oct-16
ROTC Roofing Replacement	09.001.158	CMM	PF	\$ 243,751	\$ 265,891	56%	\$474,941.00	Dec-16
S.F. Parking Structure Maint.	09.962.161	CAX	DLF	\$ 77	\$ 77	0%	\$100,000.00	Dec-16
San Francisco Parking Structur	09.962.111	NAX	DLF, RBE	\$ 26,598	\$ 22,282,134	100%	\$22,288,387.00	May-16
SBS HVAC Control Replcement	09.650.141	CMM	RET	\$ (1,358)	\$ 125,022	71%	\$174,890.00	Jul-16
SBS Technology Classrooms	09.650.161	CAS	PF	\$ 14,069	\$ 14,069	5%	\$308,000.00	Dec-16
Science & Health Building	09.360.111	NAS	RBA	\$ (968,330)	\$ 69,893,247	97%	\$71,900,000.00	Dec-16
Science Lab Room 203 Renovation	09.170.164	CMM	SAP	\$ 84,665	\$ 84,665	17%	\$499,983.00	Dec-16
Sechrist Elevator Upgrades	09.420.163	CMM	DLF	\$ -	\$ -	0%	\$370,998.00	Dec-16
Skydome Roof Replacement	09.001.168	CMM	PF	\$ -	\$ -	0%	\$103,608.00	Dec-17
Skydome Sound System Renovatio	09.730.123	CAS	PF	\$ 115,419	\$ 739,021	97%	\$763,529.00	Dec-16
So Plant Heating Sys Pump Repl	09.670.161	CMM	RET	\$ 300	\$ 300	0%	\$176,699.00	Dec-16
South Dining Renovation	09.630.161	CAX	RBE, DLF	\$ 1,433,132	\$ 1,433,132	7%	\$19,250,000.00	Dec-17
State Elevator Corrections	09.002.154	CLS	RET	\$ 4,612	\$ 60,823	57%	\$107,191.00	Dec-16
The Suites Phase II	09.750.141	NAX	DLF	\$ 104,638	\$ 335,235	100%	\$335,234.98	Sep-15
TINSLEY HALL STEAM COIL REPLAC	09.440.161	CAX	DLF	\$ 62	\$ 62	0%	\$117,878.00	Dec-16
University Union West Lawn Dra	08.010.151	CIN	PF	\$ 12,529	\$ 12,529	13%	\$100,000.00	Sep-17

**NORTHERN ARIZONA UNIVERSITY**  
**FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN**  
**CAPITAL PROJECT STATUS REPORT**  
**FY 2016 as of June 30, 2016**

Projects Less than \$100,000 by Category	FY 2016 Expenditures	Total Expenditures	Estimated Total Cost
<b>New Construction</b>			
Academic and Support Space	-	-	-
Auxiliary	-	-	-
Infrastructure	-	-	-
<b>Capital Renewal</b>			
Academic and Support Space	604,496	933,357	1,777,879
Auxiliary	129,701	223,635	445,967
Infrastructure	142,214	204,096	346,903
Accessibility	45,713	75,079	119,560
Major Maintenance/System Replacement	852,873	1,106,112	1,650,229
Major Maintenance/Energy Conservation	45,334	45,334	45,334
Life Safety/Code Compliance	149,773	280,108	450,552
Other Capital Renewal	56,848	142,397	142,397
<b>Other</b>			
Other	95,029	102,848	120,261
<b>Totals Projects Under \$100,000</b>	<b>\$ 2,121,980</b>	<b>\$ 3,112,967</b>	<b>\$ 5,099,083</b>
<b>Grand Total All Projects</b>	<b>\$ 39,426,186</b>	<b>\$ 333,023,724</b>	<b>\$ 376,844,050</b>

**NORTHERN ARIZONA UNIVERSITY  
FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN  
CAPITAL PROJECT CATEGORIES**

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**PROJECT TYPES**

**NEW CONSTRUCTION**

<b>CODE</b>	<b>TITLE</b>	<b>DESCRIPTION</b>
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.

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**CAPITAL RENEWAL**

<b>CODE</b>	<b>TITLE</b>	<b>DESCRIPTION</b>
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 2018 – 2020 CAPITAL IMPROVEMENT PLAN  
CAPITAL PROJECT CATEGORIES**

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**CAPITAL RENEWAL (continued)**

<b>CODE</b>	<b>TITLE</b>	<b>DESCRIPTION</b>
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 2018 – 2020 CAPITAL IMPROVEMENT PLAN**

**THREE YEAR CAPITAL PLAN**

**NORTHERN ARIZONA UNIVERSITY  
FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN**

**ONE YEAR CAPITAL PLAN (FY 2018)**

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	\$59,200,000	FY 2017 CIP (4th Yr)
2	Engineering and Sciences Additional Space	Enrollment in Engineering Programs has tripled since 2008, with total enrollment in the College of Engineering, Forestry, and Natural Sciences also following a strong enrollment growth trend. Either a stand-alone building or an addition to the existing Engineering Building (Building #69) is needed to accommodate the growth. Offices, classrooms, faculty research labs, and teaching labs are needed.	GIFT, SRB	\$30,000,000	
<b>THIRD-PARTY PROJECTS</b>					
		NA			
			State Appropriation (SAP)	\$59,200,000	
			General Fund Debt Service (GFDS)	\$0	
			System Revenue Bonds (SRB)	\$25,000,000	
			Certificates of Participation (COPS)	\$0	
			Federal Funds (FEDS)	\$0	
			Gifts (GIFT)	\$5,000,000	
			Other (OTHR)	\$0	
<b>Total Costs: FY 2018</b>				<b>\$89,200,000</b>	

**NORTHERN ARIZONA UNIVERSITY  
FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN  
FY 2018 PROJECT JUSTIFICATIONS**

**NORTHERN ARIZONA UNIVERSITY  
FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN**

**PROJECT SCOPE AND COST**

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: \$59.2 million

FUNDING SOURCE: State Appropriation

**NORTHERN ARIZONA UNIVERSITY  
FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN**

**ONE-YEAR CAPITAL PLAN (FY2018)**

**PROJECT NAME: Code Compliance and Infrastructure**

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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	\$43,200,000
A&E Fees	\$2,500,000
FF&E	
Other	\$13,500,000
<b>Total</b>	<b>\$59,200,000</b>

**Proposed Financing**

Funding Source	Amount
SAP	\$59,200,000
<b>Total</b>	<b>\$59,200,000</b>

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

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

**Proposed Funding Schedule**

Total Cost	FY 2017
\$59,200,000.00	\$14,800,000
	<b>FY 2018</b>
	\$29,600,000
	<b>FY 2019</b>
	\$14,800,000

**Proposed Work Schedule**

Phase	Start Date
Planning	September-12
Engineering/Design	January-17
Construction	July-18
Completion	Dec-20

**Notes:**

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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 2018 – 2020 CAPITAL IMPROVEMENT PLAN

**PROJECT SCOPE AND COST**

PROJECT NAME: Engineering and Sciences Additional Space

Priority: 2

DESCRIPTION:

The College of Engineering, Forestry, and Natural Sciences has several programs that have outgrown their current space, particularly in the Engineering Building. The College has an imminent need for additional space to meet current and projected enrollment. The proposed project will address the design and construction of a roughly 40,000 GSF space addition. This will either be an addition to the existing Engineering building or a new stand-alone building.

JUSTIFICATION:

A recent campus space assessment and the 2010 Master Plan identify the need for increased engineering and science 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: \$30 million

FUNDING SOURCE: System Revenue Bonds, Gifts

**NORTHERN ARIZONA UNIVERSITY  
FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN**

**PROJECT NAME: Engineering and Sciences Additional Space**

GSF: 40,000

NASF: 32,000

Construction Cost: \$550/GSF

Total Project Cost: \$750/GSF

**Capital Cost Estimate**

Category	Cost
Land Acquis./Reloc.	\$0
Construction	\$22,000,000
A&E Fees	\$2,640,000
FF&E	\$440,000
Other	\$4,920,000
<b>Total</b>	<b>\$30,000,000</b>

**Proposed Financing**

Funding Source	Amount
SRB	\$25,000,000
GIFT	\$5,000,000
<b>Total</b>	<b>\$30,000,000</b>

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

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

**Proposed Funding Schedule**

Total Cost	FY 2017
\$30,000,000	\$2,100,000
	FY 2018
	\$12,900,000
	FY 2019
	\$15,000,000

**Proposed Work Schedule**

Phase	Start Date
Planning	September-15
Engineering/Design	January-17
Construction	January-18
Completion	June-19

**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 2018 – 2020 CAPITAL IMPROVEMENT PLAN**

**TWO YEAR CAPITAL FORECAST (FY 2019 – 2020)**

**NORTHERN ARIZONA UNIVERSITY  
FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN**

PRIORITY	PROJECT NAME	PROJECT DESCRIPTION
1	Biological Sciences Building	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.
2	Physical Sciences Building	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.
3	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. With the addition of a new 250-300 seat recital hall adjacent to Ardrey Auditorium and the School of Music, NAU will have a Performing and Fine Arts complex that wholly serves the needs of our students and the northern Arizona community. This intimate venue, in combination with our other performance venues on campus, will increase the stature and allure of NAU for prospective students, local audiences, faculty members, and guest performing artists. NAU's reputation and brand recognition will improve throughout the region, and recruitment of additional high quality students will be enhanced.
4	Health Research Sports Performance and Convocation Center	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.

**NORTHERN ARIZONA UNIVERSITY  
FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN**

PRIORITY	PROJECT NAME	PROJECT DESCRIPTION
5	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.
6	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.
7	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.
8	Honors Hall	This project would build a space dedicated as a residence hall and learning spaces for honors students. It would be a hub for cutting-edge undergraduate research and creative activity that facilitates unique mentoring opportunities between faculty and 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.
9	ITS Centralization and Administration Building	A new central ITS and Administration building will consolidate the administrative and core support functions to a central campus location. The 2010 master plan identifies a new administration building at the University Drive entrance to help better connect the north and south academic cores.
10	Early Childhood Education Teaching and Research Center	The lack of child-care facilities on campus has long been a source of dissatisfaction for both students and faculty and was one of the strongest negatives in the COACHE survey. The College of Education's specialization in early childhood education brings with it the potential to address the childcare issue while creating a "lab school" environment that will benefit NAU's academic program.
11	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 2018 – 2020 CAPITAL IMPROVEMENT PLAN**

PRIORITY	PROJECT NAME	PROJECT DESCRIPTION
12	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. It will also enable the consolidation of programs scattered between 8-9 buildings on campus.
13	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. Current inefficiencies in design and wear and tear make this a poor classroom building. It is anticipated that Adel will be renovated into offices pending and expanded to make more efficient use of its existing footprint.
14	Cline Library Renovation and Study Space Expansion	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. Student study space is undersized and outdated. An aesthetic renovation will build a creative environment that meets the students' needs and desires. Additional study space may contain makerspace and a data visualization lab. The makerspace is an ideal enterprise to inspire students, researchers, and entrepreneurs in a space where they can experiment, test hypotheses and designs, learn through failure, and refine an idea in a low-risk environment. Additionally, aging HVAC and FLS infrastructure in the Special Collections and Archives are now more than 25 years old, putting these unique and valuable collections at considerable risk.
15	Central Campus Parking Structure	This project constructs a new parking structure adjacent to Cline Library, Ardrey Auditorium and the Performing and Fine Arts Academic building. 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.
16	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.

**NORTHERN ARIZONA UNIVERSITY  
FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN**

PRIORITY	PROJECT NAME	PROJECT DESCRIPTION
17	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.
18	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.

**NORTHERN ARIZONA UNIVERSITY  
FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN**

**DEBT REPORT**

**NORTHERN ARIZONA UNIVERSITY**  
**FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN**  
**ANNUAL ASSESSMENT OF DEBT CAPACITY**  
(amounts in millions)

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 2025 using historical data from the audited financial statements and cash flow projections from various internal sources. FY17 projections are based on the University’s approved budget. Beginning in FY18, 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 2016 is estimated to be \$515.7 million, an increase of \$0.9 million. Total annual debt service is \$26.2 million, or about 4.9 percent of total projected expenses. The University total outstanding debt including SRB’s, COPS, capital leases and other long term debt is \$607.2 million at June 30, 2016.
- Based upon NAU’s proposed funding sources for projects in the FY 2018-2020 CIP the projected outstanding debt at the end of FY 2017 is estimated to be approximately \$504.4 million (with SPEED<sup>3</sup> projects), with total annual debt service of \$37.9 million (5.41 percent of projected total expenses).

<i>Existing Debt Service as a Percentage of Total Expenses (Estimated as of FY16 year end) <sup>(1)</sup></i>	<i>Projected Debt Service as a Percentage of Total Expenses, excluding/including SPEED project financings <sup>(2)</sup></i>
4.9%	5.6% /7.6%

**(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 FY17 to FY25.

**(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.

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

Actual Average Annual Net Position, <sup>(4)</sup> FY11-FY15	Unaudited Current Year Net Position balance, <sup>(5)</sup> FY2016	Projected Average Annual Net Position balances FY17-FY25
\$377.7M	\$288.4M	\$304.5M

- 4) Note: Total Net Position Balances. Net position balances include assets (cash, accounts receivable, and inventories) less liabilities (accounts payable and other liabilities).
- 5) The FY2016 financial data are preliminary, may not include all adjusting entries, and is unaudited.



**NORTHERN ARIZONA UNIVERSITY  
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SUPPLEMENTAL DEBT INFORMATION**

## NORTHERN ARIZONA UNIVERSITY FY 2018 – 2020 CAPITAL IMPROVEMENT PLAN

### Supplemental Debt Information Estimated 2016

Bonds and Long Term Debt  
(Dollars in Thousands)

Issue	Series	Original Issue	Average Interest Rate	Date Bonds Are First Callable	Final Maturity	Principal Balance Outstanding At June 30, 2016	Budgetary Debt Service Commitments for Fiscal Year					
							2017	2018	2019	2020	2021	Thereafter
System Revenue Bonds:												
Systems revenue refunding	2004	39,675	4.75%	6/1/2015	6/1/2034	1,260	1,326					
Systems revenue	2006	42,260	4.69%	6/1/2017	6/1/2034	41,670	2,851	3,591	3,593	3,596	2,734	46,852
Systems revenue	2007	38,695	4.93%	6/1/2017	6/1/2037	900	938					
Systems revenue	2008	43,130	5.04%	6/1/2018	6/1/2038	1,865	999	998				
Systems revenue A	2009	108,860	4.21%	6/1/2020	6/1/2039	108,860	9,924	9,872	9,816	9,756	9,696	158,070
Systems revenue B	2009	5,640	5.00%	6/1/2016	6/1/2016	-						
Systems revenue	2012	23,955	4.46%	6/1/2021	6/1/2041	21,890	1,474	1,473	1,476	1,473	1,473	29,504
Systems revenue refunding	2014	67,260	4.98%	6/1/2024	6/1/2044	65,100	4,576	5,217	5,225	5,213	5,216	88,117
Systems revenue refunding	2015	45,415	5.00%	6/1/2025	6/1/2037	45,415	2,271	2,271	3,231	3,263	3,256	60,472
Systems revenue refunding	2016	33,815	4.99%	6/1/2026	6/1/2038	33,815	2,046	2,034	2,372	3,071	3,069	46,049
<b>Sub total Systems Revenue Bonds</b>		<b>448,705</b>				<b>320,775</b>	<b>24,359</b>	<b>25,455</b>	<b>25,712</b>	<b>26,372</b>	<b>25,444</b>	<b>429,064</b>
SPEED Revenue Bonds:												
Systems revenue (SPEED)	2010	64,785	4.02%	8/1/2020	8/1/2030	64,785	7,132	7,073	7,007	6,941	6,869	63,273
Systems revenue (SPEED)	2013	75,190	4.50%	8/1/2023	8/1/2043	75,190	3,542	5,105	5,105	5,108	5,093	110,072
<b>Sub Total SPEED Bonds</b>		<b>139,975</b>				<b>139,975</b>	<b>10,675</b>	<b>12,179</b>	<b>12,112</b>	<b>12,049</b>	<b>11,962</b>	<b>173,344</b>
Third Party Lease Revenue Bonds:												
Lease revenue	2006	12,400	4.89%	6/1/2016	6/1/2036	-						
Lease revenue refunding	2008	13,225	4.61%	6/1/2018	6/1/2033	31,335	2,426	2,461	2,514	2,562	2,590	34,386
Lease revenue	2014	34,265	4.99%	6/1/2024	6/1/2044	33,685	2,261	2,258	2,259	2,262	2,259	51,963
Lease revenue refunding	2016	11,070	2.61%		6/1/2036	10,650	693	687	691	690	693	10,350
<b>Sub total Lease Revenue Bonds</b>		<b>70,960</b>				<b>75,670</b>	<b>4,687</b>	<b>4,719</b>	<b>4,773</b>	<b>4,824</b>	<b>4,849</b>	<b>86,349</b>
<b>Total Revenue Bonds</b>		<b>\$ 659,640</b>				<b>\$ 536,420</b>	<b>\$ 39,721</b>	<b>\$ 42,352</b>	<b>\$ 42,597</b>	<b>\$ 43,245</b>	<b>\$ 42,255</b>	<b>\$ 688,757</b>
Certificates of Participation:												
Certificates of Participation (State)	2004	37,585	4.85%	9/1/2014	9/1/2030							
Certificates of Participation (State)	2005	40,255	4.65%	9/1/2015	9/1/2030							
Certificates of Participation (State)	2006	12,445	4.35%	9/1/2016	9/1/2016	440	449					
Refunding Certificates of Participatic	2013	36,005	4.78%	9/1/2022	9/1/2030	36,005	1,666	3,049	4,484	4,588	3,742	32,227
Refunding Certificates of Participatic	2015	18,825	5.00%	9/1/2024	9/1/2030	18,540	2,331	2,847	1,412	1,311	1,137	17,635
		<b>\$ 145,115</b>				<b>\$ 54,985</b>	<b>\$ 4,445</b>	<b>\$ 5,896</b>	<b>\$ 5,896</b>	<b>\$ 5,899</b>	<b>\$ 4,879</b>	<b>\$ 49,862</b>

**NORTHERN ARIZONA UNIVERSITY  
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(Dollars in Thousands)

Issue	Series	Original Issue	Average Interest Rate	Date Bonds Are First Callable	Final Maturity	Principal Balance Outstanding At June 30, 2016	Budgetary Debt Service Commitments for Fiscal Year						
							2017	2018	2019	2020	2021	Thereafter	
Long Term Debt:													
Energy Performance Contract	2012	12,420	3.53%		6/1/2027	10,857	1,200	1,200	1,200	1,200	1,200	7,198	
N. A. Real Estate Holdings, LLC	2012	9,780	5.00%		9/30/2020	4,916	491	488	491	487	491	4,899	
Total Long-Term Debt		<u>\$ 22,200</u>				<u>\$ 15,773</u>	<u>\$ 1,691</u>	<u>\$ 1,688</u>	<u>\$ 1,690</u>	<u>\$ 1,687</u>	<u>\$ 1,691</u>	<u>\$ 12,097</u>	
Total Outstanding							<u>\$ 607,178</u>	<u>\$ 45,857</u>	<u>\$ 49,937</u>	<u>\$ 50,183</u>	<u>\$ 50,830</u>	<u>\$ 48,825</u>	<u>\$ 750,716</u>
Refunded Bonds:													
System revenue	2004	39,675	4.75%	6/1/2015		2,740							
System revenue	2007	38,695	4.93%	6/1/2017		30,875							
System revenue	2008	43,130	5.04%	6/1/2018		33,400							
Certificates of Participation	2006	8,720	4.35%	9/1/2016		8,720							
Total Refunded Bonds		<u>\$ 130,220</u>				<u>\$ 75,735</u>							

Note: Debt service for the University's refunded bonds is paid from established irrevocable trusts.

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