

EXECUTIVE SUMMARY

Item Name: **FY 2024 – 2027 Capital Improvement Plan (NAU)**

 Action Item

Requested Action: Northern Arizona University (NAU) asks the board to approve its FY 2024 – 2027 Capital Improvement Plan (CIP), which includes no first-year projects, as described in this executive summary.

Strategic Alignment with the University’s Institutional Priorities

- NAU is committed to capital improvements that ensure our students, faculty, and staff are able to engage in high quality and safe environments that support our academic and research endeavors. The projects included in the FY 2025 – 2027 listing, address the dedication to the success of a diverse population of students on the Flagstaff campus. NAU continues to integrate academic priorities, financial strategies and capital needs to achieve our strategic goals.
- This Capital Improvement Plan (CIP) in conjunction with the currently underway campus master planning process play a significant role in achieving the strategic priorities outlined in *NAU 2025 – Elevating Excellence*. The Native American Cultural Center is a key facility to support indigenous programs and students, and the expansion positions NAU to have more collaborative gathering and academic spaces. The Physical Sciences Building Renovation will enhance the functionality and usability of the existing academic and research space while also mitigating deferred maintenance in the building. The Interdisciplinary Science and Technology Building (ISTB) will provide space to enhance student learning through high-quality, student-centered educational experiences and hands-on research opportunities. The master planning process will define the scope and scale of the ISTB building and other capital project priorities moving forward.
- This CIP also includes the FY 2024 Building Renewal request totaling \$32,934,753. This Building Renewal request was computed using the Joint Committee on Capital Review-approved formula, and Arizona Board of Regents direction.

Capital Improvement Plan One- and Three-Year Forecast

- **One-Year Capital Plan for FY 2024:** NAU is not submitting any projects, therefore, Table 1 has not been included below.

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928-523-4240

EXECUTIVE SUMMARY

- **Three-Year Capital Plan for FY 2025 – 2027:** Multiple high-priority projects are currently in the early planning stages for FY 2025 through 2027 with the campus master planning process helping to further define and prioritize future projects. Descriptions for the current project listing are included below in Table 2.

**Table 2
 Capital Improvement Plan – FY 2025 – 2027 Projects**

| PRIORITY | PROJECT NAME | PROJECT DESCRIPTION |
|----------|---|---|
| 1 | Native American Cultural Center Expansion | One of NAU's strategic priorities articulated in <i>NAU 2025 – Elevating Excellence</i> is a Commitment to Indigenous Peoples. A key distinguishing aspect of NAU's commitment and excellence in this area is its Native American Cultural Center which was established 10 years ago and serves as a welcoming educational and community space for Native students and stakeholders throughout Arizona and beyond. By expanding the existing 12,849 GSF Native American Cultural Center, NAU will position itself to have more collaborative gathering spaces and academic spaces. Additionally, this expansion will create space for the Institute for Tribal Environmental Professionals in the Native American Cultural Center bringing unity and co-location for all Native American services on campus. This project is dependent on external fundraising. |
| 2 | Physical Sciences Building Renovation | The Physical Sciences building is 51,318 GSF and is in a deteriorating condition. A complete renovation of the facility will modernize the space to increase the building's capacity. It will enhance the functionality and usability of the academic and research space to meet both area's space and functional requirements in alignment with <i>NAU 2025 – Elevating Excellence</i> . The space will provide opportunities for independent research, expand access for students and researchers, and support academic programs that prepare students for an increasingly technical world. Renovating existing space in the North Campus Science Corridor is a fiscally responsible plan for NAU to reinvest in existing facilities. |

EXECUTIVE SUMMARY

| | | |
|---|---|--|
| 3 | Interdisciplinary Science and Technology Building | This project is being reconceptualized, as part of the current campus master planning process, to ensure alignment with the strategic priorities outlined in <i>NAU 2025 – Elevating Excellence</i> . The programming and scale of the building is to be determined. Originally included as part of the proposed projects submitted to OSPB during the 2017 State Capital Infrastructure Funding discussions, this project, planned at the site of two existing buildings - Babbitt Annex and Peterson, was envisioned as a new 162,500 GSF building dedicated to multiple disciplines within the STEM programs in the North Campus Science Corridor. The multi-discipline science building was to provide adequate space for departments that had increased enrollments to maintain a high academic standard and to support growing research space needs. |
|---|---|--|

Project Delivery Method and Process

- The delivery method for each project in the CIP is selected on a project-by-project basis depending on which method provides the most efficient and effective delivery. The anticipated delivery method will be identified when projects are submitted in the Annual Capital Plan.

Project Status and Schedule

- Projects progress through the various capital phases based on a variety of factors, including priority, need for the project and programs, availability of funding and financing, and potentially the scheduled use of the existing space if the project is a renovation.
- Project schedules are usually aligned to the academic calendar so that construction activity can occur during the summer and winter breaks or when there is limited activity on campus to minimize the impact. In addition, project schedules are developed so that projects are completed and functional in time for the beginning of a new semester.
- Anticipated schedules for each project are submitted in the justification report included for each project when they are submitted in the Annual Capital Plan.

Fiscal Impact and Financing Plan

- The Annual Assessment of Debt Capacity found in the CIP provides a summary report of the university’s ability to finance capital projects through issuance of debt.

EXECUTIVE SUMMARY

NAU existing debt service as a percentage of total expenses is 4.1% or approximately \$26.5 million.

- **Debt Ratio Impact:** The university's debt capacity study for the FY 2024 – 2027 Capital Improvement Plan indicates the maximum projected debt service as a percentage of total expenditures are 5.1% excluding SPEED projects and 6.7% including SPEED projects. This is an estimate based on the assumptions outlined in the plan as well as previously approved projects and are subject to adjustment in the Annual Capital Plan approval.

Occupancy Plan

- Projects included in the CIP create and improve space that will allow for the expansion of academic and research programs, or which meet a demonstrated functional need. The space the projects provide house programs that will fulfill various objectives within the university strategic plan, including academic and research excellence.

Other Projects

- NAU anticipates no third-party projects, component unit projects, or commercial long-term leases that require board approval to be entered into in the next year.

Statutory/Policy Requirements

- Pursuant to ABOR Policy 7-102.B.3, each university shall submit an annual CIP as required by state statute and board policy.
- CIPs are reviewed by the Finance, Capital and Resources Committee and approved by the board.
- Approval of the CIP authorizes the university to contract for outside professional and consultant services, construction management and preconstruction services, and stie investigation and preparation.

Committee Review and Recommendation

The Finance, Capital and Resources Committee reviewed this item at its September 15, 2022 meeting, and recommended forwarding the item to the full board for approval.



CAPITAL IMPROVEMENT PLAN 2024 – 2027

NAU NORTHERN ARIZONA UNIVERSITY



**CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2024-2027**

**SUBMITTED TO THE
ARIZONA BOARD OF REGENTS
SEPTEMBER 2022**

**NORTHERN
ARIZONA
UNIVERSITY**

September 29, 2022

Dear Regents:

On behalf of Northern Arizona University, I am pleased to present our Capital Improvement Plan (CIP) for fiscal years 2024 through 2027. NAU's CIP is responsive to the Enterprise Plan and the mission articulated for the Arizona University System. It is also aligned with the vision communicated in the NAU Strategic Plan. This Capital Improvement Plan comes at an exciting time as we are underway with our comprehensive sustainable smart campus master plan. We look to the outcome of this process to further inform our capital projects when it is completed next year.

NAU is committed to capital improvements that ensure our students, faculty, and staff are able to live, work, learn, engage, and create in high quality and safe environments. Throughout our planning, we continue to integrate academic and educational priorities, sustainable financial strategies, and capital needs to achieve our goals for NAU's future.

We are confident this CIP will advance our vision for the structures and facilities needed to secure a quality living and learning experience for our student population—underlining our commitment to equitable student access and success—and excellence in our mission-driven portfolio of research, scholarly and creative activities. Approval of the CIP ensures continued progress on the facility needs that will support the state's higher education initiative and achieving key metrics of the Regents' Enterprise vision.

Thank you for your continued support.

Sincerely,



José Luis Cruz Rivera
President

**NORTHERN ARIZONA UNIVERSITY
FY 2024– 2027 CAPITAL IMPROVEMENT PLAN**

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NORTHERN ARIZONA UNIVERSITY FY 2024 – 2027 Capital Improvement Plan

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**NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN**

TRANSMITTAL STATEMENT

**NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN**

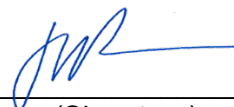
**TRANSMITTAL STATEMENT
CAPITAL PROJECT REQUEST FOR FISCAL YEAR 2024
STATE OF ARIZONA
BOARD OF REGENTS' BUILDING SYSTEM**

| A.R.S. CITATION 41-793 | <u>FY 2024</u> |
|--------------------------------|---------------------|
| TOTAL REQUEST: | <u>\$32,934,753</u> |
| STATE APPROPRIATIONS | |
| MAJOR CAPITAL PROJECTS | <u>\$0</u> |
| BUILDING RENEWAL | <u>\$32,934,753</u> |
| | |
| OTHER FINANCING METHODS: | <u>\$ 0</u> |
| SYSTEM REVENUE BONDS | <u>\$ 0</u> |
| CERTIFICATES OF PARTICIPATION: | <u>\$ 0</u> |
| FEDERAL FUNDS: | <u>\$ 0</u> |
| GIFTS: | <u>\$ 0</u> |
| OTHER: | <u>\$ 0</u> |

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: José Luis Cruz Rivera, President



(Signature)

**NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN
ALL FUNDS CAPITAL SUMMARY**

**NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN**

**ALL FUNDS CAPITAL SUMMARY
CAPITAL ALLOCATIONS FOR FY 2022 AND FY 2023**

| Budgeted Sources of Funds | FY22 | % | FY23 | % |
|----------------------------------|----------------------|---------------|----------------------|---------------|
| State Appropriations | | | | |
| Building Renewal | - | 0.0% | - | 0.0% |
| Other | 7,750,600 | 20.8% | 11,845,600 | 43.7% |
| Local Funds (1) | | 0.0% | | 0.0% |
| Retained Tuition | 969,974 | 2.6% | 1,000,000 | 3.7% |
| Indirect Cost | 2,147,156 | 5.8% | 1,000,000 | 3.7% |
| Gifts | - | 0.0% | - | 0.0% |
| Auxiliary | 10,131,876 | 27.2% | 12,752,000 | 47.1% |
| Other | 15,062,787 | 40.4% | - | 0.0% |
| Proposition 301 - TRIF | 1,239,102 | 3.3% | 500,000 | 1.8% |
| Debt Financed Proceeds (2) | - | 0.0% | - | 0.0% |
| Total | \$ 37,301,495 | 100.0% | \$ 27,097,600 | 100.0% |

Budgeted Uses of Funds by Category

| | | | | |
|---------------------------------------|----------------------|---------------|----------------------|---------------|
| New Construction | | | | |
| Academic/Support | 811,660 | 2.2% | - | 0.0% |
| Auxiliary | - | 0.0% | - | 0.0% |
| Infrastructure | 91,704 | 0.2% | - | 0.0% |
| Capital Renewal | | 0.0% | | 0.0% |
| Academic/Support | 4,162,876 | 11.2% | 1,500,000 | 5.5% |
| Auxiliary | 10,258,776 | 27.5% | 12,752,000 | 47.1% |
| Infrastructure | 1,970,930 | 5.3% | 500,000 | 1.8% |
| Major Maintenance/System Replacement | 6,965,000 | 18.7% | 6,000,000 | 22.1% |
| Major Maintenance/Energy Conservation | 1,886,000 | 5.1% | 4,845,600 | 17.9% |
| Life Safety/Code Compliance | 8,324,333 | 22.3% | 500,000 | 1.8% |
| Accessibility | 25,000 | 0.1% | 25,000 | 0.1% |
| Other | - | 0.0% | 500,000 | 1.8% |
| Other | 2,805,216 | 7.5% | 475,000 | 1.8% |
| Total | \$ 37,301,495 | 100.0% | \$ 27,097,600 | 100.0% |

Notes:

- (1) Excludes debt service sets 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 2024 – 2027 CAPITAL IMPROVEMENT PLAN**

BUILDING RENEWAL REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN**

STATE APPROPRIATED BUILDING RENEWAL SUMMARY

| | Fiscal Years | | | | |
|----------------------------------|---------------|---------------|---------------|--------------|---------------|
| | 2019 | 2020 | 2021 | 2022 | 2023 |
| Beginning Balance | \$ - | \$ - | \$ - | \$ - | \$ - |
| Formula Amount | \$ 19,116,799 | \$ 21,152,818 | \$ 24,472,188 | \$26,973,306 | \$ 29,213,982 |
| Appropriated Amount | \$ - | \$ - | \$ - | \$ - | \$ - |
| % of Formula Amount Appropriated | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| Fiscal Year Expenditures | \$ - | \$ - | \$ - | \$ - | |
| Ending Balance | \$ - | \$ - | \$ - | \$ - | |

**NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN**

BUILDING RENEWAL ALLOCATION FORECAST

| Primary Project Category | Building Renewal Allocation Forecast | |
|--------------------------------------|---|----------------------|
| | FY 2023 | FY 2024 |
| CAPITAL RENEWAL | | |
| Academic/Support | \$ - | \$ 8,230,000 |
| Auxiliary | Not eligible | Not eligible |
| Infrastructure | \$ - | \$ 6,590,000 |
| Major Maintenance/System Replacement | \$ - | \$ 12,190,000 |
| Life Safety and Code Compliance | \$ - | \$ 4,000,000 |
| Accessibility | \$ - | \$ 1,500,000 |
| Other Capital Renewal | | \$ 424,753 |
| Totals | \$ - | \$ 32,934,753 |

**NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN**

DEFERRED MAINTENANCE REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 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.
- 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, 2021</u> | <u>June 30, 2022</u> |
|---|----------------------|----------------------|
| • Estimated Deferred Maintenance Total: | \$120,775,430 | \$264,449,057 |
| • Facility Condition Index Total: | 0.04 | 0.07 |
| • Estimated Deferred Maintenance Acad/Support: | \$ 85,102,670 | \$123,754,389 |
| • Facility Condition Index Acad/Support: | 0.04 | 0.05 |
| • Estimated Deferred Maintenance Aux: | \$ 35,672,761 | \$140,694,667 |
| • Facility Condition Index Aux: | 0.03 | 0.11 |
| • The facilities condition index (FCI) is a ratio of the estimated Deferred Maintenance to the estimated building replacement value. | | |
| • NAU saw a notable increase in Deferred Maintenance values in 2022 after 55 buildings, including all campus living communities, completed facility assessments. These are further identified on the building inventory report and indicate that 10 campus living buildings accounted for \$84M of the year to year increase. | | |
| • Additionally, three impaired buildings (23A-Academic Annex, 94-Milton Property, and 99B-Granny's Closet) had the deferred maintenance value updated to equal the replacement value, as consistent with the newly adopted Tri-University methodology change. This accounts for an increase of \$16.1 million from last year's total. | | |

**NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN**

DEFERRED MAINTENANCE REPORT continued

ACTION PLAN TO ADDRESS DEFERRED MAINTENANCE

- Developing a long-term plan to reduce deferred maintenance is not possible without consistent building renewal funding and sufficient building maintenance budget allocations for existing and new facilities. Limited funding has reduced the University's ability to address deferred maintenance issues, including the much needed facility condition assessments.
- NAU will pursue a variety of options to further reduce deferred maintenance in life safety, mechanical systems, and roofing systems for FY24. The requested FY24 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, as well as infrastructure needs in FY23. Separately, roadways, sidewalks, and other campus infrastructure and utility infrastructure are addressed annually but are not included in deferred maintenance calculations or valuations. Results from the facilities conditions assessments are informing deferred maintenance plans for FY23 and FY24.
- Additional funding is identified for FY23 and planned for FY24 to conduct further facilities condition assessments to continue to better understand the state of deferred maintenance on campus. All buildings on campus will be compliant with an FCA completed within the 4-year statutory requirement by FY24.

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. When funding is available, facility condition assessments, utilizing an outside vendor, are performed, for a micro-level audit. For buildings inspected during previous years, deferred maintenance estimates are updated annually by reviewing completed facilities improvement projects, inflation, and a 2% factor for standard deferred maintenance deterioration. Funding for facility condition assessments over the past several years has been limited, causing a delay in these assessments. NAU has completed the second year of a comprehensive four-year facility condition assessment plan to achieve compliance with the statutory requirements.

**NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN**

ALLOCATIONS TO REDUCE DEFERRED MAINTENANCE

| Source of Funds | FY 2022 | FY 2023 | FY 2024 | TOTAL |
|--|-----------------------|-----------------------|-----------------------|----------------------|
| State Appropriations | | | | |
| Building Renewal ⁽¹⁾ | | | \$32,934,753 | \$32,934,753 |
| Other | \$4,750,600 | \$11,845,600 | \$4,900,000 | 21,496,200 |
| Local Funds | | | | |
| Retained Tuition | | 1,000,000 | 1,000,000 | 2,000,000 |
| Indirect Cost | | | | |
| Gifts | | | | |
| Auxiliary | 7,620,000 | 8,926,400 | 8,300,000 | 24,846,400 |
| Other | 12,352,733 | 500,000 | 6,400,000 | 19,252,733 |
| Debt Financed Proceeds ⁽²⁾ | | | | |
| TOTAL | \$24,723,333 | \$22,272,000 | \$53,534,753 | \$100,530,086 |
| | | | | |
| Budgeted Use of Funds | FY 2022 | FY 2023 | FY 2024 | TOTAL |
| Academic/Support | \$17,103,333 | \$13,345,600 | \$40,334,753 | \$70,783,686 |
| Auxiliary | 7,620,000 | 8,926,400 | 8,300,000 | 24,846,400 |
| Infrastructure ⁽³⁾ | | | | |
| Other | | | | |
| TOTAL | \$24,723,333 | \$22,272,000 | \$48,634,753 | \$95,630,086 |
| | | | | |
| Estimated End of Year Deferred Maintenance ⁽⁴⁾ | \$ 264,449,057 | \$ 250,000,000 | \$ 215,200,000 | |

NOTES:

1) The Building Renewal allocation for FY2024 is based upon the University receiving the full Building Renewal funding request.

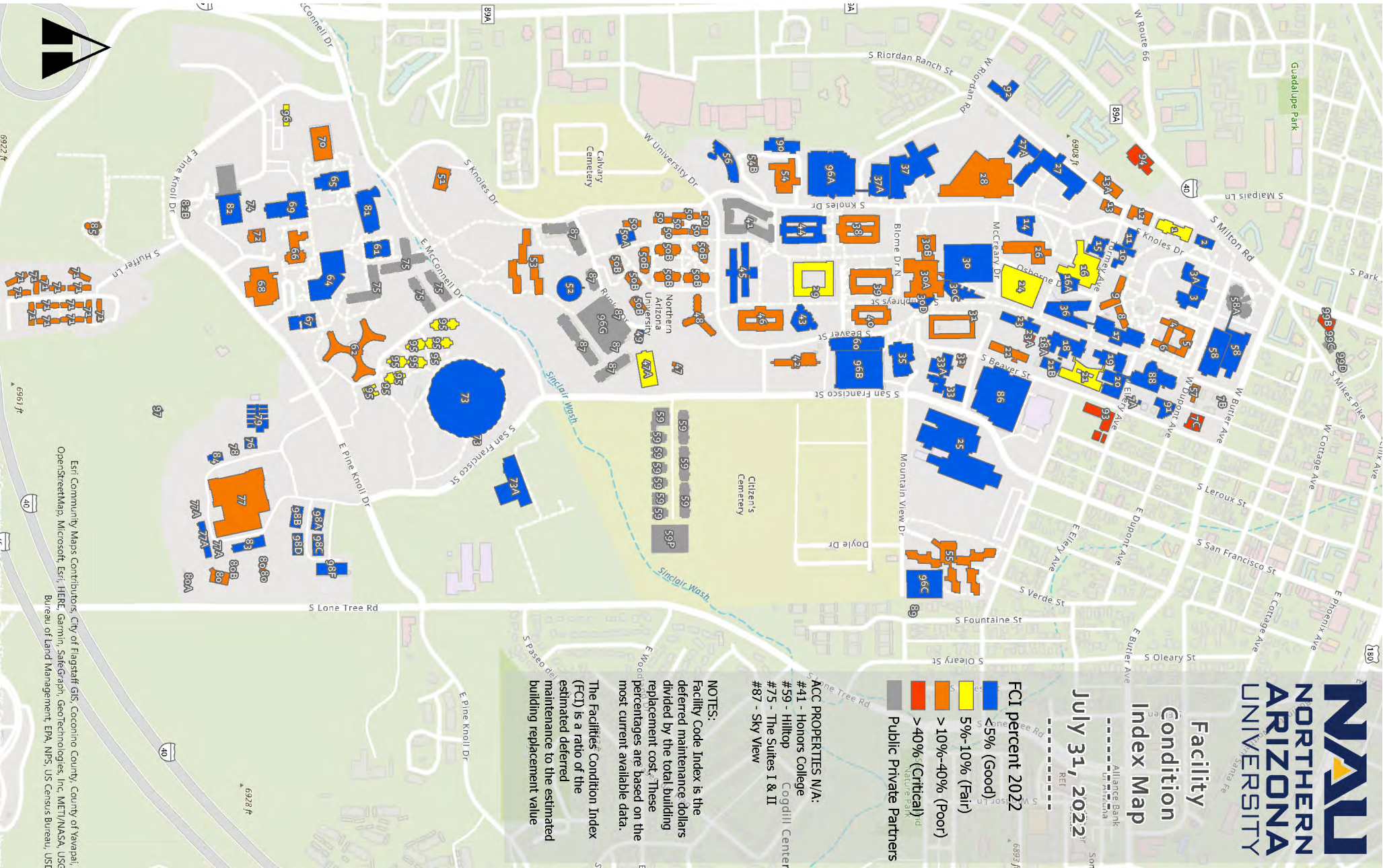
2) Reflects total amount of debt to be issued during that fiscal year that will impact deferred maintenance.

3) Estimates of infrastructure deferred maintenance will remain a separate issue and require the implementation of a new system to review and measure the backlog.

4) Projections have not been adjusted for anticipated inflation /deflation factors.

NORTHERN ARIZONA UNIVERSITY FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN

FACILITY CONDITION INDEX MAP



Facility Condition Index Map

July 31, 2022

- FCI Percent 2022**
- Blue: ≤5% (Good)
 - Yellow: 5%-10% (Fair)
 - Orange: >10%-40% (Poor)
 - Red: >40% (Critical)
- Public Private Partners

- ACC PROPERTIES N/A:**
- #41 - Honors College
 - #59 - Hilltop
 - #75 - The Suites I & II
 - #87 - Sky View

NOTES:
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.

The Facility's Condition Index (FCI) is a ratio of the estimated deferred maintenance to the estimated building replacement value

Eri Community Maps Contributors: City of Flagstaff GIS, Coconino County, County of Yavapai, OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/VASA, USG Bureau of Land Management, EPA, NPS, US Census Bureau, USITC

**NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN**

BUILDING INVENTORY REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN**

**BUILDING INVENTORY SUMMARY
As of June 30, 2022**

| Category | Academic/Support Facilities | Auxiliary Facilities ⁽¹⁾ | Total |
|--|--------------------------------|--|-----------------|
| Number of Facilities ⁽²⁾ | 98 | 79 | 177 |
| GSF | 3,786,474 | 3,265,377 | 7,051,851 |
| Estimated Replacement Value | \$2,502,526,865 | \$1,246,150,041 | \$3,748,676,906 |
| FY 2024 Building Renewal Request ⁽³⁾ | \$32,934,753 | Not Applicable | \$32,934,753 |

Notes:

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

(2) Tinsley (Building 44), Earnest Calderon Learning Facility (Building 29), and Cowden (Building 38) Residence Halls contain academic classroom space and are included in auxiliary facilities for this report. The Bookstore (Building 35) and DuBois South Union (Building 64) contains 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) 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 8.37% for the inflation factor. This computed figure is the basis of the University’s FY 2024 Building Renewal Request.

**NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN
BUILDING INVENTORY REPORT**

| Bldg No. ⁽¹⁾ | Facility Name | Original Constr. Date | Original Const. Cost | Adjusted Const. Date ⁽²⁾ | Academic/Support GSF | Auxiliary GSF ⁽³⁾ | Current Replacement Value ⁽⁴⁾ | Calculated Renewal Request ⁽⁵⁾ | Fiscal Year Inspected ⁽⁶⁾ | 2022 Total Deferred Maint. ⁽⁷⁾ |
|-------------------------|--|-----------------------|----------------------|-------------------------------------|----------------------|------------------------------|--|---|--------------------------------------|---|
| 001 | GAMMAGE | 1930 | \$130,000 | 1930 | 43,684 | | \$35,556,409 | \$930,044 | 2020 | \$2,287,837 |
| 002 | BLOME | 1919 | \$108,000 | 1963 | 18,817 | | \$12,377,189 | \$323,748 | 2021 | \$456,862 |
| 003 | NORTH UNION | 1952 | \$869,978 | | | 31,277 | \$20,909,696 | \$0 | 2011 | \$56,146 |
| 03A | PROCHNOW AUDITORIUM | 1952 | part of bldg 3 cost | 1952 | 18,227 | | \$11,128,052 | \$291,075 | 2011 | \$6,611 |
| 004 | MORTON HALL | 1914 | \$38,662 | | | 22,534 | \$14,763,333 | \$0 | 2022 | \$2,171,148 |
| 005 | NORTH HALL | 1935 | \$152,797 | | | 22,724 | \$17,248,191 | \$0 | 2022 | \$2,229,703 |
| 006 | CAMPBELL HALL | 1916 | \$58,000 | | | 17,186 | \$10,442,482 | \$0 | 2022 | \$1,919,057 |
| 07A | BEAVER STREET HOUSE | 1945 | \$329,792 | 2014 | 2,496 | | \$600,588 | \$2,514 | 2014 | \$12,665 |
| 07B | HUMPHREYS OFFICE BUILDING | 1986 | \$400,000 | 1986 | 2,177 | | \$614,357 | \$11,570 | 2021 | \$50,670 |
| 07C | BUTLER OFFICE BUILDING | 1968 | \$1,850,000 | 1968 | 9,195 | | \$2,147,189 | \$56,164 | 2022 | \$915,515 |
| 008 | BURY | 1908 | \$24,000 | 1930 | 17,470 | | \$8,356,428 | \$218,578 | 2022 | \$2,150,940 |
| 009 | TAYLOR HALL | 1905 | \$10,615 | | | 31,603 | \$19,379,257 | \$0 | 2022 | \$2,246,070 |
| 010 | OLD MAIN | 1894 | \$40,000 | 1990 | 31,259 | | \$25,387,509 | \$424,997 | 2021 | \$1,173,443 |
| 011 | ASHURST | 1918 | \$162,118 | 1990 | 18,390 | | \$18,662,231 | \$312,413 | 2021 | \$393,602 |
| 012 | GEOLOGY | 1948 | \$350,304 | 1983 | 22,559 | | \$12,347,117 | \$251,910 | 2022 | \$2,800,751 |
| 013 | GEOLOGY ANNEX | 1975 | \$150,000 | 1975 | 7904 | | \$3,793,371 | \$93,269 | 2022 | \$801,108 |
| 013A | ROSEBERRY APARTMENTS | 1962 | \$1,055,791 | | | 34,558 | \$15,906,477 | \$0 | 2022 | \$3,648,722 |
| 014 | NATIVE AMERICAN CULTURAL CENTER | 2011 | \$7,000,000 | 2011 | 12,849 | | \$15,221,385 | \$87,592 | 2011 | \$65,959 |
| 015 | RILES | 1926 | \$51,775 | 1986 | 28,211 | | \$22,005,127 | \$414,421 | 2021 | \$353,908 |
| 016 | COMMUNICATION | 1960 | \$835,956 | 2004 | 94,365 | | \$55,603,054 | \$523,585 | 2022 | \$4,400,404 |
| 016A | UNIVERSITY MARKETING AND OPERATIONS | 2009 | \$12,500,000 | 2009 | 23,103 | | \$27,985,603 | \$190,324 | 2022 | \$601,595 |
| 017 | SCIENCE LAB FACILITY | 2007 | \$37,325,000 | 2011 | 107,358 | | \$86,197,711 | \$496,026 | 2011 | \$47,271 |
| 018 | LIBERAL ARTS | 1963 | \$673,100 | 2011 | 58,433 | | \$33,355,846 | \$191,947 | 2011 | \$9,294 |
| 018A | BIOLOGY GREENHOUSE | 1971 | \$2,885 | 1971 | 4,004 | | \$1,931,553 | \$50,523 | 2021 | \$62,177 |
| 019 | PHYSICAL SCIENCES | 1960 | \$704,702 | 1960 | 51,318 | | \$38,444,658 | \$1,005,592 | 2021 | \$1,214,839 |
| 020 | SCIENCE ANNEX | 1968 | \$1,707,015 | 1998 | 73,168 | | \$53,316,708 | \$669,407 | 2022 | \$278,922 |
| 021 | BIOLOGICAL SCIENCES | 1967 | \$1,717,234 | 1967 | 86,964 | | \$65,588,107 | \$1,715,579 | 2021 | \$3,819,056 |
| 021B | BIOLOGICAL SCIENCES ANNEX | 1989 | \$710,955 | 1989 | 8,551 | | \$5,815,027 | \$100,388 | 2010 | \$65,346 |
| 022 | PETERSON | 1958 | \$562,908 | 1958 | 39,439 | | \$20,463,217 | \$535,254 | 2010 | \$2,715,912 |
| 023 | BABBITT ACADEMIC ANNEX | 1958 | \$594,012 | 1965 | 39,033 | | \$22,934,515 | \$599,895 | 2010 | \$586,797 |
| 023A | ACADEMIC ANNEX | 1996 | \$252,445 | 1996 | 3,600 | | \$419,436 | \$5,705 | 2022 | \$419,436 |
| 024 | NORTH HEATING AND COOLING PLANT | 1949 | \$148,704 | 2011 | 46,811 | | \$56,069,773 | \$322,654 | 2021 | \$3,234,601 |
| 025 | JOHN HAEGER HEALTH AND LEARNING CENTER | 2011 | \$106,000,000 | 2011 | 283,009 | | \$230,495,252 | \$1,326,387 | 2011 | \$958,626 |
| 026 | ADEL MATHEMATICS | 1962 | \$747,166 | 1962 | 43,488 | | \$23,909,469 | \$625,397 | 2022 | \$5,155,992 |
| 027 | EASTBURN EDUCATION CENTER | 1958 | \$1,009,405 | 1996 | 78,047 | | \$46,192,951 | \$628,297 | 2021 | \$796,632 |
| 027A | INSTITUTE FOR HUMAN DEVELOPMENT | 1966 | \$236,989 | 1966 | 12,642 | | \$3,296,376 | \$86,223 | 2021 | \$15,166 |
| 028 | CLINE LIBRARY | 1965 | \$1,046,357 | 1991 | 211,312 | | \$122,390,012 | \$1,984,830 | 2020 | \$13,796,027 |
| 029 | ERNEST CALDERON LEARNING COMMUNITY | 2009 | \$29,185,868 | | | 108,808 | \$64,277,642 | \$0 | 2022 | \$4,255,332 |
| 030 | UNIVERSITY UNION FIELDHOUSE | 1965 | \$914,850 | 1979 | 88,019 | | \$43,625,046 | \$981,341 | 2021 | \$975,130 |
| 030A | UNIVERSITY UNION DINING SERVICES | 1986 | \$7,161,000 | | | 66,566 | \$41,581,706 | \$0 | 2010 | \$5,031,509 |
| 030B | UNIVERSITY UNION STUDENT SERVICES | 1989 | \$2,610,751 | 1989 | 24,354 | | \$12,313,244 | \$212,570 | 2022 | \$1,520,780 |
| 030C | UNIVERSITY UNION FOOD COURT | 2009 | \$9,500,000 | | | 24,767 | \$20,922,372 | \$0 | 2009 | \$237,305 |
| 030D | UNIVERSITY UNION DINING EXPANSION | 2014 | \$4,761,685 | | | 11,888 | \$8,671,561 | \$0 | 2014 | \$20,320 |

**NORTHERN ARIZONA UNIVERSITY
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| Bldg No. ⁽¹⁾ | Facility Name | Original Constr. Date | Original Const. Cost | Adjusted Const. Date ⁽²⁾ | Academic/ Support GSF | Auxiliary GSF ⁽³⁾ | Current Replacement Value ⁽⁴⁾ | Calculated Renewal Request ⁽⁵⁾ | Fiscal Year Inspected ⁽⁶⁾ | 2022 Total Deferred Maint. ⁽⁷⁾ |
|-------------------------|--|-----------------------|----------------------|-------------------------------------|-----------------------|------------------------------|--|---|--------------------------------------|---|
| 31 | GILLENWATER HALL | 1960 | \$630,860 | | | 46,775 | \$18,542,323 | \$0 | 2022 | \$5,123,853 |
| 32 | HOSPITALITY RESOURCE & RESEARCH CENTER | 1974 | \$35,700 | 1974 | 2,762 | | \$1,355,887 | \$34,047 | 2022 | \$193,680 |
| 33 | EUGENE M. HUGHES HOTEL & RESTAURANT MANAGEMENT BUILDING - I | 1988 | \$48,700 | 2011 | 17,817 | | \$10,563,389 | \$60,787 | 2011 | \$35,030 |
| 033A | EUGENE M. HUGHES HOTEL & RESTAURANT MANAGEMENT BUILDING - II | 1988 | \$188,888 | 1988 | 13,695 | | \$13,677,501 | \$243,277 | 2011 | \$13,022 |
| 35 | BOOKSTORE | 1967 | \$243,736 | 1977 | 17,033 | 30,771 | \$21,654,097 | \$509,763 | 2011 | \$4,213 |
| 36 | SCIENCE AND HEALTH BUILDING | 2016 | \$68,900,000 | 2016 | 140,430 | | \$101,969,634 | \$320,065 | 2016 | \$749,881 |
| 37 | PERFORMING AND FINE ARTS | 1969 | \$2,288,408 | 1981 | 150,493 | | \$103,346,424 | \$2,216,639 | 2021 | \$2,907,872 |
| 037A | ARDREY AUDITORIUM | 1972 | \$3,149,009 | 2012 | 37,635 | | \$34,883,844 | \$182,490 | 2011 | \$79,232 |
| 38 | COWDEN LEARNING COMMUNITY | 1964 | \$1,269,297 | | | 87,049 | \$40,479,773 | \$0 | 2022 | \$5,689,620 |
| 39 | RAYMOND HALL | 1962 | \$1,056,277 | | | 61,467 | \$24,948,438 | \$0 | 2022 | \$2,723,191 |
| 40 | MCDONALD HALL | 1962 | \$1,007,745 | | | 33,402 | \$13,469,184 | \$0 | 2022 | \$2,971,675 |
| 42 | SECHRIST HALL | 1966 | \$1,720,523 | | | 121,754 | \$58,779,821 | \$0 | 2022 | \$13,690,274 |
| 43 | GATEWAY STUDENT SUCCESS CENTER | 1967 | \$527,127 | 2003 | 16,662 | | \$6,949,225 | \$69,073 | 2003 | \$143,677 |
| 44 | TINSLEY HALL | 1964 | \$1,225,000 | | | 89,475 | \$39,986,555 | \$0 | 2022 | \$1,209,846 |
| 45 | WILSON HALL | 1965 | \$1,269,297 | | | 89,825 | \$40,534,518 | \$0 | 2022 | \$2,131,158 |
| 46 | ALLEN HALL | 1967 | \$1,513,134 | | | 90,315 | \$43,660,897 | \$0 | 2022 | \$5,844,675 |
| 47 | ATMOSPHERIC RESEARCH OBSERVATORY/LUTZ TELESCOPE | 1953 | \$32,272 | 1953 | 2,175 | | \$1,280,134 | \$33,484 | 2022 | \$223,299 |
| 047A | ROTC | 1973 | \$148,704 | 1973 | 25,182 | | \$17,560,842 | \$450,150 | 2022 | \$1,259,609 |
| 48 | REILLY HALL | 1969 | \$2,033,274 | | | 114,512 | \$55,979,305 | \$0 | 2022 | \$12,866,039 |
| 49 | ANTHROPOLOGY LABORATORY | 1977 | \$85,000 | 2001 | 3,400 | | \$1,960,550 | \$21,538 | 2010 | \$16,458 |
| 50 | CAMPUS HEIGHTS APARTMENTS | 1963 | \$885,286 | | | 56,541 | \$22,090,155 | \$0 | 2022 | \$2,326,496 |
| 050A | INTERNATIONAL PAVILION | 2016 | \$5,649,028 | 2016 | 10,410 | | \$9,443,282 | \$29,641 | 2016 | \$69,446 |
| 050B | MCKAY VILLAGE | 2006 | \$30,000,000 | | | 161,897 | \$78,371,213 | \$0 | 2022 | \$9,509,215 |
| 51 | BABBITT ADMINISTRATIVE CENTER | 1976 | \$1,586,500 | 1976 | 29,423 | | \$15,998,784 | \$385,000 | 2022 | \$2,463,613 |
| 52 | BILBY RESEARCH CENTER | 1981 | \$1,200,000 | 1981 | 19,174 | | \$11,757,404 | \$252,180 | 2010 | \$82,389 |
| 53 | GABALDON HALL | 1984 | \$6,841,000 | | | 129,096 | \$58,408,861 | \$0 | 2022 | \$15,550,257 |
| 54 | INFORMATION TECHNOLOGY SERVICES | 1986 | \$2,681,263 | 1986 | 5,444 | | \$3,062,514 | \$57,676 | 2022 | \$626,705 |
| 054A | INFORMATION TECHNOLOGY TELECOM | 1989 | \$1,100,100 | 1989 | 22,702 | | \$13,048,497 | \$225,263 | 2022 | \$2,760,351 |
| 054B | INFORMATION TECHNOLOGY ANNEX | 1996 | \$251,000 | 1996 | 2,985 | | \$1,553,298 | \$21,127 | 2022 | \$201,756 |
| 55 | MOUNTAIN VIEW HALL | 1990 | \$14,100,000 | | | 148,867 | \$69,876,786 | \$0 | 2022 | \$12,014,699 |
| 56 | APPLIED RESEARCH AND DEVELOPMENT | 2007 | \$25,575,000 | 2007 | 60,500 | | \$82,687,450 | \$648,853 | 2011 | \$29,241 |
| 57 | PRINTING SERVICES | 1991 | \$225,000 | 1991 | 5,111 | | \$1,787,345 | \$28,986 | 2022 | \$556,090 |
| 58 | HIGH COUNTRY CONFERENCE CENTER AND PARKING STRUCTURE | 2008 | \$20,034,850 | | | 167,563 | \$44,123,852 | \$0 | 2008 | \$586,570 |
| 60 | STUDENT AND ACADEMIC SERVICES | 2016 | \$32,000,000 | 2016 | 111,915 | | \$49,148,545 | \$154,269 | 2016 | \$311,350 |
| 61 | LEARNING RESOURCE CENTER | 1970 | \$588,581 | 2009 | 19,648 | | \$9,625,205 | \$65,459 | 2022 | \$408,571 |
| 62 | MCCONNELL HALL | 1971 | \$3,414,490 | | | 160,132 | \$74,037,922 | \$0 | 2022 | \$12,064,869 |
| 64 | DU BOIS SOUTH UNION | 1971 | \$1,681,693 | 2017 | 27,884 | 65,062 | \$59,927,580 | \$156,752 | 2017 | \$1,322,960 |
| 65 | RAUL H. CASTRO SOCIAL AND BEHAVIORAL SCIENCES | 1970 | \$1,590,520 | 1970 | 63,321 | | \$34,458,367 | \$901,323 | 2021 | \$1,213,756 |
| 66 | HEALTH PROFESSIONS | 1970 | \$1,542,838 | 1970 | 59,826 | | \$38,294,686 | \$1,001,669 | 2022 | \$5,402,148 |
| 67 | SOUTH HEATING AND COOLING PLANT | 1970 | \$973,000 | 2005 | 16,168 | | \$21,237,210 | \$188,870 | 2021 | \$1,107,784 |
| 68 | ROLLE ACTIVITY CENTER | 1972 | \$1,280,000 | 1972 | 47,697 | | \$33,766,991 | \$883,239 | 2022 | \$3,982,945 |

**NORTHERN ARIZONA UNIVERSITY
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| Bldg No. ⁽¹⁾ | Facility Name | Original Constr. Date | Original Const. Cost | Adjusted Const. Date ⁽²⁾ | Academic/Support GSF | Auxiliary GSF ⁽³⁾ | Current Replacement Value ⁽⁴⁾ | Calculated Renewal Request ⁽⁵⁾ | Fiscal Year Inspected ⁽⁶⁾ | 2022 Total Deferred Maint. ⁽⁷⁾ |
|-------------------------|---|-----------------------|----------------------|-------------------------------------|----------------------|------------------------------|--|---|--------------------------------------|---|
| 069 | ENGINEERING AND TECHNOLOGY | 1972 | \$2,030,856 | 2005 | 89,460 | | \$67,156,118 | \$597,242 | 2005 | \$166,289 |
| 070 | SBS WEST | 1972 | \$735,715 | 1972 | 71,312 | | \$42,638,646 | \$1,115,293 | 2022 | \$8,583,357 |
| 071 | SOUTH VILLAGE | 1972 | \$1,586,500 | | | 102,371 | \$45,253,432 | \$0 | 2022 | \$7,711,929 |
| 072 | NURSING | 1978 | \$979,000 | 1978 | 19,696 | | \$11,588,598 | \$266,747 | 2022 | \$2,113,819 |
| 073 | J. LAWRENCE WALKUP SKYDOME | 1977 | \$6,666,400 | 2011 | 254,360 | | \$160,779,193 | \$925,205 | 2011 | \$4,134,585 |
| 073A | STUDENT ATHLETE HIGH PERFORMANCE CENTER | 2022 | \$45,750,000 | 2022 | 65,618 | | \$45,750,000 | \$0 | 2022 | \$0 |
| 074 | RENEWABLE ENERGY TEST FACILITY | 1972 | \$10,000 | 1972 | 622 | | \$326,713 | \$8,546 | 2003 | \$6,255 |
| 076 | AVIAN COGNITION LABORATORY | 1988 | \$303,293 | 1988 | 5,402 | | \$3,221,426 | \$57,298 | 2003 | \$28,948 |
| 077 | FACILITY SERVICES | 1988 | \$4,769,470 | 1988 | 127,981 | | \$51,938,947 | \$923,821 | 2022 | \$6,944,721 |
| 077A | FACILITY SERVICES ANNEX | 1989 | \$146,000 | 1989 | 8,970 | | \$2,271,098 | \$39,207 | 2003 | \$44,158 |
| 078 | CHEMICAL STORAGE | 2014 | \$1,582,000 | 2014 | 1,788 | | \$2,880,999 | \$12,057 | 2014 | \$60,756 |
| 079 | GREENHOUSE COMPLEX | 1989 | \$1,182,188 | 1989 | 17,009 | | \$9,056,952 | \$156,355 | 2003 | \$34,386 |
| 080 | CERAMICS COMPLEX | 1989 | \$950,000 | 1989 | 9,009 | | \$6,429,082 | \$110,989 | 2022 | \$713,089 |
| 080A | TEA HOUSE | 2003 | \$158,805 | | | 425 | \$263,865 | \$0 | 2003 | \$6,099 |
| 080B | CERAMICS CLAY MIXING | 2014 | \$550,500 | 2014 | 1,262 | | \$1,002,522 | \$4,196 | 2014 | \$21,142 |
| 081 | W.A. FRANKE COLLEGE OF BUSINESS | 2005 | \$24,075,000 | 2005 | 120,308 | | \$78,656,375 | \$699,517 | 2005 | \$67,007 |
| 082 | SOUTHWEST FOREST SCIENCE COMPLEX | 1992 | \$21,000,000 | 1992 | 72,137 | | \$47,416,705 | \$744,163 | 2022 | \$2,532,879 |
| 082B | HOGAN | 2001 | \$23,203 | 2001 | 480 | | \$251,619 | \$2,764 | 2021 | \$2,620 |
| 083 | KNAU / MOUNTAIN CAMPUS TRANSIT | 1994 | \$184,558 | 1994 | 11,893 | | \$4,843,845 | \$70,952 | 2021 | \$236,064 |
| 084 | SCULPTURE STUDIO | 1994 | \$102,274 | 2005 | 4,200 | | \$3,830,583 | \$34,067 | 2005 | \$5,482 |
| 085 | SOUTH REC FIELDS COMPLEX | 2009 | \$653,156 | | | 4,186 | \$1,438,481 | \$0 | 2009 | \$250,840 |
| 086 | AQUATICS AND TENNIS COMPLEX | 2016 | \$40,284,000 | | | 123,341 | \$61,871,875 | \$0 | 2016 | \$392,302 |
| 088 | WETTAW | 2000 | \$12,434,561 | 2000 | 80,221 | | \$67,254,650 | \$774,035 | 2021 | \$790,442 |
| 089 | FONTAINE APARTMENT | 1940 | \$73,000 | | | 1,638 | \$627,353 | \$0 | 2022 | \$183,905 |
| 090 | SCHOOL OF INFORMATICS, COMPUTING, | 2012 | \$9,549,198 | 2012 | 46,565 | | \$18,510,083 | \$96,833 | 2012 | \$40,751 |
| 091 | CENTENNIAL | 1999 | \$2,500,000 | 1999 | 10,997 | | \$5,457,897 | \$65,670 | 2004 | \$74,184 |
| 092 | PONDEROSA | 1968 | \$742,500 | 1977 | 10,464 | | \$6,265,270 | \$147,492 | 2011 | \$104,487 |
| 093 | SOUTH BEAVER SCHOOL | 1935 | \$2,750,000 | 1935 | 30,721 | | \$4,223,703 | \$110,479 | 2022 | \$2,519,143 |
| 094 | MILTON PROPERTY | 1971 | \$7,918,878 | 1971 | 16,500 | | \$9,744,286 | \$254,880 | N/A | \$9,744,286 |
| 095 | PINE RIDGE VILLAGE | 2002 | \$13,375,000 | | | 124,094 | \$49,947,405 | \$0 | 2022 | \$3,768,478 |
| 096 | HUFFER LANE FACILITY | 1976 | \$1,325,000 | 1976 | 5,220 | | \$2,173,021 | \$52,292 | 2022 | \$134,025 |
| 096A | KNOLES PARKING STRUCTURE | 2007 | \$15,000,000 | | | 293,485 | \$39,185,607 | \$0 | 2007 | \$0 |
| 096B | SAN FRANCISCO PARKING GARAGE | 2012 | \$22,383,387 | | | 474,414 | \$43,387,763 | \$0 | 2012 | \$0 |
| 096C | MOUNTAIN VIEW STRUCTURE | 1990 | \$3,500,000 | | | 82,800 | \$19,053,608 | \$0 | 2012 | \$0 |
| 097 | CECMEE FIELD STATION | 1998 | \$10,000 | 1998 | 1,547 | | \$1,202,056 | \$15,092 | 2022 | \$55,730 |
| 098A | POLICE DEPARTMENT | 2003 | \$900,000 | 2009 | 9,665 | | \$4,483,028 | \$30,488 | 2009 | \$11,329 |
| 098B | CONTRACTING AND PURCHASING SERVICES | 2003 | \$900,000 | 2012 | 9,624 | | \$5,307,614 | \$27,766 | 2012 | \$4,496 |
| 098C | ENGINEERING RESEARCH | 2003 | \$900,000 | 2012 | 9,665 | | \$7,050,816 | \$36,885 | 2012 | \$4,496 |
| 098D | EXTENDED CAMPUS OPERATIONS CENTER | 2003 | \$900,000 | 2003 | 9,624 | | \$5,255,064 | \$52,233 | 2003 | \$55,000 |
| 098F | RLSS WAREHOUSE | 2009 | \$3,900,000 | | | 17,203 | \$8,589,184 | \$0 | 2022 | \$15,523 |
| 099 | SEISMIC OBSERVATORY | 1977 | \$13,500 | 1,977 | 372 | | \$210,503 | \$4,955 | \$2,021 | \$28,839 |

**NORTHERN ARIZONA UNIVERSITY
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|--------------------------------|------------------------------------|------------------------------|-----------------------------|--|-----------------------------|-------------------------------------|---|--|---|--|
| 099B | GRANNYS | 1968 | \$4,970,826 | 1968 | 37,656 | | \$6,116,668 | \$159,993 | N/A | \$6,116,668 |
| 099C | GRANNYS RENTAL C - HOUSE | 1930 | included in 99B | | | | | | | |
| 099D | GRANNYS RENTAL D - DUPLEX | 1930 | included in 99B | | | | | | | |
| HAT | HAT RANCH | 1908 | unknown | | | 15,005 | \$3,251,100 | \$0 | 2022 | \$1,319,060 |
| PHXB1 | HEALTH SCIENCES EDUCATION BUILDING | 2012 | \$7,480,000 | 2012 | 13,620 | | \$14,499,167 | \$75,851 | 2013 | \$287,265 |
| KINGMAN1 | NAU MOJAVE KINGMAN | 1997 | \$409,000 | 1997 | 8,100 | | \$4,966,246 | \$64,951 | 2009 | \$506,940 |
| YUMA1 | NAU YUMA ACADEMIC FACILITY | 1996 | \$7,650,000 | 1996 | 52,434 | | \$21,559,713 | \$293,246 | 2010 | \$119,401 |
| YUMA2 | NAU YUMA RESEARCH FACILITY | 2010 | \$6,500,000 | 2010 | 12,225 | | \$14,552,513 | \$91,356 | 2010 | \$81,183 |

NOTES

- (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 buildings were not adjusted.
- (3) Auxiliary enterprises do not generate building renewal allocation amounts.
- (4) Estimated replacement values are calculated using the 2002 Regents' Construction Cost Control and Professional Fee Guidelines. Buildings constructed post 2002 utilize a replacement value methodology of construction cost plus Regents' approved inflation factor.
- (5) Renewal request is calculated using the Sherman-Dergis formula with direction from the Regents' central office.
- (6) Building inspections are completed by Facility Services within a four-year cycle as funding allows. NAU has completed two years of a comprehensive four-year facility condition assessment plan to achieve compliance with the statutory requirements.
- (7) Deferred Maintenance costs do not reflect code items. Costs reflected only restore building to original construction.

**NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN**

LEASE REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2024– 2027 CAPITAL IMPROVEMENT PLAN**

SUMMARY OF LEASES IN EFFECT DURING FY 2022

| | Number of Leases | Gross Square Feet | Acres | Lease \$/Year Receipt (Expenditures) | Number of Leases New | Number of Leases Continued | Number of Leases Renewed | Number of Leases Terminated |
|---------------|-------------------------|--------------------------|--------------|---|-----------------------------|-----------------------------------|---------------------------------|------------------------------------|
| NAU as Lessor | 17 | 10,045 | 30 | \$1,520,288 | 1 | 15 | 0 | 1 |
| NAU as Lessee | 40 | 258,538 | 50,039 | (\$8,754,826) | 1 | 33 | 4 | 2 |

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
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UNIVERSITY AS LESSEE

| LESSOR | N: New C: Continued R: Renewed T: Terminate | PROPERTY LOCATION | USER | GSF COST/GSF FY EXP COST | | CURRENT TERM | TYPE OF LEASE | SOURCE OF FUNDS | USE OF SPACE |
|---|--|---|-----------------------|--|--|------------------------|------------------|--------------------|--|
| American Tower | C | Jacks Peak Lat 36-41-53 N, Long 111-37-49.77 W | KNAU | N/A \$0.00 \$6,000.00 \$18.00 \$6,018.00 | Square Feet Cost PSF Lease Tax Total | N/A N/A | G | Local | Radio Tower |
| ACC Honors ("Sub T") | C | Page, AZ 86040 Honors 1350 S. Knoles Dr. Flagstaff, AZ 86011 | Student Housing | 113,717 \$40.97 (\$151,741.37) \$4,507,222.63 | Square Feet Cost PSF Licensing Fee Total Annually | 7/1/2021 6/30/2022 | NNN | Local | Bed Accommodations |
| ACC Honors ("Sub T") | C | Honors 1350 S. Knoles Dr. Flagstaff, AZ 86011 | Student Housing | 18,048 \$0.00 \$0.00 | Square Feet Cost PSF Onetime Prepayment in FY20 | 4/7/2017 6/30/2025 | NNN | Local | Classroom Office Space |
| ACC Suites ("Sub T") Starbucks | C | The Suites 305 E. McConnell Dr. Flagstaff, AZ 86001 | Dining | 4,365 \$0.00 \$0.00 | Square Feet Cost PSF Onetime Prepayment in FY20 | 5/16/2011 6/30/2051 | NNN | Local | Retail Space |
| ACC Skyview ("Sub T") Eat Food Market | C | Skyview 1 W. Runke Dr. Flagstaff, AZ 86001 | Dining | 2,847 \$0.00 \$0.00 | Square Feet Cost PSF Onetime Prepayment in FY20 | 2/9/2016 6/30/2055 | NNN | Local | Retail Space |
| Arboretum at Flagstaff (1) | C | 4001 S. Woody Mountain Road Flagstaff, AZ 86001 | Merriam Powell | 5 217,800 \$0.00 \$0.00 | Acre Square Feet Cost PSF Total | 1/1/2006 12/31/2055 | GL | N/A | Research |
| Arboretum at Flagstaff (2) | C | 4001 S. Woody Mountain Road Flagstaff, AZ 86001 | Merriam Powell | 5 217,800 \$0.00 \$0.00 | Acre Square Feet Cost PSF Total | 5/1/2014 4/30/2064 | GL | N/A | Research |
| Arizona State Land Department | C | KR #99-2770-LAR Centennial Forest | Forestry | 50000 \$0.02 \$1,000.00 | Acre Cost PSF Total | 12/1/2074 | GL | Local | Research |
| Arizona State Land Department | C | APN: 103-24-007E NE Corner of Milton Road & I-40 Flagstaff, AZ | NAU | 28.35 1,234,926 \$0.00 \$0.00 | Acre Square Feet Cost PSF Total | 3/12/2014 3/11/2024 | GL | N/A | Semi-improved campus border land and parking |
| Central Arizona College - Pinal County | C | Signal Peak Campus 8470 N Overfield Rd Office at Building M Coolidge, AZ 85128 | Statewide Campuses | 120 \$33.33 \$4,000.00 | Square Feet Cost PSF Total | 7/1/2017 6/30/2022 | G | Local | Admin Office Space |

**NORTHERN ARIZONA UNIVERSITY
FY 2024– 2027 CAPITAL IMPROVEMENT PLAN**

| LESSOR | N: New C: Continued R: Renewed T: Terminate | PROPERTY LOCATION | USER | GSF COST/GSF FY EXP COST | | CURRENT TERM | TYPE OF LEASE | SOURCE OF FUNDS | USE OF SPACE |
|---|--|--|---|---|--|-------------------------|------------------|--------------------|--------------------------------|
| 425, LLC Arizona Commercial Management 2122 E. Highland Ave., #450 Phoenix, AZ 85016 | C | Clarendon Place 300 West Clarendon Ave, Ste 475 Phoenix, AZ 85013 | NAU / AZTAP Social Work & Behavioral Science | 5,658 \$18.50 \$19.00 \$105,851.75 \$3,069.72 \$660.00 \$19.20 \$109,600.67 | Square Feet Cost PSF July - Jan Cost PSF Feb-July Lease Lease Sales Tax Operating Expenses Operating Expenses tax Total | 8/1/2015 8/31/2024 | MG | Local | Admin Office |
| Coconino Community College | C | 2800 S. Lone Tree Road Flagstaff, AZ 86001 | KNAU | 625 \$0.00 \$0.10 | Square Feet Cost PSF Total | 11/16/2009 6/30/2022 | GL | N/A | Satellite & FM Broadcasting |
| Crown Atlantic Co LLC | C | Grand Canyon Airport Highway 64 Tusayan, AZ 86046 | AZ Tusay AN CAC - KNAU | 80 \$235.72 \$13,560.21 \$4,520.07 \$777.48 \$18,857.76 | Square Feet Cost PSF Lease July - March Lease April - June Taxes Total | 3/26/2001 6/30/2022 | MG | Local | Communications Tower Lease |
| Episcopal Church in Navajoland | T | Good Shepherd Mission Westchester Building Fort Defiance, AZ | School of Nursing | 4,032 \$0.52 \$2,083.33 \$0.00 \$2,083.33 | Square Feet Cost PSF Lease July - Aug 14 Lease Aug 15 - June Total | 1/1/2016 8/14/2021 | NNN | Local | Classrooms and Admin Office |
| Graham Community College / Eastern Arizona College | C | 615 North Stadium Ave Thatcher, AZ 8552 | Statewide Campuses | 117 \$0.00 \$0.00 \$0.00 | Square Feet Cost PSF Lease Total | 7/1/2021 6/30/2022 | G | Local | Shared Admin Office Space |
| Government Property Income (Was CWSP) | C | North Valley Campus 15451 North 28th Avenue #100 Phoenix, AZ 85053 | Statewide Campuses | 66,743 \$20.84 \$21.26 \$1,411,948.17 \$40,404.54 \$174,443.88 \$4,722.72 \$1,631,519.31 | Square Feet Cost PSF July - Sept Cost PSF Oct - June Lease Lease Tax Operating Expenses Operating Tax Total | 4/1/2014 10/1/2024 | MG | State | Admin Office Spaces |
| Guyann Corporation/Flagstaff Radio Inc Great Circle Media | C | Mormon Mountain | KNAU | 120 \$22.06 \$23.16 \$32,032.34 | Square Feet Cost PSF July - April Cost PSF May - June Total | 4/28/1999 7/2/2029 | G | Local | Radio Tower |

**NORTHERN ARIZONA UNIVERSITY
FY 2024– 2027 CAPITAL IMPROVEMENT PLAN**

| LESSOR | N: New C: Continued R: Renewed T: Terminate | PROPERTY LOCATION | USER | GSF COST/GSF FY EXP COST | | CURRENT TERM | TYPE OF LEASE | SOURCE OF FUNDS | USE OF SPACE |
|---|--|--|-----------------------|--|--|--------------------|------------------|--------------------|--|
| Healy Cabin | N | L7 Pollux Road Healy, AK 99743 | ECOSS | 400 \$0.00 \$6,000.00 \$6,000.00 | Square Feet Cost PSF Lease Total | 7/1/2021 6/30/2022 | G | Grant | Rental & Research Equip Storage |
| iWerx | C | 1520 Clay St. North Kansas City, MO 64116 | IHD | N/A \$0.00 \$30,000.00 \$30,000.00 | Square Feet Cost PSF Lease Total | 7/1/2021 6/30/2022 | G | Grant | Work Space & Meeting Space |
| Key Government Finance | C | 1000 South McCaslin Blvd Superior, CO 80027 | ITS | N/A \$0.00 \$331,467.48 \$331,467.48 | Square Feet Cost PSF Lease Tax Total | 7/1/2020 6/30/2023 | N | Local | HYE Tech Network System |
| MCCCD Chandler Gilbert | C | 2626 E. Pecos Road Rm #JAC107-111 Chandler, AZ 85225 | Statewide Campuses | 665 \$50.00 \$38.50 \$32,502.50 \$32,502.50 | Square Feet Cost/SF Cost/SF Lease Total | 7/1/2016 6/30/2022 | G | Local | Admin & Faculty Office Space, work space, storage |
| MCCCD Estrella Mountain | C | 3000 N. Dysart Road Rm KOMA 116 & 117 Avondale, AZ 85392 | Statewide Campuses | 260 \$32.93 \$8,561.80 \$1,620.00 \$10,181.80 | Square Feet Cost/SF Lease Phone Total | 7/1/2017 6/30/2022 | G | Local | Admin Office Space |
| MCCCD Glendale Community College | C | 6000 W. Olive Avenue Rm 02-126, CL-24 & CL-29 Glendale, AZ 85302 | Statewide Campuses | 220 \$24.00 \$5,280.00 \$5,280.00 | Square Feet Cost PSF Lease Total | 7/1/2017 6/30/2022 | MG | Local | Admin Office Space |
| MCCCD Paradise Valley Community College | C | 18401 North 32nd Street Phoenix, AZ 85032 | Statewide Campuses | 1,426 \$29.00 \$41,354.00 \$41,354.00 | Square Feet Cost PSF Lease Total | 7/1/2016 6/30/2022 | MG | Local | Admin Office Space, work space, storage conference room |
| MCCCD Phoenix College | C | 1202 West Thomas Road Hannelly Center Phoenix, AZ 85013 | Statewide Campuses | 90 \$75.04 \$6,754.00 | Square Feet Cost PSF Total | 7/1/2016 6/30/2022 | MG | Local | Admin Office Space |
| MCCCD Scottsdale Community College | C | Scottsdale CC 9000 E Chaparral Rd Rm 1 - 4 Scottsdale, AZ 85256 | Statewide Campuses | 3,867 \$38.18 \$147,642.06 \$500.00 \$148,142.06 | Square Feet Cost PSF Lease Phone/Fax Total | 7/1/2016 6/30/2024 | MG | Local | Admin Office Spaces Classrooms |
| MCCCD South Mountain Community College | C | 7050 South 24th Street Phoenix, AZ 85042 | Statewide Campuses | 2,990 \$23.08 \$69,001.00 | Square Feet Cost PSF Total | 8/1/2006 6/30/2024 | MG | Local | Admin Office Space Classrooms |
| Mohave Community College | C | Kingman Campus Building #2000 and Office #510 | Statewide Campuses | 2,530 \$0.00 \$0.00 | Square Feet Cost PSF Total | 7/1/2019 6/30/2023 | MG | N/A | Admin Office Space Classrooms |
| Mohave Community College | C | Lake Havasu Campus Building #200 | Statewide Campuses | 1,322 \$0.00 \$0.00 | Square Feet Cost PSF Total | 7/1/2019 6/30/2023 | MG | N/A | Admin Office Space Classrooms |

**NORTHERN ARIZONA UNIVERSITY
FY 2024– 2027 CAPITAL IMPROVEMENT PLAN**

| LESSOR | N: New C: Continued R: Renewed T: Terminate | PROPERTY LOCATION | USER | GSF COST/GSF FY EXP COST | | CURRENT TERM | TYPE OF LEASE | SOURCE OF FUNDS | USE OF SPACE |
|---|--|--|-----------------------|---|---|----------------------|------------------|--------------------|---|
| Mohave Community College | C | Bullhead City Campus Rooms 203A & 203 | Statewide Campuses | 1,385 \$0.00 \$0.00 Total | Square Feet Cost PSF | 7/1/2019 6/30/2023 | MG | N/A | Admin Office Space Classrooms |
| Northland Pioneer College | R | White Mountain Campus Show Low, AZ 85901 | Statewide Campuses | 110 \$43.64 \$4,800.00 Total | Square Feet Cost PSF | 7/1/2021 6/30/2022 | G | Local | Admin Office Space |
| University of Arizona - MOU | C | Phoenix Biomedical Campus 550 E Van Buren St (PUHS Building) & 435 N 5th St (HSEB Building) Phoenix AZ, 85006 | Statewide Campuses | N/A \$0.00 \$0.00 \$1,377,793.65 \$1,377,793.65 Total | Square Feet Cost PSF Lease CAM for Space/Infrastructure | 9/27/2018 Perpetual | G | State | Admin Office Space Classrooms |
| Pima Community College West | R | 2202 West Alklam Road Tucson, AZ 85709 | Statewide Campuses | 7,777 \$17.00 \$132,209.00 \$23,331.00 \$155,540.00 Total | Square Feet Cost PSF Lease CAM | 7/1/2021 6/30/2026 | MG | Local | Admin Office Space Faculty and Staff Storage |
| R&M Repeater | C | Diamond Point Mountain N34-17-23, W111-11-26 Gila County, AZ, Township 11 | KNAU | N/A \$0.00 \$4,913.44 \$3,650.00 \$42.82 \$8,606.26 Total | Square Feet Cost PSF Lease July - Jan Lease Feb - June Rental Tax | 2/1/2017 1/31/2027 | G | Local | Radio Frequency Transmitter |
| Space 99, LLC | R | 99 East Virginia Avenue Suite 100 & 150 Phoenix, AZ 85004 | Arizona K12 Center | 7,271 17.50 \$127,242.50 \$3,795.48 \$131,037.98 Total | Square Feet Cost PSF Lease Sales Tax | 7/1/2021 6/30/2024 | MG | Local | Admin Office |
| Town of Prescott Valley | R | Prescott Valley Library Complex 7401 E Civic Circle Prescott Valley, AZ 86314 | Statewide Campuses | 11,593 \$7.00 \$81,151.00 Total | Square Feet 100% Usage Cost PSF | 7/1/2021 6/30/2022 | G | Local | Computer Lab |
| US Dept of Agriculture - Mt. Bolt Internet 600E. Gurley St, Suite E Prescott, AZ 86301 | C | Mt. Francis, Prescott Forest Prescott AZ 86301 | KNAU | 25 \$7.20 \$180.00 \$120.00 \$300.00 Total | Square Feet Cost PSF Qtrly Lease Total Internet Fee Total | 12/1/2011 6/30/2022 | GL | Local | Satellite Antenna & Transmitter |
| White Mountain Apache Tribe | C | Cooley Mountain Tower Site Pinetop, AZ 85935 | KNAU | 1 \$6,000.00 Total | Acre Total | 7/1/2016 6/30/2022 | G | Local | FM Frequency Tower |
| Yavapai Community College | T | Prescott Campus 1100 E Sheldon Ave Rm #110 | Statewide Campuses | 110 \$12.50 \$802.08 Total | Square Feet Cost PSF | 7/1/2012 2/18/2022 | G | Local | Admin Office Space |
| Yavapai Community College Radio Tower | C | Mingus Mountain | KNAU | 25 \$0.00 \$0.00 \$1,778.50 \$1,778.50 Total | Square Feet Cost PSF Lease Taxes | 7/31/2014 12/31/2026 | NNN | N/A | Radio Tower |

**NORTHERN ARIZONA UNIVERSITY
FY 2024– 2027 CAPITAL IMPROVEMENT PLAN**

UNIVERSITY AS LESSOR

| LESSEE | N: New C: Continued R: Renewed T: Terminate | PROPERTY NAME | GSF COST/GSF FY EXP COST | | TERM COMMENCEMENT | TERM EXPIRATION | TYPE OF LEASE | USE OF SPACE |
|-----------------------------------|--|---|-------------------------------------|---|----------------------|--------------------|---------------|-----------------------------------|
| ACC OP LLC - Hilltop | C | Hilltop - S San Francisco 1500 S. San Francisco St. Flagstaff, AZ 86001 | 6.38 N/A N/A \$411,138.02 | Acres Square Feet Cost PSF Total | 5/16/2011 | 6/30/2051 | GL | Student Housing |
| ACC OP LLC - McConnell/Suites | C | The Suites/II - McConnell 305 E. McConnell Dr. Flagstaff, AZ 86001 | 5.7 N/A N/A \$355,224.11 | Acres Square Feet Cost PSF Total | 5/16/2011 | 6/30/2051 | GL | Student Housing |
| ACC Skyview | C | Skyview 1 W. Runke Dr. Flagstaff, AZ 86001 | 10.49 N/A N/A \$340,158.02 | Acres Square Feet Cost PSF Total | 2/9/2016 | 6/30/2055 | GL | Student Housing |
| ACC Honors | C | Honors 1350 S. Knoles Dr. Flagstaff, AZ 86011 | 6.117 N/A N/A \$179,598.63 | Acres Square Feet Cost PSF Total | 4/7/2017 | 6/30/2025 | GL | Student Housing Classrooms |
| All About The Beans, LLC | C | All About The Beans 15451 North 28th Avenue Phoenix, AZ | N/A \$0.00 \$0.00 | Square Feet Cost PSF Total | 4/1/2014 | 6/30/2022 | NNN | Café |
| AT&T Cingular Wireless | C | Ardrey Auditorium 1115 S. Knoles Dr. Flagstaff, AZ 86011 | 560 \$0.00 \$24,510.00 | Square Feet Cost PSF Total | 3/7/2014 | 3/6/2024 | NNN | Cell Tower |
| Bank of America ATM | C | University Bookstore S. San Francisco Street Flagstaff, AZ 86001 | N/A \$0.00 \$7,200.00 | Square Feet Cost PSF Total | 7/1/2016 | 12/31/2026 | NNN | ATM |
| Coconino Community College | C | Coconino Community College 2800 S Lone Tree Rd Flagstaff, AZ 86001 | N/A \$0.00 \$0.00 | Square Feet Cost PSF Total | 11/19/1998 | 11/18/2097 | GL | Community College |
| Drury Southwest Flagstaff, LLC | C | Drury Southwest 300 S Milton Flagstaff, AZ 86001 | 1.8 N/A N/A \$68,557.00 | Acres Square Feet Cost PSF Total | 8/1/2007 | 7/31/2037 | NNN | Hotel |

**NORTHERN ARIZONA UNIVERSITY
FY 2024– 2027 CAPITAL IMPROVEMENT PLAN**

| LESSEE | N: New C: Continued R: Renewed T: Terminate | PROPERTY NAME | GSF COST/GSF FY EXP COST | | TERM COMMENCEMENT | TERM EXPIRATION | TYPE OF LEASE | USE OF SPACE |
|--------------------------|--|---|--------------------------------|----------------------------------|----------------------|--------------------|---------------|----------------------------|
| Hopi Tribe | C | Bilby Reasearch Center 15 E. Runke Dr. Flagstaff, AZ 86011 | 225 \$11.32 \$2,546.16 | Square Feet Cost PSF Total | 9/1/2010 | 6/30/2022 | G | Office |
| JP Morgan Chase | C | University Book Store 1015 S. San Francisco St. Flagstaff, AZ 86011 | 40 \$0.00 \$9,568.00 | Square Feet Cost PSF Total | 5/17/2019 | 5/16/2025 | G | ATM |
| OneAZ Credit Union | T | OneAZ 321 South Beaver St. Flagstaff, AZ 86001 | 9,195 \$9,592.94 | Square Feet Cost PSF Total | 12/16/2019 | 1/31/2022 | NNN | Credit Union |
| OneAZ Credit Union ATM | N | OneAZ 321 South Beaver St. Flagstaff, AZ 86001 | N/A \$3,795.00 | Square Feet Cost PSF Total | 2/1/2022 | 1/31/2027 | NNN | ATM |
| Sprint Nextel Alamosa | C | Sechrist Hall Roof 1301 S. San Fransisco Street Flagstaff, AZ 86011 | 25 \$400.00 \$10,000.00 | Square Feet Cost PSF Total | 4/27/2020 | 4/26/2022 | G | Cell Tower |
| Verizon Wireless LLC | C | One Verizon Wireless Mail Stop 4AW100 Basking Ridge, NJ 07920 | N/A \$0.00 \$21,600.00 | Square Feet Cost PSF Total | 11/20/2015 | 11/19/2025 | G | Cell Tower Ground Space |
| Verizon Wireless LLC | C | One Verizon Wireless Mail Stop 4AW100 Basking Ridge, NJ 07920 | N/A \$0.00 \$64,800.00 | Square Feet Cost PSF Total | 11/1/2020 | 10/31/2025 | G | Fiber Cable |
| Verizon Wireless LLC | C | One Verizon Wireless Mail Stop 4AW100 Basking Ridge, NJ 07920 | N/A \$0.00 \$12,000.00 | Square Feet Cost PSF Total | 11/1/2020 | 10/31/2025 | G | Rack Space |

NOTE:

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 2024 – 2027 CAPITAL IMPROVEMENT PLAN**

LAND REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2024– 2027 CAPITAL IMPROVEMENT PLAN**

**REPORT ON ACQUISITIONS AND SALES OF
LAND AND IMPROVEMENTS FY 2022**

| Reference Number | Transaction Date | Location/Description Intended Use | Transaction Dollars/Funding Account | Land Size (Acres) | Building Size (GSF) | Board Approved (MM/YY) |
|------------------|------------------|-----------------------------------|-------------------------------------|-------------------|---------------------|------------------------|
|------------------|------------------|-----------------------------------|-------------------------------------|-------------------|---------------------|------------------------|

ACQUISITIONS

| | | | | | | |
|-------------------------------|--|--|------------|----------|------------|--|
| N/A | | | | | | |
| SUBTOTAL ACQUISITIONS: | | | \$0 | 0 | N/A | |

SALES

| | | | | | | |
|------------------------|--|--|------------|----------|------------|--|
| NA | | | | | | |
| SUBTOTAL SALES: | | | \$0 | 0 | N/A | |

| | | | | | | |
|---------------------------|--|--|------------|--|--|--|
| NET (COST)/INCOME: | | | \$0 | | | |
|---------------------------|--|--|------------|--|--|--|

There were no transactions formally concluded by the university between July 1, 2021 and June 30, 2022.

**NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN**

CAPITAL PROJECT STATUS REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2024– 2027 CAPITAL IMPROVEMENT PLAN**

**CAPITAL EXPENDITURES SUMMARY
FY 2022 as of June 30, 2022**

| Projects over \$100,000 by Category | FY 2022 Expenditures | Total Expenditures | Estimated Total Cost |
|--|-------------------------|-----------------------|-------------------------|
| New Construction | | | |
| Academic and Support Space | \$ 2,251,997 | \$ 89,744,713 | \$ 93,719,982 |
| Auxiliary | 522,491 | 47,867,017 | 52,170,498 |
| Infrastructure | - | - | - |
| Capital Renewal | | | |
| Academic and Support Space | 5,003,687 | 31,441,836 | 38,299,361 |
| Auxiliary | 8,171,483 | 11,016,115 | 29,631,080 |
| Infrastructure | 952,536 | 4,665,920 | 8,340,209 |
| Accessibility | - | - | - |
| Major Maintenance/System Replacement | 2,104,262 | 2,591,572 | 6,792,356 |
| Major Maintenance/Energy Conservation | 812,528 | 812,528 | 2,386,000 |
| Life Safety/Code Compliance | 3,093,309 | 3,454,982 | 8,337,833 |
| Other Capital Renewal | 8,184 | 83,795 | 83,795 |
| Other | | | |
| Other | - | - | - |
| Subtotal Projects Over \$100,000 | \$ 22,920,478 | \$ 191,678,477 | \$ 239,761,113 |
| Subtotal Projects Under \$100,000 | \$ 1,943,355 | \$ 2,207,536 | \$ 3,774,855 |
| Grand Total All Projects | \$ 24,863,833 | \$ 193,886,013 | \$ 243,535,968 |

Note: This report includes all capital projects with expenditures in FY 2022. *Total Expenditures* is the accumulated expenditures for those projects across multiple fiscal years.

**NORTHERN ARIZONA UNIVERSITY
FY 2024– 2027 CAPITAL IMPROVEMENT PLAN**

**STATUS OF JCCR PROJECTS
FY 2022 as of June 30, 2022**

| University Projects | | | | | | | | |
|-------------------------------------|-----------------------|-------------------------|-----------------------|---------------------------|-----------------------------------|-------------------|-----------------------------|--------------------------------|
| <u>Project Name</u> | <u>Project Number</u> | <u>Project Category</u> | <u>Funding Source</u> | <u>FY 22 Expenditures</u> | <u>Total Expenditures to Date</u> | <u>% Expended</u> | <u>Estimated Total Cost</u> | <u>Completion Date (mm/yy)</u> |
| Biological Sciences FLS Renovations | 09.210.223 | CLS | STATE | \$ 884,944 | \$ 884,944 | 31% | \$ 2,881,000 | 08/22 |
| Physical Sciences FLS Renovation | 09.190.221 | CLS | STATE | \$ 1,110,170 | \$ 1,110,170 | 52% | \$ 2,125,000 | 08/22 |

| Third-Party and Commercial Projects | | | | | | |
|--|-----------------------|-------------------------|-----------------------|-----------------------------|--------------------|--------------------------------|
| <u>Project Name</u> | <u>Project Number</u> | <u>Project Category</u> | <u>Funding Source</u> | <u>Estimated Total Cost</u> | <u>% Completed</u> | <u>Completion Date (mm/yy)</u> |
| Student Athlete High Performance Center | 09.731.191 | NAS | PRIVATE | \$ 46,000,000 | 100% | 02/22 |

NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2022 as of June 30, 2022

| Project Name | Project Number | Project Category | Funding Source | FY22 Expenditures | Total Expenditures | Percent Expended | Estimated Total Cost | Estimated Completion Date |
|---|----------------|------------------|----------------|-------------------|--------------------|------------------|----------------------|---------------------------|
| Allen Hall Renovations | 09.460.201 | CAX | LOCAL | \$ 932,024 | \$ 1,919,665 | 100% | \$ 1,919,665 | Sep-21 |
| Aquatics & Tennis Complex | 09.860.131 | NAX | MIXED | \$ 24,576 | \$ 47,044,348 | 100% | \$ 47,170,498 | May-23 |
| AR&D Replace Lighting Controls | 09.560.202 | CMM | LOCAL | \$ 4,115 | \$ 171,693 | 46% | \$ 370,000 | Dec-22 |
| AR&D Third Floor Office To Bsl1 Conversion | 09.560.182 | CAS | TRIF | \$ 15,312 | \$ 262,545 | 88% | \$ 300,000 | Jul-22 |
| Asphalt 2020 Streets | 08.020.202 | CIN | LOCAL | \$ 2,763 | \$ 161,999 | 72% | \$ 225,000 | Dec-22 |
| Asphalt 2021 Streets | 08.020.211 | CIN | LOCAL | \$ 19,599 | \$ 19,599 | 6% | \$ 325,000 | Dec-22 |
| Asphalt 2022 Streets | 08.020.222 | CIN | LOCAL | \$ 319,972 | \$ 319,972 | 42% | \$ 761,000 | Sep-22 |
| Asphalt Parking Repairs 2021 | 08.020.212 | CIN | LOCAL | \$ 141,889 | \$ 141,889 | 88% | \$ 160,500 | Dec-22 |
| Asphalt Parking Repairs 2022 | 08.020.221 | CIN | LOCAL | \$ 52,882 | \$ 52,882 | 9% | \$ 600,000 | Sep-22 |
| Biological Sciences FLS Renovations | 09.210.223 | CLS | STATE | \$ 884,944 | \$ 884,944 | 31% | \$ 2,881,000 | Sep-22 |
| Biology Teaching Lab Upgrades | 09.210.211 | CAS | LOCAL | \$ 324,320 | \$ 324,320 | 90% | \$ 360,000 | Dec-22 |
| Bldg 77 Reno- Additional Depts | 09.770.201 | CAS | LOCAL | \$ 233,092 | \$ 233,092 | 100% | \$ 233,092 | Jul-22 |
| Boiler Steam System Maintenance | 09.240.221 | CMM | LOCAL | \$ - | \$ - | 0% | \$ 450,000 | Dec-22 |
| Building 77 Renovate for UTS | 09.770.221 | CAX | LOCAL | \$ 17,609 | \$ 17,609 | 1% | \$ 1,675,000 | May-23 |
| Bus Storage and Maintenance Facility | 09.999.191 | NAX | LOCAL | \$ 497,915 | \$ 822,669 | 16% | \$ 5,000,000 | May-24 |
| Campus Heights Tub and Flooring Replacement | 09.500.201 | CAX | LOCAL | \$ 821,784 | \$ 1,324,807 | 100% | \$ 1,324,807 | Dec-21 |
| Campus Living Facility Condition Assessment | 11.020.223 | CMM | LOCAL | \$ 331,151 | \$ 331,151 | 72% | \$ 460,000 | Sep-22 |
| Campus Wide Lenel Install 2021 | 09.002.214 | CAS | LOCAL | \$ 149,089 | \$ 149,089 | 30% | \$ 500,000 | Dec-22 |
| Campus-Wide HVAC Systems (COVID) | 09.002.212 | CAS | LOCAL | \$ 563 | \$ 501,218 | 100% | \$ 501,218 | Jul-21 |
| Civil Utilities Repair | 10.010.221 | CIN | LOCAL | \$ 42 | \$ 42 | 0% | \$ 200,000 | Sep-22 |
| College of Business Career Development Office | 09.810.201 | CAS | LOCAL | \$ 105,978 | \$ 105,978 | 100% | \$ 105,978 | Jul-22 |
| Concrete 2020 | 08.030.201 | CIN | LOCAL | \$ 88,469 | \$ 320,978 | 99% | \$ 325,000 | Dec-22 |
| Concrete 2021 | 08.030.211 | CIN | LOCAL | \$ 91,094 | \$ 111,383 | 9% | \$ 1,310,000 | Dec-22 |
| Convert CSTL to Wet Labs | 09.360.191 | CAS | TRIF | \$ 348,536 | \$ 363,589 | 77% | \$ 471,221 | Dec-22 |
| Dubois Move ITS Personnel into Basement | 09.640.172 | CAS | LOCAL | \$ 184,042 | \$ 418,994 | 100% | \$ 418,994 | Mar-22 |
| Electrical Distribution Maintenance & Repairs | 10.040.201 | CIN | LOCAL | \$ 94,844 | \$ 94,844 | 76% | \$ 125,000 | Dec-22 |

NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2022 as of June 30, 2022

| Project Name | Project Number | Project Category | Funding Source | FY22 Expenditures | Total Expenditures | Percent Expended | Estimated Total Cost | Estimated Completion Date |
|---|----------------|------------------|----------------|-------------------|--------------------|------------------|----------------------|---------------------------|
| Fieldhouse Mechanical Repairs | 09.300.211 | CMM | LOCAL | \$ 38,056 | \$ 38,056 | 19% | \$ 200,000 | Dec-22 |
| Fieldhouse Multipurpose Facility | 09.300.176 | CAX | LOCAL | \$ 5,832 | \$ 427,249 | 9% | \$ 5,000,000 | Dec-24 |
| Flagstaff Logo Updates | 08.080.202 | OTH | LOCAL | \$ 22,048 | \$ 129,056 | 81% | \$ 160,000 | Dec-22 |
| Forestry Mechanical Renovation | 09.820.221 | CMM | LOCAL | \$ 244 | \$ 244 | 0% | \$ 200,000 | Sep-22 |
| Gammage Mechanical Renovation | 09.010.221 | CMM | LOCAL | \$ 48,773 | \$ 48,773 | 49% | \$ 100,000 | Jul-22 |
| Gas Distribution Replacement | 10.080.201 | CIN | LOCAL | \$ 3,873 | \$ 189,896 | 100% | \$ 189,896 | Aug-21 |
| Granny's Closet Demolition | 09.992.211 | OTH | LOCAL | \$ 569 | \$ 569 | 0% | \$ 305,216 | Sep-22 |
| Health Professions Anatomy Lab | 09.660.211 | CAS | LOCAL | \$ 22,670 | \$ 22,670 | 6% | \$ 400,000 | Sep-22 |
| Health Professions Fire Sprinkler Install | 09.004.223 | CLS | LOCAL | \$ 469,725 | \$ 469,725 | 47% | \$ 1,000,000 | Dec-22 |
| HTHW Meter Installs on South Campus | 10.060.194 | CIN | LOCAL | \$ 77,821 | \$ 77,821 | 62% | \$ 125,000 | Aug-22 |
| Interdisciplinary Science & Technology Building | 09.221.181 | NAS | BOND | \$ - | \$ 1,511,459 | 100% | \$ 1,511,459 | Aug-22 |
| Isolation Valves Installation HTHW South Loop | 10.060.191 | CMM | LOCAL | \$ 6,520 | \$ 81,549 | 68% | \$ 120,000 | Dec-22 |
| Liberal Arts Waterproofing | 09.180.201 | CMM | LOCAL | \$ 19,776 | \$ 19,776 | 8% | \$ 240,000 | Dec-22 |
| LRC Renovation | 09.610.173 | CAS | STATE, LOCAL | \$ 74,380 | \$ 2,066,324 | 45% | \$ 4,550,000 | Dec-22 |
| McConnell and Reilly Halls Toilet Partition Replacement | 09.002.202 | CAX | LOCAL | \$ 992 | \$ 433,887 | 82% | \$ 527,608 | Aug-22 |
| McConnell Hall Public Space Upgrade | 09.620.212 | CAX | LOCAL | \$ 51,575 | \$ 51,575 | 27% | \$ 190,000 | Sep-22 |
| McConnell Hall Replace HHW Piping and Radiators | 09.620.211 | CAX | LOCAL | \$ 4,203,821 | \$ 4,495,929 | 41% | \$ 11,050,000 | Dec-22 |
| McKay Apartment Flooring | 09.502.211 | CAX | LOCAL | \$ 317,949 | \$ 317,949 | 25% | \$ 1,250,000 | Sep-22 |
| Mechanical Engineering Renovation | 09.471.201 | CAS | LOCAL | \$ 468 | \$ 50,588 | 100% | \$ 50,588 | Jul-21 |
| Miscellaneous Classroom Repair | 09.002.223 | CAS | LOCAL | \$ 89,064 | \$ 89,064 | 89% | \$ 100,000 | Jul-22 |
| Mountain View and SFPG Top Deck Coating | 09.002.228 | CAX | LOCAL | \$ 24,326 | \$ 24,326 | 2% | \$ 1,500,000 | Sep-22 |
| Multi-Bldg Digital Controls Conversion | 09.002.227 | CME | LOCAL | \$ 401,920 | \$ 401,920 | 31% | \$ 1,286,000 | Sep-22 |
| Multi-Bldg Facility Condition Assessments 2022 | 11.020.222 | CMM | LOCAL | \$ 73,003 | \$ 73,003 | 37% | \$ 200,000 | Dec-22 |
| New South Modular Lab Building | 09.985.211 | NAS | TRIF | \$ 2,190,491 | \$ 2,289,100 | 44% | \$ 5,186,000 | May-23 |

NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2022 as of June 30, 2022

| Project Name | Project Number | Project Category | Funding Source | FY22 Expenditures | Total Expenditures | Percent Expended | Estimated Total Cost | Estimated Completion Date |
|--|----------------|------------------|-----------------|-------------------|--------------------|------------------|----------------------|---------------------------|
| North Modular Lab Building | 09.999.201 | NAS | TRIF | \$ 60,697 | \$ 128,450 | 100% | \$ 128,450 | Mar-22 |
| North Plant Condensate Polisher Expansion | 09.240.192 | CMM | LOCAL | \$ 1,222 | \$ 209,450 | 100% | \$ 209,450 | Sep-21 |
| North Valley Health Programs Fit Out | 13.500.221 | CAS | STATE | \$ 29,396 | \$ 29,396 | 1% | \$ 3,000,000 | Mar-23 |
| North Valley Site Logo Replacement | 13.100.201 | COT | LOCAL | \$ 8,184 | \$ 83,795 | 100% | \$ 83,795 | Sep-21 |
| Nursing Add Cooling | 09.720.221 | CMM | LOCAL | \$ 209,356 | \$ 209,356 | 70% | \$ 300,000 | Dec-22 |
| Parking Structure Maintenance | 09.002.225 | CAX | LOCAL | \$ 17,049 | \$ 17,049 | 9% | \$ 200,000 | Sep-22 |
| Parking Structure Maintenance 2021 | 09.002.213 | CAX | LOCAL | \$ 220,345 | \$ 229,841 | 66% | \$ 350,000 | Dec-22 |
| PFA Mechanical Room Repairs | 09.370.201 | CMM | LOCAL | \$ 60,710 | \$ 84,557 | 70% | \$ 120,000 | Dec-22 |
| Physical Sciences FLS Renovation | 09.190.221 | CLS | STATE | \$ 1,110,170 | \$ 1,110,170 | 52% | \$ 2,125,000 | Sep-22 |
| Recital Hall | 09.371.162 | NAS | BOND, GIFT | \$ 810 | \$ 14,994,073 | 100% | \$ 14,994,073 | Aug-21 |
| Retrocommissioning SHB and Communications | 09.002.224 | CMM | LOCAL | \$ - | \$ - | 0% | \$ 175,000 | Sep-22 |
| Rolle FLS Upgrades | 09.004.226 | CLS | LOCAL | \$ 368,772 | \$ 368,772 | 53% | \$ 700,000 | Sep-22 |
| SBS West FLS Code Correction | 09.004.222 | CLS | LOCAL | \$ 52,956 | \$ 52,956 | 6% | \$ 875,000 | Nov-23 |
| Science and Health Building | 09.360.111 | NAS | BOND | \$ - | \$ 70,821,631 | 99% | \$ 71,900,000 | Mar-22 |
| Science Annex 1st & 2nd Floor Renovation | 09.200.201 | CAS | STATE, LOCAL | \$ 2,623,467 | \$ 7,781,998 | 97% | \$ 8,009,000 | Dec-22 |
| Science Annex 3rd & 4th Floor Renovation | 09.200.181 | CAS | GIFT, SAP | \$ 261 | \$ 17,189,748 | 99% | \$ 17,409,327 | Dec-22 |
| Science Lab Controls Replacement | 09.170.221 | CMM | LOCAL | \$ 464,475 | \$ 464,475 | 21% | \$ 2,250,000 | Sep-22 |
| Science Lab Room 203 Renovation | 09.170.164 | CAS | TRIF | \$ 2,052 | \$ 499,164 | 100% | \$ 499,164 | Dec-21 |
| Science Lab Ultra-Clean Room 218 | 09.170.183 | CAS | TRIF | \$ 234,283 | \$ 523,279 | 93% | \$ 560,000 | Dec-22 |
| Sechrist FLS & Mechanical Renovation | 09.420.221 | CAX | LOCAL | \$ 1,193,973 | \$ 1,193,973 | 33% | \$ 3,625,000 | Sep-22 |
| Security at North and South Plants | 09.002.198 | CLS | LOCAL | \$ 195,160 | \$ 556,833 | 100% | \$ 556,833 | Aug-22 |
| Skydome LED Lighting Conversion | 09.730.221 | CME | LOCAL | \$ 410,608 | \$ 410,608 | 37% | \$ 1,100,000 | Dec-22 |
| Skydome Turf and Pad Replacement | 09.730.202 | CAS | LOCAL | \$ 566,712 | \$ 830,778 | 100% | \$ 830,778 | Nov-21 |
| South Starbucks Renewal | 09.750.221 | CAX | LOCAL | \$ 109,777 | \$ 109,777 | 54% | \$ 204,000 | Sep-22 |
| South Village Electrical and Gas Lines Replacement | 10.010.193 | CIN | STATE, LOCAL | \$ 57,980 | \$ 3,030,801 | 79% | \$ 3,850,000 | Aug-22 |
| South Village Replace Nine Exterior Stairs | 09.710.211 | CAX | LOCAL | \$ 254,427 | \$ 452,479 | 90% | \$ 500,000 | Dec-22 |

NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2022 as of June 30, 2022

| Project Name | Project Number | Project Category | Funding Source | FY22 Expenditures | Total Expenditures | Percent Expended | Estimated Total Cost | Estimated Completion Date |
|--|-----------------------|-------------------------|-----------------------|--------------------------|---------------------------|-------------------------|-----------------------------|----------------------------------|
| Sustainable Smart Campus Master Plan | 11.010.221 | OTH | LOCAL | \$ 817 | \$ 817 | 0% | \$ 1,500,000 | Nov-23 |
| Tunnel Cleanup and Repairs | 10.050.201 | CIN | LOCAL | \$ 1,309 | \$ 143,813 | 100% | \$ 143,813 | Jul-21 |
| University Union Add Card Access | 09.300.212 | CAX | LOCAL | \$ - | \$ - | 0% | \$ 315,000 | Dec-22 |
| University Union Exterior Tile Replacement | 09.303.201 | CMM | LOCAL | \$ 280,278 | \$ 292,906 | 100% | \$ 292,906 | Mar-22 |
| University Union Fire Barrier Install | 09.004.225 | CLS | LOCAL | \$ 11,582 | \$ 11,582 | 6% | \$ 200,000 | Dec-22 |
| University Union Roof Repair | 09.001.211 | CMM | LOCAL | \$ 133,941 | \$ 133,941 | 45% | \$ 300,000 | Dec-22 |
| Wettaw HVAC Upgrade | 09.880.221 | CMM | LOCAL | \$ 432,643 | \$ 432,643 | 62% | \$ 700,000 | Sep-22 |
| Wettaw Room 109 Ice Lab Renovation | 09.880.222 | CMM | LOCAL | \$ - | \$ - | 0% | \$ 105,000 | Sep-22 |

NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2022 as of June 30, 2022

| Projects Less than \$100,000 by Category | FY 2022 Expenditures | Total Expenditures | Estimated Total Cost |
|---|-------------------------|-----------------------|-------------------------|
| New Construction | | | |
| Academic and Support Space | - | - | - |
| Auxiliary | - | - | - |
| Infrastructure | \$ 1,093,161 | \$ 1,116,184 | \$ 1,329,704 |
| Capital Renewal | | | |
| Academic and Support Space | 247,587 | 285,991 | 1,018,675 |
| Auxiliary | 128,962 | 141,850 | 231,837 |
| Infrastructure | 139,633 | 237,703 | 481,207 |
| Accessibility | 15,936 | 15,936 | 36,000 |
| Major Maintenance/System Replacement | 100,710 | 209,193 | 357,432 |
| Major Maintenance/Energy Conservation | - | - | - |
| Life Safety/Code Compliance | 127,702 | 200,679 | 320,000 |
| Other Capital Renewal | 89,663 | - | - |
| Other | | | |
| Other | - | - | - |
| | | | |
| Totals Projects Under \$100,000 | \$ 1,943,355 | \$ 2,207,536 | \$ 3,774,855 |
| | | | |
| Grand Total All Projects | \$ 24,863,833 | \$ 193,886,013 | \$ 243,535,968 |

**NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT CATEGORIES**

PROJECT TYPES

NEW CONSTRUCTION

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

CAPITAL RENEWAL

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

**NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT CATEGORIES**

CAPITAL RENEWAL (continued)

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

**NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN**

THREE YEAR CAPITAL PLAN

**NORTHERN ARIZONA UNIVERSITY
 FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN
 ONE YEAR CAPITAL PLAN (FY 2024)**

| Project Name | Project Description | Fund Method | Estimated Total Cost |
|-----------------------|---------------------|--------------------------------------|----------------------|
| No projects submitted | | | |
| | | State Appropriation (SAP) | \$0 |
| | | General Fund Debt Service (GFDS) | \$0 |
| | | System Revenue Bonds (SRB) | \$0 |
| | | Certificates of Participation (COPS) | \$0 |
| | | Federal Funds (FEDS) | \$0 |
| | | Gifts (GIFT) | \$0 |
| | | Other (OTHR) | \$0 |
| | | Total Costs: | \$0 |

**NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN**

THREE YEAR CAPITAL FORECAST (FY 2025 – FY 2027)

| PRIORITY | PROJECT NAME | PROJECT DESCRIPTION |
|----------|---|--|
| 1 | Native American Cultural Center Expansion | One of NAU's strategic priorities articulated in NAU 2025 – Elevating Excellence is a Commitment to Indigenous Peoples. A key distinguishing aspect of NAU's commitment and excellence in this area is its Native American Cultural Center which was established 10 years ago and serves as a welcoming educational and community space for Native students and stakeholders throughout Arizona and beyond. By expanding the existing 12,849 GSF Native American Cultural Center, NAU will position itself to have more collaborative gathering spaces and academic spaces. Additionally, this expansion will create space for the Institute for Tribal Environmental Professionals in the Native American Cultural Center bringing unity and co-location for all Native American services on campus. This project is dependent on external fundraising. |
| 2 | Physical Sciences Building Renovation | The Physical Sciences building is 51,318 GSF and is in a deteriorating condition. A complete renovation of the facility will modernize the space to increase the building's capacity. It will enhance the functionality and usability of the academic and research space to meet both area's space and functional requirements in alignment with NAU 2025 – Elevating Excellence. The space will provide opportunities for independent research, expand access for students and researchers, and support academic programs that prepare students for an increasingly technical world. Renovating existing space in the North Campus Science Corridor is a fiscally responsible plan for NAU to reinvest in existing facilities. |
| 3 | Interdisciplinary Science and Technology Building | This project is being reconceptualized, as part of the current campus master planning process, to ensure alignment with the strategic priorities outlined in NAU 2025 Elevating Excellence. The programming and scale of the building is to be determined. Originally included as part of the proposed projects submitted to OSPB during the 2017 State Capital Infrastructure Funding discussions, this project, planned at the site of two existing buildings - Babbitt Annex and Peterson, was envisioned as a new 162,500 GSF building dedicated to multiple disciplines within the STEM programs in the North Campus Science Corridor. The multi-discipline science building was to provide adequate space for departments that had increased enrollments to maintain a high academic standard and to support growing research space needs. |

**NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN**

DEBT REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN**

ANNUAL ASSESSMENT OF DEBT CAPACITY

(amounts in millions)
FY2022

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 Comptroller’s Office projects revenues and expenditures through FY2031 using historical data from the audited financial statements and cash flow projections from various internal sources. FY2023 projections are based on the University’s anticipated budget. Beginning in FY2024, revenues and expenses are based upon internal estimations.
- The outstanding System Revenue bonds (SRB’s) and Certificates of Participation (COPS) debt for NAU at the end FY2022 is estimated to be \$337.3 million, a decrease of \$11.8 million. Total annual debt service is \$26.5 million, or about 4.1 percent of total projected expenses.
- The outstanding System Revenue bonds (SRB’s), Certificates of Participation (COPS), and SPEED3 projects debt for NAU at the end FY2022 is estimated to be \$444.1 million, a decrease of \$17.1 million. Total annual debt service is \$36.5 million, or about 5.7 percent of total projected expenses.
- The University total outstanding debt including SRB’s, COPS, SPEED, capital leases, and other long-term debt is \$558.0 million at June 30, 2022.
- The projected outstanding debt at the end of FY2023 is estimated to be approximately \$423.4 million (with SPEED3 projects), with total annual debt service of \$39.2 million (6.4 percent of projected total expenses). Including SPEED3 projects, the projected maximum outstanding debt will occur at the end of FY2022 and is estimated to be approximately \$444.1 million. The maximum projected debt service as a percentage of total expenditures of 6.7% of projected total expenses will occur in FY2025 with an associated \$42.5 million in debt service.

| | |
|---|---|
| <i>Existing Debt Service to Total Expenditures Excluding SPEED debt</i> Estimated as of FY2022 year end (1) | Maximum <i>Projected Debt Service to Total Expenditures Excluding/Including SPEED debt</i> (2) |
| 4.1% | 5.1% / 6.7% |

**NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN**

- 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, (4) FY2017-FY2021 | Unaudited Current Year Net Position Balance, (5) FY2022 | Projected Average Annual Net Position Balances (6) FY2023-FY2031 |
|---|---|--|
| \$256.5MM | \$344.1MM | \$393.6MM |

(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 FY2023 to FY2031.

(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 three 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.

(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 FY2022 financial data are preliminary, may not include all adjusting entries, and is unaudited.

(4, 5, 6) Net position numbers are impacted beginning in FY2015 for GASB 68, FY2016 for GASB 45 and FY2018 for GASB 75.

**NORTHERN ARIZONA UNIVERSITY
FY 2024 – 2027 CAPITAL IMPROVEMENT PLAN**

SUPPLEMENTAL DEBT INFORMATION

Northern Arizona University
Supplemental Debt Information
Bonds and Long Term Debt
(Dollars in Thousands)

Estimated 2022

| Issue | Series | Original Issue | Average Interest Rate | Date Bonds Are First Callable | Final Maturity | Principal Balance Outstanding At June 30, 2022 | | | | | | |
|---|--------|-------------------|-----------------------|-------------------------------|----------------|--|------------------|------------------|------------------|------------------|-------------------|--|
| | | | | | | | 2023 | 2024 | 2025 | 2026 | Thereafter | |
| System Revenue Bonds: | | | | | | | | | | | | |
| Systems revenue | 2012 | 23,955 | 4.46% | 6/1/21 | 6/1/41 | 5,190 | 841 | 840 | 844 | 843 | 2,523 | |
| Systems revenue refunding | 2014 | 67,260 | 4.98% | 6/1/24 | 6/1/44 | 37,435 | 4,467 | 4,462 | 3,716 | 3,716 | 36,848 | |
| Systems revenue refunding | 2015 | 45,415 | 5.00% | 6/1/25 | 6/1/37 | 40,035 | 4,412 | 4,401 | 4,405 | 4,413 | 38,430 | |
| Systems revenue refunding | 2016 | 33,815 | 4.99% | 6/1/26 | 6/1/38 | 28,590 | 1,915 | 1,920 | 1,924 | 1,922 | 36,455 | |
| Systems revenue refunding | 2017 | 42,970 | 2.91% | | 6/1/34 | 36,770 | 3,675 | 3,674 | 3,676 | 3,671 | 29,322 | |
| Systems revenue A | 2017A | 24,260 | 2.58% | | 6/1/38 | 20,355 | 1,570 | 1,568 | 1,566 | 1,572 | 18,828 | |
| Systems revenue refunding | 2020AB | 112,725 | 4.39% | | 6/1/44 | 111,385 | 5,143 | 5,145 | 8,682 | 8,832 | 127,139 | |
| Systems revenue refunding | 2021AB | 21,355 | 1.91% | | 6/1/31 | 21,355 | 1,990 | 2,913 | 2,913 | 2,917 | 12,697 | |
| Sub total Systems Revenue Bonds | | 371,755 | | | | 301,115 | 24,012 | 24,923 | 27,726 | 27,885 | 302,241 | |
| SPEED Revenue Bonds: | | | | | | | | | | | | |
| Systems revenue (SPEED) | 2013 | 75,190 | 4.50% | 8/1/23 | 8/1/43 | 34,340 | 3,500 | 3,499 | 3,497 | 3,490 | 23,758 | |
| Systems revenue (SPEED) | 2020 | 76,150 | 3.61% | | 8/1/43 | 72,430 | 6,420 | 6,413 | 6,403 | 6,388 | 60,885 | |
| Sub Total SPEED Bonds | | 151,340 | | | | 106,770 | 9,920 | 9,912 | 9,900 | 9,879 | 84,644 | |
| Third Party Lease Revenue Bonds: | | | | | | | | | | | | |
| Lease revenue | 2014 | 34,265 | 4.99% | 6/1/24 | 6/1/44 | 29,740 | 2,262 | 2,258 | 2,258 | 2,260 | 29,372 | |
| Lease revenue refunding | 2016 | 11,070 | 2.61% | | 6/1/36 | 8,005 | 689 | 691 | 688 | 690 | 6,900 | |
| Lease revenue refunding | 2017 | 33,340 | 2.90% | | 6/1/33 | 26,710 | 2,670 | 2,715 | 2,752 | 2,796 | 20,780 | |
| Lease revenue | 2020 | 46,780 | 2.80% | | 6/1/44 | 43,955 | 2,701 | 2,705 | 2,702 | 2,704 | 35,138 | |
| Sub total Lease Revenue Bonds | | 125,455 | | | | 108,410 | 8,321 | 8,369 | 8,400 | 8,450 | 92,190 | |
| Total Revenue Bonds | | \$ 648,550 | | | | \$ 516,295 | \$ 42,254 | \$ 43,204 | \$ 46,027 | \$ 46,214 | \$ 479,074 | |
| Certificates of Participation: | | | | | | | | | | | | |
| Refunding Certificates of Participation (State) | 2013 | 36,005 | 4.78% | 9/1/22 | 9/1/30 | 23,010 | 4,641 | 4,642 | 2,650 | 2,647 | 13,267 | |
| Refunding Certificates of Participation (State) | 2015 | 18,825 | 5.00% | 9/1/24 | 9/1/30 | 13,210 | 661 | 661 | 2,235 | 2,237 | 11,181 | |
| | | \$ 54,830 | | | | \$ 36,220 | \$ 5,302 | \$ 5,303 | \$ 4,886 | \$ 4,885 | \$ 24,448 | |
| Long Term Debt: | | | | | | | | | | | | |
| Energy Performance Contract | 2012 | 12,420 | 3.53% | | 6/1/27 | 5,455 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | |
| Total Long-Term Debt | | \$ 12,420 | | | | \$ 5,455 | \$ 1,200 | \$ 1,200 | \$ 1,200 | \$ 1,200 | \$ 1,200 | |
| Total Outstanding | | | | | | \$ 557,970 | \$ 48,755 | \$ 49,707 | \$ 52,112 | \$ 52,299 | \$ 504,722 | |



**NORTHERN
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