

EXECUTIVE SUMMARY

Item Name: **FY 2025 – 2028 Capital Improvement Plan for Northern Arizona University**

☒ Action Item

Requested Action: Northern Arizona University asks the board to approve its FY 2025 – 2028 Capital Improvement Plan (CIP), which includes four first-year projects, totaling \$50,000,000, 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 this FY 2025 – 2028 CIP 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 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*. Reducing deferred maintenance to continue to provide safe, effective, high-quality experience for students and staff remains a consistent theme in the capital projects presented. Additionally, a group of projects that will be brought forward in the upcoming Campus Master Plan are presented in the 2026 – 2028 project list.
- For this CIP, NAU has identified four projects as the first-year priorities. These priorities are focused on deferred maintenance for Cline Library, Gammage, Physical Sciences, and other miscellaneous maintenance. These projects comprise the FY 2025 \$50 million state capital funding request to help begin to address the overall \$142 million deferred maintenance that is estimated for academic and support buildings. Project descriptions included in the university's one-year capital plan for FY 2025 are outlined in Table 1.
- This CIP also includes the FY 2025 Building Renewal request totaling \$37,004,123. This Building Renewal request was computed using the Joint Committee on Capital Review-approved formula, and Arizona Board of Regents direction.

Contact Information:

Bjorn Flugstad, NAU

bjorn.flugstad@nau.edu

928-523-4240

EXECUTIVE SUMMARY

Capital Improvement Plan One and Three-Year Forecast

One-Year Capital Plan for FY 2025: NAU presents 4 projects as the FY 2025 priorities in this CIP. The projects total \$50,000,000 in estimated costs. Descriptions for these projects are included below in Table 1. Additional information on these projects is included in the *FY 2025 Project Descriptions* section of the CIP.

Table 1
Capital Improvement Plan – FY 2025 Projects

Project Name		Project Description	Fund Method	Estimated Total Cost
1	Cline Library HVAC/FLS Separation	The physical infrastructure across the Flagstaff campus has significant deferred maintenance needs. A recent facility condition assessment identified Cline Library's HVAC/mechanical system at the end of its useful life for many components. Further, the condenser water system serves both the HVAC and fire suppression systems causing issues of reliability and redundancy, false alarms, code compliance, and maintenance issues. This project scope is to separate the mechanical system from the fire suppression system for deferred maintenance needs as well as safety and reliability. This project is part of the FY 2025 \$50 million state capital funding request to help begin to address the overall \$142 million deferred maintenance that is estimated for academic and support buildings.	SAP	\$ 12,000,000
2	Gammage Mechanical Renovation	The Gammage building primary mechanical system is a multi-zone air handler unit and numerous steam radiators. A recent facility condition assessment indicated needed replacement of these units due to condition by 2025. Further, the direct steam system has safety issues as the radiators can become very hot and have steam and condensate leaks through walls into the spaces. This project will renovate the existing mechanical system for deferred maintenance needs. This project is part of the FY 2025 \$50 million state capital funding request to help begin to address the overall \$142 million deferred maintenance that is estimated for academic and support buildings.	SAP	\$ 15,000,000
3	Physical Sciences Renovation	The Physical Sciences building was originally constructed in 1960 and has received several minor renovations and retrofits, but no extensive renovations since construction. This project would fund needed deferred maintenance and modernization items, including replacing the existing HVAC and plumbing systems, windows, and flooring. This project is part of the FY 2025 \$50 million state capital funding request to help begin to address the overall \$142 million deferred maintenance that is estimated for academic and support buildings.	SAP	\$ 10,000,000
4	Campus-Wide Maintenance	This project would address maintenance in multiple areas across campus via several smaller projects, totaling \$13,000,000. Areas addressed will include the central plants and the Biological Sciences building amongst others. This project is part of the FY 2025 \$50 million state capital funding request to help begin to address the overall \$142 million deferred maintenance that is estimated for academic and support buildings.	SAP	\$ 13,000,000
State Appropriation (SAP)				\$ 50,000,000
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:				\$50,000,000

EXECUTIVE SUMMARY

- **Three-Year Capital Plan for FY 2026 – 2028:** Multiple high-priority projects are currently in the early planning stages for FY 2026 through 2028 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 2026 – 2028 Projects

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 by an additional 36,000 GSF, 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	Interdisciplinary Science & Academic Complex	The Interdisciplinary Science and Academic Complex, or ISAAC, is a new academic replacement building that will house a consolidated School of Earth and Sustainability (SES) and interdisciplinary science-based research. The building is 102,000 GSF over four (4) stories. This will be on the site of the existing Peterson Hall. The building is well beyond its useful life and is primarily empty of program. It will be demolished to make way for the new building.
3	North Campus Parking Structure	The long-term vision of campus is to remove interior parking spaces and push parking to the perimeter, as well as reduce the number of parking stalls per capita of NAU staff, faculty, and students. A parking structure in the existing parking lot P13 is an ideal location to convert a surface lot to a parking while activating a campus edge. Further, it enables interior lots to be shut down for better use. This project would build roughly 400 parking stalls in 128,000 GSF.

EXECUTIVE SUMMARY

Table 2 (continued)
Capital Improvement Plan – FY 2026 – 2028 Projects

PRIORITY	PROJECT NAME	PROJECT DESCRIPTION
4	South Campus Housing Village & Parking (third-party)	The vision for the South Campus Housing Village is to establish a new residential community of approximately 500 students. The driver to complete the new South Campus Housing Village is to reduce the current demand for upper-division students wanting to live on campus in the high-quality on-campus housing communities in lieu of expensive off-campus housing developments. This project will build three new housing buildings, for an approximate 204,000 GSF with approximately 500 new beds on parking lot P66A. Further, the project would include a new parking structure paired with a South Campus Community Building that replaces 200 spaces and provides parking for 40% of the residents within the new Housing Community for a total of 275 spaces. This would be a public private partnership.
5	New Nursing Building	The current Nursing Building is in poor condition and accounts for \$2.4M in Deferred Maintenance Costs. The existing building is not functionally adequate for the Nursing program. This new 34,500 GSF replacement building will become the new home of the School of Nursing and will connect to the Health Professions Building to create a Health and Human Science Complex that encourages interdisciplinary learning and research through shared spaces and amenities. Once the new building is complete and programs are relocated out of the old building, the prior Nursing building would be demolished and replaced with parking, open space, and drop-off/parking for clinical patients.

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 (ACP).

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.

EXECUTIVE SUMMARY

- Anticipated schedules for each project are submitted in the Justification Report included for each project when they are submitted in the ACP.

Fiscal Impact and Financing Plan

- The CIP first-year projects totaling \$50,000,000 are a state capital funding request.
- 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. NAU existing debt service as a percentage of total expenses is 4.6% or approximately \$29.3 million.
- **Debt Ratio Impact:** The university's debt capacity study for the FY 2025 – 2028 Capital Improvement Plan indicates the maximum projected debt service as a percentage of total expenditures are 4.8% excluding Stimulus Plan for Economic and Educational Development (SPEED) projects and 6.3% 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 ACP 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.
- Project Justification Reports that are submitted when these projects are transitioned to the ACP will provide additional detail on occupancy plans for the new or renovated space.

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.

Committee Review and Recommendation

The University Governance and Operations Committee reviewed this item at its September 14, 2023. meeting and recommended forwarding the item to the full board for approval.

EXECUTIVE SUMMARY

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 University Governance and Operations 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.
- Pursuant to ABOR Policy 7-207.B.3, the universities shall at least annually report on the status of all executed long-term leases that are commercial in nature. This report is included in Appendix A. Even though this report is not required to be submitted as part of the CIP, it is included here since all other university leases are included in the CIP.



CAPITAL IMPROVEMENT PLAN 2025 – 2028

NAU NORTHERN ARIZONA UNIVERSITY



CAPITAL IMPROVEMENT PLAN FISCAL YEARS 2025-2028

**SUBMITTED TO THE
ARIZONA BOARD OF REGENTS
SEPTEMBER 2023**



September 14, 2023

Dear Regents:

On behalf of Northern Arizona University (NAU), I am pleased to present our Capital Improvement Plan (CIP) for the fiscal years 2025 through 2028.

As we near the completion of our campus master planning process, I share with confidence that our CIP foreshadows commitments to capital improvements that ensure our students, faculty, and staff will live, work, and engage in sustainable, smart, high quality, and safe environments.

NAU's CIP also aligns with the vision set forth in our strategic plan, *NAU 2025 – Elevating Excellence*. As we seek to expand access to an exceptional education to students from Arizona and beyond, the CIP will guide our work to invest in the physical infrastructure necessary to drive success in areas from academic and research to community engagement and sustainability.

Approval of the CIP positions NAU to take the steps on key facility improvements that support our students' success and provide an exceptional workplace for our dedicated faculty and staff. We look forward to advancing our work of providing equitable postsecondary value that drives attainment and prosperity for the people of Arizona and contributing to the Regents' Enterprise vision.

Thank you for your continued support.

Sincerely,

A handwritten signature in blue ink, appearing to read "JL Cruz", with a long horizontal flourish extending to the right.

José Luis Cruz Rivera
President

**NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN**

Table of Contents

NORTHERN ARIZONA UNIVERSITY

FY 2025 – 2028 Capital Improvement Plan

TABLE OF CONTENTS

	Page Number
TRANSMITTAL STATEMENT.....	8
ALL FUNDS CAPITAL SUMMARY.....	9
Capital Allocations For FY 2023 and FY 2024	10
BUILDING RENEWAL REPORT.....	11
State Appropriated Building Renewal Summary	12
Building Renewal Allocation Forecast	13
DEFERRED MAINTENANCE REPORT	14
Definition and Explanation of Deferred Maintenance for the Arizona University System	15
Deferred Maintenance Status.....	15
Action Plan to Address Deferred Maintenance.....	16
Methodology	16
Allocations to Reduce Deferred Maintenance	17
Facility Condition Index Map	18
BUILDING INVENTORY REPORT	19
Building Inventory Summary.....	20
Building Inventory Report	21
LEASE REPORT	25

Summary of Leases in Effect during FY 2023	26
University as Lessee	27
University as Lessor	32
LAND REPORT	34
Report on Acquisitions and Sales of Land and Improvements FY 2023	35
CAPITAL PROJECT STATUS REPORT	36
Capital Expenditures Summary	37
Status of JCCR Projects	38
Capital Project Categories	44
THREE YEAR CAPITAL PLAN.....	46
One Year Capital Plan (FY 2025).....	47
Three Year Capital Forecast (FY 2026 – FY 2028).....	48
FY 2025 PROJECT DESCRIPTIONS.....	49
DEBT REPORT	58
Annual Assessment of Debt Capacity	59
Supplemental Debt Information	61

**NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN**

TRANSMITTAL STATEMENT

**NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN**


**TRANSMITTAL STATEMENT
CAPITAL PROJECT REQUEST FOR FISCAL YEAR 2025
STATE OF ARIZONA
BOARD OF REGENTS' BUILDING SYSTEM**

A.R.S. CITATION 41-793	FY 2025
TOTAL REQUEST:	<u>\$87,004,123</u>
STATE APPROPRIATIONS	
MAJOR CAPITAL PROJECTS	<u>\$50,000,000</u>
BUILDING RENEWAL	<u>\$37,004,123</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 2025 – 2028 CAPITAL IMPROVEMENT PLAN
ALL FUNDS CAPITAL SUMMARY**

**NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN**

**ALL FUNDS CAPITAL SUMMARY
CAPITAL ALLOCATIONS FOR FY 2023 AND FY 2024**

Budgeted Sources of Funds	FY23	%	FY24	%
State Appropriations				
Building Renewal		0.0%		0.0%
Other	14,506,508	38.6%	5,942,500	24.4%
Local Funds (1)		0.0%		0.0%
Retained Tuition	1,000,000	2.7%	1,000,000	4.1%
Indirect Cost	300,000	0.8%	500,000	2.0%
Gifts	125,000	0.3%		0.0%
Auxiliary	10,568,780	28.1%	14,752,000	52.3%
Other	10,641,073	28.3%	2,150,000	8.8%
Proposition 301 - TRIF	415,000	1.1%	2,057,500	8.4%
Debt Financed Proceeds (2)		0.0%		0.0%
Total	\$37,556,361	100.0%	\$ 26,402,000	100.0%

Budgeted Uses of Funds by Category

New Construction				
Academic/Support	192,000	0.5%		0.0%
Auxiliary		0.0%		0.0%
Infrastructure	370,000	1.0%		0.0%
Capital Renewal		0.0%		0.0%
Academic/Support	6,442,022	17.2%	8,000,000	32.8%
Auxiliary	8,915,230	23.7%	14,752,000	52.3%
Infrastructure	2,616,009	7.0%	750,000	3.1%
Major Maintenance/System Replacement	14,806,100	39.4%	2,650,000	10.9%
Major Maintenance/Energy Conservation	2,835,000	7.5%	100,000	0.4%
Life Safety/Code Compliance	705,000	1.9%	125,000	0.5%
Accessibility	25,000	0.1%	25,000	0.1%
Other	450,000	1.2%		0.0%
Other	200,000	0.5%		0.0%
Total	\$37,556,361	100.0%	\$ 26,402,000	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 2025 – 2028 CAPITAL IMPROVEMENT PLAN**

BUILDING RENEWAL REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN**

STATE APPROPRIATED BUILDING RENEWAL SUMMARY

	Fiscal Years				
	2020	2021	2022	2023	2024
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Formula Amount	\$ 21,152,818	\$ 24,472,188	\$26,973,306	\$ 29,213,982	\$ 32,934,753
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 2025 – 2028 CAPITAL IMPROVEMENT PLAN**

BUILDING RENEWAL ALLOCATION FORECAST

Primary Project Category	Building Renewal Allocation Forecast	
	FY 2024	FY 2025
CAPITAL RENEWAL		
Academic/Support	\$ -	\$ 9,250,000
Auxiliary	Not eligible	Not eligible
Infrastructure	\$ -	\$ 8,000,000
Major Maintenance/System Replacement	\$ -	\$ 15,000,000
Life Safety and Code Compliance	\$ -	\$ 4,000,000
Accessibility	\$ -	\$ 500,000
Other Capital Renewal		\$ 254,123
Totals	\$ -	\$ 37,004,123

**NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN**

DEFERRED MAINTENANCE REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 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 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.
- Facilities scheduled for demolition during the next fiscal year are included in Deferred Maintenance figures to anticipate potential schedule changes. Building 94 – Milton Property will show as demolished on the next report, reflecting a reduction of \$10,677,789 in deferred maintenance.

DEFERRED MAINTENANCE STATUS

	<u>June 30, 2022</u>	<u>June 30, 2023</u>
• Estimated Deferred Maintenance Total:	\$264,449,057	\$286,555,283
• Facility Condition Index Total:	0.07	0.07
• Estimated Deferred Maintenance Academic/Support:	\$123,754,389	\$142,260,002
• Facility Condition Index Academic/Support:	0.05	0.05
• Estimated Deferred Maintenance Auxiliary:	\$140,694,667	\$144,295,281
• Facility Condition Index Auxiliary:	0.11	0.11
• The facilities condition index (FCI) is a ratio of the estimated Deferred Maintenance to the estimated building replacement value.		
• NAU continues to see increases in Deferred Maintenance values as Facility Condition Audits are performed. The last of the delinquent buildings will be audited in the next fiscal year.		

**NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 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 FY25, including a one-time state funding request. The requested FY25 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 FY24. 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 FY24 and FY25.
- NAU's FY24 auxiliary capital improvements and investments remained focused on deferred maintenance as well as modernization items. A large portion of the capital improvement budget for FY25 auxiliary buildings is identified for deferred maintenance.
- Additional funding is identified 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 the end of FY24.
- NAU is underway with a Campus Master Plan in which deferred maintenance is a key consideration for decisions regarding future renovations or demolitions of buildings, along with other data points such as building suitability to program, carbon footprint, energy use intensity, space utilization, and site density.

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 third year of a comprehensive four-year facility condition assessment plan to achieve compliance with statutory requirements.

**NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN**

ALLOCATIONS TO REDUCE DEFERRED MAINTENANCE

Source of Funds	FY 2023	FY 2024	FY 2025	TOTAL
State Appropriations				
Building Renewal ⁽¹⁾			\$37,004,123	\$37,004,123
Other	\$11,845,600	\$4,942,500	50,000,000	66,788,100
Local Funds				
Retained Tuition		1,000,000	1,000,000	2,000,000
Indirect Cost		500,000		500,000
Gifts				
Auxiliary	8,833,780	3,320,000	6,100,000	21,253,780
Other	7,051,650	4,207,500	1,000,000	12,259,150
Debt Financed Proceeds ⁽²⁾				
TOTAL	\$27,731,030	\$15,970,000	\$96,104,123	\$139,805,153
Budgeted Use of Funds	FY 2023	FY 2024	FY 2025	TOTAL
Academic/Support	\$18,897,250	\$10,650,000	\$81,004,123	\$110,551,373
Auxiliary	8,833,780	5,320,000	7,100,000	21,253,780
Infrastructure ⁽³⁾			8,000,000	8,000,000
Other				
TOTAL	\$18,897,250	\$15,970,000	\$96,104,123	\$139,805,153
Estimated End of Year Deferred Maintenance ⁽⁴⁾	\$286,555,283	\$270,600,000	\$174,500,000	

NOTES:

- 1) The Building Renewal allocation for FY 2025 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 are rounded and have not been adjusted for anticipated inflation /deflation factors.

NORTHERN ARIZONA UNIVERSITY FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN FACILITY CONDITION INDEX MAP



**NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN**

BUILDING INVENTORY REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN**

**BUILDING INVENTORY SUMMARY
As of June 30, 2023**

Category	Academic/Support Facilities	Auxiliary Facilities ⁽¹⁾	Total
Number of Facilities ⁽²⁾	96	79	175
GSF	3,758,145	3,265,377	7,023,522
Estimated Replacement Value	\$2,731,231,150	\$1,365,571,531	\$4,096,802,681
FY 2025 Building Renewal Request ⁽³⁾	\$37,004,123	Not Applicable	\$37,004,123

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 9.58% for the inflation factor. This computed figure is the basis of the University's FY 2025 Building Renewal Request.

NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 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⁾	2023 Total Deferred Maint. ⁽⁷⁾
001	GAMMAGE	1930	\$130,000	1930	43,684		\$38,980,891	\$1,019,618	2020	\$2,557,152
002	BLOME	1919	\$108,000	1963	18,817		\$13,562,924	\$354,764	2021	\$510,642
003	NORTH UNION	1952	\$869,978			31,277	\$22,912,845	\$0	2011	\$62,755
03A	PROCHNOW AUDITORIUM	1952	part of bldg 3 cost	1952	18,227		\$12,194,120	\$318,960	2011	\$7,390
004	MORTON HALL	1914	\$38,662			22,534	\$16,177,660	\$0	2022	\$2,426,727
005	NORTH HALL	1935	\$152,797			22,724	\$18,900,567	\$0	2022	\$2,492,175
006	CAMPBELL HALL	1916	\$58,000			17,186	\$11,442,871	\$0	2022	\$2,144,961
07A	BEAVER STREET HOUSE	1945	\$329,792	2014	2,496		\$626,530	\$2,950	2023	\$245,519
07B	HUMPHREYS OFFICE BUILDING	1986	\$400,000	1986	2,177		\$673,212	\$13,031	2021	\$56,635
07C	BUTLER OFFICE BUILDING	1968	\$1,850,000	1993	9,195		\$2,352,890	\$36,927	2022	\$947,293
008	BURY	1908	\$24,000	1930	17,470		\$9,156,973	\$239,518	2022	\$2,388,232
009	TAYLOR HALL	1905	\$10,615			31,603	\$21,235,790	\$0	2022	\$2,510,468
010	OLD MAIN	1894	\$40,000	1990	31,259		\$27,819,632	\$480,265	2021	\$1,311,576
011	ASHURST	1918	\$162,118	1990	18,390		\$20,450,072	\$353,040	2021	\$439,935
012	GEOLOGY	1948	\$350,304	1983	22,559		\$13,529,971	\$283,121	2022	\$3,130,445
013	GEOLOGY ANNEX	1975	\$150,000	1975	7904		\$4,156,776	\$104,379	2022	\$895,411
013A	ROSEBERRY APARTMENTS	1962	\$1,055,791			34,558	\$17,430,318	\$0	2022	\$3,720,374
014	NATIVE AMERICAN CULTURAL CENTER	2011	\$7,000,000	2011	12,849		\$16,679,593	\$104,709	2023	\$430,901
015	RILES	1926	\$51,775	1986	28,211		\$24,113,219	\$466,737	2021	\$395,568
016	COMMUNICATION	1960	\$835,956	2004	94,365		\$60,929,827	\$605,619	2022	\$4,918,402
016A	UNIVERSITY MARKETING AND OPERATIONS	2009	\$12,500,000	2009	23,103		\$30,666,624	\$224,600	2023	\$357,234
017	SCIENCE LAB FACILITY	2007	\$37,325,000	2011	107,358		\$94,455,452	\$592,958	2011	\$52,836
018	LIBERAL ARTS	1963	\$673,100	2011	58,433		\$36,551,336	\$229,456	2011	\$10,388
018A	BIOLOGY GREENHOUSE	1971	\$2,885	1971	4,004		\$2,116,595	\$55,363	2021	\$69,497
019	PHYSICAL SCIENCES	1960	\$704,702	1960	51,318		\$42,127,656	\$1,101,927	2021	\$1,357,845
020	SCIENCE ANNEX	1968	\$1,707,015	1998	73,168		\$56,598,182	\$740,215	2022	\$280,495
021	BIOLOGICAL SCIENCES	1967	\$1,717,234	1976	86,964		\$71,871,448	\$1,767,136	2021	\$4,150,705
021B	BIOLOGICAL SCIENCES ANNEX	1989	\$710,955	1989	8,551		\$6,372,106	\$113,339	2023	\$679,088
022	PETERSON	1958	\$562,908	1958	39,439		\$22,423,594	\$586,531	2010	\$3,035,618
023	BABBITT ACADEMIC ANNEX	1958	\$594,012	1965	39,033		\$25,131,641	\$657,365	2010	\$655,872
023A	ACADEMIC ANNEX	1996	\$252,445	1996	3,600		\$419,436	\$5,924	2022	\$419,436
024	NORTH HEATING AND COOLING PLANT	1949	\$148,704	2011	46,811		\$61,441,257	\$385,707	2021	\$3,578,619
025	JOHN HAEGER HEALTH AND LEARNING CENTER	2011	\$106,000,000	2011	283,009		\$252,576,698	\$1,585,587	2011	\$1,071,472
026	ADEL MATHEMATICS	1962	\$747,166	1962	43,488		\$26,199,997	\$685,310	2022	\$4,187,290
027	EASTBURN EDUCATION CENTER	1958	\$1,009,405	1996	78,047		\$50,618,236	\$714,968	2021	\$890,408
027A	INSTITUTE FOR HUMAN DEVELOPMENT	1966	\$236,989	1966	12,642		\$3,612,169	\$94,483	2021	\$16,951
028	CLINE LIBRARY	1965	\$1,046,357	1991	211,312		\$134,114,975	\$2,245,137	2020	\$15,420,040
029	ERNEST CALDERON LEARNING COMMUNITY	2009	\$29,185,868			108,808	\$70,435,440	\$0	2022	\$4,756,253
030	UNIVERSITY UNION FIELDHOUSE	1965	\$914,850	1979	88,019		\$47,804,325	\$1,100,362	2021	\$938,607
030A	UNIVERSITY UNION DINING SERVICES	1986	\$7,161,000			66,566	\$45,605,550	\$0	2010	\$5,623,798
030B	UNIVERSITY UNION STUDENT SERVICES	1989	\$2,610,751	1989	24,354		\$13,492,853	\$239,993	2022	\$1,699,800
030C	UNIVERSITY UNION FOOD COURT	2009	\$9,500,000			24,767	\$22,926,736	\$0	2009	\$265,239
030D	UNIVERSITY UNION DINING EXPANSION	2014	\$4,761,685			11,888	\$9,502,296	\$0	2014	\$22,712

NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN

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⁾	2023 Total Deferred Maint. ⁽⁷⁾
031	GILLENWATER HALL	1960	\$630,860			46,775	\$20,318,677	\$0	2022	\$5,727,012
032	HOSPITALITY RESOURCE & RESEARCH CENTER	1974	\$35,700	1974	2,762		\$1,485,781	\$38,086	2022	\$216,479
033	EUGENE M. HUGHES HOTEL & RESTAURANT MANAGEMENT BUILDING - I	1988	\$48,700	2011	17,817		\$11,575,362	\$72,666	2011	\$39,154
033A	EUGENE M. HUGHES HOTEL & RESTAURANT MANAGEMENT BUILDING - II	1988	\$188,888	1988	13,695		\$14,987,806	\$274,424	2011	\$14,555
035	BOOKSTORE	1967	\$243,736	1977	17,033	30,771	\$23,728,560	\$571,012	2011	\$4,709
036	SCIENCE AND HEALTH BUILDING	2016	\$68,900,000	2016	140,430		\$111,738,325	\$409,181	2023	\$838,154
037	PERFORMING AND FINE ARTS	1969	\$2,288,408	1981	150,493		\$113,247,011	\$2,488,237	2021	\$3,250,175
037A	ARDREY AUDITORIUM	1972	\$3,149,009	2012	37,635		\$38,225,717	\$219,970	2011	\$88,559
038	COWDEN LEARNING COMMUNITY	1964	\$1,269,297			87,049	\$44,357,735	\$0	2022	\$6,359,379
039	RAYMOND HALL	1962	\$1,056,277			61,467	\$27,338,499	\$0	2022	\$3,043,754
040	MCDONALD HALL	1962	\$1,007,745			33,402	\$14,759,531	\$0	2022	\$3,215,646
042	SECHRIST HALL	1966	\$1,720,523			121,754	\$64,410,928	\$0	2022	\$8,588,858
043	GATEWAY STUDENT SUCCESS CENTER	1967	\$527,127	2003	16,662		\$7,614,961	\$79,673	2023	\$818,876
044	TINSLEY HALL	1964	\$1,225,000			89,475	\$43,817,267	\$0	2022	\$1,352,264
045	WILSON HALL	1965	\$1,269,297			89,825	\$44,417,724	\$0	2022	\$2,382,029
046	ALLEN HALL	1967	\$1,513,134			90,315	\$47,843,611	\$0	2022	\$6,532,686
047	ATMOSPHERIC RESEARCH OBSERVATORY/LUTZ TELESCOPE	1953	\$32,272	1953	2,175		\$1,402,771	\$36,692	2022	\$249,585
047A	ROTC	1973	\$148,704	1973	25,182		\$19,229,683	\$502,988	2022	\$1,407,886
048	REILLY HALL	1969	\$2,033,274			114,512	\$61,342,122	\$0	2022	\$13,943,671
049	ANTHROPOLOGY LABORATORY	1977	\$85,000	2001	3,400		\$2,148,371	\$24,726	2023	\$301,661
050	CAMPUS HEIGHTS APARTMENTS	1963	\$885,286			56,541	\$24,206,392	\$0	2022	\$2,488,324
050A	INTERNATIONAL PAVILION	2016	\$5,649,028	2016	10,410		\$10,347,948	\$37,894	2023	\$0
050B	MCKAY VILLAGE	2006	\$30,000,000			161,897	\$85,879,175	\$0	2022	\$8,674,197
051	BABBITT ADMINISTRATIVE CENTER	1976	\$1,586,500	1976	29,423		\$17,565,161	\$431,883	2022	\$2,753,620
052	BILBY RESEARCH CENTER	1981	\$1,200,000	1981	19,174		\$12,883,764	\$283,079	2023	\$92,087
053	GABALDON HALL	1984	\$6,841,000			129,096	\$64,004,430	\$0	2022	\$17,380,771
054	INFORMATION TECHNOLOGY SERVICES	1986	\$2,681,263	1986	5,444		\$3,355,903	\$64,957	2022	\$700,478
054A	INFORMATION TECHNOLOGY TELECOM	1989	\$1,100,100	1989	22,702		\$14,298,544	\$254,323	2022	\$3,085,289
054B	INFORMATION TECHNOLOGY ANNEX	1996	\$251,000	1996	2,985		\$1,702,104	\$24,042	2022	\$225,506
055	MOUNTAIN VIEW HALL	1990	\$14,100,000			148,867	\$76,570,982	\$0	2022	\$13,429,022
056	APPLIED RESEARCH AND DEVELOPMENT	2007	\$25,575,000	2007	60,500		\$90,608,907	\$758,414	2011	\$32,683
057	PRINTING SERVICES	1991	\$225,000	1991	5,111		\$1,958,572	\$32,787	2022	\$621,551
058	HIGH COUNTRY CONFERENCE CENTER AND PARKING STRUCTURE	2008	\$20,034,850			167,563	\$48,350,917	\$0	2008	\$655,618
060	STUDENT AND ACADEMIC SERVICES	2016	\$32,000,000	2016	111,915		\$53,856,976	\$197,222	2023	\$0
061	LEARNING RESOURCE CENTER	1970	\$588,581	2009	19,648		\$10,421,619	\$76,327	2022	\$263,592
062	MCCONNELL HALL	1971	\$3,414,490			160,132	\$81,130,755	\$0	2022	\$10,073,746
064	DU BOIS SOUTH UNION	1971	\$1,681,693	2017	27,884	65,062	\$65,668,642	\$206,122	2017	\$1,664,385
065	RAUL H. CASTRO SOCIAL AND BEHAVIORAL SCIENCES	1970	\$1,590,520	1970	63,321		\$37,759,478	\$987,669	2021	\$1,356,634
066	HEALTH PROFESSIONS	1970	\$1,542,838	1970	59,826		\$41,963,317	\$1,097,629	2022	\$5,769,417
067	SOUTH HEATING AND COOLING PLANT	1970	\$973,000	2005	16,168		\$23,271,735	\$219,138	2021	\$1,238,188
068	ROLLE ACTIVITY CENTER	1972	\$1,280,000	1972	47,697		\$37,001,868	\$967,853	2022	\$4,451,801

NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN

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⁾	2023 Total Deferred Maint. ⁽⁷⁾
069	ENGINEERING AND TECHNOLOGY	1972	\$2,030,856	2005	89,460		\$73,589,674	\$692,955	2023	\$2,387,178
070	SBS WEST	1972	\$735,715	1972	71,312		\$46,723,428	\$1,222,138	2022	\$9,593,755
071	SOUTH VILLAGE	1972	\$1,586,500			102,371	\$49,588,711	\$0	2022	\$8,619,746
072	NURSING	1978	\$979,000	1978	19,696		\$12,698,786	\$298,944	2022	\$2,362,649
073	J. LAWRENCE WALKUP SKYDOME	1977	\$6,666,400	2011	254,360		\$176,181,839	\$1,106,007	2023	\$11,729,757
073A	STUDENT ATHLETE HIGH PERFORMANCE CENTER	2022	\$45,750,000	2022	65,618		\$46,796,420	\$24,481	2022	\$0
074	RENEWABLE ENERGY TEST FACILITY	1972	\$10,000	1972	622		\$358,012	\$9,364	2023	\$82,652
076	AVIAN COGNITION LABORATORY	1988	\$303,293	1988	5,402		\$3,530,038	\$64,634	2023	\$643,442
077	FACILITY SERVICES	1988	\$4,769,470	1988	127,981		\$56,914,698	\$1,042,097	2022	\$7,762,226
077A	FACILITY SERVICES ANNEX	1989	\$146,000	1989	8,970		\$2,488,669	\$44,265	2023	\$310,656
078	CHEMICAL STORAGE	2014	\$1,582,000	2014	1,788		\$3,156,998	\$14,864	2023	\$2,977
079	GREENHOUSE COMPLEX	1989	\$1,182,188	1989	17,009		\$9,924,608	\$176,526	2003	\$38,434
080	CERAMICS COMPLEX	1989	\$950,000	1989	9,009		\$7,044,988	\$125,307	2022	\$797,031
080A	TEA HOUSE	2003	\$158,805			425	\$289,143	\$0	2003	\$6,817
080B	CERAMICS CLAY MIXING	2014	\$550,500	2014	1,262		\$1,098,564	\$5,172	2023	\$6,434
081	W.A. FRANKE COLLEGE OF BUSINESS	2005	\$24,075,000	2005	120,308		\$86,191,655	\$811,621	2005	\$74,895
082	SOUTHWEST FOREST SCIENCE COMPLEX	1992	\$21,000,000	1992	72,137		\$51,959,226	\$842,636	2022	\$2,043,642
082B	HOGAN	2001	\$23,203	2001	480		\$283,895	\$3,267	2021	\$2,928
083	KNAU / MOUNTAIN CAMPUS TRANSIT	1994	\$184,558	1994	11,893		\$5,307,886	\$80,526	2021	\$263,852
084	SCULPTURE STUDIO	1994	\$102,274	2005	4,200		\$4,197,553	\$39,526	2005	\$6,127
085	SOUTH REC FIELDS COMPLEX	2009	\$653,156			4,186	\$1,576,288	\$0	2009	\$280,368
086	AQUATICS AND TENNIS COMPLEX	2016	\$40,284,000			123,341	\$67,799,200	\$0	2016	\$438,482
088	WETTAW	2000	\$12,434,561	2000	80,221		\$73,697,646	\$886,742	2021	\$809,048
089	FOUNTAIN APARTMENT	1940	\$73,000			1,638	\$687,453	\$0	2022	\$205,553
090	SCHOOL OF INFORMATICS, COMPUTING, AND COMMUNICATIONS	2012	\$9,549,198	2012	46,565		\$20,283,348	\$116,721	2012	\$45,548
091	CENTENNIAL	1999	\$2,500,000	1999	10,997		\$5,980,764	\$75,090	2023	\$547,310
092	PONDEROSA	1968	\$742,500	1977	10,464		\$6,865,483	\$165,213	2023	\$1,566,723
093	SOUTH BEAVER SCHOOL	1935	\$2,750,000	1935	30,721		\$4,628,334	\$121,063	2022	\$2,752,609
094	MILTON PROPERTY	1971	\$7,918,878	1971	16,500		\$10,677,789	\$279,297	N/A	\$10,677,789
095	PINE RIDGE VILLAGE	2002	\$13,375,000			124,094	\$54,732,367	\$0	2022	\$4,212,088
096	HUFFER LANE FACILITY	1976	\$1,325,000	1976	5,220		\$2,381,197	\$58,548	2022	\$149,801
096A	KNOLES PARKING STRUCTURE	2007	\$15,000,000			293,485	\$42,939,588	\$0	2007	\$0
096B	SAN FRANCISCO PARKING GARAGE	2012	\$22,383,387			474,414	\$47,544,311	\$0	2012	\$0
096C	MOUNTAIN VIEW STRUCTURE	1990	\$3,500,000			82,800	\$20,878,943	\$0	2012	\$0
097	CECMEE FIELD STATION	1998	\$10,000	1998	1,547		\$1,317,213	\$17,227	2022	\$62,290
098A	POLICE DEPARTMENT	2003	\$900,000	2009	9,665		\$4,912,502	\$35,979	2009	\$12,662
098B	CONTRACTING AND PURCHASING SERVICES	2003	\$900,000	2012	9,624		\$5,816,084	\$33,469	2012	\$5,026
098C	ENGINEERING RESEARCH	2003	\$900,000	2012	9,665		\$7,726,284	\$44,461	2012	\$5,026
098D	EXTENDED CAMPUS OPERATIONS CENTER	2003	\$900,000	2003	9,624		\$5,758,499	\$60,250	2003	\$61,474
098F	RLSS WAREHOUSE	2009	\$3,900,000			17,203	\$9,412,028	\$0	2022	\$17,350
099	SEISMIC OBSERVATORY	1977	\$13,500	1,977	372		\$230,669	\$5,551	\$2,021	\$32,234

**NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN**

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⁾	2023 Total Deferred Maint. ⁽⁷⁾
099B	GRANNYS	1968	unknown	1968	9,327		\$978,451	\$25,593	N/A	\$978,451
HAT	HAT RANCH	1908	unknown			15,005	\$3,562,555	\$0	2022	\$1,474,335
PHXB1	HEALTH SCIENCES EDUCATION BUILDING	2012	\$7,480,000	2012	13,620		\$15,888,187	\$91,429	2013	\$321,080
KINGMAN1	NAU MOJAVE KINGMAN	1997	\$409,000	1997	8,100		\$5,442,012	\$74,020	2009	\$566,615
YUMA1	NAU YUMA ACADEMIC FACILITY	1996	\$7,650,000	1996	52,434		\$23,625,133	\$333,698	2010	\$133,456
YUMA2	NAU YUMA RESEARCH FACILITY	2010	\$6,500,000	2010	12,225		\$15,946,644	\$108,450	2023	\$0

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 within a four-year cycle as funding allows. NAU has completed three years of a comprehensive four-year facility condition assessment plan to achieve compliance with the statutory requirements.

(7) Deferred Maintenance does not include infrastructure, Americans with Disabilities Act upgrades, or other 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.

**NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN**

LEASE REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2025– 2028 CAPITAL IMPROVEMENT PLAN**

SUMMARY OF LEASES IN EFFECT DURING FY 2023

	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	15	65	34	\$1,612,706	1	13	1	0
NAU as Lessee	41	258,604	50,039	(\$9,125,752)	3	24	13	1

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 \$1,000,000, 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 \$1,000,000.

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

**NORTHERN ARIZONA UNIVERSITY
FY 2025– 2028 CAPITAL IMPROVEMENT PLAN**

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	Square Feet	N/A	N/A	G	Local	Radio Tower
				\$0.00	Cost PSF					
				\$6,000.00	Lease					
				\$18.00	Tax					
		Page, AZ 86040		\$6,018.00	Total					
ACC Honors ("Sub T")	R	Honors 1350 S. Knoles Dr.	Student Housing	113,717	Square Feet	7/1/2023	6/30/2024	NNN	Local	Bed Accommodati
				\$44.31	Cost PSF					
		Flagstaff, AZ 86011		(\$282,160.69)	Licensing Fee					
				\$4,798,732.92	Total Annually					
ACC Honors ("Sub T")	C	Honors 1350 S. Knoles Dr.	Student Housing	18,048	Square Feet	4/7/2017	6/30/2025	NNN	Local	Classroom Office Space
		Flagstaff, AZ 86011		\$0.00	Cost PSF					
				\$0.00	Onetime Prepayment in FY20					
ACC Suites ("Sub T") Starbucks	C	The Suites 305 E. McConnell Dr. Flagstaff, AZ 86001	Dining	4,365	Square Feet	5/16/2011	6/30/2051	NNN	Local	Retail Space
				\$0.00	Cost PSF					
				\$0.00	Onetime Prepayment in FY20					
ACC Skyview ("Sub T") Eat Food Market	C	Skyview 1 W. Runke Dr. Flagstaff, AZ 86001	Dining	2,847	Square Feet	2/9/2016	6/30/2055	NNN	Local	Retail Space
				\$0.00	Cost PSF					
				\$0.00	Onetime Prepayment in FY20					
Arboretum at Flagstaff (1)	C	4001 S. Woody Mountain Road Flagstaff, AZ 86001	Merriam Powell	5	Acres	1/1/2006	12/31/2055	GL	N/A	Research
				217,800	Square Feet					
				\$0.00	Cost PSF					
				\$0.00	Total					
Arboretum at Flagstaff (2)	C	4001 S. Woody Mountain Road Flagstaff, AZ 86001	Merriam Powell	5	Acres	5/1/2014	4/30/2064	GL	N/A	Research
				217,800	Square Feet					
				\$0.00	Cost PSF					
				\$0.00	Total					
Arizona State Land Department	C	KR #99-2770-LAR Centennial Forest	Forestry	50000	Acres		12/1/2074	GL	Local	Research
				\$0.02	Cost PSF					
				\$1,000.00	Total					
Arizona State Land Department	C	APN: 103-24-007E NE Corner of Milton Road & I-40 Flagstaff, AZ	NAU	28.35	Acres	3/12/2014	3/11/2024	GL	N/A	Semi- improved campus border land
				1,234,926	Square Feet					
				\$0.00	Cost PSF					
				\$0.00	Total					

**NORTHERN ARIZONA UNIVERSITY
FY 2025– 2028 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
Central Arizona College - Pinal County	R	Signal Peak Campus 8470 N Overfield Rd Office at Building M & N Coolidge, AZ 85128	Statewide Campuses	120 100 \$33.33 and \$4,033.40	Square Feet 7/1/22- Square Feet 4/19/23-6/30/23 Cost PSF Total	7/1/2022 6/30/2027	G	Local Admin Office 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 Total	2/1/2020 1/31/2025	MG	Local Admin Office
Coconino Community College Page Transmitter	C	Rm D10A CCC Page Page, AZ	KNAU	625 \$0.00 \$0.10	Square Feet Cost PSF Total	11/16/2009 6/30/2023	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	3/26/2021 3/26/2026	MG	Local Communica- tions Tower Lease
FUSD Early Learning and Development Center	N	755 N Bonito Street Flagstaff, AZ 86001	College of Education	1600 \$11.25 \$18,000.00 \$18,000.00	Square Feet Cost PSF Lease Total	11/1/2022 9/31/2023	G	Grant Classrooms Playground
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 2025– 2028 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	R	L7 Pollux Road Healy, AK 99743	ECOSS	400 \$0.00 \$6,000.00 \$6,000.00	Square Feet Cost PSF Lease Total	1/1/2023	12/31/2023	G	Grant	Rental & Research Equip
iWerx	R	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	7/1/2022	6/30/2023	G	Grant	Work Space & Meeting Space
Key Government Finance	T	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
Landsward Foundation Babbit Ranches / SEGA	N	Black Point Blue Chute	Forestry	N/A \$0.00 \$0.00 \$0.00	Lease Cost PSF Lease Total	12/31/2014	12/30/2024	GL	Local	Experimental Research
MCCCD Chandler Gilbert	R	2626 E. Pecos Road Rm #JAC107-111 & Coyote Center Chandler, AZ 85225	Statewide Campuses	665 \$50.00 \$38.50 \$32,502.50 \$32,502.50	Square Feet Cost/SF Cost/SF Lease Total	7/1/2022	6/30/2027	G	Local	Admin & Office Space, work space,
MCCCD Estrella Mountain	R	3000 N. Dysart Road Rm Ocotillo Hall rm 109 Cubicle Rm Komatke W KW 102 Avondale, AZ 85392	Statewide Campuses	56 \$32.93 \$1,844.08 \$1,844.08	Square Feet Cost/SF Lease Total	7/1/2022	6/30/2023	G	Local	Admin Office Space
MCCCD Glendale College	R	6000 W. Olive Avenue Rm TS3-101, O2-119 & O2-126 Glendale, AZ 85302	Statewide Campuses	260 \$24.00 \$6,240.00 \$6,240.00	Square Feet Cost PSF Lease Total	7/1/2022	6/30/2027	MG	Local	Admin Office Space
MCCCD Paradise Valley Community College	R	18401 North 32nd Street M East Rm M272 & M West Rm M11 Phoenix, AZ 85032	Statewide Campuses	389 \$29.00 \$11,281.00 \$11,281.00	Square Feet Cost PSF Lease Total	7/1/2022	6/30/2027	MG	Local	Admin Office Space, storage
MCCCD Phoenix College	R	1202 West Thomas Road Hannelly Center -HC007 Phoenix, AZ 85013	Statewide Campuses	90 \$82.54 \$7,429.00	Square Feet Cost PSF Total	7/1/2022	6/30/2027	MG	Local	Admin Office Space
MCCCD Scottsdale Community College	C	Scottsdale CC 9000 E Chaparral Rd Entire UC Building (no IT, Janitorial, storage closets) Scottsdale, AZ 85256	Statewide Campuses	5,833 \$38.18 \$222,703.94 \$500.00 \$223,203.94	Square Feet Cost PSF Lease Phone/Fax Total	7/1/2019	6/30/2024	MG	Local	Admin Office Spaces Classrooms

**NORTHERN ARIZONA UNIVERSITY
FY 2025– 2028 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
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	7/1/2019	6/30/2024	MG	Local	Admin Office Space Classrooms
Mohave Community	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	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
Mohave Community	C	Bullhead City Campus Rooms 203A & 203	Statewide Campuses	1,385 \$0.00 \$0.00	Square Feet Cost PSF Total	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	Square Feet Cost PSF Total	7/1/2022	6/30/2023	G	Local	Admin Office Space
University of Arizona -	C	Phoenix Biomedical Campus 650 E Van Buren St (Building 3) & 435 N 5th St (HSEB Building) Phoenix AZ, 85006	Statewide Campuses	N/A \$0.00 \$0.00 \$1,379,765.44 \$1,379,765.44	Square Feet Cost PSF Lease CAM for Space/Infrastructure Total	9/27/2018	Perpetual	G	State	Admin Office Space Classrooms
Pima Community College West	C	2202 West Anklam Road Tucson, AZ 85709	Statewide Campuses	7,777 7,439 \$17.00 \$132,209.00 \$23,331.00 \$155,540.00	Square Feet July- Square Feet Jan- Cost PSF Lease CAM Total	7/1/2021	6/30/2026	MG	Local	Admin Office Space Faculty and Staff Storage
R&M Repeater	R	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	Square Feet Cost PSF Lease July - Jan Lease Feb - June Rental Tax Total	2/1/2023	1/31/2024	G	Local	Radio Transmitter
Space 99, LLC	C	99 East Virginia Avenue Suite 100 & 150 Phoenix, AZ 85004	Arizona K12 Center	8,025 \$18.00 \$144,450.00 \$3,795.48 \$148,245.48	Square Feet Cost PSF Lease Sales Tax Total	7/1/2021	6/30/2024	MG	Local	Admin Office

**NORTHERN ARIZONA UNIVERSITY
FY 2025– 2028 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
Tuba City Regional Health Care	N	GS Room #118A-843 GS Room #113-253 167 North Main Street Tuba City, AZ 86045	School of Nursing	1096 \$0.00 \$0.00 \$0.00	Square Feet Cost PSF Lease Total	8/15/2022	1/31/2027	G	Local	Classrooms/ Computer Offices
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	Square Feet 100% U Cost PSF Total	7/1/2022	6/30/2023	G	Local	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	Square Feet Cost PSF Qtrly Lease Total Internet Fee Total Total	12/1/2011	6/30/2023	GL	Local	Antenna & Transmitter
White Mountain Apache Tribe	C	Cooley Mountain Tower Site Pinetop, AZ 85935	KNAU	1 \$6,000.00	Acre Total	7/1/2016	6/30/2023	G	Local	FM Frequency
Yavapai Community College	R	Prescott Campus 1100 E Sheldon Ave Rm #110	Statewide Campuses	110 \$12.50 \$802.08	Square Feet Cost PSF Total	7/1/2022	6/30/2023	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	Square Feet Cost PSF Lease Taxes Total	1/1/2022	12/31/2026	NNN	N/A	Radio Tower

**NORTHERN ARIZONA UNIVERSITY
FY 2025– 2028 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 \$446,186.83	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 \$385,506.32	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 \$360,155.88	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 \$194,909.09	Acres Square Feet Cost PSF Total	4/7/2017	6/30/2025	GL	Student Housing Classrooms
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 \$217,513.11 \$68,557.00	Acres Square Feet Cost PSF Percentage Rent Base Rent	8/1/2007	7/31/2037	NNN	Hotel

**NORTHERN ARIZONA UNIVERSITY
FY 2025– 2028 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
JP Morgan Chase	C	University Bookstore 1015 S. San Francisco St.	40.00 \$0.00	Square Feet Cost PSF	5/17/2019	5/16/2025	G	ATM
		Flagstaff, AZ 86011	\$9,568.00	Total				
NAIPTA - Mountain Line	N	CDL Test Course Flagstaff AZ 86001	3.172 N/A \$50.00	Acres Square Feet One Time Payment	3/23/2023	12/31/2075	GL	CDL Test Course, Parking and Roadway
OneAZ Credit Union ATM	C	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 T Mobile Alamosa	R	Sechrist Hall Roof 1301 S. San Francisco Street Flagstaff, AZ 86011	25 \$46.23 \$13,867.56	Square Feet Cost PSF Total	4/27/2022	4/26/2023	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 2025 – 2028 CAPITAL IMPROVEMENT PLAN**

LAND REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2025– 2028 CAPITAL IMPROVEMENT PLAN**

**REPORT ON ACQUISITIONS AND SALES OF
LAND AND IMPROVEMENTS FY 2023**

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, 2022 and June 30, 2023.

NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN

CAPITAL PROJECT STATUS REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2025– 2028 CAPITAL IMPROVEMENT PLAN**

**CAPITAL EXPENDITURES SUMMARY
FY 2023 as of June 30, 2023**

Project Category	FY 2023 Expenditures	Total Expenditures	Estimated Total Cost
New Construction			
Academic and Support Space	\$ 2,481,012	\$ 6,283,075	\$ 7,214,342
Auxiliary	105,261	47,149,609	47,170,498
Infrastructure	292,570	1,470,483	1,633,982
Capital Renewal			
Academic and Support Space	8,162,839	39,544,354	43,991,429
Auxiliary	7,274,726	14,719,603	24,841,884
Infrastructure	1,862,533	2,539,561	6,721,005
Accessibility	4,926	20,862	50,000
Major Maintenance/System Replacement	6,464,131	7,730,999	21,202,549
Major Maintenance/Energy Conservation	3,433,225	4,467,495	4,572,760
Life Safety/Code Compliance	4,408,600	7,482,478	8,457,230
Other Capital Renewal	18,429	148,015	160,000
Other			
Other	114,597	115,167	115,167
Grand Totals	\$ 34,622,851	\$ 131,671,700	\$ 166,130,845

Note: This report includes all capital projects with expenditures in FY 2023. *Total Expenditures* is the accumulated expenditures for those projects across multiple fiscal years.

**NORTHERN ARIZONA UNIVERSITY
FY 2025– 2028 CAPITAL IMPROVEMENT PLAN**

**STATUS OF JCCR PROJECTS
FY 2023 as of June 30, 2023**

University Projects								
<u>Project Name</u>	<u>Project Number</u>	<u>Project Category</u>	<u>Funding Source</u>	<u>FY 23 Expenditures</u>	<u>Total Expenditures to Date</u>	<u>% Expended</u>	<u>Estimated Total Cost</u>	<u>Completion Date (mm/yy)</u>
Health Professions Roof & Windows	09.660.233	CMM	STATE	\$ 268,650	\$ 268,650	27%	\$ 1,000,000	12/23
Skydome Roof Replacement	09.001.231	CMM	STATE	\$ 187,973	\$ 187,973	3%	\$ 6,000,000	06/24
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>		
N/A								

NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2023 as of June 30, 2023

Project Name	Project Number	Project Category	Funding Source	FY23 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
2023 Multi Building Pneumatic to Digital Controls	09.002.231	CME	LOCAL	\$ 2,334,863	\$ 2,334,863	100%	\$ 2,334,863	Jun-23
Adel Piping Replacement	09.260.231	CMM	LOCAL	\$ 1,616,147	\$ 1,616,147	100%	\$ 1,616,147	Jun-23
Aquatics & Tennis Complex	09.860.131	NAX	MIXED	\$ 105,261	\$ 47,149,609	100%	\$ 47,170,498	Dec-23
AR&D Chiller Replacement	09.560.231	CMM	LOCAL	\$ -	\$ -	0%	\$ 900,000	Aug-24
AR&D Replace Lighting Controls	09.560.202	CME	LOCAL	\$ 12,105	\$ 183,797	97%	\$ 190,000	Aug-23
AR&D Third Floor Office To BSL1 Conversion	09.560.182	CAS	TRIF	\$ 22,625	\$ 285,170	95%	\$ 300,000	Aug-23
Ashurst UAI Office Rooms 101,	09.110.221	CAS	LOCAL	\$ 80,936	\$ 80,936	54%	\$ 149,040	Aug-23
Asphalt 2022 Streets	08.020.222	CIN	LOCAL	\$ 335,690	\$ 682,433	90%	\$ 761,000	Sep-23
Asphalt 2023 Streets	08.020.232	CIN	LOCAL	\$ 2,586	\$ 2,586	1%	\$ 325,000	Aug-23
Asphalt Parking Repairs 2022	08.020.221	CAX	LOCAL	\$ 466,651	\$ 523,194	87%	\$ 600,000	Sep-23
Bilby Replace Heating System	09.520.231	CMM	LOCAL	\$ -	\$ -	0%	\$ 260,000	Dec-23
Biological Sciences FLS Renovations	09.210.223	CLS	STATE, LOCAL	\$ 1,878,512	\$ 2,660,156	92%	\$ 2,881,000	Sep-23
Biological Sciences Mechanical	09.210.225	CMM	STATE	\$ 117,915	\$ 117,915	2%	\$ 4,845,600	Sep-24
Biology Teaching Lab Upgrades	09.210.211	CAS	LOCAL	\$ 1,678	\$ 331,668	92%	\$ 360,000	Aug-23
Building 77 Room 108 VP Suite	09.770.231	CAS	LOCAL	\$ 176,093	\$ 176,093	83%	\$ 213,100	Jan-23
Butler Office Building ITEP Move	09.073.221	CAS	LOCAL	\$ 398,522	\$ 398,522	56%	\$ 715,000	Sep-23
Campus Heights Exterior Stairs	09.500.231	CAX	LOCAL	\$ 112,037	\$ 112,037	18%	\$ 615,000	Aug-23
Campus Wide Lenel Install 2021	09.002.214	CAS	LOCAL	\$ 329,519	\$ 479,617	96%	\$ 500,000	Aug-23
Campus-Wide Lenel Installation	09.002.233	CAS	LOCAL	\$ 8	\$ 8	0%	\$ 596,370	Aug-24
Civil Utilities Repairs	10.010.221	CIN	LOCAL	\$ 170,453	\$ 170,496	85%	\$ 200,000	Aug-23
Cline Library Assembly Hall Seating	09.280.231	CAS	LOCAL	\$ 64,553	\$ 64,553	13%	\$ 485,000	Aug-23
Concrete 2021	08.030.211	CIN	LOCAL	\$ 757,969	\$ 869,409	66%	\$ 1,310,000	Aug-23
Concrete 2023	08.030.231	CIN	LOCAL	\$ 84,654	\$ 84,654	12%	\$ 700,000	Aug-23
Convert CSTL To Wet Labs	09.360.191	CAS	TRIF	\$ 34,887	\$ 398,476	100%	\$ 398,476	Aug-22
Dubois Basement New Nursing Sim Labs	09.640.221	CAS	STATE	\$ 2,155,863	\$ 2,155,863	90%	\$ 2,400,000	Aug-23
Electrical Distribution Maint. & Repairs	10.040.201	CIN	LOCAL	\$ 17,665	\$ 117,066	100%	\$ 117,066	Aug-22
Fieldhouse Mechanical Repairs	09.300.211	CMM	LOCAL	\$ 151,312	\$ 189,491	46%	\$ 415,000	Aug-23

NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2023 as of June 30, 2023

Project Name	Project Number	Project Category	Funding Source	FY23 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
Fieldhouse Multipurpose Facility	09.300.176	CAX	LOCAL	\$ 9,471	\$ 436,720	26%	\$ 1,655,700	Aug-24
Fire Sprinkler Backflow Prevention	09.004.232	CLS	LOCAL	\$ 1,152	\$ 1,152	1%	\$ 100,000	Jun-24
Flagstaff Logo Updates	08.080.202	COT	LOCAL	\$ 18,429	\$ 148,015	93%	\$ 160,000	Aug-23
Forestry Mechanical Renovation	09.820.221	CMM	LOCAL	\$ 137,816	\$ 138,060	69%	\$ 200,000	Dec-23
Gammage Mechanical Renovation	09.010.221	CMM	LOCAL	\$ 56,393	\$ 109,233	100%	\$ 109,233	Aug-22
Granny's Houses Demolition	09.992.211	OTH	LOCAL	\$ 114,597	\$ 115,167	100%	\$ 115,167	May-23
Health Professions Anatomy Lab	09.660.211	CAS	LOCAL	\$ 293,812	\$ 317,560	79%	\$ 400,000	May-23
Health Professions Fire Sprinkler Install	09.004.223	CLS	LOCAL	\$ 419,432	\$ 925,522	93%	\$ 1,000,000	Aug-23
Health Professions Paint Interior	09.660.234	CMM	LOCAL	\$ 611	\$ 611	0%	\$ 123,000	Aug-23
Health Professions Roof & Windows	09.660.233	CMM	STATE	\$ 268,650	\$ 268,650	27%	\$ 1,000,000	Dec-23
HRM Room 140 Create Hotel Lab	09.330.231	CAS	GIFT	\$ 60,201	\$ 60,201	48%	\$ 125,000	Aug-23
HSEB Occupational Therapy Renovation	13.700.221	CAS	STATE	\$ 94,285	\$ 94,285	30%	\$ 317,000	Aug-23
HTHW Meter Installs On South Campus	10.060.194	CIN	LOCAL	\$ 15,324	\$ 93,146	75%	\$ 125,000	May-23
Interdisciplinary Science & Technology Building	09.221.181	NAS	LOCAL	\$ 883	\$ 1,512,342	100%	\$ 1,512,342	Jun-23
ITS Power And Cooling Renovation	09.540.231	CMM	LOCAL	\$ 406,862	\$ 406,862	100%	\$ 406,862	Jul-23
Liberal Arts Waterproofing	09.180.201	CMM	LOCAL	\$ 60,620	\$ 80,397	57%	\$ 140,000	Aug-22
LRC Renovation	09.610.173	CAS	STATE, LOCAL	\$ 193,074	\$ 4,526,826	99%	\$ 4,550,000	Aug-23
Mcconnell Hall Public Space Upgrade	09.620.212	CAX	LOCAL	\$ 109,467	\$ 164,159	86%	\$ 190,000	Aug-23
Mcconnell Hall Replace Hhw Piping And Radiators	09.620.211	CAX	LOCAL	\$ 950,318	\$ 5,446,624	93%	\$ 5,850,000	Dec-23
McDonald Heating Repair	09.400.231	CAX	LOCAL	\$ 105,843	\$ 105,843	7%	\$ 1,450,000	Aug-23
McKay Apartment Flooring	09.502.211	CAX	LOCAL	\$ 405,143	\$ 1,123,560	90%	\$ 1,250,000	Aug-23
Miscellaneous Classroom Needs	09.002.237	CAS	LOCAL	\$ 41,451	\$ 41,451	41%	\$ 100,000	Jun-24
Miscellaneous Classroom Repair	09.002.223	CAS	LOCAL	\$ 4,066	\$ 93,130	93%	\$ 100,000	Jun-24
Mountain View/SFPS Top Deck Coating	09.002.228	CAX	LOCAL	\$ 1,515,922	\$ 1,738,482	87%	\$ 2,000,000	Aug-23
Multi-Bldg Corrections Account	09.002.222	CLS	LOCAL	\$ 95,003	\$ 141,366	94%	\$ 150,000	Aug-23

NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2023 as of June 30, 2023

Project Name	Project Number	Project Category	Funding Source	FY23 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
Multi-Bldg Digital Controls Conversion	09.002.227	CME	LOCAL	\$ 855,207	\$ 1,272,897	100%	\$ 1,272,897	Jun-23
New CDL Test Course	09.999.191	NIN	LOCAL	\$ 166,760	\$ 166,760	59%	\$ 284,278	Mar-24
New Roll-off Roof Telescope Storage	09.470.231	NAS	LOCAL	\$ 46,169	\$ 46,169	14%	\$ 324,000	Sep-23
New South Modular Lab Building	09.985.211	NAS	TRIF, LOCAL	\$ 2,433,961	\$ 4,724,564	88%	\$ 5,378,000	Aug-23
New Television Production Facility	09.160.221	CAS	LOCAL	\$ 14,907	\$ 56,824	42%	\$ 136,808	May-24
North Valley Health Programs Fit-Out	13.500.221	CAS	STATE, LOCAL	\$ 2,789,255	\$ 2,789,255	78%	\$ 3,569,622	Aug-23
Nursing Cooling And Controls	09.720.221	CAS	LOCAL	\$ 453,044	\$ 680,000	100%	\$ 680,000	Jun-23
Parking Lot Repairs 2023	08.020.231	CIN	LOCAL	\$ -	\$ -	0%	\$ 1,600,000	Dec-23
Parking Structure Maintenance	09.002.225	CAX	LOCAL	\$ 93,239	\$ 193,203	100%	\$ 193,203	Aug-22
Parking Structure Maintenance	09.002.235	CAX	LOCAL	\$ 70,107	\$ 70,107	17%	\$ 420,000	Sep-23
Physical Sciences FLS Renovation	09.190.221	CLS	STATE	\$ 878,303	\$ 1,996,253	94%	\$ 2,125,000	Aug-23
Reilly Hall FLS & Mechanical	09.480.231	CAX	LOCAL	\$ 436,907	\$ 436,907	13%	\$ 3,300,000	Dec-23
Retrocomissiong Of SHB & Communications	09.002.224	CME	LOCAL	\$ 88,984	\$ 88,984	51%	\$ 175,000	Aug-23
Rolle FLS Upgrades	09.004.226	CLS	LOCAL	\$ 308,676	\$ 693,700	92%	\$ 750,000	Aug-23
Roseberry/Gillenwater Renovation	09.002.236	CAX	LOCAL	\$ 715,722	\$ 715,722	24%	\$ 3,000,000	Aug-23
San Francisco Bus Pull Outs	08.020.193	NIN	LOCAL	\$ 72,862	\$ 1,247,131	99%	\$ 1,258,000	Aug-23
SAS Room 221 Split	09.600.221	CAS	LOCAL	\$ 68,162	\$ 68,162	42%	\$ 163,700	Aug-23
SBS West FLS Code Correction	09.004.222	CLS	LOCAL	\$ 538,265	\$ 593,156	68%	\$ 875,000	Aug-23
Science Annex 1st & 2nd Floor Renovation	09.200.201	CAS	STATE, LOCAL	\$ 4,454	\$ 7,790,492	97%	\$ 8,009,000	Sep-23
Science Annex 3rd & 4th Floor Renovation	09.200.181	CAS	GIFT, SAP	\$ 31,261	\$ 17,221,009	99%	\$ 17,409,327	Aug-23
Science Annex 3rd Floor Renovation	09.200.231	CAS	LOCAL	\$ -	\$ -	0%	\$ 300,000	Jun-24
Science Annex Build Out	09.200.221	CAS	TRIF	\$ 352,386	\$ 375,078	77%	\$ 487,000	Sep-23
Science Lab Controls Replacement	09.170.221	CMM	STATE, TRIF	\$ 2,994,336	\$ 3,489,136	97%	\$ 3,600,000	Aug-23
Science Lab Ultra-Clean Room 218	09.170.183	CAS	TRIF	\$ 2,344	\$ 525,623	94%	\$ 560,000	Dec-23
Sechrist FLS & Mechanical Renovation	09.420.221	CAX	LOCAL	\$ 1,811,631	\$ 3,044,068	84%	\$ 3,631,150	Dec-23
Skydome LED Lighting Conversion	09.730.221	CME	LOCAL	\$ 142,067	\$ 586,954	98%	\$ 600,000	Aug-23

NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2023 as of June 30, 2023

Project Name	Project Number	Project Category	Funding Source	FY23 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
Skydome Pneumatic To Digital Conversion	09.730.232	CMM	LOCAL	\$ 107,297	\$ 107,297	100%	\$ 107,297	Jun-23
Skydome Roof Replacement	09.001.231	CMM	STATE	\$ 187,973	\$ 187,973	3%	\$ 6,000,000	Jun-24
South Starbucks Renewal	09.750.221	CAX	LOCAL	\$ 61,676	\$ 180,554	100%	\$ 180,554	Dec-22
Statewide Campuses Signage Update	08.080.213	CAS	LOCAL	\$ 39,033	\$ 39,033	35%	\$ 110,000	Aug-23
Steam & Condensate Repairs 2023	10.010.231	CIN	LOCAL	\$ 99,355	\$ 99,355	16%	\$ 608,000	Aug-23
Steam System Maintenance Upgrade	09.240.221	CIN	LOCAL	\$ 36,746	\$ 36,746	8%	\$ 450,000	Aug-23
Tunnel Repair Near Easburn	10.050.212	CIN	LOCAL	\$ 149,053	\$ 189,317	68%	\$ 280,000	Aug-23
University Union Card Access	09.300.212	CAX	LOCAL	\$ 270,686	\$ 270,686	86%	\$ 315,000	Aug-23
University Union Fire Barrier Install	09.004.225	CLS	LOCAL	\$ 168,625	\$ 180,207	90%	\$ 200,000	Aug-23
University Union Roof Repair	09.001.211	CMM	LOCAL	\$ 112,397	\$ 246,340	82%	\$ 300,000	Aug-23
Wettaw HVAC Upgrade	09.880.221	CMM	LOCAL	\$ 74,442	\$ 543,165	100%	\$ 543,165	Jun-23
Wettaw Room 109 Ice Lab	09.880.222	CAS	LOCAL	\$ 28,031	\$ 28,031	27%	\$ 105,000	Aug-23

NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2023 as of June 30, 2023

Projects Less than \$100,000 by Category	FY 2023 Expenditures	Total Expenditures	Estimated Total Cost
New Construction			
Academic and Support Space	-	-	-
Auxiliary	-	-	-
Infrastructure	\$ 52,948	\$ 56,592	\$ 91,704
Capital Renewal			
Academic and Support Space	428,390	466,487	751,986
Auxiliary	139,906	157,736	191,277
Infrastructure	193,039	194,354	244,939
Accessibility	4,926	20,862	50,000
Major Maintenance/System Replacement	171,362	229,724	636,245
Major Maintenance/Energy Conservation	-	-	-
Life Safety/Code Compliance	120,633	290,967	376,230
Other Capital Renewal	-	-	-
Other			
Other	-	-	-
Totals Projects Under \$100,000	\$ 1,111,203	\$ 1,416,721	\$ 2,342,381
Grand Total All Projects	\$ 34,622,851	\$ 130,142,643	\$ 164,473,401

**NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 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 2025 – 2028 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 2025 – 2028 CAPITAL IMPROVEMENT PLAN**

THREE YEAR CAPITAL PLAN

**NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN
ONE YEAR CAPITAL PLAN (FY 2025)**

Project Name		Project Description	Fund Method	Estimated Total Cost
1	Cline Library HVAC/FLS Separation	The physical infrastructure across the Flagstaff campus has significant deferred maintenance needs. A recent facility condition assessment identified Cline Library's HVAC/mechanical system at the end of its useful life for many components. Further, the condenser water system serves both the HVAC and fire suppression systems causing issues of reliability and redundancy, false alarms, code compliance, and maintenance issues. This project scope is to separate the mechanical system from the fire suppression system for deferred maintenance needs as well as safety and reliability. This project is part of the FY 2025 \$50 million state capital funding request to help begin to address the overall \$142 million deferred maintenance that is estimated for academic and support buildings.	SAP	\$ 12,000,000
2	Gammage Mechanical Renovation	The Gammage building primary mechanical system is a multi-zone air handler unit and numerous steam radiators. A recent facility condition assessment indicated needed replacement of these units due to condition by 2025. Further, the direct steam system has safety issues as the radiators can become very hot and have steam and condensate leaks through walls into the spaces. This project will renovate the existing mechanical system for deferred maintenance needs. This project is part of the FY 2025 \$50 million state capital funding request to help begin to address the overall \$142 million deferred maintenance that is estimated for academic and support buildings.	SAP	\$ 15,000,000
3	Physical Sciences Renovation	The Physical Sciences building was originally constructed in 1960 and has received several minor renovations and retrofits, but no extensive renovations since construction. This project would fund needed deferred maintenance and modernization items, including replacing the existing HVAC and plumbing systems, windows, and flooring. This project is part of the FY 2025 \$50 million state capital funding request to help begin to address the overall \$142 million deferred maintenance that is estimated for academic and support buildings.	SAP	\$ 10,000,000
4	Campus-Wide Maintenance	This project would address maintenance in multiple areas across campus via several smaller projects, totaling \$13,000,000. Areas addressed will include the central plants and the Biological Sciences building amongst others. This project is part of the FY 2025 \$50 million state capital funding request to help begin to address the overall \$142 million deferred maintenance that is estimated for academic and support buildings.	SAP	\$ 13,000,000
State Appropriation (SAP) General Fund Debt Service (GFDS) System Revenue Bonds (SRB) Certificates of Participation (COPS) Federal Funds (FEDS) Gifts (GIFT) Other (OTHR)				\$ 50,000,000 \$0 \$0 \$0 \$0 \$0 \$0
Total Costs:				\$ 50,000,000

**NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN**

THREE YEAR CAPITAL FORECAST (FY 2026 – FY 2028)

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 by an additional 36,000 GSF, 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	Interdisciplinary Science & Academic Complex	The Interdisciplinary Science and Academic Complex, or ISAAC, is a new academic replacement building that will house a consolidated School of Earth and Sustainability (SES) and interdisciplinary science-based research. The building is 102,000 GSF over four (4) stories. This will be on the site of the existing Peterson Hall. The building is well beyond its useful life and is primarily empty of program. It will be demolished to make way for the new building.
3	North Campus Parking Structure	The long-term vision of campus is to remove interior parking spaces and push parking to the perimeter, as well as reduce the number of parking stalls per capita of NAU staff, faculty, and students. A parking structure in the existing parking lot P13 is an ideal location to convert a surface lot to a parking while activating a campus edge. Further, it enables interior lots to be shut down for better use. This project would build roughly 400 parking stalls in 128,000 GSF.
4	South Campus Housing Village & Parking (third-party)	The vision for the South Campus Housing Village is to establish a new residential community of approximately 500 students. The driver to complete the new South Campus Housing Village is to reduce the current demand for upper-division students wanting to live on campus in the high-quality on-campus housing communities in lieu of expensive off-campus housing developments. This project will build three new housing buildings, for an approximate 204,000 GSF with approximately 500 new beds on parking lot P66A. Further, the project would include a new parking structure paired with a South Campus Community Building that replaces 200 spaces and provides parking for 40% of the residents within the new Housing Community for a total of 275 spaces. This would be a public private partnership.
5	New Nursing Building	The current Nursing Building is in poor condition and accounts for \$2.4M in Deferred Maintenance Costs. The existing building is not functionally adequate for the Nursing program. This new 34,500 GSF replacement building will become the new home of the School of Nursing and will connect to the Health Professions Building to create a Health and Human Science Complex that encourages interdisciplinary learning and research through shared spaces and amenities. Once the new building is complete and programs are relocated out of the old building, the prior Nursing building would be demolished and replaced with parking, open space, and drop-off/parking for clinical patients.

**NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN**

FY 2025 PROJECT DESCRIPTIONS

**NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN**

Project Name: Cline Library HVAC/FLS Separation

Priority: 1

Description:

This project is a mechanical renovation to separate the HVAC system from the fire suppression system. A full design is needed to fully engineer the final solution for how to separate the two systems. Mechanical equipment will be replaced to address deferred maintenance needs.

Justification:

A recent facility condition assessment identified the components of the system at the end of their useful life. Further, the condenser water system serves both the HVAC and fire suppression systems causing issues of reliability and redundancy, false alarms, code compliance, and maintenance issues. Although this building is grandfathered into previous versions of building code and thereby not out of compliance, the current system does not meet the current building code.

Estimated Project Costs: \$12,000,000

Funding Source: State Appropriation

NORTHERN ARIZONA UNIVERSITY FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN

ONE-YEAR CAPITAL PLAN (FY2025)

PROJECT NAME: Cline Library HVAC/FLS Separation

GSF:	211,312	Construction Cost:	\$47 /GSF	Total Project Cost:	\$57 /GSF
------	---------	--------------------	-----------	---------------------	-----------

Capital Cost Estimate ¹

Category	Cost
Land Acquis./Reloc.	
Construction	\$10,000,000
A&E Fees	\$1,000,000
FF&E	
Other	\$1,000,000
Total	\$12,000,000

Proposed Financing ²

Funding Source	Amount
SAP	\$12,000,000
Total	\$12,000,000

Estimated Change in Annual Facility Operation & Maintenance

Category	Total Costs
Utilities	\$0
Personnel	\$0
Other	\$0
Total	\$0
Funding Source: n/a	

Proposed Funding Schedule

Total Cost	FY 2025
\$12,000,000	\$12,000,000
	FY 2026
	\$0
	FY 2027
	\$0
	FY 2028 and beyond
	\$0

Proposed Work Schedule

Phase	Start Date
Planning	September-23
Engineering/Design	September-24
Construction	December-25
Completion	June-25

Notes:

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

2) System Revenue Bonds may have debt service paid for by a state allocation, retained tuition, or other local funds.

**NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN**

Project Name: Gammage Mechanical Renovation

Priority: 2

Description:

This project will renovate the existing mechanical system for deferred maintenance needs as well as modernize for greater occupant comfort. A study was conducted in 2022 that identified at a minimum, the following be completed as part of this project: 1) The removal of, or abandonment in place of all existing steam piping. 2) Installation of new water piping to be run through ceilings and walls, meaning: All rooms and common spaces will require access and renovation, including, but not limited to, ceilings, walls, floors, remediation of hazardous materials (i.e. asbestos containing materials and lead paint), and in some cases, new electrical wiring, outlets and covers, new lighting and control panels, wireless access points, flooring material and general interior finish work. 3) Finally, as the building is listed on the National Register of Historic Places, the production of a historic report will likely be required by the State Historic Preservation Office (SHPO).

Justification:

Gammage's current mechanical system, per the University, is outdated and inefficient compared to other more modern systems. It also generates significant annual maintenance demands on facilities due to the age of the system, it is costly to maintain, and poses a risk to building occupants, as steam pipes have burst and leaked in occupied spaces in the building. While there have been efforts over the years to enhance the building's performance and mechanical system (including an air handling unit in the attic to provide some ventilation), this historic structure is still well below NAU's current standards for building systems, sustainability, and building performance.

Estimated Project Costs: \$15,000,000

Funding Source: State Appropriation

NORTHERN ARIZONA UNIVERSITY FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN

ONE-YEAR CAPITAL PLAN (FY2025)

PROJECT NAME: Gammage Mechanical Renovation

GSF:	43,684	Construction Cost:	\$286 /GSF	Total Project Cost:	\$343 /GSF
------	--------	--------------------	------------	---------------------	------------

Capital Cost Estimate ¹	
Category	Cost
Land Acquis./Reloc.	
Construction	\$12,500,000
A&E Fees	\$1,250,000
FF&E	
Other	\$1,250,000
Total	\$15,000,000

Proposed Financing ²	
Funding Source	Amount
SAP	\$15,000,000
Total	\$15,000,000

Estimated Change in Annual Facility Operation & Maintenance	
Category	Total Costs
Utilities	\$0
Personnel	\$0
Other	\$0
Total	\$0
Funding Source: n/a	

Proposed Funding Schedule	
Total Cost	FY 2025
\$15,000,000	\$15,000,000
	FY 2026
	\$0
	FY 2027
	\$0
	FY 2028 and beyond
	\$0

Proposed Work Schedule	
Phase	Start Date
Planning	September-23
Engineering/Design	September-24
Construction	December-25
Completion	June-25

Notes:

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

2) System Revenue Bonds may have debt service paid for by a state allocation, retained tuition, or other local funds.

**NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN**

Project Name: Physical Sciences Renovation

Priority: 3

Description:

This project would fund needed deferred maintenance and modernization items, including replacing the existing HVAC and plumbing systems, add cooling for occupant comfort, replace windows, and replace flooring as budget allows.

Justification:

The Physical Sciences building was originally constructed in 1960 and has received several minor renovations and retrofits, but no extensive renovations since construction. A 2021 facility condition assessment identified the mechanical and plumbing systems near the end of their useful life, with noted immediate repairs needed.

Estimated Project Costs: \$10,000,000

Funding Source: State Appropriation

NORTHERN ARIZONA UNIVERSITY FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN

ONE-YEAR CAPITAL PLAN (FY2025)

PROJECT NAME: Physical Sciences Renovation

GSF:	51,318	Construction Cost:	\$166 /GSF	Total Project Cost:	\$195 /GSF
------	--------	--------------------	------------	---------------------	------------

Capital Cost Estimate ¹

Category	Cost
Land Acquis./Reloc.	
Construction	\$8,500,000
A&E Fees	\$850,000
FF&E	
Other	\$650,000
Total	\$10,000,000

Proposed Financing ²

Funding Source	Amount
SAP	\$10,000,000
Total	\$10,000,000

Estimated Change in Annual Facility Operation & Maintenance

Category	Total Costs
Utilities	\$0
Personnel	\$0
Other	\$0
Total	\$0
Funding Source: n/a	

Proposed Funding Schedule

Total Cost	FY 2025
\$10,000,000	\$10,000,000
	FY 2026
	\$0
	FY 2027
	\$0
	FY 2028 and beyond
	\$0

Proposed Work Schedule

Phase	Start Date
Planning	September-23
Engineering/Design	September-24
Construction	December-25
Completion	June-25

Notes:

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

2) System Revenue Bonds may have debt service paid for by a state allocation, retained tuition, or other local funds.

**NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN**

Project Name: Campus-Wide Maintenance

Priority: 4

Description:

This project would address maintenance in multiple areas across campus via several smaller projects, totaling \$13,000,000. Areas addressed will include the central plants and the Biological Sciences building amongst others.

Justification:

Recent facility condition assessments identified components at many buildings at the end of their useful life. Multiple buildings and systems need replacement and repair yet are too small to standalone as one capital project. Deferred maintenance that remains unaddressed increases the total life cycle cost of systems, as well as impacts the performance quality and efficiency.

Estimated Project Costs: \$13,000,000

Funding Source: State Appropriation

NORTHERN ARIZONA UNIVERSITY FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN

ONE-YEAR CAPITAL PLAN (FY2025)

PROJECT NAME: Campus-Wide Maintenance

GSF: N/A	Construction Cost: N/A	/GSF	Total Project Cost: N/A	/GSF
----------	------------------------	------	-------------------------	------

Capital Cost Estimate ¹

Category	Cost
Land Acquis./Reloc.	
Construction	\$11,000,000
A&E Fees	\$1,000,000
FF&E	
Other	\$1,000,000
Total	\$13,000,000

Proposed Financing ²

Funding Source	Amount
SAP	\$13,000,000
Total	\$13,000,000

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

Category	Total Costs
Utilities	\$0
Personnel	\$0
Other	\$0
Total	\$0
Funding Source: n/a	

Proposed Funding Schedule

Total Cost	FY 2025
\$13,000,000	\$13,000,000
	FY 2026
	\$0
	FY 2027
	\$0
	FY 2028 and beyond
	\$0

Proposed Work Schedule

Phase	Start Date
Planning	September-23
Engineering/Design	April-24
Construction	August-24
Completion	August-25

Notes:

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

2) System Revenue Bonds may have debt service paid for by a state allocation, retained tuition, or other local funds.

**NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN**

DEBT REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN**

ANNUAL ASSESSMENT OF DEBT CAPACITY

(amounts in millions)
FY2023

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 FY2032 using historical data from the audited financial statements and cash flow projections from various internal sources. FY2024 projections are based on the University's anticipated budget. Beginning in FY 2025, 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 FY2023 is estimated to be \$322.2 million, a decrease of \$15.1 million. Total annual debt service is \$29.3 million, or about 4.6 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 FY2023 is estimated to be \$423.4 million, a decrease of \$20.7 million. Total annual debt service is \$39.2 million, or about 6.1 percent of total projected expenses.
- The University total outstanding debt including SRB's, COPS, SPEED, capital leases, and other long-term debt is \$527.2 million at June 30, 2023.
- The projected outstanding debt at the end of FY2024 is estimated to be approximately \$400.9 million (with SPEED3 projects), with total annual debt service of \$40.1 million (6.1 percent of projected total expenses). Including SPEED3 projects, the projected maximum outstanding debt will occur at the end of FY2023 and is estimated to be approximately \$423.4 million. The maximum projected debt service as a percentage of total expenditures of 6.3% of projected total expenses will occur in FY 2025 with an associated \$42.5 million in debt service.

<i>Existing</i> Debt Service to Total Expenditures Excluding SPEED debt Estimated as of FY2023 year end (1)	Maximum <i>Projected</i> Debt Service to Total Expenditures Excluding/Including SPEED debt (2)
4.6%	4.8% / 6.3%

**NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 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) FY2018-FY2022	Unaudited Current Year Net Position Balance, (5) FY2023	Projected Average Annual Net Position Balances (6) FY2024-FY2032
\$273.4MM	\$357.9MM	\$413.9MM

(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 FY2024 to FY2032.

(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, FY2018 for GASB 75 and FY2022 for GASB 87.

NORTHERN ARIZONA UNIVERSITY
FY 2025 – 2028 CAPITAL IMPROVEMENT PLAN
SUPPLEMENTAL DEBT INFORMATION

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

Estimated 2023

Issue	Series	Original Issue	Average Interest Rate	Date Bonds Are First Callable	Final Maturity	Principal Balance Outstanding At June 30, 2023	2024	2025	2026	2027	Thereafter
System Revenue Bonds:											
Systems revenue	2012	23,955	4.46%	6/1/2021	6/1/2041	4,515	840	844	843	840	1,683
Systems revenue refunding	2014	67,260	4.98%	6/1/2024	6/1/2044	34,840	4,462	3,716	3,716	3,715	33,133
Systems revenue refunding	2015	45,415	5.00%	6/1/2025	6/1/2037	37,625	4,401	4,405	4,413	4,408	34,022
Systems revenue refunding	2016	33,815	4.99%	6/1/2026	6/1/2038	28,095	1,920	1,924	1,922	1,923	34,532
Systems revenue refunding	2017	42,970	2.91%		6/1/2034	34,165	3,674	3,676	3,671	3,678	25,714
Systems revenue A	2017A	24,260	2.58%		6/1/2038	19,310	1,568	1,566	1,572	1,568	17,260
Systems revenue refunding	2020AB	112,725	4.39%		6/1/2044	111,255	5,145	8,682	8,832	8,825	135,364
Systems revenue refunding	2021AB	21,355	1.91%		6/1/2031	19,785	2,913	2,913	2,917	2,916	9,781
Sub total Systems Revenue Bonds		371,755				289,590	24,923	27,726	27,885	27,873	291,488
SPEED Revenue Bonds:											
Systems revenue (SPEED)	2013	75,190	4.50%	8/1/2023	8/1/2043	32,360	3,499	3,497	3,490	3,488	30,622
Systems revenue (SPEED)	2020	76,150	3.61%		8/1/2043	68,810	6,413	6,403	6,388	6,385	64,966
Sub Total SPEED Bonds		151,340				101,170	9,912	9,900	9,879	9,873	95,588
Third Party Lease Revenue Bonds:											
Lease revenue	2014	34,265	4.99%	6/1/2024	6/1/2044	28,965	2,258	2,258	2,260	2,260	38,405
Lease revenue refunding	2016	11,070	2.61%		6/1/2036	7,525	691	688	690	692	6,208
Lease revenue refunding	2017	33,340	2.90%		6/1/2033	24,815	2,715	2,752	2,796	2,838	17,943
Lease revenue	2020	46,780	2.80%		6/1/2044	42,485	2,705	2,702	2,704	2,704	45,954
Sub total Lease Revenue Bonds		125,455				103,790	8,369	8,400	8,450	8,494	108,510
Total Revenue Bonds											
		<u>\$ 648,550</u>				<u>\$ 494,550</u>	<u>\$ 43,204</u>	<u>\$ 46,027</u>	<u>\$ 46,214</u>	<u>\$ 46,240</u>	<u>\$ 495,586</u>
Certificates of Participation:											
Refunding Certificates of Participation (Sta	2013	36,005	4.78%	9/1/2022	9/1/2030	19,430	4,642	2,650	2,647	2,649	10,618
Refunding Certificates of Participation (Sta	2015	18,825	5.00%	9/1/2024	9/1/2030	13,210	661	2,235	2,237	2,235	8,946
		<u>\$ 54,830</u>				<u>\$ 32,640</u>	<u>\$ 5,303</u>	<u>\$ 4,886</u>	<u>\$ 4,885</u>	<u>\$ 4,884</u>	<u>\$ 19,564</u>
Long Term Debt:											
Energy Performance Contract	2012	12,420	3.53%		6/1/2027	-	-	-	-	-	-
Total Long-Term Debt		<u>\$ 12,420</u>				<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total Outstanding											
						<u>\$ 527,190</u>	<u>\$ 48,507</u>	<u>\$ 50,912</u>	<u>\$ 51,099</u>	<u>\$ 51,124</u>	<u>\$ 515,150</u>



**NORTHERN
ARIZONA**
UNIVERSITY

**NORTHERN ARIZONA
UNIVERSITY*****Annual Report on Commercial Long-Term Leases***

FY 2025 - 2028 Capital Improvement Plan

Prepared for the Arizona Board of Regents Meeting

September 27-29, 2023

Pursuant to ABOR Policy 7-207(B)(3), the universities shall at least annually report on the status of all executed long-term leases that are commercial in nature. Public private partnerships do not need to be included.

DATE SUBMITTED TO BOARD OFFICE: August 24, 2023**SENIOR UNIVERSITY OFFICIAL RESPONSIBLE FOR OVERSIGHT**

Name and Title:	Bjorn Flugstad, Senior Vice President, VP University Finance & Business Services
Contact Information:	Bjorn.Flugstad@nau.edu (928) 523-4240

LIST OF ALL COMMERCIAL LONG-TERM LEASES

1. Drury

1. Commercial Long-Term Lease Lessee Name: Drury

DESCRIPTION

Lease Stage (check one):	<input type="checkbox"/> New <input checked="" type="checkbox"/> Continue <input type="checkbox"/> Renew <input type="checkbox"/> Terminate
Property Name:	Drury Southwest
Property Address:	300 S Milton, Flagstaff, AZ 86001
Total Annual Lease Payment & Date of Last Payment (or Lessee Default):	Base Rent: \$68,557 Percent Rent: \$217,513.11 (based on gross sales 1/3/2022 – 1/1/2023) Date of Last Payment: 05/25/2023
Leasable Square Feet & Cost/Square Feet:	1.8 acres & N/A
Term Commencement & Expiration Dates:	8/1/2007 & 7/31/2037
Stipulations at End of Term:	Drury transfers to NAU
Board Approval Date:	April 2006
Type of Lease: ^{1/}	GL
Use of Space:	Hotel
Owner of Improvements:	Tenant
Tax Responsibility:	Tenant (as payment in lieu of taxes)
Policy Objective for Entering into Agreement:	The hotel/conference center project was a joint effort between NAU and the City of Flagstaff and was developed to fill the need for state-of-the-art meeting space in the Flagstaff area.
Subleasing Process to Support Objective for Entering into Agreement:	N/A: Lease was executed prior to the June 12, 2020 commercial leasing policy revisions
Non-Financial Requirements & Most Recent Reporting Date:	Lessee will develop an internship program for NAU students and assist Hotel Restaurant Management (HRM) faculty for purposes of curriculum development by HRM. Ongoing reporting
Designee Responsibilities & Most Recent Action Date:	N/A
ABOR Responsibilities & Most Recent Action Date:	N/A
Comments/Unique Circumstances:	None

^{1/} G: Gross Lease where tenant is responsible for net sum of rent defined by landlord.
 MG: Modified Gross Lease where tenant is responsible for net sum or rent and proportionate share of CAM expenses after base year.
 N: Net Lease where tenant is responsible for rent and property taxes on space.
 NN: Double Net Lease where tenant is responsible for rent, property taxes, and insurance premium on space.
 NNN: Triple Net Lease where tenant is responsible of all operating costs (CAM, insurance, property tax) as well as rent fee.
 GL: Ground Lease where tenant is permitted and responsible for all improvement and operational costs and relevant taxes of a piece of land during the lease term.