



CAPITAL **IMPROVEMENT PLAN**

2020 – 2022



CAPITAL IMPROVEMENT PLAN FISCAL YEARS 2020-2022

**SUBMITTED TO THE
ARIZONA BOARD OF REGENTS
SEPTEMBER 2018**



September 13, 2018

Dear Members of the Arizona Board of Regents:

On behalf of Northern Arizona University, I am pleased to present the Capital Improvement Plan (CIP) for fiscal years 2020 - 2022. Our CIP is responsive to the Enterprise Plan and mission articulated for the Arizona University System, and it is aligned with the vision communicated in our university strategic plan and comprehensive master plan. The projects proposed in the current CIP focus on planned improvements in students' educational experiences, vital research facilities, and provide a needed increase in space on the mountain campus.

NAU continues to show a commitment to capital improvements that provide students, faculty, and staff with high quality, safe environments, dedicated to academic and research endeavors. A focus on STEM programs, is presented in the FY2020 priorities, while additional space for a wide array of other programs is presented in the FY2021 – 2022 priorities. NAU continues to integrate academic priorities, financial strategies and capital needs to achieve strategic goals of excellence, student access, student retention, and growth in enrollments and research.

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

Sincerely,

A handwritten signature in blue ink, reading "Rita Cheng", written in a cursive style.

Rita Hartung Cheng
President

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NORTHERN ARIZONA UNIVERSITY

FY 2020 – 2022 Capital Improvement Plan

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TRANSMITTAL STATEMENT

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN**

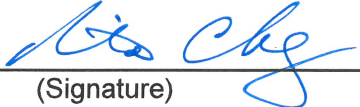
**TRANSMITTAL STATEMENT
CAPITAL PROJECT REQUEST FOR FISCAL YEAR 2020
STATE OF ARIZONA
BOARD OF REGENTS' BUILDING SYSTEM**

A.R.S. CITATION 41-793	FY 2020
TOTAL REQUEST:	<u>\$160,152,818</u>
STATE APPROPRIATIONS	
MAJOR CAPITAL PROJECTS	<u>\$0</u>
BUILDING RENEWAL	<u>\$21,152,818</u>
OTHER FINANCING METHODS:	<u>\$ 0</u>
SYSTEM REVENUE BONDS	<u>\$ 139,000,000</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: _____ Rita Hartung Cheng, President



(Signature)

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN
ALL FUNDS CAPITAL SUMMARY**

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN**

**ALL FUNDS CAPITAL SUMMARY
CAPITAL ALLOCATIONS FOR FY 2018 AND FY 2019**

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN**

Budgeted Sources of Funds	FY18	%	FY19	%
State Appropriations				
Building Renewal	-	0.0%		0.0%
Other	3,202,800	6.5%	6,111,100	17.1%
Local Funds (1)		0.0%		0.0%
Retained Tuition	878,327	1.8%	1,000,000	2.8%
Indirect Cost	-	0.0%		0.0%
Gifts		0.0%	4,975,000	13.9%
Auxiliary	10,971,520	22.2%	10,000,000	28.0%
Other	10,225,177	20.7%	13,675,000	38.2%
Proposition 301 - TRIF	62,894	0.1%		0.0%
Debt Financed Proceeds (2)	24,050,000	48.7%		0.0%
Total	\$49,390,718	100.0%	\$35,761,100	100.0%

Budgeted Uses of Funds by Category

New Construction				
Academic/Support	19,180,789	38.8%	4,975,000	13.9%
Auxiliary		0.0%		0.0%
Infrastructure	5,286,105	10.7%		0.0%
Capital Renewal		0.0%		0.0%
Academic/Support	8,339,611	16.9%	11,011,100	30.8%
Auxiliary	5,738,524	11.6%	9,000,000	25.2%
Infrastructure	2,978,478	6.0%	3,475,000	9.7%
Major Maintenance/System Replacement	4,651,393	9.4%	2,800,000	7.8%
Major Maintenance/Energy Conservation	39,515	0.1%	900,000	2.5%
Life Safety/Code Compliance	1,565,929	3.2%	2,250,000	6.3%
Accessibility	6,500	0.0%	450,000	1.3%
Other	1,153,800	2.3%	900,000	2.5%
Other	450,074	0.9%	-	0.0%
Total	\$49,390,718	100.0%	\$35,761,100	100.0%

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN**

BUILDING RENEWAL REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN**

STATE APPROPRIATED BUILDING RENEWAL SUMMARY

	Fiscal Years				
	2015	2016	2017	2018	2019
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Formula Amount	\$ 9,977,862	\$ 12,001,560	\$ 15,137,062	\$ 17,275,352	\$ 19,116,799
Appropriated Amount	\$ 336,000	\$ -	\$ -	\$ -	\$ -
% of Formula Amount Appropriated	3.4%	0.0%	0.0%	0.0%	0.0%
Fiscal Year Expenditures	\$ 336,000	\$ -	\$ -	\$ -	
Ending Balance	\$ -	\$ -	\$ -	\$ -	

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN**

BUILDING RENEWAL ALLOCATION FORECAST

Primary Project Category	Building Renewal Allocation Forecast	
	FY 2019	FY 2020
CAPITAL RENEWAL		
Academic/Support	\$ -	\$ 4,230,000
Auxiliary	Not eligible	Not eligible
Infrastructure	\$ -	\$ 4,230,000
Major Maintenance/System Replacement	\$ -	\$ 7,402,818
Life Safety and Code Compliance	\$ -	\$ 4,230,000
Accessibility	\$ -	\$ 1,060,000
Other Capital Renewal		
Totals	\$ -	\$ 21,152,818

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN
DEFERRED MAINTENANCE REPORT**

NORTHERN ARIZONA UNIVERSITY FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN DEFERRED MAINTENANCE REPORT

DEFINITION AND EXPLANATION OF DEFERRED MAINTENANCE FOR THE ARIZONA UNIVERSITY SYSTEM

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

DEFERRED MAINTENANCE STATUS

	<u>June 30, 2017</u>	<u>June 30, 2018</u>
• Estimated Deferred Maintenance.....	\$128,140,321	\$131,812,751
• Facility Condition Index.....	0.08	0.07
• Estimated Deferred Maintenance Aux.....	\$ 29,814,617	\$ 29,071,378
• Facility Condition Index Aux.....	0.04	0.03

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

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN
DEFERRED MAINTENANCE REPORT continued**

ACTION PLAN TO ADDRESS DEFERRED MAINTENANCE IN FY 2019 AND 2020

- NAU is pursuing preventive maintenance to avoid costly future maintenance issues. Facility Services trade staff is actively working to detect conditions that have potentially major financial impacts if left unremediated and schedule preventive measures.
- NAU will pursue a variety of options to further reduce deferred maintenance in life safety, mechanical systems, and roofing systems for FY20. The requested FY20 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 life safety needs in FY18 and plans to again in FY19. Separately, roadways, sidewalks, and other campus infrastructure and utility infrastructure are addressed annually but are not included in deferred maintenance calculations or valuations.
- NAU's Facility Services staff is working collaboratively with NAU's Geographic Information System (GIS) team to develop an in-house database of deferred maintenance needs. Through the GIS system, a technician can take a picture of an issue and catalog it with an array of attributes to assist in prioritizing deferred maintenance as funds become available.
- NAU is working with UA and ASU to propose potential funding options to address mutual deferred maintenance needs. All three universities utilized a benchmarking service to measure campus needs and compare to peers.

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN
DEFERRED MAINTENANCE REPORT continued**

METHODOLOGY

- Northern Arizona University's planned methodology utilizes a two-step process, which consists of both macro and micro level audits. Knowing the construction date of a building and the date when major building improvements occur, staff can estimate the magnitude of the campus deferred maintenance needs at a macro level. These figures can be calibrated by comparing them to previous campus audits completed by professional auditing firms. Building inspections performed by in-house staff used in conjunction with review of maintenance and repair data provided by the work order management system can identify the most obvious and/or priority needs. These identified items can be prioritized and addressed by critical status and available funding. It is anticipated the NAU program will be implemented by FY20 and will include, at a minimum, an annual audit schedule of 25% of NAU facilities. This program will comply with state requirements for annual facility inspections and enhance preventive measures to avoid costly maintenance. For buildings inspected during previous years, deferred maintenance estimates will be updated annually by reviewing completed facilities improvement projects, inflation, and a 2% factor for standard deferred maintenance deterioration.
- A combination of internal and external reviews of buildings will be utilized in cases where systems or facilities require extensive engineering review. Completed projects that remediate Deferred Maintenance, or newly discovered issues, are documented. Building Deferred Maintenance estimates will continue to be updated by reviewing annual maintenance and construction projects.

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN**

ALLOCATIONS TO REDUCE DEFERRED MAINTENANCE

Source of Funds	FY 2018	FY 2019	FY 2020	TOTAL
State Appropriations				
Building Renewal ⁽¹⁾			\$ 21,205,792	\$ 21,205,792
Other	\$ 2,326,000	\$ 6,111,100	4,500,000	12,937,100
Local Funds				
Retained Tuition	87,831	1,000,000	1,000,000	2,087,831
Indirect Cost				
Gifts				
Auxiliary	5,817,427	4,500,000	5,200,000	15,517,427
Other	7,179,904	8,960,000	8,100,000	24,239,904
Debt Financed Proceeds ⁽²⁾				
TOTAL	\$ 15,411,162	\$ 20,571,100	\$ 40,005,792	\$ 75,988,054
Budgeted Use of Funds	FY 2018	FY 2019	FY 2020	TOTAL
Academic/Support	\$ 13,124,291	\$ 16,071,100	\$ 30,305,792	\$ 59,501,183
Auxiliary	2,286,871	4,500,000	5,200,000	11,986,871
Infrastructure ⁽³⁾				
Other				
TOTAL	\$ 15,411,162	\$ 20,571,100	\$ 35,505,792	\$ 71,488,054

Estimated End of Year Deferred Maintenance ⁽⁴⁾	\$ 160,526,742	\$ 147,200,000	\$ 121,200,000
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NOTES:

1) The Building Renewal allocation for FY2020 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.

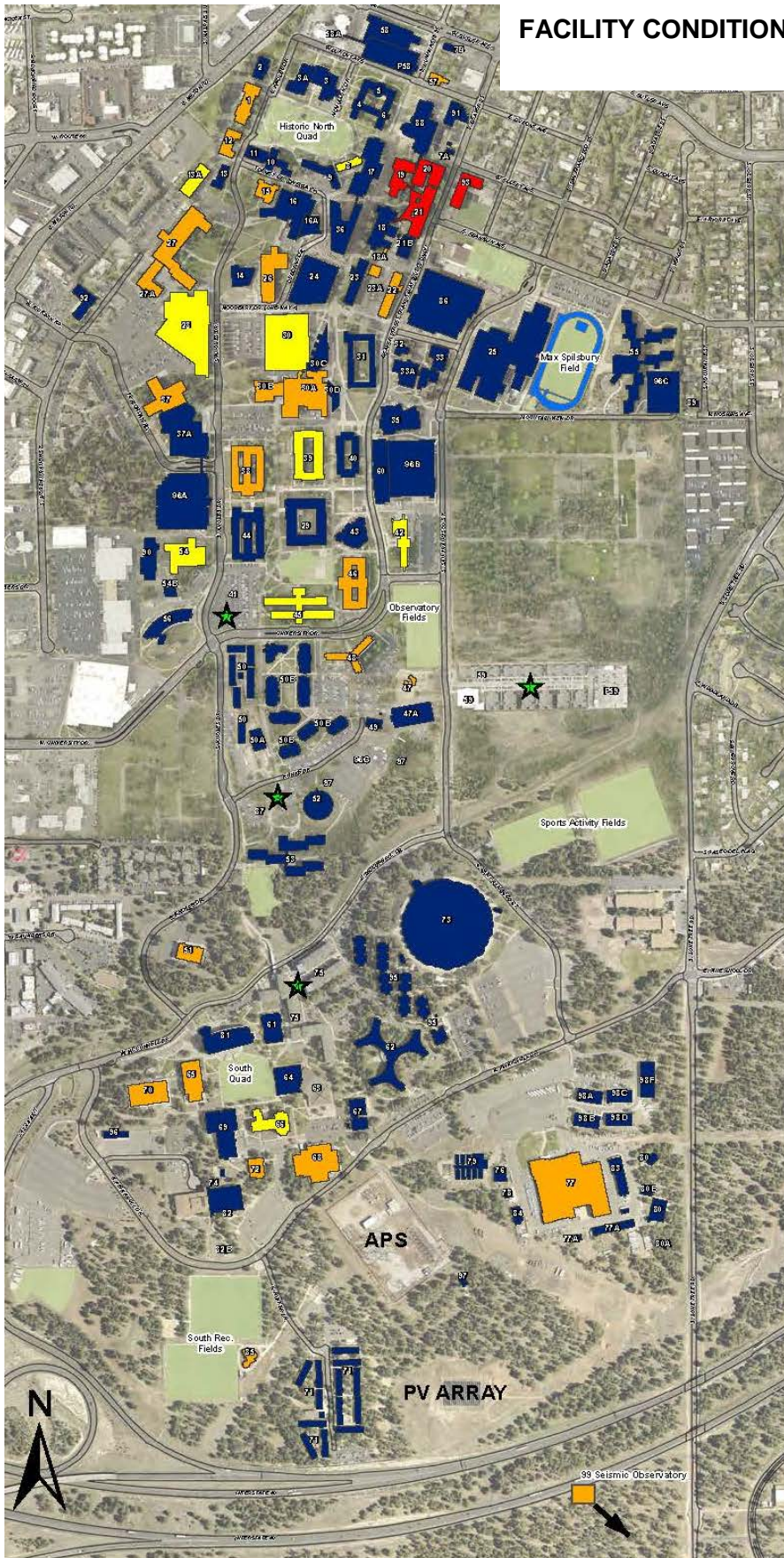
3) Estimates of infrastructure deferred maintenance will remain a separate issue and require the implementation of a new system to review and measure the backlog.

4) FY19-20 applied 0.65% of State Appropriations and Local Funds. Projections have not been adjusted for anticipated inflation /deflation factors.

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN
FACILITY CONDITION INDEX MAP**

NORTHERN ARIZONA UNIVERSITY FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN

FACILITY CONDITION INDEX MAP



FCI Color Code

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

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

★ ACC PROPERTIES:

1. Hilltop #59
2. Honors College #41
3. SkyView #87
4. The Suites I & II

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN
BUILDING INVENTORY REPORT**

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN
BUILDING INVENTORY SUMMARY
As of June 30, 2018**

Category	Academic/Support Facilities	Auxiliary Facilities ⁽¹⁾	Total
Number of Facilities ^(2,3)	87	39	126
GSF	3,634,212	3,250,558	6,884,770
Estimated Replacement Value	\$1,817,285,814	\$904,332,519	\$2,721,618,332
FY 2020 Building Renewal Request ⁽⁴⁾	\$21,152,818	Not Applicable	\$21,152,818

Notes:

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

(2) Tinsley (Building 44), Aspen Crossing (Building 29), and Cowden (Building 38) Residence Halls contain academic classroom space and are included in auxiliary facilities for this report. The Bookstore (Building 35) 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) Some facilities are complexes consisting of several individual building structures, but for the purposes of this report are counted as one building. The multi-building facilities are: Campus Heights (Building 50), McKay Village (Building 50B), South Village Apartments (Building 71), Facility Services Annex (Building 77A), Ceramics (Building 80), South Beaver School (Building 93), and Pine Ridge Village (Building 95).

(4) Building Renewal is computed each year following a standard formula that considers the building age, current replacement value, and renovation/renewal history. When calculating the current replacement value, ABOR instructed the universities to utilize the initial building replacement costs as calculated by the April 2002 Construction Cost Control Guidelines. To calculate the replacement value, ABOR instructed NAU to utilize a 6.39% inflation factor. This computed figure is the basis of the University's FY 2020 Building Renewal Request.

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN
BUILDING INVENTORY REPORT**

Bldg No. ⁽¹⁾	Facility Name	Original Constr. Date	Original Const. Cost	Adjusted Const. Date ⁽²⁾	Academic/Support GSF ⁽³⁾	Auxiliary GSF ⁽⁴⁾	Current Replacement Value ⁽⁵⁾	Calculated Renewal Request ⁽⁶⁾	Fiscal Year Inspected ⁽⁷⁾	2018 Total Deferred Maint. ⁽⁸⁾	FCI
001	GAMMAGE	1930	\$130,000	1930	43,684		\$26,682,311	\$697,926	2003	\$7,107,589	27%
002	BLOME	1919	\$108,000	1963	18,817		\$9,258,887	\$242,183	2003	\$217,091	2%
003	NORTH UNION	1952	\$869,978	2011		31,277	\$15,646,745	\$0	2011	\$40,670	0%
03A	PROCHNOW AUDITORIUM	1952	part of bldg 3 cost	1952	18,227		\$8,324,977	\$217,755	2011	\$40,670	0%
004	MORTON HALL	1914	\$38,662	1914		22,534	\$10,975,549	\$0	1998	\$23,645	0%
005	NORTH HALL	1935	\$152,797	1935		22,724	\$12,699,780	\$0	1998	\$92,571	1%
006	CAMPBELL HALL	1916	\$58,000	1916		17,186	\$7,812,096	\$0	1998	\$75,534	1%
07A	BEAVER STREET HOUSE	1945	\$329,792	2014	1,714		\$449,304	\$940	2014	\$8,754	2%
07B	DENTAL CLINIC	1986	\$400,000	1986	2,177		\$425,560	\$7,124	N/A	\$8,511	2%
008	BURY	1908	\$24,000	1930	17,470		\$6,287,376	\$164,458	2015	\$468,327	7%
009	TAYLOR HALL	1905	\$10,615	1905		31,603	\$14,504,794	\$0	1998	\$50,676	0%
010	OLD MAIN	1894	\$40,000	1990	31,259		\$18,992,580	\$278,200	2003	\$250,115	1%
011	ASHURST	1918	\$162,118	1990	18,390		\$13,961,351	\$204,504	2003	\$162,844	1%
012	GEOLOGY	1948	\$350,304	1983	22,559		\$9,236,968	\$169,127	2010	\$1,407,201	15%
013	GEOLOGY ANNEX	1975	\$150,000	1975	7,904		\$2,837,848	\$63,837	2010	\$72,473	3%
013A	ROSEBERRY APARTMENTS	1962	\$1,055,791	1962		34,558	\$11,899,751	\$0	2003	\$900,073	8%
014	NATIVE AMERICAN CULTURAL CENTER	2011	\$7,000,000	2011	12,849		\$11,387,229	\$41,700	2011	\$54,787	0%
015	RILES	1926	\$51,775	1986	28,211		\$16,462,196	\$275,584	2003	\$2,270,157	14%
016	COMMUNICATION	1960	\$835,956	2004	94,365		\$41,597,049	\$304,654	2004	\$906,311	2%
016A	UNIVERSITY MARKETING AND OPERATIONS	2009	\$12,500,000	2009	23,103		\$20,936,233	\$98,573	2010	\$54,080	0%
017	SCIENCE LAB FACILITY	2007	\$37,325,000	2011	107,358		\$64,485,135	\$236,142	2011	\$44,308	0%
018	LIBERAL ARTS	1963	\$673,100	2011	58,433		\$24,928,665	\$91,288	2011	\$6,423	0%
018A	BIOLOGY GREENHOUSE	1971	\$2,885	1971	4,004		\$1,445,009	\$35,529	2010	\$160,872	11%
019	PHYSICAL SCIENCES	1960	\$704,702	1960	51,318		\$28,404,107	\$742,962	2003	\$12,238,516	43%
020	SCIENCE ANNEX	1968	\$1,707,015	1968	73,168		\$36,285,834	\$949,124	2012	\$21,221,015	58%
021	BIOLOGICAL SCIENCES	1967	\$1,717,234	1967	86,964		\$48,755,746	\$1,275,297	2003	\$20,392,904	42%
021B	BIOLOGICAL SCIENCES ANNEX	1989	\$710,955	1989	8,551		\$4,350,264	\$65,998	2010	\$45,163	1%
022	PETERSON	1958	\$562,908	1958	39,439		\$15,308,682	\$400,427	2010	\$1,877,063	12%
023	BABBITT ACADEMIC ANNEX	1958	\$594,012	1965	39,033		\$17,344,719	\$453,683	2010	\$405,556	2%
023A	ACADEMIC ANNEX	1996	\$252,445	1996	3,600		\$389,467	\$4,482	2003	\$138,439	36%
024	NORTH HEATING AND COOLING PLANT	1949	\$148,704	2011	46,811		\$41,613,628	\$152,387	2011	\$18,146	0%
025	HEALTH AND LEARNING CENTER	2011	\$106,000,000	2011	283,009		\$166,637,292	\$610,219	2011	\$662,541	0%
026	ADEL MATHEMATICS	1962	\$747,166	1962	43,488		\$17,886,848	\$467,864	2015	\$6,182,014	35%
027	EASTBURN EDUCATION CENTER	1958	\$1,009,405	1996	78,047		\$34,360,531	\$395,456	2003	\$4,520,177	13%

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN
BUILDING INVENTORY REPORT**

Bldg No. ⁽¹⁾	Facility Name	Original Constr. Date	Original Const. Cost	Adjusted Const. Date ⁽²⁾	Academic/ Support GSF ⁽³⁾	Auxiliary GSF ⁽⁴⁾	Current Replacement Value ⁽⁵⁾	Calculated Renewal Request ⁽⁶⁾	Fiscal Year Inspected ⁽⁷⁾	2018 Total Deferred Maint. ⁽⁸⁾	FCI
027A	INSTITUTE FOR HUMAN DEVELOPMENT	1966	\$236,989	1966	12,642		\$2,585,975	\$67,641	2003	\$868,302	34%
028	CLINE LIBRARY	1965	\$1,046,357	1991	211,312		\$90,509,902	\$1,278,426	2003	\$6,105,857	7%
029	ERNEST CALDERON LEARNING COMMUNITY	2009	\$29,185,868	2009		108,808	\$48,086,572	\$0	2009	\$487,363	1%
030	UNIVERSITY UNION FIELDHOUSE	1965	\$914,850	1979	88,019		\$33,991,619	\$693,509	2003	\$2,215,213	7%
030A	UNIVERSITY UNION DINING SERVICES	1986	\$7,161,000	1986		66,566	\$31,107,577	\$0	2010	\$3,729,292	12%
030B	UNIVERSITY UNION STUDENT SERVICES	1989	\$2,610,751	1989	24,354		\$9,208,287	\$139,699	2010	\$973,379	11%
030C	UNIVERSITY UNION FOOD COURT	2009	\$9,500,000	2009		24,767	\$15,652,179	\$0	2009	\$164,010	1%
030D	UNIVERSITY UNION DINING EXPANSION	2014	\$4,761,685	2014		11,888	\$6,487,258	\$0	2014	\$14,044	0%
031	GILLENWATER HALL	1960	\$630,860	1981		46,775	\$13,871,647	\$0	1998	\$261,780	2%
032	HOSPITALITY RESOURCE & RESEARCH CENTER	1974	\$35,700	1974	2,762		\$1,014,349	\$23,348	2010	\$34,273	3%
033	EUGENE M. HUGHES HOTEL & RESTAURANT MANAGEMENT - I	1988	\$48,700	2011	17,817		\$8,025,010	\$29,387	2011	\$25,933	0%
033A	EUGENE M. HUGHES HOTEL & RESTAURANT MANAGEMENT - II	1988	\$188,888	1988	13,695		\$10,232,238	\$160,586	2011	\$9,000	0%
035	BOOKSTORE	1967	\$243,736	1977	17,033	30,771	\$16,086,398	\$124,211	2011	\$2,912	0%
036	SCIENCE AND HEALTH BUILDING	2016	\$68,900,000	2016	140,430		\$76,284,283	\$79,814	2016	\$420,174	1%
037	PERFORMING AND FINE ARTS	1969	\$2,288,408	1975	127,982		\$63,372,530	\$1,425,559	2011	\$6,483,851	10%
037A	ARDREY AUDITORIUM	1972	\$3,149,009	2012	37,635		\$25,837,156	\$81,098	2011	\$54,760	0%
038	COWDEN LEARNING COMMUNITY	1964	\$1,269,297	1964		87,049	\$30,255,463	\$0	2016	\$3,666,669	12%
039	RAYMOND HALL	1962	\$1,056,277	1977		61,467	\$18,664,108	\$0	1998	\$1,534,194	8%
040	MCDONALD HALL	1962	\$1,007,745	1962		33,402	\$10,076,394	\$0	1998	\$319,988	3%
042	SECHRIST HALL	1966	\$1,720,523	1966		121,754	\$42,785,811	\$0	2010	\$3,327,925	8%
043	GATEWAY STUDENT SUCCESS CENTER	1967	\$527,127	2003	16,662		\$6,658,403	\$52,249	2003	\$99,300	1%
044	TINSLEY HALL	1964	\$1,225,000	1964		89,475	\$28,754,925	\$0	2016	\$286,944	1%
045	WILSON HALL	1965	\$1,269,297	1965		89,825	\$30,324,167	\$0	2016	\$2,828,419	9%
046	ALLEN HALL	1967	\$1,513,134	1967		90,315	\$32,663,035	\$0	2016	\$3,532,122	11%
047	ATMOSPHERIC RESEARCH OBSERVATORY/LUTZ TELESCOPE	1953	\$32,272	1953	2,175		\$957,677	\$25,050	2003	\$111,371	12%
047A	ROTC	1973	\$148,704	1973	25,182		\$12,784,353	\$300,959	2010	\$305,703	2%
048	REILLY HALL	1969	\$2,033,274	1969		114,512	\$41,878,525	\$0	1998	\$4,666,904	11%
049	ANTHROPOLOGY LABORATORY	1977	\$85,000	1977	3,400		\$1,567,808	\$33,627	2010	\$11,981	1%
050	CAMPUS HEIGHTS APARTMENTS	1963	\$885,286	1963		56,541	\$16,525,806	\$0	2010	\$214,632	1%
050A	INTERNATIONAL PAVILION	2016	\$5,649,028	2016	10,410		\$7,064,588	\$7,391	2016	\$38,912	1%
050B	MCKAY VILLAGE	2006	\$30,000,000	2006		161,897	\$58,630,075	\$0	2006	\$809,381	1%

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN
BUILDING INVENTORY REPORT**

Bldg No. ⁽¹⁾	Facility Name	Original Constr. Date	Original Const. Cost	Adjusted Const. Date ⁽²⁾	Academic/Support GSF ⁽³⁾	Auxiliary GSF ⁽⁴⁾	Current Replacement Value ⁽⁵⁾	Calculated Renewal Request ⁽⁶⁾	Fiscal Year Inspected ⁽⁷⁾	2018 Total Deferred Maint. ⁽⁸⁾	FCI
051	BABBITT ADMINISTRATIVE CENTER	1976	\$1,586,500	1976	29,423		\$11,991,128	\$263,466	2003	\$2,955,139	25%
052	BILBY RESEARCH CENTER	1981	\$1,200,000	1981	19,174		\$8,834,145	\$170,994	2010	\$56,942	1%
053	GABALDON HALL	1984	\$6,841,000	1984		129,096	\$43,696,094	\$0	2011	\$61,982	0%
054	INFORMATION TECHNOLOGY SERVICES	1986	\$2,681,263	1986	5,444		\$2,291,089	\$38,354	2003	\$16,173	1%
054A	INFORMATION TECHNOLOGY TELECOM	1989	\$1,100,100	1989	22,702		\$9,699,076	\$147,144	2003	\$605,549	6%
054B	INFORMATION TECHNOLOGY ANNEX	1996	\$251,000	1996	2,985		\$1,162,033	\$13,374	2003	\$14,316	1%
055	MOUNTAIN VIEW HALL	1990	\$14,100,000	1990		148,867	\$52,275,331	\$0	2012	\$192,695	0%
056	APPLIED RESEARCH AND DEVELOPMENT	2007	\$25,575,000	2007	60,500		\$61,859,082	\$355,969	2011	\$20,291	0%
057	PRINTING SERVICES	1991	\$225,000	1991	5,111		\$1,430,681	\$20,208	2010	\$154,023	11%
058	HIGH COUNTRY CONFERENCE CENTER AND PARKING STRUCTURE	2008	\$20,034,850	2008		167,563	\$33,009,375	\$0	2008	\$405,399	1%
060	STUDENT AND ACADEMIC SERVICES	2016	\$32,000,000	2016	111,915		\$34,514,911	\$36,112	2016	\$190,108	1%
061	LEARNING RESOURCE CENTER	1970	\$588,581	1970	19,648		\$6,579,035	\$165,203	2010	\$214,049	3%
062	MCCONNELL HALL	1971	\$3,414,490	1971		160,132	\$55,388,308	\$0	2008	\$97,181	0%
064	DU BOIS SOUTH UNION	1971	\$1,681,693	2017	27,884	65,062	\$44,353,418	\$6,961	2017	\$887,068	2%
065	RAUL H. CASTRO SOCIAL AND BEHAVIORAL SCIENCES	1970	\$1,590,520	1970	63,321		\$26,011,878	\$653,174	2003	\$5,348,226	21%
066	HEALTH PROFESSIONS	1970	\$1,542,838	1970	59,826		\$27,216,778	\$683,429	2010	\$2,364,727	9%
067	SOUTH HEATING AND COOLING PLANT	1970	\$973,000	2005	16,168		\$15,887,711	\$108,049	2003	\$29,517	0%
068	ROLLE ACTIVITY CENTER	1972	\$1,280,000	1972	47,697		\$25,229,810	\$607,138	2003	\$2,779,927	11%
069	ENGINEERING AND TECHNOLOGY	1972	\$2,030,856	2005	89,460		\$50,529,074	\$343,637	2005	\$115,200	0%
070	SBS WEST	1972	\$735,715	1972	71,312		\$31,874,730	\$767,044	2014	\$4,780,534	15%
071	SOUTH VILLAGE	1972	\$1,586,500	1984		102,371	\$33,854,422	\$0	1998	\$39,662	0%
072	NURSING	1978	\$979,000	1978	19,696		\$8,810,903	\$184,372	2010	\$1,311,076	15%
073	LAWRENCE J. WALKUP SKYDOME	1977	\$6,666,400	2011	254,360		\$120,285,897	\$440,482	2011	\$3,182,635	3%
074	RENEWABLE ENERGY TEST FACILITY	1972	\$10,000	1972	622		\$244,416	\$5,882	2003	\$4,323	2%
076	AVIAN COGNITION LABORATORY	1988	\$303,293	1988	5,402		\$2,409,972	\$37,822	2003	\$20,007	1%
077	FACILITY SERVICES	1988	\$4,769,470	1988	127,981		\$38,977,268	\$611,714	2003	\$5,286,282	14%
077A	FACILITY SERVICES ANNEX	1989	\$146,000	1989	8,970		\$1,699,025	\$25,776	2003	\$30,519	2%
078	CHEMICAL STORAGE	2014	\$1,582,000	2014	1,788		\$2,155,296	\$4,510	2014	\$41,990	2%
079	GREENHOUSE COMPLEX	1989	\$1,182,188	1989	17,009		\$6,775,572	\$102,792	2003	\$109,539	2%
080	CERAMICS COMPLEX	1989	\$950,000	1989	9,009		\$4,809,643	\$72,967	2003	\$189,509	4%
080A	TEA HOUSE	2003	\$158,805	2003		425	\$197,399	\$0	2003	\$4,215	2%
080B	CERAMICS CLAY MIXING	2014	\$550,500	2014	1,262		\$749,994	\$1,569	2014	\$14,612	2%
081	W.A. FRANKE COLLEGE OF BUSINESS	2005	\$24,075,000	2005	120,308		\$58,843,406	\$400,181	2005	\$71,189	0%

**NORTHERN ARIZONA UNIVERSITY
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Bldg No. ⁽¹⁾	Facility Name	Original Constr. Date	Original Const. Cost	Adjusted Const. Date ⁽²⁾	Academic/Support GSF ⁽³⁾	Auxiliary GSF ⁽⁴⁾	Current Replacement Value ⁽⁵⁾	Calculated Renewal Request ⁽⁶⁾	Fiscal Year Inspected ⁽⁷⁾	2018 Total Deferred Maint. ⁽⁸⁾	FCI
082	SOUTHWEST FOREST SCIENCE COMPLEX	1992	\$21,000,000	1992	72,137		\$35,481,808	\$482,608	2003	\$203,754	1%
082B	HOGAN	2001	\$23,203	2001	480		\$252,049	\$2,242	2001	\$616	0%
083	KNAU / MOUNTAIN CAMPUS TRANSIT	1994	\$184,558	1994	11,893		\$3,623,716	\$45,497	1997	\$27,011	1%
084	SCULPTURE STUDIO	1994	\$102,274	2005	4,200		\$2,865,687	\$19,489	2005	\$3,789	0%
085	SOUTH REC FIELDS COMPLEX	2009	\$653,156	2009		4,666	\$1,077,146	\$0	2009	\$173,365	16%
086	AQUATICS AND TENNIS COMPLEX	2016	\$40,284,000	2016		123,341	\$43,476,547	\$0	2016	\$239,469	1%
088	WETTAW	2000	\$12,434,561	2000	80,221		\$50,313,693	\$473,777	2003	\$109,651	0%
089	FOUNTAIN APARTMENT	1940	\$73,000	1980		1,638	\$466,063	\$0	2012	\$2,521	1%
090	SCHOOL OF INFORMATICS, COMPUTING, AND CYBER SECURITY	2012	\$9,549,198	2012	46,565		\$13,610,384	\$42,721	2012	\$28,164	0%
091	CENTENNIAL	1999	\$2,500,000	1999	10,997		\$4,083,093	\$40,584	2004	\$51,271	1%
092	PONDEROSA	1968	\$742,500	1977	10,464		\$4,550,659	\$97,605	2011	\$72,215	2%
093	SOUTH BEAVER SCHOOL	1935	\$2,750,000	1935	30,721		\$3,093,773	\$80,923	2015	\$1,617,705	52%
095	PINE RIDGE VILLAGE	2002	\$13,375,000	2002		124,094	\$37,366,017	\$0	2012	\$43,841	0%
096	HUFFER LANE FACILITY	1976	\$1,325,000	1976	5,220		\$1,573,308	\$34,568	2010	\$35,169	2%
096A	KNOLES PARKING STRUCTURE	2007	\$15,000,000	2007		293,485	\$29,315,037	\$0	2007	\$2,174	0%
096B	SAN FRANCISCO PARKING GARAGE	2012	\$22,383,387	2012		474,120	\$32,458,701	\$0	2012	\$5,961	0%
096C	MOUNTAIN VIEW STRUCTURE	1990	\$3,500,000	1990		82,800	\$14,254,142	\$0	2012	\$18,605	0%
097	CECMEE FIELD STATION	1998	\$10,000	1998	1,547		\$899,267	\$9,409	2011	\$345	0%
098A	POLICE DEPARTMENT	2003	\$900,000	2009	9,665		\$3,353,786	\$15,790	2009	\$7,830	0%
098B	CONTRACTING AND PURCHASING SERVICES	2003	\$900,000	2012	9,624		\$3,970,665	\$12,463	2012	\$3,108	0%
098C	ENGINEERING RESEARCH	2003	\$900,000	2012	9,665		\$5,274,767	\$16,557	2012	\$3,108	0%
098D	EXTENDED CAMPUS OPERATIONS CENTER	2003	\$900,000	2003	9,624		\$3,931,352	\$30,850	2003	\$66	0%
098F	RLSS WAREHOUSE	2009	\$3,900,000	2009		17,203	\$6,425,631	\$0	2009	\$134,661	2%
099	SEISMIC OBSERVATORY	1977	\$13,500	1977	372		\$157,479	\$3,378	2000	\$466	0%
YUMA1	NAU YUMA ACADEMIC FACILITY	1996	\$7,650,000	1996	52,434		\$16,128,978	\$185,629	2010	\$169,843	1%
YUMA2	NAU YUMA RESEARCH FACILITY	2010	\$6,500,000	2010	12,225		\$10,886,841	\$45,562	2010	\$56,109	1%
KINGMAN1	NAU MOJAVE KINGMAN	1997	\$409,000	1997	8,100		\$3,715,284	\$40,816	2009	\$350,364	9%
PHXB1	HEALTH SCIENCES EDUCATION BUILDING	2012	\$7,480,000	2012	13,620		\$10,846,932	\$34,047	2013	\$198,539	2%

**NORTHERN ARIZONA UNIVERSITY
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BUILDING INVENTORY REPORT**

FOOTNOTES

- (1) All buildings in the system are listed; excludes space leased from others unless a lease-purchase.
- (2) As adjusted for applicable projects using the Sherman-Dergis method. 100% Auxiliary enterprise buildings were not adjusted.
- (3) The measurement of all buildings to verify GSF is in process. 30 percent of buildings were verified in FY15, additional 60 percent verified in FY16 and are reflected in this report. The remaining 10% are new construction, renovations, or purchased buildings that were verified in FY17.
- (4) Auxiliary enterprises do not generate building renewal allocation amounts.
- (5) Estimated replacement values are calculated using the Regents' Construction Cost Control and Professional Fee Guidelines.
- (6) Renewal request is calculated using the Sherman-Dergis formula with direction from the Regents' central office.
- (7) Building inspections are completed by Facility Services within a four-year cycle as funding allows.
- (8) Deferred Maintenance costs do not reflect code items. Costs reflected only restore building to original construction.

**NORTHERN ARIZONA UNIVERSITY
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LEASE REPORT**

**NORTHERN ARIZONA UNIVERSITY
FY 2020– 2022 CAPITAL IMPROVEMENT PLAN**

SUMMARY OF LEASES IN EFFECT DURING FY 2018

	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	14	778,992	N/A	\$1,119,932	1	12	1	0
NAU as Lessee	40	1,809,595	38.35	(\$2,900,585)	0	36	1	3
Capital Lease	4	N/A	N/A	N/A	2	2	0	0

Notes

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

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

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

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

**NORTHERN ARIZONA UNIVERSITY
FY 2020– 2022 CAPITAL IMPROVEMENT PLAN
UNIVERSITY AS LESSEE**

NORTHERN ARIZONA UNIVERSITY FY 2020– 2022 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
American Tower	C	Jacks Peak Lat 36-41-53 N, Long 111-37-49.77 W Page, AZ 86040	KNAU	N/A \$0.00 \$6,108.00	Square Feet Cost PSF Total	N/A	N/A	G	Local	Radio Tower
Arboretum at Flagstaff	C	4001 S. Woody Mountain Road Flagstaff, AZ 86001	Merriam Powell	5 217,800 \$0.00 \$0.00	Acres Square Feet Cost PSF Total	1/1/2006	12/31/2055	GL	N/A	Research
Arboretum at Flagstaff	C	4001 S. Woody Mountain Road Flagstaff, AZ 86001	Merriam Powell	5 217,800 \$0.00 \$0.00	Acres Square Feet Cost PSF Total	5/1/2014	6/30/2064	GL	N/A	Research
Arizona State Land Department	C	KR #99-2770-LAR Centennial Forest	Forestry	N/A \$0.00 \$1,000.00	Acres / Square Feet Cost PSF Total		12/1/2074	GL	Local	Research
Arizona State Land Department	C	APN: 103-24-007E NE Corner of Milton Road & I-40 Flagstaff, AZ	NAU	28.35 1,234,926 \$0.00 \$0.00	Acres Square Feet Cost PSF Total	3/12/2014	3/11/2024	GL	N/A	Semi-improved campus border land and parking
Central Arizona College - Pinal County	C	Signal Peak Campus 8470 N Overfield Rd Rm 117, 119, 104 & Building M Coolidge, AZ 85128	Statewide Campuses	120 \$33.33 \$4,000.00	Square Feet Cost PSF Total	7/1/2017	6/30/2022	G	Local	3 Admin Office Spaces 2 Classrooms
Clarendon Funding LLC / Brentwood Mortgage Rose Plaza MKN LLC, Clarendon Funding LLC NSHE Reindeer Lake LLC	C	Clarendon Place 300 West Clarendon Ave, Ste 475 Phoenix, AZ 85013	NAU / AZTAP Social Work & Behavioral Science	3,780 \$17.00 \$17.50 \$65,992.50 \$1,910.76 \$67,903.26	Square Feet Cost PSF July Cost PSF Aug - June Lease City & State Tax Total	8/1/2015	7/31/2020	MG	Local	Admin Office
Coconino Community College	C	2800 S. Lone Tree Road Flagstaff, AZ 86001	KNAU	625 \$0.00 \$0.10	Square Feet Cost PSF Total	11/16/2009	11/15/2019	GL	N/A	Satellite & FM Broadcasting
Consolidated Investment Co	R	1300 S. Milton Road Ste. 207, 208, 210-213, 225-226 Flagstaff, AZ 86001	ETC	3,111 \$24.41 \$75,949.56 \$1,740.00 \$77,689.56	Square Feet Cost PSF Lease Breakroom Total	3/1/1996	6/30/2018	G	Local	Admin Office
Crown Atlantic Co LLC	C	Grand Canyon Airport Highway 64 Tusayan, AZ 86046	AZ Tusay AN CAC - KNAU	80 \$144.89 \$8,272.98 \$2,840.40 \$477.90 \$11,591.28	Square Feet Cost PSF Lease July - March Lease April - June Taxes Total	3/26/2001	3/25/2021	MG	Local	Communications Tower Lease

NORTHERN ARIZONA UNIVERSITY

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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
East Valley Adult Resources	T	Red Mountain Active Adult Center 7750 E. Adobe Street Mesa, AZ 85207	Statewide Campuses	100 \$15.00 \$1,500.00	Square Feet Cost PSF Total	9/1/2010	8/31/2018	G	Grant	Admin Office Spaces
Episcopal Church in Navajoland	C	Good Shepherd Mission Westchester Building Fort Defiance, AZ	School of Nursing	4,032 \$4.22 \$2,125.01 \$14,874.99 \$17,000.00	Square Feet Cost PSF Lease July - Aug 14 Lease Aug 15 - June Total	1/1/2016	8/14/2020	NNN	Local	Classrooms and Admin Office
Four Seasons Investment Company,	C	Plaza One 2982 North Park Avenue, Ste. F Prescott AZ 86301	Statewide Campuses	1,311 \$9.27 \$12,153.00 \$4,876.92 \$4,070.76 \$1,500.00 \$22,600.68	Square Feet Cost PSF Lease CAM Taxes & Insurance Signage Total	6/12/2016	6/11/2021	NNN	Local	Admin Office
Graham Community College / Eastern Arizona College	C	615 North Stadium Ave Thatcher, AZ 8552	Statewide Campuses	2,600 \$10.93 \$28,409.23 \$878.69 \$13,100.90 \$42,388.82	Square Feet Cost PSF Lease CAM TI Total	7/1/1998	7/31/2019	G	Local	Classrooms Admin Office Spaces
Government Property Income (Was CWSP)	C	North Valley Campus 15451 North 28th Avenue #100 Phoenix, AZ 85053	Statewide Campuses	66,743 \$19.25 \$19.64 \$1,304,325.06 \$41,027.11 \$110,402.02 \$1,455,754.19	Square Feet Cost PSF July - Sept Cost PSF Oct - June Lease Lease Taxes Operating Expenses Total	4/1/2014	10/1/2024	MG	State	Admin Office Spaces
Guyann Corporation/Flagstaff Radio Great Circle Media	C	Mormon Mountain	KNAU	120 \$228.52 \$27,442.08	Square Feet Cost PSF Total	4/28/1999	12/1/2019	G	Local	Radio Tower
Malachite LLC - NAU Yuma	T	220 East 16th Street Suite A Yuma, AZ	Statewide Campuses	2,526 \$14.75 \$37,254.81 \$13,034.16 \$17,277.96 \$1,082.16 \$68,649.09	Square Feet Cost PSF Lease Assessment TI Sales Tax Total	10/1/2013	9/30/2018	MG	Local	Classroom Admin Office Spaces
MCCCD Chandler Gilbert	C	2626 E. Pecos Road Rm #JAC107-111 Chandler, AZ 85225	Statewide Campuses	600 \$51.00 \$30,600.00 \$30,600.00	Square Feet Cost/SF Annual Rent Total	7/1/2016	6/30/2018	G	Local	Admin & Faculty Office Space
MCCCD Estrella Mountain	C	3000 N. Dysart Road Rm KOMA 116 & 117 Avondale, AZ 85392	Statewide Campuses	260 \$32.93 \$8,561.80 \$1,620.00 \$10,181.80	Square Feet Cost/SF Lease Phone Total	7/1/2017	6/30/2022	G	Local	Admin Office Space

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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 Gateway Community College	C	108 N. 40th Street Rm 1146 Phoenix, AZ 85034	Statewide Campuses	96 \$78.13 \$7,500.00	Square Feet Cost PSF Total	7/1/2016	6/30/2018	G	Local	Admin Office Space
MCCCD Glendale Community College	C	6000 W. Olive Avenue Rm 02-126, CL-24 & CL-29 Glendale, AZ 85302	Statewide Campuses	220 \$24.00 \$5,280.00 \$1,620.00 \$6,900.00	Square Feet Cost PSF Lease Voice/Data Total	7/1/2016	6/30/2018	MG	Local	Admin Office Space
MCCCD Mesa Community College - Carousel	C	Carousel Condominiums 145 N Centennial Way Mesa, AZ 85201	Statewide Campuses	9,827 \$21.25 \$208,823.75 \$88,104.84 \$10,000.00 \$306,928.59	Square Feet Cost PSF Lease Qtrly Add Rent Parking Total	7/1/2017	6/30/2020	MG	State	Classrooms and Admin Office
MCCCD Mesa Southern	C	Academic Advisor Center 1833 W. Southern Avenue, Rm1 Mesa, AZ 85202	Statewide Campuses	100 \$22.66 \$2,266.00	Square Feet Cost PSF Total	7/1/2016	6/30/2018	MG	State	Admin Office Space
MCCCD Paradise Valley Community College	C	18401 North 32nd Street Phoenix, AZ 85032	Statewide Campuses	3,668 \$26.50 \$97,202.00 \$2,250.00 \$950.00 \$100,402.00	Square Feet Cost PSF Lease Voice/Data Computer Total	7/1/2016	6/30/2018	MG	Local	Admin Office Space Classrooms
MCCCD Phoenix College	C	1202 West Thomas Road Hannelly Center Phoenix, AZ 85013	Statewide Campuses	90 \$75.04 \$6,754.00	Square Feet Cost PSF Total	7/1/2016	6/30/2018	MG	Local	Admin Office Space
MCCCD Scottsdale Community College	C	Scottsdale CC 9000 E Chaparral Rd Rm 1 - 4 Scottsdale, AZ 85256	Statewide Campuses	3,867 \$35.99 \$139,173.33 \$500.00 \$139,673.33	Square Feet Cost PSF Lease Phone/Fax Total	7/1/2016	6/30/2018	MG	Local	Admin Office Spaces Classrooms
MCCCD South Mountain Community College	C	7050 South 24th Street Phoenix, AZ 85042	Statewide Campuses	2990 \$19.91 \$59,520.00	Square Feet Cost PSF Total	8/1/2006	7/31/2018	MG	Local	Admin Office Space Classrooms
Mohave Community College		1977 Acoma Blvd West Lake Havasu City, AZ 86403	Statewide Campuses	2,530 \$0.00 \$0.00	<u>Kingman Campus</u> Square Feet Cost PSF Lease	7/1/2004	6/30/2018	MG	N/A	Admin Office Space Classrooms
	C	Kingman: Building #2000								
	C	Havasut: Building #200		1,322 \$0.00 \$0.00	<u>Lake Havasu</u> Square Feet Cost PSF Lease				N/A	

NORTHERN ARIZONA UNIVERSITY

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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
Niles Radio Communications	T	Devils Head (DH-2B) Flagstaff, AZ 86011	KNAU	4 \$0.00 \$6,000.00	Square Feet Cost PSF	12/1/2013	11/30/2018	G	Local	Radio Tower
Northland Pioneer College	C	White Mountain Campus Show Low, AZ 85901	Extended Campuses	110 \$27.27 \$3,000.00	Square Feet Cost PSF Total	7/1/2016	6/30/2021	G	Local	Admin Office Space
Pima Community College	C	401 N Bonita Ave Tucson, AZ 85709	Statewide Campuses	4,713 \$22.95 \$108,140.74	Square Feet Cost PSF Lease Total	8/15/2000	8/15/2020	MG	Local	Admin Office Spaces
Pima Community College West	C	2202 West Alklam Road Tucson, AZ 85709	Statewide Campuses	4,713 \$17.00 \$80,121.00 \$14,139.00 \$94,260.00	Square Feet Cost PSF Total CAM Lease Total	7/1/2016	6/30/2021	MG	Local	Admin Office Space Faculty and Staff Storage
R&M Repeater	C	Diamond Point Mountain N34-17-23, W111-11-26 Gila County, AZ, Township 11	KNAU	0 \$0.00 \$4,200.00 \$3,120.00 \$36.60 \$7,356.60	Square Feet Cost PSF Lease July - Jan Lease Feb - June Rental Tax July - June Total	2/1/2017	1/31/2027	G	Local	Radio Frequency Transmitter
Space 99, LLC	C	99 East Virginia Avenue Suite 100 & 150 Phoenix, AZ 85004	Arizona K12 Center	6,496 17.50 \$116,928.00 \$3,390.96 \$120,318.96	Square Feet Cost PSF Lease Sales Tax Total	7/1/2015	6/30/2020	MG	Local	Admin Office
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	12/31/2018	GL	Local	Satellite Antenna & Transmitter
White Mountain Apache Tribe	C	Cooley Mountain Tower Site Pinetop, AZ 85935	KNAU	N/A \$6,000.00	Square Feet Total	7/1/2016	6/30/2018	G	Local	FM Frequency
Yavapai Community College	C	1100 E Sheldon Ave Rm #206, 129 & 207E Prescott AZ 86301	Statewide Campuses	Prescott Campus 562 \$6.25 \$3,512.50 110 \$6.25 \$687.50 \$4,200	SF 75% Usage Cost PSF Total Square Feet 100% Cost PSF Total Combined Total Campus	7/1/2012	6/30/2018	G	Local	Admin Office Spaces, Storage, Reception, Classrooms
	C	Prescott Valley Library Complex 7401 E Civic Circle Prescott Valley, AZ 86314		Prescott Library 11593 \$6.25 \$72,456.25 \$76,656.25	SF 100% Usage Cost PSF Total Combined Total	7/1/2012	6/30/2018	G	Local	Computer Lab
Yavapai Community College Radio Tower	C	Mingus Mountain	KNAU	25 \$0.00 \$0.00	Square Feet Cost PSF Total	1/1/2017	12/31/2021	NNN	N/A	Radio Tower

**NORTHERN ARIZONA UNIVERSITY
FY 2020– 2022 CAPITAL IMPROVEMENT PLAN**

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 2020– 2022 CAPITAL IMPROVEMENT PLAN
UNIVERSITY AS LESSOR**

**NORTHERN ARIZONA UNIVERSITY
FY 2020– 2022 CAPITAL IMPROVEMENT PLAN**

LESSEE	N: New C: Continued R: Renewed T: Terminate	PROPERTY LOCATION	LESSOR	GSF COST/GSF FY EXP COST		CURRENT TERM	TYPE OF LEASE	USE OF FUNDS	USE OF SPACE
ACC OP LLC - Hilltop	C	Hilltop - S San Francisco Flagstaff, AZ	NAU	278,083 \$1.33 \$368,643.72	Square Feet Cost PSF Total	5/16/2011 6/30/2051	GL	Local	Student Housing
ACC OP LLC - McConnell/Suites Suites II	C	The Suites/II - McConnell Flagstaff, AZ	NAU	206,109 \$1.55 \$318,508.96	Square Feet Cost PSF Total	5/16/2011 6/30/2051	GL	Local	Student Housing
ACC Skyview	N	Skyview Flagstaff, AZ	NAU	289,861 \$1.05 \$305,000.00	Square Feet Cost PSF Total	2/9/2016 6/30/2055	GL	Local	Student Housing
All About The Beans, LLC	R	15451 North 28th Avenue Phoenix, AZ	NAU	0 \$0.00 \$0.00	Square Feet Cost PSF Total	4/1/2014 9/30/2018	NNN	Local	Café
AT&T Cingular Wireless	C	Ardrey Auditorium	NAU	N/A \$0.00 \$22,800.00	Square Feet Cost PSF Total	3/7/2014 3/6/2019	NNN	Local	Cell Tower
Bank of America	C	University Bookstore S. San Francisco Street Flagstaff, AZ 86001	NAU	N/A \$0.00 \$7,200.00	Square Feet Cost PSF Total	7/1/2016 6/30/2021	NNN	Local	ATM
Coconino Community College College	C	2800 S Lone Tree Rd Flagstaff, AZ 86001	NAU	\$0.00 \$0.00	Square Feet Cost PSF Total	11/19/1998 11/18/2097	GL	Local	Community College
Drury Southwest Flagstaff, LLC	C	300 S Milton Flagstaff, AZ 86001	NAU	3,000 \$20.00 \$64,213.50	Square Feet Cost PSF Total	8/1/2007 7/31/2037	NNN	Local	Hotel
Hopi Tribe	C	Bilby Reasearch Center Flagstaff, AZ 86001	NAU	225 \$10.67 \$2,400.00	Square Feet Cost PSF Total	9/1/2010 6/30/2018	G	Local	Office
JP Morgan Chase	C	University Book Store 1015 S. San Francisco Street Flagstaff, AZ 86001	NAU	0 \$0.00 \$8,623.15	Square Feet Cost PSF Total	5/17/2013 5/16/2019	G	Local	ATM

**NORTHERN ARIZONA UNIVERSITY
FY 2020– 2022 CAPITAL IMPROVEMENT PLAN**

LESSEE	N: New C: Continued R: Renewed T: Terminate	PROPERTY LOCATION	LESSOR	GSF		CURRENT TERM		TYPE OF LEASE	USE OF FUNDS	USE OF SPACE
				COST/GSF	FY EXP COST					
Martinez and Eckhart	T	423 S. Beaver Street Flagstaff, AZ 86001	NAU	1,714 \$2.10 \$3,600.00	Square Feet Cost PSF Total	11/1/2013	10/31/2018	G	Local	Residential
Sprint Nextel Alamosa	C	Sechrist Hall Roof Flagstaff, AZ 86001	NAU	25 \$319.20 \$7,980.00	Square Feet Cost PSF Total	12/6/1999	12/12/2019	G	Local	Cell Tower
Verizon Wireless LLC	C	One Verizon Wireless Mail Stop 4AW100 Basking Ridge, NJ 07920	NAU	0 \$0.00 \$2,400.00	Square Feet Cost PSF Total	11/20/2015	11/19/2020	G	Local	Cell Tower
Wells Fargo Bank	C	University Student Union 1050 S. Knoles Drive Flagstaff, AZ	NAU	N/A \$0.00 \$8,562.64	Square Feet Cost PSF Total	3/1/2016	2/28/2021	NNN	Local	ATM

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**NORTHERN ARIZONA UNIVERSITY
FY 2020– 2022 CAPITAL IMPROVEMENT PLAN
CAPITAL LEASE**

LESSOR	N: New C: Continued R: Renewed T: Terminate	OUTSTANDING PRINCIPAL	CURRENT TERM		CAPITAL USE
Capital One Public Funding LLC	C	\$9,253,222.51	6/28/2012	6/1/2027	Noresco Energy Management Equipment
NAREH	C	\$3,992,432.00	9/30/2012	9/30/2030	NAU University Services Building
Encap AZ Solar 2 LLC	N	\$800,000.00	5/1/2017	5/7/2026	Solar on San Francisco Parking Structure - Green Fund Project
Dell Financial Services	N	\$1,415,015.17	11/29/2017	11/28/2023	Dell Computer Hardware

**NORTHERN ARIZONA UNIVERSITY
FY 2020– 2022 CAPITAL IMPROVEMENT PLAN
LAND REPORT**

**NORTHERN ARIZONA UNIVERSITY
FY 2020– 2022 CAPITAL IMPROVEMENT PLAN
REPORT ON ACQUISITIONS AND SALES OF
LAND AND IMPROVEMENTS FY 2018**

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

A1	8/5/2017	Humphrey Street Access Easement	\$0.00	0.414	N/A	N/A
A2	8/5/2017	Humphrey/Dupont Alleyway Public Utility Easement	\$0.00	1.045	N/A	N/A
A3	8/5/2017	Humphrey Street and Alleyways Right-of-Way (Alley under Drury Inn)	\$0.00	0.11	N/A	N/A
A4	8/5/2018	Humphrey Street and Alleyways Right-of-Way (Alley under HCCC)	\$0.00	0.095	N/A	N/A
A5	8/5/2017	Verde Street Right-of-Way	\$0.00	0.500	N/A	N/A
A6	8/5/2017	University Drive Public Utility Easement	\$0.00	0.013	N/A	N/A
SUBTOTAL ACQUISITIONS:			\$0	2.177		

SALES

S1	8/5/2017	Lone Tree Corridor - Public Utility Easement	\$0.00	0.608	N/A	N/A
S2	8/5/2017	Lone Tree Corridor	\$0.00	1.5	N/A	N/A
SUBTOTAL SALES:			\$0.00	2.108		

NET (COST)/INCOME:	\$0
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This report includes all transactions formally concluded by the university between July 1, 2017 and June 30, 2018.

**NORTHERN ARIZONA UNIVERSITY
FY 2020– 2022 CAPITAL IMPROVEMENT PLAN**

CAPITAL PROJECT STATUS REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2020– 2022 CAPITAL IMPROVEMENT PLAN**

**CAPITAL EXPENDITURES SUMMARY
FY 2018 as of June 30, 2018**

Projects over \$100,000 by Category	FY 2018 Expenditures	Total Expenditures	Estimated Total Cost
New Construction			
Academic and Support Space	\$ 8,447,355	\$ 196,636,679	\$ 214,006,595
Auxiliary	97,293	46,593,199	47,479,498
Infrastructure	256,462	5,156,462	5,250,000
Capital Renewal			
Academic and Support Space	4,983,084	10,694,308	27,650,958
Auxiliary	14,257,916	34,036,508	38,147,328
Infrastructure	3,376,207	8,913,058	10,031,874
Accessibility	-	-	-
Major Maintenance/System Replacement	3,623,560	4,809,009	8,374,636
Major Maintenance/Energy Conservation	-	-	-
Life Safety/Code Compliance	656,111	656,111	1,437,545
Other Capital Renewal	-	-	-
Other			
Other	106,761	106,761	300,488
Subtotal Projects Over \$100,000	\$ 35,804,747	\$ 307,602,094	\$ 352,678,922
Subtotal Projects Under \$100,000	\$ 2,039,114	\$ 2,829,772	\$ 3,803,895
Grand Total All Projects	\$ 37,843,861	\$ 310,431,866	\$ 356,482,817

Note: This report includes all capital projects with expenditures in FY 2018. *Total Expenditures* is the accumulated expenditures for those projects across multiple fiscal years.

**NORTHERN ARIZONA UNIVERSITY
FY 2020– 2022 CAPITAL IMPROVEMENT PLAN**

**STATUS OF JCCR PROJECTS
FY 2018 as of June 30, 2018**

University Projects								
	<u>Project</u>	<u>Project</u>	<u>Funding</u>	<u>FY 18</u>	<u>Total</u>			<u>Completion</u>
<u>Project Name</u>	<u>Number</u>	<u>Category</u>	<u>Source</u>	<u>Expenditures</u>	<u>to Date</u>	<u>%</u>	<u>Estimated</u>	<u>Date</u>
						<u>Expended</u>	<u>Total Cost</u>	<u>(mm/yy)</u>
Recital Hall	09.371.162	NAS	BOND, GIFT	\$ 7,970,609	\$ 8,662,387	58%	\$15,000,000	01/19
Science Annex 3rd & 4th Floor Renovation	09.200.181	CAS	GIFT, SAP	\$ 1,619,322	\$ 1,619,322	9%	\$17,400,000	05/19
Third-Party and Commercial Projects								
	<u>Project</u>	<u>Project</u>	<u>Funding</u>	<u>Estimated</u>		<u>Completion</u>		
<u>Project Name</u>	<u>Number</u>	<u>Category</u>	<u>Source</u>	<u>Total Cost</u>	<u>% Completed</u>	<u>Date</u>		
						<u>(mm/yy)</u>		
Honors Hall	09.999.171	NAS/NIN	Private/Bond	\$ 14,800,000	85%	08/18		
(NAU's portion only)								

NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2018 as of June 30, 2018

Project Name	Project Number	Project Category	Funding Source	FY18 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
Anthropology Lab Renovation	09.490.171	CAS	GRANT	\$ 477,943	\$ 477,943	96%	\$ 500,000	Jun-18
AR&D Landscaping	08.050.161	CIN	LOCAL	\$ 29,716	\$ 440,789	42%	\$ 1,052,000	Aug-18
AR&D Renovation for PMI	09.560.172	CAS	LOCAL	\$ 102,343	\$ 270,455	100%	\$ 270,455	Dec-17
Ardrey Auditorium Stage Rigging	09.371.181	CAS	LOCAL	\$ 198,005	\$ 198,005	94%	\$ 210,000	Oct-18
Asphalt 2017 Parking	08.020.173	CAX	LOCAL	\$ 411,939	\$ 456,983	100%	\$ 456,983	Oct-17
Asphalt 2017 Streets	08.020.174	CIN	LOCAL	\$ 229,613	\$ 324,739	89%	\$ 363,000	Aug-18
Asphalt 2018 Parking	08.020.183	CAX	LOCAL	\$ 45,420	\$ 45,420	6%	\$ 800,000	Dec-18
Asphalt 2018 Streets	08.020.181	CIN	LOCAL	\$ 323,318	\$ 323,318	69%	\$ 471,000	Dec-18
Biology SES and MCC Replacement	09.210.161	CMM	LOCAL	\$ 7,713	\$ 149,011	99%	\$ 149,989	Aug-18
Bioscience Annex BSL3 Retrofit	09.212.131	CAS	LOCAL	\$ 7,113	\$ 1,940,651	100%	\$ 1,940,651	Dec-17
Bio-Science Annex Fish Tank Remodel	09.212.171	CAS	LOCAL	\$ 208,376	\$ 208,376	100%	\$ 207,820	Aug-18
Bookstore Interior Remodel	09.350.161	CAS	LOCAL	\$ 3,774	\$ 1,875,217	100%	\$ 1,875,217	Aug-17
Building 77 Fire System Upgrad	09.004.148	CLS	SAP	\$ 117,608	\$ 117,608	100%	\$ 117,608	Jun-18
Building 77 Network Upgrades	09.770.121	CAS	LOCAL	\$ 13,316	\$ 309,561	100%	\$ 309,561	Dec-17
Campus Gas Regulator Replacement	10.010.164	CIN	MIXED	\$ 151,230	\$ 187,233	93%	\$ 201,657	Aug-18
Campus-Wide Fire Hydrants 2017	08.100.171	CLS	LOCAL	\$ 92,183	\$ 92,183	92%	\$ 100,000	Aug-18
CBA Urinal Replacement	09.810.171	CAS	LOCAL	\$ 153,663	\$ 156,685	100%	\$ 156,685	Oct-17
Chilled Waterline Extension to Building 20	10.070.181	NIN	SAP	\$ 209,601	\$ 209,601	84%	\$ 250,000	Jun-18
College of Arts & Letters Classroom Reno	09.000.174	CAS	LOCAL	\$ 217,407	\$ 217,407	100%	\$ 217,407	Nov-17
Communication Room 207 & 221	09.160.172	CAS	LOCAL	\$ 151,412	\$ 179,792	78%	\$ 231,000	Aug-18
Communications Acoustical Remediation	09.160.151	CAS	LOCAL	\$ 25,626	\$ 144,750	98%	\$ 148,000	Aug-18
Concrete 2016	08.030.161	CIN	LOCAL	\$ 9,162	\$ 314,550	100%	\$ 314,550	Aug-17
Concrete 2016 Residence Life	08.030.162	CIN	LOCAL	\$ 12,940	\$ 444,272	100%	\$ 444,272	Aug-17
Concrete 2017	08.030.174	CIN	LOCAL	\$ 583,801	\$ 619,444	95%	\$ 650,000	Aug-18
Concrete 2017 Residence Life	08.030.175	CAX	LOCAL	\$ 307,183	\$ 333,128	89%	\$ 375,003	Aug-18
Condensate Line & Lid Repair	10.040.174	CIN	LOCAL	\$ 163,071	\$ 163,071	82%	\$ 200,000	Jul-18
Cowden Hall Renovations	09.380.181	CMM	LOCAL	\$ 1,433,972	\$ 1,433,972	52%	\$ 2,736,939	Dec-18
Curb Replacement Campus-Wide	08.030.171	CIN	LOCAL	\$ 217,463	\$ 217,463	100%	\$ 217,463	Oct-17
Eastburn Technology Classroom	09.270.171	CAS	LOCAL	\$ 343,184	\$ 344,129	100%	\$ 344,129	Nov-17
Facility Services Roof Repair	09.001.181	CMM	LOCAL	\$ 746	\$ 746	0%	\$ 631,701	Sep-18
Fieldhouse Floor Replacement	09.300.171	CAX	MIXED	\$ 86,975	\$ 2,067,947	100%	\$ 2,067,947	Aug-17

NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2018 as of June 30, 2018

Project Name	Project Number	Project Category	Funding Source	FY18 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
Gabaldon Hall Fire Alarm	09.004.178	CAX	LOCAL	\$ 281,860	\$ 281,860	57%	\$ 495,450	Sep-18
Gabaldon Hall Renovation	09.530.161	CAX	LOCAL	\$ 640,646	\$ 2,208,110	100%	\$ 2,208,110	Dec-17
Gammage Steam Coil Replacement	09.010.171	CAS	LOCAL	\$ 8,548	\$ 116,143	100%	\$ 116,143	Aug-17
Gas Line Abandonments And Correction	10.080.181	CLS	LOCAL	\$ -	\$ -	0%	\$ 150,000	Dec-18
Health and Learning Center	09.250.081	NAS	BOND	\$ 58,778	\$ 103,941,877	100%	\$ 103,952,844	Aug-18
Health Professions SES and MCC	09.660.163	CMM	LOCAL	\$ 165,757	\$ 173,276	97%	\$ 179,303	Aug-18
HHW Line Replacement near Pine Ridge Village	10.040.182	CIN	LOCAL	\$ 233,614	\$ 233,614	100%	\$ 233,614	Jun-18
HLC Heat Exchanger Relocation	09.250.182	CMM	SAP	\$ 290,103	\$ 290,103	100%	\$ 290,103	Jun-18
Honors Hall	09.999.171	NAS, NIN	BOND	\$ 189,721	\$ 5,169,831	35%	\$ 14,800,000	Aug-18
Humphreys Street Rebuild	08.020.171	CIN	LOCAL	\$ 139,224	\$ 153,472	86%	\$ 179,207	Aug-18
International Student Pavilion	09.501.141	NAS	LOCAL	\$ 10,722	\$ 6,121,474	100%	\$ 6,121,474	Aug-17
ITS Annex Renovation For STC	09.542.181	CAX	LOCAL	\$ 83,511	\$ 83,511	77%	\$ 107,931	Dec-18
Mc Donald Hall Roof Replacement	09.001.183	CAX	LOCAL	\$ 141,807	\$ 141,807	55%	\$ 259,586	Dec-18
McConnell Hall Abatement	09.620.161	CAX	LOCAL	\$ 49,517	\$ 462,880	100%	\$ 462,880	Aug-17
McConnell Hall FLS Renovation	09.620.181	CLS	LOCAL	\$ 22,258	\$ 22,258	4%	\$ 519,473	Dec-18
McDonald Hall Balcony Repair	09.400.161	CAX	LOCAL	\$ 17,538	\$ 602,124	100%	\$ 602,124	Jul-17
Mountain View Elevator Upgrade	09.550.171	CAX	LOCAL	\$ 101,460	\$ 211,747	98%	\$ 215,751	Aug-18
Move IT Personnel To DuBois Basement	09.640.172	CAS	LOCAL	\$ -	\$ -	0%	\$ 420,000	Dec-18
Multi-Building Fire Alarm System	09.004.188	CLS	SAP	\$ 116,745	\$ 116,745	100%	\$ 116,745	Jun-18
Multi-Campus Meter Repairs	10.010.183	CIN	SAP	\$ 129,391	\$ 129,391	100%	\$ 129,391	Jun-18
N/S Pedway Improvements	08.060.161	CIN	MIXED	\$ 67,787	\$ 3,907,255	100%	\$ 3,907,255	Aug-17
New Aquatic and Tennis Complex	09.860.131	NAX	MIXED	\$ 97,293	\$ 46,593,199	98%	\$ 47,479,498	Dec-18
New Gas and Waterline near Gabaldon	10.040.181	NIN	MIXED	\$ 46,860	\$ 46,860	47%	\$ 100,000	Dec-18
North Quad Tunnel Cleanup & Safety Repairs	10.010.181	CLS	SAP	\$ 187,582	\$ 187,582	100%	\$ 187,582	Jun-18
Nursing Room 121 & 122 Remodel	09.720.172	CAS	LOCAL	\$ 52,962	\$ 116,003	100%	\$ 116,003	Oct-17
Parking & Shuttle Services Concrete	08.030.173	CAX	LOCAL	\$ 886,229	\$ 907,971	92%	\$ 985,463	Aug-18
Parking Structure Maintenance	09.002.178	CAX	LOCAL	\$ 256,437	\$ 262,129	100%	\$ 262,129	Oct-17
Parking Structure Maintenance	09.002.184	CAX	LOCAL	\$ 25,194	\$ 25,194	8%	\$ 300,000	Dec-18
PFA/Ardrey Electrical Gear	09.370.171	CAS	LOCAL	\$ 297,771	\$ 297,967	99%	\$ 300,660	Aug-18
Phoenix Biomedical Build out	13.700.131	NAS	MIXED	\$ 138,578	\$ 7,130,249	100%	\$ 7,132,277	Jul-18
Plant Meter Replacement	09.670.152	CIN	LOCAL	\$ 7,614	\$ 98,682	100%	\$ 98,682	Dec-17

NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2018 as of June 30, 2018

Project Name	Project Number	Project Category	Funding Source	FY18 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
Programming Study Science Annex Renovation	11.020.181	OTH	LOCAL	\$ 106,488	\$ 106,488	100%	\$ 106,488	May-18
Property Surplus Move	09.770.141	CAS	LOCAL	\$ 181,794	\$ 523,854	100%	\$ 523,854	Oct-17
Raymond Hall Balcony Repair	09.390.181	CAX	LOCAL	\$ 887,324	\$ 887,324	55%	\$ 1,610,200	Dec-18
Recital Hall	09.371.162	NAS	BOND, GIFT	\$ 7,970,609	\$ 8,662,387	58%	\$ 15,000,000	Jan-19
Reilly Hall - Install New Backup Water Heater	09.480.161	CAX	LOCAL	\$ 120,381	\$ 133,546	88%	\$ 151,000	Aug-18
Renovate Field House For Career Services	09.300.173	CAS	LOCAL	\$ 160,636	\$ 174,247	100%	\$ 174,247	Dec-17
Residence Hall Water Encroachment	09.002.177	CAX	LOCAL	\$ 117,390	\$ 126,216	95%	\$ 133,440	Jul-18
Rolle Room 103 Renovation	09.680.172	CAS	LOCAL	\$ 139,159	\$ 139,159	96%	\$ 145,000	Dec-18
Roseberry Hall Steam Connection	09.131.161	CMM	LOCAL	\$ 13,365	\$ 351,966	100%	\$ 351,966	Aug-17
SBS Classroom Upgrades	09.650.181	CAS	LOCAL	\$ -	\$ -	0%	\$ 233,456	Dec-18
SBS Combine Rooms 210 & 237	09.650.171	CAS	LOCAL	\$ 139,424	\$ 139,756	100%	\$ 139,756	Oct-17
SBS West Classroom Upgrades	09.700.183	CAS	LOCAL	\$ 1,421	\$ 1,421	0%	\$ 425,000	Dec-18
Science & Health Building	09.360.111	NAS	BOND	\$ 78,946	\$ 70,510,861	98%	\$ 71,900,000	Dec-18
Science Annex 3rd & 4th Floor	09.200.181	CAS	GIFT, SAP	\$ 1,619,322	\$ 1,619,322	9%	\$ 17,400,000	May-19
Science Lab 2nd Floor New Research Offices	09.170.172	CAS	LOCAL	\$ 211,551	\$ 211,551	99%	\$ 214,000	Aug-18
Science Lab Room 203 Renovation	09.170.164	CMM	LOCAL	\$ 93,353	\$ 427,865	86%	\$ 499,983	Dec-18
Sechrist Elevator Upgrades	09.420.163	CMM	LOCAL	\$ 94,466	\$ 356,370	96%	\$ 370,998	Jul-18
SICCS Third Floor Renovation	09.900.171	CAS	MIXED	\$ 266,985	\$ 268,605	100%	\$ 268,605	Dec-17
Site Improvements on Knoles	08.030.177	CIN	LOCAL	\$ 185,983	\$ 185,983	46%	\$ 400,000	Dec-18
Skydome Roof Replacement	09.001.168	CMM	LOCAL	\$ 2,278	\$ 76,445	100%	\$ 76,445	Dec-17
Skydome Sound System Renovation	09.730.123	CAS	LOCAL	\$ 1,350	\$ 763,309	100%	\$ 763,309	Dec-17
South Dining Renovation	09.630.161	CAX	MIXED	\$ 5,179,669	\$ 18,893,437	98%	\$ 19,259,053	Dec-18
South Plant HTHW Pump Replacement	09.670.172	CMM	LOCAL	\$ 78,013	\$ 105,460	100%	\$ 105,460	Dec-17
South Recreation Fields Turf Replacement	08.070.181	CIN	LOCAL	\$ -	\$ -	0%	\$ 1,537,954	Dec-18
Taylor Hall FLS Renovation	09.090.181	CLS	LOCAL	\$ 119,735	\$ 119,735	49%	\$ 246,137	Dec-18
Tenant Improvements at Union (Chick-Fil-A)	09.301.181	CAX	LOCAL	\$ 105,654	\$ 105,654	100%	\$ 105,654	Jun-18
Tinsley Hall Renovation	09.440.171	CAX	LOCAL	\$ 2,879,534	\$ 3,652,044	84%	\$ 4,363,625	Aug-18
University Union Emergency Lighting	09.004.186	OTH	LOCAL	\$ 273	\$ 273	0%	\$ 194,000	Dec-18
University Union Remodel	09.301.171	CAX	LOCAL	\$ 1,332,316	\$ 1,729,782	72%	\$ 2,400,000	Sep-18
University Union West Lawn Drainage	08.010.151	CIN	LOCAL	\$ 552,630	\$ 830,132	100%	\$ 830,132	Sep-17
Water Line Realignment Near Fieldhouse	10.040.171	CIN	MIXED	\$ 339,651	\$ 339,651	100%	\$ 339,651	Jun-18

NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2018 as of June 30, 2018

Project Name	Project Number	Project Category	Funding Source	FY18 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
Wettaw Phoenix Valve Replacement	09.880.181	CMM	SAP	\$ 1,443,795	\$ 1,443,795	100%	\$ 1,443,795	Jun-18
WIFI Remediation in Residence Halls	09.002.170	CAX	LOCAL	\$ 299,932	\$ 417,694	80%	\$ 525,000	Oct-18
SUBTOTAL: Projects \$100,000 and Greater:				\$ 35,804,747	\$ 307,602,094		\$ 352,678,922	

NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2018 as of June 30, 2018

Projects Less than \$100,000 by Category	FY 2018 Expenditures	Total Expenditures	Estimated Total Cost
New Construction			
Academic and Support Space	16,797	16,797	16,839
Auxiliary	-	-	-
Infrastructure	20,683	20,683	20,683
Capital Renewal			
Academic and Support Space	482,843	834,286	1,079,584
Auxiliary	393,335	552,758	741,838
Infrastructure	189,716	238,482	399,507
Accessibility	6,485	6,485	6,485
Major Maintenance/System Replacement	353,895	480,096	599,492
Major Maintenance/Energy Conservation	-	-	-
Life Safety/Code Compliance	426,927	511,263	648,780
Other Capital Renewal	81,289	81,289	153,800
Other			
Other	67,143	87,632	136,887
Totals Projects Under \$100,000	\$ 2,039,114	\$ 2,829,772	\$ 3,803,895
Grand Total All Projects	\$ 37,843,861	\$ 310,431,866	\$ 356,482,817

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 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 2020 – 2022 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 2020 – 2022 CAPITAL IMPROVEMENT PLAN**

THREE YEAR CAPITAL PLAN

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN**

ONE YEAR CAPITAL PLAN (FY 2020)

Project Name		Project Description	Fund Method	Estimated Total Cost	Board Approvals
1	Multi-Discipline STEM Academic/Research Building	This project represents the construction of a new 162,500 GSF building dedicated to multiple disciplines within the STEM programs. A new multi-discipline science building is needed to provide adequate space for departments that have increased enrollments over the last several years in order to maintain a high academic standard. The full programming of the building is to be determined over the next several months. This building would be located at the site of an existing building, Peterson. The cost to demolish Peterson is not included in this projected budget.	SRB	\$139,000,000	FY2019 CIP
				State Appropriation (SAP)	\$0
				General Fund Debt Service (GFDS)	\$0
				System Revenue Bonds (SRB)	\$139,000,000
				Certificates of Participation (COPS)	\$0
				Federal Funds (FEDS)	\$0
				Gifts (GIFT)	\$0
				Other (OTHR)	\$0
				Total Costs:	\$139,000,000

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN
FY 2020 PROJECT JUSTIFICATIONS**

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN**

PROJECT SCOPE AND COST

PROJECT NAME: **Multi-Discipline STEM Academic/Research Building**

Priority: 1

DESCRIPTION:

This project represents the construction of a new 162,500 GSF building dedicated to multiple disciplines within the STEM programs. A new multi-discipline science building is needed to provide adequate space for departments that have increased enrollments over the last several years in order to maintain a high academic standard. The full programming of the building is to be determined over the next several months. This building would be located at the site of an existing building, Peterson. The cost to demolish Peterson is not included in this projected budget.

JUSTIFICATION:

The university's top two strategic goals are student success and national recognized research excellence. Space on NAU's mountain campus is increasingly limited and there is not adequate space to match the research goals established. Attention to the STEM fields is vitally important for NAU to remain competitive in the marketplace and deliver highly prepared graduates and high impact research. Additionally, this building will become a vital component of the North Science Corridor to maximize the benefits of colocation of critical STEM programs.

ESTIMATED PROJECT COST: \$139 million

FUNDING SOURCE: System Revenue Bonds

NORTHERN ARIZONA UNIVERSITY FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN

ONE-YEAR CAPITAL PLAN (FY2020)

PROJECT NAME: Multi-Discipline STEM Academic/Research Building

GSF: 162,500	Construction Cost: \$616 \$/GSF	Total Project Cost: \$855 \$/GSF
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Capital Cost Estimate ¹

Category	Cost
Land Acquis./Reloc.	
Construction	\$100,080,000
A&E Fees	\$12,000,000
FF&E	
Other	\$26,920,000
Total	\$139,000,000

Proposed Financing ²

Funding Source	Amount
SRB	\$139,000,000
Total	\$139,000,000

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

Category	Total Costs
Utilities	\$447,000
Personnel*	\$347,000
Other	\$116,000
Total	\$910,000
Funding Source: n/a	
*FTE = 3	

Proposed Funding Schedule

Total Cost	FY 2019
\$139,000,000.00	\$1,500,000
	FY 2020
	\$5,450,000
	FY 2021
	\$50,000,000
	FY 2022 and beyond
	\$82,050,000

Proposed Work Schedule

Phase	Start Date
Planning	August-17
Engineering/Design	July-19
Construction	January-21
Completion	May-23

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 2020 – 2022 CAPITAL IMPROVEMENT PLAN**

TWO YEAR CAPITAL FORECAST (FY 2021 – 2022)

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN**

PRIORITY	PROJECT NAME	PROJECT DESCRIPTION
1	Biological Sciences Building Renovation	The Biological Sciences building is 86,964 GSF and in a deteriorating condition with an FCI of 42%. A complete renovation of the facility will modernize the space to increase the building's research ability. It will increase the functionality and usability of the academic space to meet enrollment and research growth projections for Biological Sciences to meet the higher education Enterprise Plan. The space will provide opportunities for independent research and expand access for students and researchers. This space will support academic programs that prepare students for an increasingly technical world. Renovating existing space is a fiscally responsible plan for NAU to reinvest into existing capital. This building is part of the North Campus Science Corridor.
2	Physical Sciences Building Renovation	The Physical Sciences building is 51,318 GSF and is in a deteriorating condition with an FCI of 43%. A complete renovation of the facility will modernize the space to increase the building's research capacity. It will enhance the functionality and usability of the academic space to meet enrollment and research growth projections for Physical Sciences to meet the higher education Enterprise Plan. The space will provide opportunities for independent research and expand access for students and researchers. This space will support academic programs that prepare students for an increasingly technical world. Renovating existing space is a fiscally responsible plan for NAU to reinvest into existing capital. This building is part of the North Campus Science Corridor.
3	Health Research Sports Performance and Convocation Center (Phase I)	This is a two-phase project consisting of a sports performance center and a convocation center. The sports performance center will provide athletic training and physical therapy to student athletes working in conjunction with the College of Health and Human Services academic programs. The convocation center is a venue for athletic competition, regional and university events, including convocation. The project consolidates functions and services currently spread across different locations, thus alleviating student athlete travel, facilitating collaborative study through dedicated study spaces, and providing a sense of community. Currently, a portion of these services are provided in Rolle Activity Center which does not meet NCAA requirements. This project is dependent on fundraising.
4	Native American Cultural Center Expansion	One of NAU's strategic goals is to become the nation's leading university serving Native Americans. By expanding the existing 12,849 GSF Native American Cultural Center, NAU will position itself to have more collaborative gathering spaces and academic spaces for the Native American community. Additionally, this expansion will bring the Institute for Tribal Environmental Professionals to the Native American Cultural Center bringing unity and colocation for all Native American services on campus. This project is dependent on fundraising.

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN**

PRIORITY	PROJECT NAME	PROJECT DESCRIPTION
5	Lab Upgrades and Renovations	Research labs in Engineering, Health Sciences and Social and Behavioral Sciences are out of date and in a deteriorated condition. This project will address needed repairs and modernization of the labs, as well as the functionality to optimize the research that can be performed in the existing spaces.
6	Multi-Discipline STEM Academic/Research Building 2	This project is the next phase in the North Campus Science Corridor, following the first Multi-discipline STEM building. It is construction of a new 162,500 GSF building dedicated to multiple disciplines within the STEM programs. A new multi-discipline science building is needed to provide adequate space for departments that have increased enrollments over the last several years in order to maintain a high academic standard, as well as provide research facilities to meet ABOR goals. The full programming of the building is to be determined. This building would be located at the site of an existing building, Babbitt Annex.
7	Cline Library Renovation and Study Space Expansion	A 2014 campus space assessment indicated that the library is deficient over 30,000 square feet and needs increased space to fully serve the students. Student study space is undersized and outdated. An aesthetic renovation will build a creative environment that meets the students' needs and desires. Additionally, aging HVAC and FLS infrastructure in the Special Collections and Archives are now more than 25 years old, putting these unique and valuable collections at considerable risk. An academic strategic plan coupled with a space plan for Cline Library is planned to further define the programming of this project.
8	Classroom/Office Building	The development of a new classroom/office building will allow the university to remove red and orange buildings from the central core, which is consistent with the 2010 Master Plan. The university will be able to relocate residents of Babbitt Annex to a new classroom and office building, to enable the demolition of Babbitt Annex.
9	South Campus Academic Building	This project will address the aging buildings utilized by Social and Behavioral Sciences and Social Behavioral Sciences West. A space needs assessment identified the need to reconfigure the existing spaces into more functional and useable spaces, as well as accommodate additional programs like Anthropology. Renovations to the buildings or construction of a replacement are necessary to address the space and the condition of the buildings.

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN**

PRIORITY	PROJECT NAME	PROJECT DESCRIPTION
10	Adel Math Renovation and Expansion	Adel Mathematics was constructed in 1962 and has a facility condition index approaching 40%. Current inefficiencies in design and wear and tear make this a poor classroom building. It is anticipated that Adel will be renovated into offices pending and expanded to make more efficient use of its existing footprint. Mathematics is a service department that sees increased enrollment in correlation with NAU's enrollment growth. As NAU's enrollment continues to increase to meet 2025 Enterprise Goals, Mathematics will need a correlating increase in space to accommodate.
11	Multi-use Building	This project is a multi-use building located at the boundary of NAU's mountain campus. Its program is to be determined, but will serve a multitude of functions. It could potentially include academic functions, housing, offices, or a research center. A public/private partnership may be utilized.
12	ITS and Administration Building	A new central ITS and Administration building will consolidate the administrative and core support functions to a central campus location. The location of this building is to be determined.
13	Early Childhood Education Teaching and Research Center	The lack of child care facilities on campus has long been a source of dissatisfaction for both students and faculty and was one of the strongest negatives in the COACHE survey. The College of Education's specialization in early childhood education brings with it the potential to address the childcare issue while creating a "lab school" environment that will benefit NAU's academic program.
14	Central Campus Parking Structure	This project constructs a new parking structure adjacent to Cline Library, Ardrey Auditorium and the Performing and Fine Arts Academic building. Utilizing an existing parking surface for the site of the new parking structure is consistent with the 2010 Master Plan. The Master Plan guides relocation of parking from internal campus parking surfaces to parking structures sited along campus perimeters. This project is needed to alleviate parking on north campus as interior parking surfaces are allocated for instructional expansions and restored green space for student activities. Alternative financing and public/private partnerships will be evaluated for this project.

**NORTHERN ARIZONA UNIVERSITY
FY 2020 – 2022 CAPITAL IMPROVEMENT PLAN**

PRIORITY	PROJECT NAME	PROJECT DESCRIPTION
15	South Campus Parking Structure	A project to construct a parking deck to service the southwest region of campus on the site of an old detention center acquired from Coconino County. This use is consistent with the 2010 Master Plan. The structure would be located on south campus so as to be accessible to the highly used W. A. Franke College of Business, the Raul H. Castro Social and Behavioral Sciences Building, and the College of Engineering, Forestry and Natural Sciences buildings.
16	Campus Utility and Infrastructure	This project will continue utility improvements needed to support increased research, academic programs, technology requirements and enrollment projections. It will also address aging infrastructure. The project scope will include infrastructure upgrades/replacements to improve and ensure stable delivery of utilities for current and future campus development. The scope will include metering, steam, electrical, chilled water, system controls, and other systems support requirements.
17	South Parking Structure/Bus Depot	Demands for parking structures on the edges of campus continue to increase as parking lots are removed from the interior. A multi-functional building serving as a bus depot and a parking structure on south campus will serve the south campus commuters. Additionally, it will serve event parking for commencement, athletic activities, and a variety of other events. Given the altitude of Flagstaff and the preponderance of inclement weather during the winter months, a large portion of the bus fleet is subject to the effects of being stored without the benefit of roof cover. The bus depot will create covered storage for the fleet, thus protecting NAU's investment.

**NORTHERN ARIZONA UNIVERSITY
FY 2020 - 2022 CAPITAL IMPROVEMENT PLAN**

DEBT REPORT

NORTHERN ARIZONA UNIVERSITY
FY 2020 - 2022 CAPITAL IMPROVEMENT PLAN
ANNUAL ASSESSMENT OF DEBT CAPACITY
(amounts in millions)

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

BACKGROUND:

- NAU must demonstrate its ability to service debt (pay principal and interest) through the debt capacity reports for projects proposed for debt financing. The University Financial Services Office projects revenues and expenditures through FY 2027 using historical data from the audited financial statements and cash flow projections from various internal sources. FY19 projections are based on the University's approved budget. Beginning in FY20, revenue and expense are based upon internal estimations.
- The outstanding System Revenue bonds (SRB's) and Certificates of Participation (COPS) debt for NAU at the end FY 2018 is estimated to be \$380.3 million, an increase of \$13.6 million. Total annual debt service is \$27.2 million, or about 4.6 percent of total projected expenses. The University total outstanding debt including SRB's, COPS, SPEED, capital leases, and other long term debt is \$602.7 million at June 30, 2018.
- Based upon NAU's proposed funding sources for projects in the FY 2020-2022 CIP, the projected outstanding debt at the end of FY 2019 is estimated to be approximately \$493.8 million (with SPEED³ projects), with total annual debt service of \$40.4 million (6.5 percent of projected total expenses). The Multi-Discipline STEM Academic / Research building will begin construction at the end of FY 2020 with debt service payments beginning in FY 2021. The projected maximum outstanding debt will occur at the end of FY 2020 and is estimated to be approximately \$611.6 million (with SPEED³ projects). The maximum projected debt service as a percentage of total expenditures will occur in FY 2021 with total annual debt service of \$50.8 million (7.8 percent of projected total expenses).

<i>Existing Debt Service as a Percentage of Total Expenses (Estimated as of FY18 year end) ⁽¹⁾</i>	<i>Projected Debt Service as a Percentage of Total Expenses, excluding/including SPEED project financings ⁽²⁾</i>
4.6%	6.1% / 7.8%

(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 FY19 to FY27.

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

**NORTHERN ARIZONA UNIVERSITY
FY 2020 - 2022 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⁾ FY13-FY17	Unaudited Current Year Net Position Balance, ⁽⁵⁾ FY2018	Projected Average Annual Net Position Balances, ⁽⁶⁾ FY19-FY27
\$305.7M	\$242.6M	\$295.9M

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

5) Note: The FY2018 financial data are preliminary, may not include all adjusting entries, and is unaudited.

(4, 5, 6) Note: Net position numbers are impacted beginning in FY15 for GASB 68, FY16 for GASB 45 and FY18 for GASB 75.

**NORTHERN ARIZONA UNIVERSITY
FY 2020 - 2022 CAPITAL IMPROVEMENT PLAN
SUPPLEMENTAL DEBT INFORMATION**

NORTHERN ARIZONA UNIVERSITY

FY 2020 - 2022 CAPITAL IMPROVEMENT PLAN

Bonds and Long Term Debt
Estimated 2018
(Dollars in Thousands)

Issue	Series	Original Issue	Average Interest Rate	Date Bonds Are First Callable	Final Maturity	Principal Balance Outstanding At June 30, 2018	Budgetary Debt Service Commitments for Fiscal Year					
							2019	2020	2021	2022	2023	Thereafter
System Revenue Bonds:												
Systems revenue	2008	43,130	5.04%	6/1/2018	6/1/2038	-						
Systems revenue A	2009	108,860	4.21%	6/1/2020	6/1/2039	102,695	9,816	9,756	9,696	9,636	9,562	138,872
Systems revenue	2012	23,955	4.46%	6/1/2021	6/1/2041	20,775	1,476	1,473	1,473	1,473	1,474	26,557
Systems revenue refunding	2014	67,260	4.98%	6/1/2024	6/1/2044	61,695	5,225	5,213	5,216	5,214	5,220	77,683
Systems revenue refunding	2015	45,415	5.00%	6/1/2025	6/1/2037	45,415	3,231	3,263	3,256	4,412	4,412	51,649
Systems revenue refunding	2016	33,815	4.99%	6/1/2026	6/1/2038	32,940	2,372	3,071	3,069	1,913	1,915	42,221
Systems revenue refunding	2017	42,970	2.91%		6/1/2034	42,970	1,910	3,591	2,733	2,727	3,675	40,414
Systems revenue A	2017A	24,260	2.58%		6/1/2038	24,260	1,566	1,562	1,567	1,566	1,570	23,534
Sub total Systems Revenue Bonds		389,665				330,750	25,596	27,929	27,010	26,940	27,829	400,929
SPEED Revenue Bonds:												
Systems revenue (SPEED)	2010	64,785	4.02%	8/1/2020	8/1/2030	58,000	7,007	6,941	6,869	6,788	6,697	49,788
Systems revenue (SPEED)	2013	75,190	4.50%	8/1/2023	8/1/2043	73,595	5,105	5,108	5,093	5,086	5,090	99,896
Sub Total SPEED Bonds		139,975				131,595	12,112	12,049	11,962	11,874	11,787	149,683
Third Party Lease Revenue Bonds:												
Lease revenue	2014	34,265	4.99%	6/1/2024	6/1/2044	32,480	2,259	2,262	2,259	2,259	2,262	47,442
Lease revenue refunding	2016	11,070	2.61%		6/1/2036	9,815	691	690	693	691	689	8,970
Lease revenue refunding	2017	33,340	2.90%		6/1/2033	33,340	2,442	2,559	2,587	2,637	2,670	29,043
Sub total Lease Revenue Bonds		78,675				75,635	5,392	5,511	5,538	5,587	5,620	85,455
Total Revenue Bonds		\$ 608,315				\$ 537,980	\$ 43,099	\$ 45,489	\$ 44,510	\$ 44,400	\$ 45,236	\$ 636,068
Certificates of Participation:												
Refunding Certificates of Participation	2013	36,005	4.78%	9/1/2022	9/1/2030	34,570	4,484	4,588	3,742	4,379	4,641	23,207
Refunding Certificates of Participation	2015	18,825	5.00%	9/1/2024	9/1/2030	14,980	1,412	1,311	1,137	661	661	16,314
		\$ 54,830				\$ 49,550	\$ 5,896	\$ 5,899	\$ 4,879	\$ 5,040	\$ 5,302	\$ 39,521
Long Term Debt:												
Energy Performance Contract	2012	12,420	3.53%		6/1/2027	9,181	1,200	1,200	1,200	1,200	1,200	4,798
N. A. Real Estate Holdings, LLC	2012	9,780	5.00%		9/30/2020	4,465	491	487	491	490	487	3,922
Dell Financial Services	2018	1,908	2.90%		3/1/2022	1,492	416	416	416	416		
Total Long-Term Debt		\$ 22,200				\$ 15,138	\$ 2,106	\$ 2,102	\$ 2,106	\$ 2,106	\$ 1,687	\$ 8,720
Total Outstanding						\$ 602,668	\$ 51,101	\$ 53,490	\$ 51,496	\$ 51,546	\$ 52,225	\$ 684,309