

CAPITAL IMPROVEMENT PLAN

2021 - 2023





**CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2021-2023**

**SUBMITTED TO THE
ARIZONA BOARD OF REGENTS
SEPTEMBER 2019**



September 5, 2019

Dear Regents:

On behalf of Northern Arizona University, I am pleased to present the Capital Improvement Plan (CIP) for fiscal years 2021 - 2023. NAU's CIP is responsive to the Enterprise Plan and the mission articulated for the Arizona University System. It is also aligned with the vision communicated in the NAU Strategic Plan as well as our comprehensive master plan. The projects identified in the CIP focus on improving our student educational experiences, vital research facilities, and the need for increased in space on the mountain campus.

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. A focus on STEM and health profession programs is presented in the FY2021 priorities, while the FY2022 – 2023 priorities address a broad array of capital needs to support 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 of excellence, student access, student retention, and growth in enrollments and research.

We believe this capital plan advances our vision for the structures and facilities needed to secure a quality experience for a growing student population and expanded research portfolio. Approval of the CIP ensures continued progress on the facility needs that will support the state's higher education initiative and achieving key metrics of the Regents' Enterprise vision.

Thank you for your continued support.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rita Cheng", written in a cursive style.

Rita Hartung Cheng
President

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NORTHERN ARIZONA UNIVERSITY

FY 2021 – 2023 Capital Improvement Plan

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TRANSMITTAL STATEMENT

**NORTHERN ARIZONA UNIVERSITY
FY 2021 – 2023 CAPITAL IMPROVEMENT PLAN**


**TRANSMITTAL STATEMENT
CAPITAL PROJECT REQUEST FOR FISCAL YEAR 2021
STATE OF ARIZONA,
BOARD OF REGENTS' BUILDING SYSTEM**

A.R.S. CITATION 41-793	FY 2021
TOTAL REQUEST:	<u>\$154,472,188</u>
STATE APPROPRIATIONS	
MAJOR CAPITAL PROJECTS	<u>\$0</u>
BUILDING RENEWAL	<u>\$24,472,188</u>
OTHER FINANCING METHODS:	<u>\$ 0</u>
SYSTEM REVENUE BONDS	<u>\$ 130,000,000</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 2021 – 2023 CAPITAL IMPROVEMENT PLAN
ALL FUNDS CAPITAL SUMMARY**

**NORTHERN ARIZONA UNIVERSITY
FY 2021 – 2023 CAPITAL IMPROVEMENT PLAN**

**ALL FUNDS CAPITAL SUMMARY
CAPITAL ALLOCATIONS FOR FY 2019 AND FY 2020**

Budgeted Sources of Funds	FY19	%	FY20	%
State Appropriations				
Building Renewal	-	0.0%		0.0%
Other	6,111,100	20.4%	9,611,300	6.1%
Local Funds (1)		0.0%		0.0%
Retained Tuition	1,320,735	4.4%	1,000,000	0.6%
Indirect Cost		0.0%		0.0%
Gifts	863,736	2.9%	500,000	0.3%
Auxiliary	5,540,845	18.5%	9,000,000	5.7%
Other	16,191,218	53.9%	4,675,000	3.0%
Proposition 301 - TRIF		0.0%	2,700,000	1.7%
Debt Financed Proceeds (2)		0.0%	130,000,000	82.5%
Total	\$30,027,633	100.0%	\$157,486,300	100.0%

Budgeted Uses of Funds by Category				
New Construction				
Academic/Support	1,863,736	6.2%	130,826,000	83.1%
Auxiliary		0.0%		0.0%
Infrastructure	2,361,882	7.9%		0.0%
Capital Renewal		0.0%		0.0%
Academic/Support	10,605,351	35.3%	16,811,300	10.7%
Auxiliary	7,874,857	26.2%	5,174,000	3.3%
Infrastructure	1,524,139	5.1%	2,000,000	1.3%
Major Maintenance/System Replacement	3,928,496	13.1%	1,750,000	1.1%
Major Maintenance/Energy Conservation	210,000	0.7%	200,000	0.1%
Life Safety/Code Compliance	646,185	2.2%	700,000	0.4%
Accessibility	25,000	0.1%	25,000	0.0%
Other		0.0%		0.0%
Other	987,988	3.3%		0.0%
Total	\$30,027,633	100.0%	\$157,486,300	100.0%

Notes:

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

**NORTHERN ARIZONA UNIVERSITY
FY 2021 – 2023 CAPITAL IMPROVEMENT PLAN**

BUILDING RENEWAL REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2021 – 2023 CAPITAL IMPROVEMENT PLAN**

STATE APPROPRIATED BUILDING RENEWAL SUMMARY

	Fiscal Years				
	2016	2017	2018	2019	2020
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Formula Amount	\$ 12,001,560	\$ 15,137,062	\$ 17,275,352	\$ 19,116,799	\$ 21,152,818
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 2021 – 2023 CAPITAL IMPROVEMENT PLAN**

BUILDING RENEWAL ALLOCATION FORECAST

Primary Project Category	Building Renewal Allocation Forecast	
	FY 2020	FY 2021
CAPITAL RENEWAL		
Academic/Support	\$ -	\$ 4,890,000
Auxiliary	Not eligible	Not eligible
Infrastructure	\$ -	\$ 4,890,000
Major Maintenance/System Replacement	\$ -	\$ 8,582,188
Life Safety and Code Compliance	\$ -	\$ 4,890,000
Accessibility	\$ -	\$ 1,220,000
Other Capital Renewal		
Totals	\$ -	\$ 24,472,188

**NORTHERN ARIZONA UNIVERSITY
FY 2021 – 2023 CAPITAL IMPROVEMENT PLAN
DEFERRED MAINTENANCE REPORT**

NORTHERN ARIZONA UNIVERSITY FY 2021 – 2023 CAPITAL IMPROVEMENT PLAN DEFERRED MAINTENANCE REPORT

DEFINITION AND EXPLANATION OF DEFERRED MAINTENANCE FOR THE ARIZONA UNIVERSITY SYSTEM

- Facility condition deficiencies identified through physical inspections where deterioration and/or life safety concerns are evident and affect the proper functioning of the facility. Typical building components with deficiencies include: heating, ventilation and air conditioning, roofs, flooring, walls, ceiling and lighting, electrical, and plumbing. Deferred Maintenance does not include routine maintenance needs, although failure to adequately fund routine maintenance eventually will add to the deferred maintenance backlog. Also, Deferred Maintenance does not include infrastructure, Americans with Disabilities Act upgrades, or other non-mandated code requirements that have been established since a building was constructed, unless these deficiencies are part of an overall upgrade. The cost for Deferred Maintenance is not the total cost to modernize a building.
- A fully funded capital renewal program is necessary to reverse the deferred maintenance backlog and extend the useful life of the facilities. Deferred Maintenance figures include labor, material, and indirect costs such as architectural services. Facilities scheduled for demolition during the next fiscal year are included in Deferred Maintenance figures to anticipate potential schedule changes.

DEFERRED MAINTENANCE STATUS

	<u>June 30, 2018</u>	<u>June 30, 2019</u>
• Estimated Deferred Maintenance.....	\$131,812,751	\$134,026,827
• Facility Condition Index.....	0.07	0.07
• Estimated Deferred Maintenance Aux.....	\$ 29,071,378	\$ 31,899,133
• Facility Condition Index Aux.....	0.03	0.03
<ul style="list-style-type: none"> • 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 2021 – 2023 CAPITAL IMPROVEMENT PLAN
DEFERRED MAINTENANCE REPORT continued**

ACTION PLAN TO ADDRESS DEFERRED MAINTENANCE IN FY FY20 AND 2021

- 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'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 will pursue a variety of options to further reduce deferred maintenance in life safety, mechanical systems, and roofing systems for FY21. The requested FY21 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 FY19 and plans to again in FY20. Separately, roadways, sidewalks, and other campus infrastructure and utility infrastructure are addressed annually but are not included in deferred maintenance calculations or valuations.
- 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.

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.

**NORTHERN ARIZONA UNIVERSITY
FY 2021 – 2023 CAPITAL IMPROVEMENT PLAN**

ALLOCATIONS TO REDUCE DEFERRED MAINTENANCE

Source of Funds	FY 2019	FY 2020	FY 2021	TOTAL
State Appropriations				
Building Renewal ⁽¹⁾			\$24,472,188	\$ 24,472,188
Other	\$ 6,111,100	\$ 4,911,300		10,722,400
Local Funds				
Retained Tuition	108,972	1,000,000	1,000,000	2,108,972
Indirect Cost				
Gifts	500,000			
Auxiliary	3,784,213	6,849,000	5,300,000	15,933,213
Other	1,039,201	3,000,000	2,000,000	6,039,201
Debt Financed Proceeds ⁽²⁾				
TOTAL	\$ 11,543,486	\$ 15,760,300	\$ 32,772,188	\$ 59,275,974
Budgeted Use of Funds	FY 2019	FY 2020	FY 2021	TOTAL
Academic/Support	\$ 7,759,272	\$ 8,911,300	\$ 27,472,188	\$ 43,842,761
Auxiliary	3,784,213	6,849,000	5,300,000	15,933,213
Infrastructure ⁽³⁾				
Other				
TOTAL	\$ 11,543,486	\$ 15,760,300	\$ 32,772,188	\$ 59,775,974
Estimated End of Year Deferred Maintenance ⁽⁴⁾	\$ 165,925,960	\$ 155,700,000	\$ 134,600,000	

NOTES:

1) The Building Renewal allocation for FY2021 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) FY20-21 applied 0.65% of State Appropriations and Local Funds. Projections have not been adjusted for anticipated inflation /deflation factors.





**NORTHERN ARIZONA UNIVERSITY
FY 2021 – 2023 CAPITAL IMPROVEMENT PLAN
FACILITY CONDITION INDEX MAP**

NORTHERN ARIZONA UNIVERSITY FY 2021 – 2023 CAPITAL IMPROVEMENT PLAN

FACILITY CONDITION INDEX MAP

NORTHERN ARIZONA UNIVERSITY
Flagstaff Mountain Campus
June 30, 2019

FCI Color Code

	<5% (Good)
	5% - 10% (Fair)
	>10% - 40% (Poor)
	>40% (Extensive renovation or demolish)

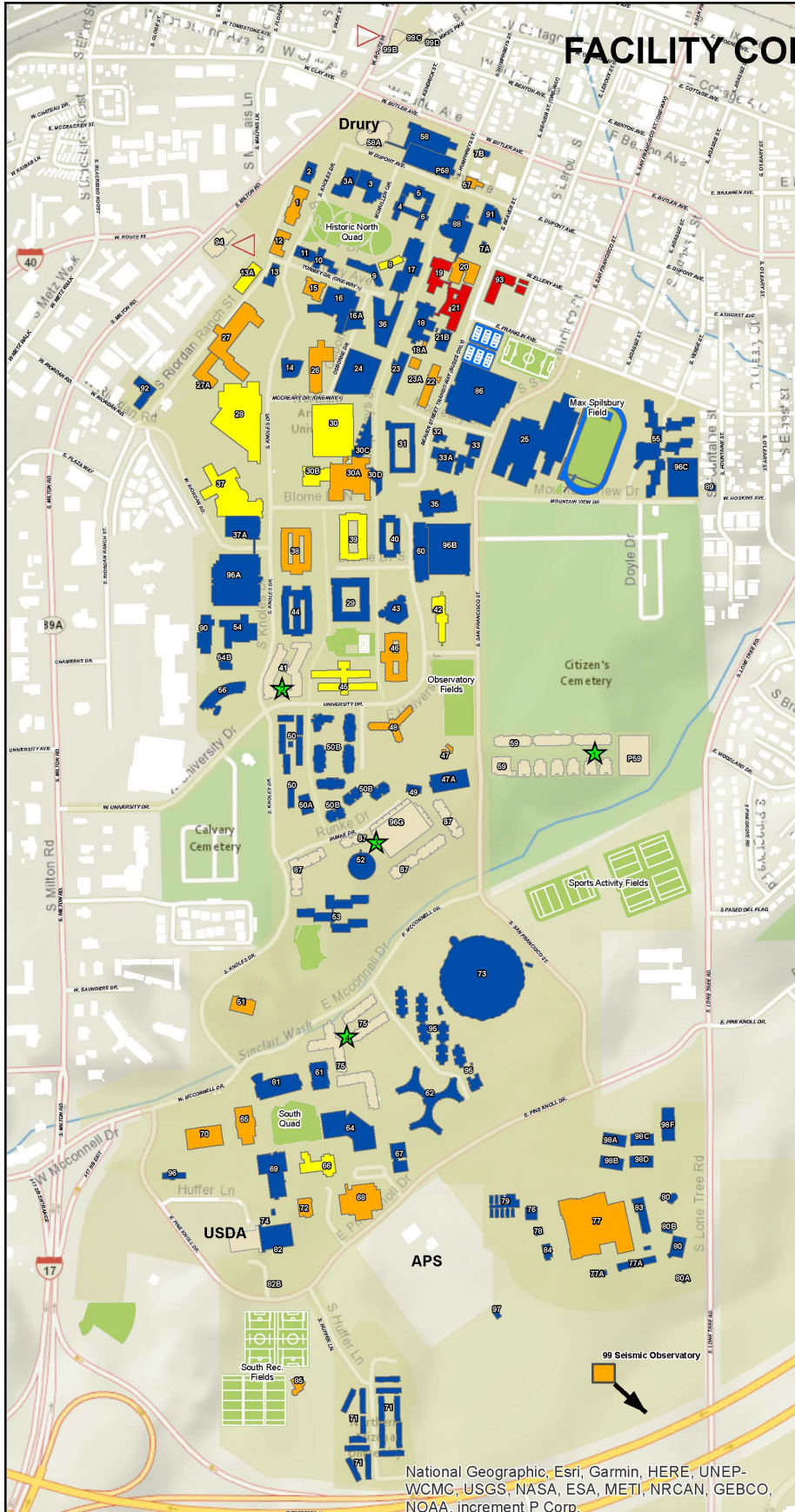
Facility Code Index is the deferred maintenance dollars divided by the total building replacement cost. These percentages are based on the most current available data.

★ ACC PROPERTIES:

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

△ Recent Aquisitions: FCI - TBD

1. Miltion Property #94
3. Granny's Properties #99B, #99C, #99D



National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.



1 inch equals 0.16 miles

**NORTHERN ARIZONA UNIVERSITY
FY 2021 – 2023 CAPITAL IMPROVEMENT PLAN
BUILDING INVENTORY REPORT**

**NORTHERN ARIZONA UNIVERSITY
FY 2021 – 2023 CAPITAL IMPROVEMENT PLAN**

**BUILDING INVENTORY SUMMARY
As of June 30, 2019**

Category	Academic/Support Facilities	Auxiliary Facilities ⁽¹⁾	Total
Number of Facilities ⁽²⁾	96	71	167
GSF	3,710,879	3,250,372	6,961,251
Estimated Replacement Value	\$1,978,445,455	\$1,002,173,376	\$2,980,618,832
FY 2021 Building Renewal Request ⁽³⁾	\$24,472,188	Not Applicable	\$24,472,188

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) 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 a 8.63% inflation factor. This computed figure is the basis of the University’s FY 2021 Building Renewal Request.

**NORTHERN ARIZONA UNIVERSITY
FY 2021 – 2023 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)	2019 Total Deferred Maint. (7)	FCI
001	GAMMAGE	1930	\$130,000	1930	43,684		\$28,935,845	\$756,871	2003	\$7,875,393	25%
002	BLOME	1919	\$108,000	1963	18,817		\$10,057,928	\$263,084	2003	\$240,543	2%
003	NORTH UNION	1952	\$869,978			31,277	\$16,997,059	\$0	2011	\$45,063	0%
03A	PROCHNOW AUDITORIUM	1952	part of bldg 3 cost	1952	18,227		\$9,043,422	\$236,548	2011	\$5,063	0%
004	MORTON HALL	1914	\$38,662			22,534	\$11,922,739	\$0	1998	\$26,199	0%
005	NORTH HALL	1935	\$152,797			22,724	\$13,795,771	\$0	1998	\$102,571	1%
006	CAMPBELL HALL	1916	\$58,000			17,186	\$8,486,280	\$0	1998	\$83,693	1%
07A	BEAVER STREET HOUSE	1945	\$329,792	2014	1,714		\$488,079	\$1,277	2014	\$9,699	2%
07B	HUMPHREYS OFFICE BUILDING	1986	\$400,000	1986	2,177		\$429,987	\$7,423	N/A	\$9,529	2%
008	BURY	1908	\$24,000	1930	17,470		\$6,791,009	\$177,631	2015	\$518,918	7%
009	TAYLOR HALL	1905	\$10,615			31,603	\$15,756,558	\$0	1998	\$56,151	0%
010	OLD MAIN	1894	\$40,000	1990	31,259		\$20,631,640	\$313,002	2003	\$277,134	1%
011	ASHURST	1918	\$162,118	1990	18,390		\$15,166,215	\$230,086	2003	\$180,435	1%
012	GEOLOGY	1948	\$350,304	1983	22,559		\$10,034,119	\$188,972	2010	\$1,550,101	15%
013	GEOLOGY ANNEX	1975	\$150,000	1975	7,904		\$3,082,755	\$70,959	2010	\$80,302	3%
013A	ROSEBERRY APARTMENTS	1962	\$1,055,791			34,558	\$12,926,700	\$0	2003	\$997,305	8%
014	NATIVE AMERICAN CULTURAL CENTER	2011	\$7,000,000	2011	12,849		\$12,369,946	\$51,769	2011	\$60,706	0%
015	RILES	1926	\$51,775	1986	28,211		\$17,882,883	\$308,722	2003	\$2,515,393	14%
016	COMMUNICATION	1960	\$835,956	2004	94,365		\$45,186,874	\$354,584	2004	\$1,004,216	2%
016A	UNIVERSITY MARKETING AND OPERATIONS	2009	\$12,500,000	2009	23,103		\$22,743,030	\$118,977	2010	\$59,922	0%
017	SCIENCE LAB FACILITY	2007	\$37,325,000	2011	107,358		\$70,050,202	\$293,167	2011	\$49,094	0%
018	LIBERAL ARTS	1963	\$673,100	2011	58,433		\$27,107,260	\$113,447	2011	\$7,117	0%
018A	BIOLOGY GREENHOUSE	1971	\$2,885	1971	4,004		\$1,569,713	\$39,416	2010	\$178,251	11%
019	PHYSICAL SCIENCES	1960	\$704,702	1960	51,318		\$30,847,015	\$806,861	2003	\$13,508,970	44%
020	SCIENCE ANNEX	1968	\$1,707,015	1988	73,168		\$43,332,136	\$702,728	2012	\$12,236,675	28%
021	BIOLOGICAL SCIENCES	1967	\$1,717,234	1967	86,964		\$53,348,810	\$1,395,438	2003	\$22,595,868	42%
021B	BIOLOGICAL SCIENCES ANNEX	1989	\$710,955	1989	8,551		\$4,725,692	\$74,166	2010	\$50,041	1%
022	PETERSON	1958	\$562,908	1958	39,439		\$16,606,943	\$434,386	2010	\$2,079,834	13%
023	BABBITT ACADEMIC ANNEX	1958	\$594,012	1965	39,033		\$18,658,421	\$488,046	2010	\$449,367	2%
023A	ACADEMIC ANNEX	1996	\$252,445	1996	3,600		\$419,436	\$5,047	2003	\$153,233	37%
024	NORTH HEATING AND COOLING PLANT	1949	\$148,704	2011	46,811		\$45,566,162	\$190,699	2011	\$20,107	0%
025	HEALTH AND LEARNING CENTER	2011	\$106,000,000	2011	283,009		\$175,593,568	\$734,876	2011	\$734,112	0%
026	ADEL MATHEMATICS	1962	\$747,166	1962	43,488		\$19,430,483	\$508,240	2015	\$6,849,832	35%
027	EASTBURN EDUCATION CENTER	1958	\$1,009,405	1996	78,047		\$37,326,518	\$449,119	2003	\$5,008,474	13%
027A	INSTITUTE FOR HUMAN DEVELOPMENT	1966	\$236,989	1966	12,642		\$2,678,862	\$70,071	2003	\$962,101	36%
028	CLINE LIBRARY	1965	\$1,046,357	1991	211,312		\$99,674,465	\$1,460,016	2003	\$6,743,497	7%
029	ERNEST CALDERON LEARNING COMMUNITY	2009	\$29,185,868			108,808	\$52,236,443	\$0	2009	\$540,011	1%
030	UNIVERSITY UNION FIELDHOUSE	1965	\$914,850	1979	88,019		\$35,452,719	\$741,866	2003	\$2,454,513	7%
030A	UNIVERSITY UNION DINING SERVICES	1986	\$7,161,000			66,566	\$33,792,160	\$0	2010	\$3,967,519	12%
030B	UNIVERSITY UNION STUDENT SERVICES	1989	\$2,610,751	1989	24,354		\$10,006,591	\$157,045	2010	\$1,018,296	10%
030C	UNIVERSITY UNION FOOD COURT	2009	\$9,500,000			24,767	\$17,002,962	\$0	2009	\$181,727	1%
030D	UNIVERSITY UNION DINING EXPANSION	2014	\$4,761,685			11,888	\$7,047,108	\$0	2014	\$15,561	0%
031	GILLENWATER HALL	1960	\$630,860			46,775	\$15,068,770	\$0	1998	\$290,059	2%
032	HOSPITALITY RESOURCE & RESEARCH CENTER	1974	\$35,700	1974	2,762		\$1,101,887	\$25,940	2010	\$37,975	3%

NORTHERN ARIZONA UNIVERSITY
FY 2021 – 2023 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⁾	2019 Total Deferred Maint. ⁽⁷⁾	FCI
033	EUGENE M. HUGHES HOTEL & RESTAURANT MANAGEMENT - I	1988	\$48,700	2011	17,817		\$8,584,538	\$35,927	2011	\$28,734	0%
033A	EUGENE M. HUGHES HOTEL & RESTAURANT MANAGEMENT - II	1988	\$188,888	1988	13,695		\$11,115,280	\$180,259	2011	\$9,972	0%
035	BOOKSTORE	1967	\$243,736	1977	17,033	30,771	\$17,597,612	\$386,651	2011	\$3,226	0%
036	SCIENCE AND HEALTH BUILDING	2016	\$68,900,000	2016	140,430		\$82,867,553	\$130,053	2016	\$505,741	1%
037	PERFORMING AND FINE ARTS	1969	\$2,288,408	1975	150,493		\$83,986,428	\$1,933,203	2011	\$7,162,856	9%
037A	ARDREY AUDITORIUM	1972	\$3,149,009	2012	37,635		\$28,066,902	\$102,780	2011	\$60,676	0%
038	COWDEN LEARNING COMMUNITY	1964	\$1,269,297			87,049	\$32,896,654	\$0	2016	\$4,062,764	12%
039	RAYMOND HALL	1962	\$1,056,277			61,467	\$20,274,821	\$0	1998	\$1,699,927	8%
040	MCDONALD HALL	1962	\$1,007,745			33,402	\$10,945,987	\$0	1998	\$354,555	3%
042	SECHRIST HALL	1966	\$1,720,523			121,754	\$46,478,227	\$0	2010	\$3,687,428	8%
043	GATEWAY STUDENT SUCCESS CENTER	1967	\$527,127	2003	16,662		\$7,134,438	\$59,717	2003	\$110,027	2%
044	TINSLEY HALL	1964	\$1,225,000			89,475	\$31,234,800	\$0	2016	\$317,942	1%
045	WILSON HALL	1965	\$1,269,297			89,825	\$32,941,143	\$0	2016	\$3,133,961	10%
046	ALLEN HALL	1967	\$1,513,134			90,315	\$35,481,855	\$0	2016	\$3,913,683	11%
047	ATMOSPHERIC RESEARCH OBSERVATORY/LUTZ TELESCOPE	1953	\$32,272	1953	2,175		\$1,040,325	\$27,212	2003	\$123,403	12%
047A	ROTC	1973	\$148,704	1973	25,182		\$13,841,046	\$333,075	2010	\$338,727	2%
048	REILLY HALL	1969	\$2,033,274			114,512	\$45,492,642	\$0	1998	\$5,171,052	11%
049	ANTHROPOLOGY LABORATORY	1977	\$85,000	2001	3,400		\$1,657,220	\$15,605	2010	\$12,604	1%
050	CAMPUS HEIGHTS APARTMENTS	1963	\$885,286			56,541	\$17,951,983	\$0	2010	\$237,818	1%
050A	INTERNATIONAL PAVILION	2016	\$5,649,028	2016	10,410		\$7,674,262	\$12,044	2016	\$46,836	1%
050B	MCKAY VILLAGE	2006	\$30,000,000			161,897	\$63,689,850	\$0	2006	\$896,815	1%
051	BABBITT ADMINISTRATIVE CENTER	1976	\$1,586,500	1976	29,423		\$13,025,962	\$293,018	2003	\$3,274,371	25%
052	BILBY RESEARCH CENTER	1981	\$1,200,000	1981	19,174		\$9,554,877	\$189,943	2010	\$63,093	1%
053	GABALDON HALL	1984	\$6,841,000			129,096	\$47,467,067	\$0	2011	\$68,678	0%
054	INFORMATION TECHNOLOGY SERVICES	1986	\$2,681,263	1986	5,444		\$2,488,810	\$42,966	2003	\$17,920	1%
054A	INFORMATION TECHNOLOGY TELECOM	1989	\$1,100,100	1989	22,702		\$10,604,108	\$166,422	2003	\$670,964	6%
054B	INFORMATION TECHNOLOGY ANNEX	1996	\$251,000	1996	2,985		\$1,262,317	\$15,188	2003	\$15,863	1%
055	MOUNTAIN VIEW HALL	1990	\$14,100,000			148,867	\$56,786,692	\$0	2012	\$213,511	0%
056	APPLIED RESEARCH AND DEVELOPMENT	2007	\$25,575,000	2007	60,500		\$67,197,521	\$421,842	2011	\$22,392	0%
057	PRINTING SERVICES	1991	\$225,000	1991	5,111		\$1,511,493	\$22,140	2010	\$170,662	11%
058	HIGH COUNTRY CONFERENCE CENTER AND PARKING STRUCTURE	2008	\$20,034,850			167,563	\$35,858,084	\$0	2008	\$449,193	1%
060	STUDENT AND ACADEMIC SERVICES	2016	\$32,000,000	2016	111,915		\$36,190,486	\$56,798	2016	\$220,871	1%
061	LEARNING RESOURCE CENTER	1970	\$588,581	1970	19,648		\$7,170,153	\$183,798	2010	\$237,172	3%
062	MCCONNELL HALL	1971	\$3,414,490			160,132	\$60,168,319	\$0	2008	\$107,679	0%
064	DU BOIS SOUTH UNION	1971	\$1,681,693	2017	27,884	65,062	\$48,181,118	\$50,411	2017	\$752,810	2%
065	RAUL H. CASTRO SOCIAL AND BEHAVIORAL SCIENCES	1970	\$1,590,520	1970	63,321		\$28,003,244	\$717,827	2003	\$5,868,826	21%
066	HEALTH PROFESSIONS	1970	\$1,542,838	1970	59,826		\$31,091,182	\$796,983	2010	\$2,620,154	8%
067	SOUTH HEATING AND COOLING PLANT	1970	\$973,000	2005	16,168		\$17,258,821	\$126,402	2003	\$32,705	0%
068	ROLLE ACTIVITY CENTER	1972	\$1,280,000	1972	47,697		\$27,407,143	\$673,872	2003	\$3,080,232	11%
069	ENGINEERING AND TECHNOLOGY	1972	\$2,030,856	2005	89,460		\$54,608,166	\$399,946	2005	\$127,344	0%
070	SBS WEST	1972	\$735,715	1972	71,312		\$34,631,365	\$851,497	2014	\$5,232,596	15%

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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⁾	2019 Total Deferred Maint. ⁽⁷⁾	FCI
071	SOUTH VILLAGE	1972	\$1,586,500			102,371	\$36,776,058	\$0	1998	\$43,947	0%
072	NURSING	1978	\$979,000	1978	19,696		\$9,417,694	\$201,997	2010	\$1,452,707	15%
073	LAWRENCE J. WALKUP SKYDOME	1977	\$6,666,400	2011	254,360		\$130,660,254	\$546,826	2011	\$3,521,181	3%
074	RENEWABLE ENERGY TEST FACILITY	1972	\$10,000	1972	622		\$265,509	\$6,528	2003	\$4,790	2%
076	AVIAN COGNITION LABORATORY	1988	\$303,293	1988	5,402		\$2,617,952	\$42,456	2003	\$22,169	1%
077	FACILITY SERVICES	1988	\$4,769,470	1988	127,981		\$42,341,006	\$686,655	2003	\$5,551,186	13%
077A	FACILITY SERVICES ANNEX	1989	\$146,000	1989	8,970		\$1,845,651	\$28,966	2003	\$33,816	2%
078	CHEMICAL STORAGE	2014	\$1,582,000	2014	1,788		\$2,341,298	\$6,124	2014	\$46,526	2%
079	GREENHOUSE COMPLEX	1989	\$1,182,188	1989	17,009		\$7,360,303	\$115,513	2003	\$26,333	0%
080	CERAMICS COMPLEX	1989	\$950,000	1989	9,009		\$5,224,715	\$81,997	2003	\$209,981	4%
080A	TEA HOUSE	2003	\$158,805			425	\$214,435	\$0	2003	\$4,670	2%
080B	CERAMICS CLAY MIXING	2014	\$550,500	2014	1,262		\$814,718	\$2,131	2014	\$16,190	2%
081	W.A. FRANKE COLLEGE OF BUSINESS	2005	\$24,075,000	2005	120,308		\$63,921,592	\$468,157	2005	\$78,879	0%
082	SOUTHWEST FOREST SCIENCE COMPLEX	1992	\$21,000,000	1992	72,137		\$38,500,798	\$543,812	2003	\$225,765	1%
082B	HOGAN	2001	\$23,203	2001	480		\$273,801	\$2,578	2001	\$682	0%
083	KNAU / MOUNTAIN CAMPUS TRANSIT	1994	\$184,558	1994	11,893		\$3,936,443	\$51,482	1997	\$29,929	1%
084	SCULPTURE STUDIO	1994	\$102,274	2005	4,200		\$3,112,996	\$22,799	2005	\$4,198	0%
085	SOUTH REC FIELDS COMPLEX	2009	\$653,156			4,186	\$1,156,074	\$0	2009	\$192,093	17%
086	AQUATICS AND TENNIS COMPLEX	2016	\$40,284,000			123,341	\$45,601,987	\$0	2016	\$278,309	1%
088	WETTAW	2000	\$12,434,561	2000	80,221		\$54,655,765	\$543,257	2003	\$121,496	0%
089	FOUNTAIN APARTMENT	1940	\$73,000			1,638	\$509,830	\$0	2012	\$2,793	1%
090	SCHOOL OF INFORMATICS, COMPUTING, AND CYBER SECURITY	2012	\$9,549,198	2012	46,565		\$14,527,650	\$53,200	2012	\$31,207	0%
091	CENTENNIAL	1999	\$2,500,000	1999	10,997		\$4,435,464	\$46,407	2004	\$56,809	1%
092	PONDEROSA	1968	\$742,500	1977	10,464		\$4,943,381	\$108,615	2011	\$80,016	2%
093	SOUTH BEAVER SCHOOL	1935	\$2,750,000	1935	30,721		\$3,282,872	\$85,870	2015	\$1,792,459	55%
094	MILTON PROPERTY	1971	\$7,918,878	1971	16,500		\$7,918,878	\$198,848	N/A	TBD	0%
095	PINE RIDGE VILLAGE	2002	\$13,375,000			124,094	\$40,590,704	\$0	2012	\$48,577	0%
096	HUFFER LANE FACILITY	1976	\$1,325,000	1976	5,220		\$1,765,947	\$39,725	2010	\$38,968	2%
096A	KNOLES PARKING STRUCTURE	2007	\$15,000,000			293,485	\$31,844,925	\$0	2007	\$2,409	0%
096B	SAN FRANCISCO PARKING GARAGE	2012	\$22,383,387			474,414	\$35,259,887	\$0	2012	\$6,605	0%
096C	MOUNTAIN VIEW STRUCTURE	1990	\$3,500,000			82,800	\$15,484,275	\$0	2012	\$20,614	0%
097	CECMEE FIELD STATION	1998	\$10,000	1998	1,547		\$976,873	\$10,732	2011	\$383	0%
098A	POLICE DEPARTMENT	2003	\$900,000	2009	9,665		\$3,643,218	\$19,059	2009	\$8,675	0%
098B	CONTRACTING AND PURCHASING SERVICES	2003	\$900,000	2012	9,624		\$4,313,333	\$15,795	2012	\$3,443	0%
098C	ENGINEERING RESEARCH	2003	\$900,000	2012	9,665		\$5,729,979	\$20,983	2012	\$3,443	0%
098D	EXTENDED CAMPUS OPERATIONS CENTER	2003	\$900,000	2003	9,624		\$4,270,627	\$35,746	2003	\$73	0%
098F	RLSS WAREHOUSE	2009	\$3,900,000			17,203	\$6,980,163	\$0	2009	\$149,207	2%
099	SEISMIC OBSERVATORY	1977	\$13,500	1977	372		\$171,069	\$3,759	2000	\$516	0%
099B	GRANNYS	1968	\$4,970,826	1968	37,656		\$4,970,826	\$130,021	N/A	TBD	0%
099C	GRANNYS RENTAL C - HOUSE	1930	included in 99B								
099D	GRANNYS RENTAL D - DUPLEX	1930	included in 99B								
YUMA1	NAU YUMA ACADEMIC FACILITY	1996	\$7,650,000	1996	52,434		\$17,520,909	\$210,814	2010	\$188,191	1%
YUMA2	NAU YUMA RESEARCH FACILITY	2010	\$6,500,000	2010	12,225		\$11,826,376	\$55,681	2010	\$62,170	0%
KINGMAN1	NAU MOJAVE KINGMAN	1997	\$409,000	1997	8,100		\$4,035,914	\$46,449	2009	\$388,213	9%
PHXB1	HEALTH SCIENCES EDUCATION BUILDING	2012	\$7,480,000	2012	13,620		\$11,783,023	\$43,149	2013	\$219,986	2%

**NORTHERN ARIZONA UNIVERSITY
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BUILDING INVENTORY REPORT**

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 enterprise buildings were not adjusted.
- (3) Auxiliary enterprises do not generate building renewal allocation amounts.
- (4) Estimated replacement values are calculated using the Regents' Construction Cost Control and Professional Fee Guidelines.
- (5) Renewal request is calculated using the Sherman-Dergis formula with direction from the Regents' central office.
- (6) Building inspections are completed by Facility Services within a four-year cycle as funding allows.
- (7) 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 2021– 2023 CAPITAL IMPROVEMENT PLAN**

SUMMARY OF LEASES IN EFFECT DURING FY 2019

	Number of Leases	Gross Square Feet	Acres	Lease \$/Year Receipt (Expenditures)	Number of Leases New	Number of Leases Continued	Number of Leases Renewed	Number of Leases Terminated
NAU as Lessor	17	977,431	N/A	\$1,330,442	3	13	0	1
NAU as Lessee	41	1,819,616	38.35	(\$2,800,986)	1	34	2	4
Capital Lease	5	N/A	N/A	N/A	1	4	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
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UNIVERSITY AS LESSEE**

**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
American Tower	C	Jacks Peak Lat 36-41-53 N, Long 111-37-49.77 W Page, AZ 86040	KNAU	N/A \$0.00 \$6,018.00	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	Acre 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	Acre 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	Acre / 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	Acre Square Feet Cost PSF Total	3/12/2014	3/11/2024	GL	N/A	Semi-improved campus border land and parking
Central Arizona College - Pinal County	C	Signal Peak Campus 8470 N Overfield Rd 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 LLC, MKN LLC, Clarendon Funding LLC and NSHE Reindeer Lake LLC	C	Clarendon Place 300 West Clarendon Ave, Ste 475 Phoenix, AZ 85013	NAU / AZTAP Social Work & Behavioral Science	3,780 \$17.50 \$18.00 \$67,882.50 \$1,982.87 \$69,865.37	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	2,641 \$24.06 \$63,545.32 \$1,740.00 \$65,285.32	Square Feet Cost PSF Lease Breakroom Total	3/1/1996	6/30/2019	G	Local	Spaces
Crown Atlantic Co LLC	C	Grand Canyon Airport Highway 64 Tusayan, AZ 86046	AZ Tusay AN CAC - KNAU	80 \$149.24 \$8,521.20 \$2,925.60 \$492.18 \$11,938.98	Square Feet Cost PSF Lease July - March Lease April - June Taxes Total	3/26/2001	3/25/2021	MG	Local	Communications Tower Lease

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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 \$4.96 \$2,056.46 \$17,580.68 \$19,637.14	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, LLC	C	Plaza One 2982 North Park Avenue, Ste. F Prescott AZ 86301	Statewide Campuses	1,311 \$9.55 \$12,520.05 \$5,021.16 \$4,070.76 \$1,500.00 \$23,111.97	Square Feet Cost PSF Lease CAM Taxes & Insurance Signage Total	6/12/2016	6/11/2021	NNN	Local	Spaces
Graham Community College / Eastern Arizona College	C	615 North Stadium Ave Thatcher, AZ 8552	Statewide Campuses	2,600 \$11.26 \$29,276.00 \$890.49 \$13,100.90 \$43,267.39	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 \$19.64 \$20.03 \$1,330,354.83 \$42,243.51 \$126,938.49 \$1,499,536.83	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
Inc 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 \$14.85 \$9,382.02 \$3,258.54 \$4,319.49 \$270.54 \$17,230.59	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 \$50.00 \$30,000.00 \$30,000.00	Square Feet Cost/SF Annual Rent Total	7/1/2016	6/30/2019	G	Local	Admin & Faculty Office Space
MCCCD Estrella Mountain	C	3000 N. Dysart Road Rm KOM A 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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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	6/30/2019	G	Local	Admin Office Space
MCCCD Glendale Community College	C	6000 W. Olive Avenue Rm 02-126, CL-24 & CL-29 Glendale, AZ 85302	Statewide Campuses	220 \$24.00 \$5,280.00 \$5,280.00	Square Feet Cost PSF Lease Total	7/1/2016	6/30/2022	MG	Local	Admin Office Space
MCCCD Mesa Community College - Carousel	C	Carousel Condominiums 145 N Centennial Way Mesa, AZ 85201	Statewide Campuses	9,827 \$21.75 \$213,737.25 \$90,747.99 \$10,000.00 \$314,485.24	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	6/30/2019	MG	State	Admin Office Space
MCCCD Paradise Valley Community College	C	18401 North 32nd Street Phoenix, AZ 85032	Statewide Campuses	1,436 \$29.00 \$41,644.00 \$41,644.00	Square Feet Cost PSF Lease Total	7/1/2016	6/30/2022	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	6/30/2019	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 \$37.07 \$143,349.69 \$500.00 \$143,849.69	Square Feet Cost PSF Lease Phone/Fax Total	7/1/2016	6/30/2019	MG	Local	Admin Office Spaces Classrooms
MCCCD South Mountain Community College	C	7050 South 24th Street Phoenix, AZ 85042	Statewide Campuses	3,345 \$18.33 \$61,306.00	Square Feet Cost PSF Total	8/1/2006	6/30/2019	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	6/30/2019	MG	N/A	Admin Office Space Classrooms
	C	Kingman: Building #2000								
	C	Havasui: Building #200		1,322 \$0.00 \$0.00	<u>Lake Havasu Campus</u> Square Feet Cost PSF Lease				N/A	

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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 \$32.73 \$3,600.00	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 \$23.25 \$109,576.36	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 \$4,368.00 \$3,244.80 \$38.04 \$7,650.84	Square Feet Cost PSF Lease July - Jan Lease Feb - June Rental Tax FY19 Total	2/1/2017 1/31/2027	G	Local	Radio Frequency Transmitter
Space 99, LLC	R	99 East Virginia Avenue Suite 100 & 150 Phoenix, AZ 85004 Phoenix, AZ 85004	Arizona K12 Center	7,271 16.50 \$70,269.85 \$51,437.80 \$3,430.09 \$54,867.89	Square Feet Cost PSF Lease July - Jan Lease Feb - June Sales Tax Total	7/1/2015 6/30/2020	MG	Local	Admin Office
Town of Prescott Valley	N	Prescott Valley Library Complex 7401 E Civic Circle Prescott Valley, AZ 86314		11,593 \$7.00 \$81,151.00	SF 100% Usage Cost PSF Total	8/1/2018 6/30/2021	G	Local	Computer Lab
US Dept of Agriculture - Mt. Bolt Internet 600E. Gurley St, Suite E Prescott, AZ 86301	C	Mt. Francis, Prescott Forest Prescott AZ 86301	KNAU	25 \$7.20 \$180.00 \$120.00 \$300.00	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 6/30/2019	G	Local	FM Frequency Tower
Yavapai Community College	C	1100 E Sheldon Ave Rm #206, 129 & 207E Prescott AZ 86301	Statewide Campuses	<u>Prescott Campus</u> 562 \$12.50 \$7,025.00 110 \$12.50 \$1,375.00 \$8,400	SF 75% Usage Cost PSF Total Square Feet 100% Cost PSF Total Combined Total Campus	7/1/2012 6/30/2019	G	Local	Admin Office Spaces, Storage, Reception, Classrooms
	T	Prescott Valley Library Complex 7401 E Civic Circle Prescott Valley, AZ 86314		<u>Prescott Library</u> 11593 \$6.25 \$6,038.02 \$14,438.02	SF 100% Usage Cost PSF Total for 7/1/2018 Combined Total	7/1/2012 7/1/2018	G	Local	Computer Lab
Yavapai Community College Radio Tower	C	Mingus Mountain	KNAU	25 \$0.00 \$0.00 \$1,641.13 \$1,641.13	Square Feet Cost PSF Lease Taxes Total	1/1/2017 12/31/2021	NNN	N/A	Radio Tower

**NORTHERN ARIZONA UNIVERSITY
FY 2021– 2023 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 2021– 2023 CAPITAL IMPROVEMENT PLAN**

UNIVERSITY AS LESSOR

**NORTHERN ARIZONA UNIVERSITY
FY 2021– 2023 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 \$1.36 \$379,518.71	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 \$1.59 \$327,904.97	Square Feet Cost PSF Total	5/16/2011 6/30/2051	GL	Local	Student Housing
ACC Skyview	C	Skyview Flagstaff, AZ	NAU	289,861 \$1.08 \$313,997.50	Square Feet Cost PSF Total	2/9/2016 6/30/2055	GL	Local	Student Housing
ACC Honors	N	Honors Flagstaff, AZ	NAU	197,989 \$0.84 \$165,788.00	Square Feet Cost PSF Total	2/9/2016 6/30/2025	GL	Local	Student Housing Classrooms
All About The Beans, LLC	C	15451 North 28th Avenue Phoenix, AZ	NAU	0 \$0.00 \$0.00	Square Feet Cost PSF Total	4/1/2014 6/30/2019	NNN	Local	Café
AT&T Cingular Wireless	C	Ardrey Auditorium	NAU	N/A \$0.00 \$23,370.00	Square Feet Cost PSF Total	3/7/2014 3/6/2024	NNN	Local	Cell Tower
Bank of America ATM	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	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 6/30/2019	G	Local	Office
JP Morgan Chase	C	University Book Store 1015 S. San Francisco Street Flagstaff, AZ 86001	NAU	0 \$0.00 \$8,844.00	Square Feet Cost PSF Total	5/17/2013 5/16/2019	G	Local	ATM

**NORTHERN ARIZONA UNIVERSITY
FY 2021– 2023 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
Mike's Pike - 35.5	N	35.5 S. Mike's Pike Ave. Flagstaff, AZ 86001	NAU	225 \$24.00 \$5,400.00	Square Feet Cost PSF Total	9/1/2010	6/30/2019	G	Local	Residential
Mike's Pike - 37	N	37 Mike's Pike Avenue Flagstaff, AZ 86001	NAU	225 \$40.00 \$9,000.00	Square Feet Cost PSF Total	9/1/2010	6/30/2019	G	Local	Residential
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 \$319.44 \$7,986.00	Square Feet Cost PSF Total	12/6/1999	6/30/2019	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 \$8,819.52	Square Feet Cost PSF Total	3/1/2016	2/28/2021	NNN	Local	ATM

NOTE:

TYPE OF LEASE

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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 2021– 2023 CAPITAL IMPROVEMENT PLAN**

CAPITAL LEASE

LESSOR	N: New C: Continued R: Renewed T: Terminate	LEASE PAYMENTS	CURRENT TERM		CAPITAL USE
Capital One Public Funding LLC	C	\$8,297,543.24	6/28/2012	6/1/2027	Noresco Energy Management Equipment
NAREH	C	\$3,870,000.00	9/30/2012	9/30/2030	NAU University Services Building
Encap AZ Solar 2 LLC	C	\$700,000.00	5/1/2017	5/7/2026	Solar on San Francisco Parking Structure - Green Fund Project
Dell Financial Services	C	\$1,126,638.99	11/29/2017	11/28/2023	Dell Computer Hardware
Ford Credit	N	\$150,432.88	9/21/2018	6/30/2021	2018 Ford Police Interceptor Utility

**NORTHERN ARIZONA UNIVERSITY
FY 2021– 2023 CAPITAL IMPROVEMENT PLAN**

LAND REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2021– 2023 CAPITAL IMPROVEMENT PLAN**

**REPORT ON ACQUISITIONS AND SALES OF
LAND AND IMPROVEMENTS FY 2019**

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	12/11/2018	700 S. Milton Road, Flagstaff Arizona 86001	\$7,918,878	1.67	16,500	09/18
A2	5/31/2018	218 S. Milton Road, Flagstaff Arizona 86001	\$4,970,826	1.26	37,656	08/18
A3	2/28/2019	1301 S. Fourth Street, Flagstaff Arizona 86004	\$3,000,000	120.00	N/A	11/18
SUBTOTAL ACQUISITIONS:			\$15,889,704	122.93		

SALES

S1	4/5/2019	SR 89A Spur OP, Str 1187, McConnell Drive, Parcel 3-1714	\$107,003	29.20	N/A	02/19
SUBTOTAL SALES:			\$107,003	29.20	N/A	

NET (COST)/INCOME:			(\$15,782,701)			
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This report includes all transactions formally concluded by the university between July 1, 2018 and June 30, 2019.

**NORTHERN ARIZONA UNIVERSITY
FY 2021– 2023 CAPITAL IMPROVEMENT PLAN**

CAPITAL PROJECT STATUS REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2021– 2023 CAPITAL IMPROVEMENT PLAN**

**CAPITAL EXPENDITURES SUMMARY
FY 2019 as of June 30, 2019**

Projects over \$100,000 by Category	FY 2019 Expenditures	Total Expenditures	Estimated Total Cost
New Construction			
Academic and Support Space	\$ 17,142,454	\$ 96,313,030	\$ 146,800,000
Auxiliary	346,050	46,939,249	47,479,498
Infrastructure	1,268,500	6,182,832	6,450,000
Capital Renewal			
Academic and Support Space	13,728,273	16,591,953	26,301,429
Auxiliary	4,126,164	28,212,444	35,464,866
Infrastructure	2,819,636	4,978,034	6,655,763
Accessibility	-	-	-
Major Maintenance/System Replacement	1,966,163	4,085,790	4,747,623
Major Maintenance/Energy Conservation	-	-	-
Life Safety/Code Compliance	664,010	806,002	1,103,169
Other Capital Renewal	2,847,908	2,847,908	2,920,000
Other			
Other	575,126	575,399	798,462
Subtotal Projects Over \$100,000	\$ 45,484,284	\$ 207,532,641	\$ 278,720,810
Subtotal Projects Under \$100,000	\$ 578,629	\$ 1,749,351	\$ 2,236,164
Grand Total All Projects	\$ 46,062,912	\$ 209,281,992	\$ 280,956,974

Note: This report includes all capital projects with expenditures in FY 2019. *Total Expenditures* is the accumulated expenditures for those projects across multiple fiscal years.

NORTHERN ARIZONA UNIVERSITY
FY 2021– 2023 CAPITAL IMPROVEMENT PLAN

STATUS OF JCCR PROJECTS
FY 2019 as of June 30, 2019

University Projects								
<u>Project Name</u>	<u>Project Number</u>	<u>Project Category</u>	<u>Funding Source</u>	<u>FY 19 Expenditures</u>	<u>Total Expenditures to Date</u>	<u>% Expended</u>	<u>Estimated Total Cost</u>	<u>Completion Date (mm/yy)</u>
Recital Hall	09.371.162	NAS	BOND, GIFT	\$ 6,209,503	\$ 14,871,890	99%	\$ 15,000,000	01/19
Science Annex 3rd & 4th Floor Renovation	09.200.181	CAS	GIFT, SAP	\$ 12,529,735	\$ 14,149,057	81%	\$ 17,409,327	08/19
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>		
Honors Hall	09.999.171	NAS/NIN	Private/Bond	\$ 14,800,000 (NAU's portion only)	100%	08/18		

NORTHERN ARIZONA UNIVERSITY
FY 2021 – 2023 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2019 as of June 30, 2019

Project Name	Project Number	Project Category	Funding Source	FY19 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
Anthropology Lab Renovation	09.490.171	CAS	GRANT	\$ 746	\$ 478,689	100%	\$ 478,689	Sep-18
AR&D Landscaping	08.050.161	CIN	LOCAL	\$ 563,372	\$ 1,004,161	95%	\$ 1,052,000	Dec-19
ARD Rooms 327-330 BSL3 Refresh	09.560.192	CAS	LOCAL	\$ -	\$ -	0%	\$ 164,000	Aug-20
Ardrey Auditorium Stage Rigging	09.371.181	CAS	LOCAL	\$ 1,419	\$ 199,424	100%	\$ 199,424	Dec-18
Asphalt 2017 Streets	08.020.174	CIN	LOCAL	\$ 4,419	\$ 329,158	100%	\$ 329,158	Apr-19
Asphalt 2018 Parking	08.020.183	CAX	LOCAL	\$ 617,659	\$ 738,139	100%	\$ 738,139	Jun-19
Asphalt 2018 Streets	08.020.181	CIN	LOCAL	\$ 69,966	\$ 393,284	100%	\$ 393,284	Jun-19
Asphalt 2019 Parking	08.020.192	CAX	LOCAL	\$ 46,793	\$ 46,793	7%	\$ 650,000	Dec-19
Asphalt 2019 Streets	08.020.191	CIN	LOCAL	\$ 31,261	\$ 31,261	10%	\$ 325,000	Dec-19
Biology Classrooms 125&238 Upgrades	09.210.191	CAS	LOCAL	\$ -	\$ -	0%	\$ 189,000	Dec-19
Building 77 Space Optimization	09.770.181	OTH	LOCAL	\$ 104,696	\$ 104,696	99%	\$ 105,500	Dec-19
Campus Gas Regulator Replacement	10.010.164	CIN	MIXED	\$ 3,128	\$ 107,743	100%	\$ 107,743	May-19
Campus Heights Replace Seven Exterior Staircases	09.500.181	CAX	LOCAL	\$ 4,336	\$ 4,336	1%	\$ 310,000	Dec-19
Campus-Wide Exterior Lighting Analysis	11.010.182	OTH	LOCAL	\$ 64,154	\$ 64,154	49%	\$ 130,000	Dec-19
Communication Room 207 & 221	09.160.172	CAS	LOCAL	\$ 662	\$ 180,454	100%	\$ 180,454	Aug-18
Concrete 2017	08.030.174	CIN	LOCAL	\$ 6,065	\$ 625,510	100%	\$ 625,510	Apr-19
Concrete 2017 Residence Life	08.030.175	CAX	LOCAL	\$ 89	\$ 333,217	100%	\$ 333,217	Jan-19
Concrete 2019	08.030.191	CIN	LOCAL	\$ 257,946	\$ 257,946	79%	\$ 325,000	Dec-19
Condensate Line & Lid Repair	10.040.174	CIN	LOCAL	\$ 36,546	\$ 138,696	100%	\$ 138,696	Jun-19
Cowden Hall Renovations	09.380.181	CMM	LOCAL	\$ 1,088,691	\$ 2,522,663	92%	\$ 2,736,939	Dec-19
Facility Services Roof Repair	09.001.181	CMM	LOCAL	\$ 340,169	\$ 597,958	95%	\$ 631,701	Dec-19
Fieldhouse Multipurpose Facility	09.300.176	CAX	LOCAL	\$ 89,063	\$ 140,565	4%	\$ 4,000,000	Jan-21
FY18 Miscellaneous Classroom Needs	09.002.187	CAS	LOCAL	\$ 8,515	\$ 8,515	9%	\$ 100,000	Dec-19
Gabaldon Hall Fire Alarm	09.004.178	CAX	LOCAL	\$ 207,454	\$ 489,314	99%	\$ 495,450	Dec-19
Gas Line Abandonments And Correction	10.080.181	CIN	LOCAL	\$ 137,579	\$ 137,579	92%	\$ 150,000	Dec-19
Greenhouse Boiler Replacement	09.790.171	CAS	LOCAL	\$ 105,599	\$ 123,105	100%	\$ 123,105	May-19
Health Professions Add 3rd Floor AC	09.660.181	CMM	LOCAL	\$ 291,296	\$ 291,296	83%	\$ 350,000	Dec-19
Honors Hall	09.999.171	NAS, NIN	BOND	\$ 9,900,000	\$ 14,800,000	100%	\$ 14,800,000	Dec-19

NORTHERN ARIZONA UNIVERSITY
FY 2021 – 2023 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2019 as of June 30, 2019

Project Name	Project Number	Project Category	Funding Source	FY19 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
HRM Building Updates for Hotel Program	09.330.192	CAS	LOCAL	\$ 27,694	\$ 27,694	25%	\$ 110,000	Dec-19
Kaibab Room Remodel for IMQ	09.300.181	CAS	LOCAL	\$ 212,314	\$ 212,314	100%	\$ 212,314	Jul-19
LRC Create Engineering Classrooms	09.610.173	CAS	LOCAL	\$ 46,576	\$ 112,723	2%	\$ 5,200,000	Aug-20
McConnell Hall FLS Renovation	09.620.181	CLS	LOCAL	\$ 273,684	\$ 295,942	57%	\$ 519,473	Dec-19
McDonald Hall Roof Replacement	09.001.183	CAX	LOCAL	\$ 51,033	\$ 192,840	74%	\$ 259,586	Dec-19
Morton, North, & Campbell Halls FLS Upgrades	09.004.195	CAX	LOCAL	\$ 1,201	\$ 1,201	0%	\$ 386,144	Aug-20
Mountain View Ceiling Fans	09.550.191	CAX	LOCAL	\$ 18,938	\$ 18,938	8%	\$ 228,362	Dec-19
Move IT Personnel To DuBois Basement	09.640.172	CAS	LOCAL	\$ 73,658	\$ 73,658	18%	\$ 420,000	Dec-20
NACC Addition	09.141.181	NAS	LOCAL	\$ 16,797	\$ 16,797	0%	\$ 4,000,000	Dec-20
New Aquatic and Tennis Complex	09.860.131	NAX	MIXED	\$ 346,050	\$ 46,939,249	99%	\$ 47,479,498	Dec-19
New Gas and Waterline near Gabaldon	10.040.181	NIN	MIXED	\$ 14,787	\$ 29,119	29%	\$ 100,000	Dec-19
New McConnell Sidewalk & Multi-Modal Path	08.030.176	CIN	LOCAL	\$ (9,763)	\$ 47,598	10%	\$ 487,500	Dec-19
North Plant Blowdown Safety Renovations	09.240.182	CLS	LOCAL	\$ 247,568	\$ 247,568	77%	\$ 321,204	Nov-19
Observatory Field Convert To Turf	08.070.191	CIN	LOCAL	\$ -	\$ -	0%	\$ 787,000	Dec-19
Parking & Shuttle Services Concrete	08.030.173	CAX	LOCAL	\$ 59,133	\$ 967,104	100%	\$ 967,104	Jun-19
Parking Structure Maintenance	09.002.184	CAX	LOCAL	\$ 264,714	\$ 289,909	100%	\$ 289,909	Jun-19
Parking Structure Maintenance 2019	09.002.196	CAX	LOCAL	\$ 6,180	\$ 6,180	2%	\$ 250,000	Dec-19
PFA/Ardrey Electrical Gear	09.370.171	CAS	LOCAL	\$ 22,381	\$ 320,348	97%	\$ 328,660	Dec-19
Physical Sciences SES Replacement	09.190.191	CMM	LOCAL	\$ 57,360	\$ 57,360	38%	\$ 150,000	Dec-19
Prochnow Renovation	09.031.171	CAX	LOCAL	\$ 559,841	\$ 596,180	80%	\$ 745,000	Dec-19
Raymond Hall Balcony Repair	09.390.181	CAX	LOCAL	\$ 346,774	\$ 1,234,098	100%	\$ 1,234,098	Apr-19
Recital Hall	09.371.162	NAS	BOND, GIFT	\$ 6,209,503	\$ 14,871,890	99%	\$ 15,000,000	Jan-19
Reilly Hall - Install New Backup Water Heater	09.480.161	CAX	LOCAL	\$ 5,400	\$ 138,946	100%	\$ 138,946	Dec-18
Residence Hall Water Encroachment	09.002.177	CAX	LOCAL	\$ 6,922	\$ 133,138	100%	\$ 133,440	Feb-19
SBS Castro and SBS West Door Replacement	09.002.193	CMM	LOCAL	\$ 135,008	\$ 135,008	84%	\$ 160,000	Dec-19
SBS Classroom Upgrades	09.650.181	CAS	LOCAL	\$ 144,712	\$ 144,712	62%	\$ 233,456	Dec-19

NORTHERN ARIZONA UNIVERSITY
FY 2021 – 2023 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2019 as of June 30, 2019

Project Name	Project Number	Project Category	Funding Source	FY19 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
SBS West Classroom Upgrades	09.700.183	CAS	LOCAL	\$ 419,495	\$ 420,915	99%	\$ 425,000	Dec-19
Science & Health Building	09.360.111	NAS	BOND	\$ 1,014,594	\$ 71,522,783	99%	\$ 71,900,000	Dec-19
Science Annex 3rd & 4th Floor	09.200.181	CAS	GIFT, SAP	\$ 12,529,735	\$ 14,149,057	81%	\$ 17,409,327	Aug-19
Science Lab Room 203 Renovation	09.170.164	CMM	LOCAL	\$ 53,639	\$ 481,504	96%	\$ 499,983	Dec-19
Science Lab Ultra-Clean Room 218	09.170.183	CAS	LOCAL	\$ 1,286	\$ 1,286	0%	\$ 300,000	May-20
Sechrist And Reilly Facility Assessment	11.020.182	OTH	LOCAL	\$ 118,962	\$ 118,962	100%	\$ 118,962	Jan-19
Sechrist Replace Heat Exchanger	09.420.191	CLS	LOCAL	\$ 130,871	\$ 130,871	100%	\$ 130,871	Jun-19
Site Improvements on Knoles	08.030.177	CIN	LOCAL	\$ 206,559	\$ 392,542	98%	\$ 400,000	Dec-19
Skydome A/V Upgrades	09.730.182	COT	LOCAL	\$ 2,847,908	\$ 2,847,908	98%	\$ 2,920,000	Dec-19
Skydome Practice Field Conversion to Turf	08.040.182	NIN	LOCAL	\$ 1,253,712	\$ 1,253,712	86%	\$ 1,450,000	Dec-19
South Dining Renovation	09.630.161	CAX	MIXED	\$ 349,898	\$ 19,243,336	100%	\$ 19,259,053	Dec-19
South Recreation Fields Turf Replacement	08.070.181	CIN	LOCAL	\$ 1,512,556	\$ 1,512,556	99%	\$ 1,534,872	Dec-19
Strategic Space Utilization Master Plan	11.010.191	OTH	LOCAL	\$ 93,588	\$ 93,588	37%	\$ 250,000	Nov-19
Student Athlete High Performance Center	09.731.191	NAS	BOND	\$ 1,560	\$ 1,560	0%	\$ 46,000,000	Dec-21
Taylor Hall FLS Renovation	09.090.181	CLS	LOCAL	\$ 11,886	\$ 131,621	100%	\$ 131,621	Apr-19
University Union Emergency Lighting	09.004.186	OTH	LOCAL	\$ 193,727	\$ 194,000	100%	\$ 194,000	Dec-19
University Union Remodel	09.301.171	CAX	LOCAL	\$ 690,544	\$ 2,420,326	100%	\$ 2,426,400	Dec-19
WiFi Remediation in Residence Halls	09.002.170	CAX	LOCAL	\$ 102,324	\$ 520,018	100%	\$ 520,018	Dec-18
Wilson Hall Renovation	09.450.191	CAX	LOCAL	\$ 697,866	\$ 697,866	33%	\$ 2,100,000	Dec-19
Yuma Chilled Water Line Replacement	12.010.191	CMM	LOCAL	\$ -	\$ -	0%	\$ 219,000	Mar-20
Yuma Nursing Labs	12.010.181	CAS	LOCAL	\$ 133,483	\$ 139,059	61%	\$ 228,000	Dec-19
SUBTOTAL: Projects \$100,000 and Greater:				\$ 45,484,284	\$207,532,641		\$278,720,810	

NORTHERN ARIZONA UNIVERSITY
FY 2021 – 2023 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2019 as of June 30, 2019

Projects Less than \$100,000 by Category	FY 2019 Expenditures	Total Expenditures	Estimated Total Cost
New Construction			
Academic and Support Space	-	-	-
Auxiliary	-	-	-
Infrastructure	-	-	-
Capital Renewal			
Academic and Support Space	\$ 130,039	\$ 394,385	\$ 471,923
Auxiliary	100,329	290,484	306,527
Infrastructure	28,891	246,159	333,763
Accessibility	-	-	-
Major Maintenance/System Replacement	102,344	308,162	510,862
Major Maintenance/Energy Conservation	-	-	-
Life Safety/Code Compliance	119,766	309,750	333,850
Other Capital Renewal	79,180	169,353	170,941
Other			
Other	18,079	31,059	108,298
Totals Projects Under \$100,000	\$ 578,629	\$ 1,749,351	\$ 2,236,164
Grand Total All Projects	\$ 46,062,912	\$ 209,281,992	\$ 280,956,974

**NORTHERN ARIZONA UNIVERSITY
FY 2021 – 2023 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 2021 – 2023 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 2021 – 2023 CAPITAL IMPROVEMENT PLAN**

THREE YEAR CAPITAL PLAN

**NORTHERN ARIZONA UNIVERSITY
FY 2021 – 2023 CAPITAL IMPROVEMENT PLAN**

ONE YEAR CAPITAL PLAN (FY 2021)

Project Name		Project Description	Fund Method	Estimated Total Cost
1	Multi-Discipline STEM Academic/Research Building	This project represents the construction of an approximately 160,000 GSF new building dedicated to multiple disciplines within the STEM programs. A new multi-discipline science building is needed to provide adequate space for increasing research demands and departments that have increased enrollments over the last several years. The full programming of the building is to be determined over the next several months. This building will be located at the site of an existing building, Peterson and potentially Babbitt Academic Annex.	SRB	\$130,000,000
THIRD-PARTY PROJECTS				
2	Student Athlete High Performance Center	The Student Athlete High Performance Center is a collaboration between NAU Athletics and the College of Health and Human Services. The proposed 70,000 GSF building will focus on the wellness and development of NAU student-athletes and provide educational opportunities for NAU students. The building's features will include a Public Welcome Area including NAU Hall of Fame and Box Office, Practice/Competition Gym, Strength and Conditioning, Sports Medicine Facilities, Nutrition Station, Oxygen-Related Altitude Training and Recovery, and Academic Support.	THIRD PARTY	N/A
State Appropriation (SAP)				\$0
General Fund Debt Service (GFDS)				\$0
System Revenue Bonds (SRB)				\$130,000,000
Certificates of Participation (COPS)				\$0
Federal Funds (FEDS)				\$0
Gifts (GIFT)				\$0
Other (OTHR)				\$0
Total Costs:				\$130,000,000

**NORTHERN ARIZONA UNIVERSITY
FY 2021 – 2023 CAPITAL IMPROVEMENT PLAN
FY 2021 PROJECT JUSTIFICATION**

**NORTHERN ARIZONA UNIVERSITY
FY 2021 – 2023 CAPITAL IMPROVEMENT PLAN**

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

Priority: 1

DESCRIPTION:

This project represents the construction of an approximately 160,000 GSF new building dedicated to multiple disciplines within the STEM programs. A new multi-discipline science building is needed to provide adequate space for increasing research demands and departments that have increased enrollments over the last several years. The full programming of the building is to be determined over the next several months. This building will be located at the site of an existing building, Peterson and potentially Babbitt Academic Annex.

JUSTIFICATION:

The university's top two strategic goals are student success and nationally 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 to 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: \$130 million

FUNDING SOURCE: System Revenue Bonds (Planned to use Capital Infrastructure Funding)

NORTHERN ARIZONA UNIVERSITY FY 2021 – 2023 CAPITAL IMPROVEMENT PLAN

PROJECT NAME: Multi-Discipline STEM Academic/Research Building

GSF: 160,000	Construction Cost: \$650/GSF	Total Project Cost: \$813/GSF
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Estimated Change in Annual Facility Operation & Maintenance

Capital Cost Estimate ¹

Category	Cost
Land Acquis./Reloc.	
Construction	\$104,000,000
A&E Fees	\$9,400,000
FF&E	\$4,000,000
Other	\$12,600,000
Total	\$130,000,000

Proposed Financing ²

Funding Source	Amount
SRB	\$130,000,000
Total	\$130,000,000

Category	Total Costs
Utilities	\$440,000
Personnel*	\$342,000
Other	\$114,000
Total	\$896,000
Funding Source: n/a	
*FTE = 3	

Proposed Funding Schedule

Total Cost	FY 2020
\$130,000,000.00	\$1,600,000
	FY 2021
	\$45,500,000
	FY 2022
	\$65,000,000
	FY 2023 and beyond
	\$17,900,000

Proposed Work Schedule

Phase	Start Date
Planning	August-17
Engineering/Design	July-19
Construction	May-20
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
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TWO YEAR CAPITAL FORECAST (FY 2022 – 2023)

**NORTHERN ARIZONA UNIVERSITY
FY 2021 – 2023 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 44%. 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	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.
4	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.

Note: Due to the upcoming master planning initiative NAU is beginning, NAU has limited its 2021-2023 project list to only the most critical projects. We anticipate updating the CIP following the extensive master planning effort which has not occurred on the NAU Campus since 2010.

**NORTHERN ARIZONA UNIVERSITY
FY 2021 - 2023 CAPITAL IMPROVEMENT PLAN**

DEBT REPORT

NORTHERN ARIZONA UNIVERSITY

FY 2021 - 2023 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 Comptroller's Office projects revenues and expenditures through FY 2028 using historical data from the audited financial statements and cash flow projections from various internal sources. FY20 projections are based on the University's approved budget. Beginning in FY21, 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 2019 is estimated to be \$367.4 million, a decrease of \$12.9 million. Total annual debt service is \$29.3 million, or about 5.0 percent of total projected expenses. The University total outstanding debt including SRB's, COPS, SPEED, capital leases, and other long term debt is \$594.5 million at June 30, 2019.
- Based upon NAU's proposed funding sources for projects in the FY 2021-2023 CIP, the projected outstanding debt at the end of FY 2020 is estimated to be approximately \$472.6 million (with SPEED³ projects), with total annual debt service of \$42.7 million (6.9 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 \$602.6 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 \$50.4 million (7.9 percent of projected total expenses).

<i>Existing Debt Service as a Percentage of Total Expenses (Estimated as of FY19 year end) ⁽¹⁾</i>	<i>Projected Debt Service as a Percentage of Total Expenses, excluding/including SPEED project financings ⁽²⁾</i>
5.0%	6.2% / 7.9%

(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 FY20 to FY28.

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

Actual Average Annual Net Position, ⁽⁴⁾ FY14-FY18	Unaudited Current Year Net Position Balance, ⁽⁵⁾ FY2019	Projected Average Annual Net Position Balances, ⁽⁶⁾ FY20-FY28
\$276.9M	\$259.5M	\$323.1M

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 FY2019 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 2021 - 2023 CAPITAL IMPROVEMENT PLAN**

SUPPLEMENTAL DEBT INFORMATION

Bonds and Long Term Debt
Estimated 2019, Dollars in Thousands

Issue	Series	Original Issue	Average Interest Rate	Date Bonds Are First Callable	Final Maturity	Principal Balance Outstanding At June 30, 2019	2020	2021	2022	2023	2024	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	99,465	9,756	9,696	9,636	9,562	9,487	129,385
Systems revenue	2012	23,955	4.46%	6/1/2021	6/1/2041	20,190	1,473	1,473	1,473	1,474	1,473	22,131
Systems revenue refunding	2014	67,260	4.98%	6/1/2024	6/1/2044	59,555	5,213	5,216	5,214	5,220	5,216	58,357
Systems revenue refunding	2015	45,415	5.00%	6/1/2025	6/1/2037	44,455	3,263	3,256	4,412	4,412	4,401	47,248
Systems revenue refunding	2016	33,815	4.99%	6/1/2026	6/1/2038	32,150	3,071	3,069	1,913	1,915	1,920	40,301
Systems revenue refunding	2017	42,970	2.91%		6/1/2034	42,310	3,591	2,733	2,727	3,675	3,674	36,740
Systems revenue A	2017A	24,260	2.58%		6/1/2038	23,320	1,562	1,567	1,566	1,570	1,568	21,966
Sub total Systems Revenue Bonds		389,665				321,445	27,929	27,010	26,940	27,829	27,739	356,128
SPEED Revenue Bonds:												
Systems revenue (SPEED)	2010	64,785	4.02%	8/1/2020	8/1/2030	54,455	6,941	6,869	6,788	6,697	6,609	43,178
Systems revenue (SPEED)	2013	75,190	4.50%	8/1/2023	8/1/2043	71,935	5,108	5,093	5,086	5,090	5,088	72,152
Sub Total SPEED Bonds		139,975				126,390	12,049	11,962	11,874	11,787	11,697	115,330
Third Party Lease Revenue Bonds:												
Lease revenue	2014	34,265	4.99%	6/1/2024	6/1/2044	31,845	2,262	2,259	2,259	2,262	2,258	33,890
Lease revenue refunding	2016	11,070	2.61%		6/1/2036	9,380	690	693	691	689	691	8,279
Lease revenue refunding	2017	33,340	2.90%		6/1/2033	31,865	2,559	2,587	2,637	2,670	2,715	26,328
Sub total Lease Revenue Bonds		78,675				73,090	5,511	5,538	5,587	5,620	5,664	68,497
Total Revenue Bonds		\$ 608,315				\$ 520,925	\$ 45,489	\$ 44,510	\$ 44,400	\$ 45,236	\$ 45,100	\$ 539,955
Certificates of Participation:												
Refunding Certificates of Participation	2013	36,005	4.78%	9/1/2022	9/1/2030	31,650	4,588	3,742	4,379	4,641	4,642	18,564
Refunding Certificates of Participation	2015	18,825	5.00%	9/1/2024	9/1/2030	14,290	1,311	1,137	661	661	661	15,654
		\$ 54,830				\$ 45,940	\$ 5,899	\$ 4,879	\$ 5,040	\$ 5,302	\$ 5,303	\$ 34,218
Long Term Debt:												
Energy Performance Contract	2012	12,420	3.53%		6/1/2027	8,298	1,200	1,200	1,200	1,200	1,200	3,599
N. A. Real Estate Holdings, LLC	2012	9,780	5.00%		9/30/2030	4,220	487	491	490	487	491	3,431
Dell Financial Services	2018	1,952	2.90%		3/1/2022	1,127	408	408	408			
Police Cars	2018	0.180	5.65%		6/1/2022	0.124	0.08	0.08				
Granny's	2018	4,916	5.00%		11/1/2037	4,768	397	397	397	397	397	5,555
Milton	2018	7,919	5.00%		1/1/2039	6,321	523	523	523	523	523	7,323
WICK	2019	3,000	5.00%		2/28/2039	2,910	241	241	241	241	241	3,370
Total Long-Term Debt		\$ 22,200				\$ 27,644	\$ 2,095	\$ 2,099	\$ 2,098	\$ 1,687	\$ 1,691	\$ 7,030
Total Outstanding						\$ 594,509	\$ 53,482	\$ 51,488	\$ 51,538	\$ 52,225	\$ 52,094	\$ 581,203