

CAPITAL

Improvement Plan

2022 – 2024



**CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2022-2024**

**SUBMITTED TO THE
ARIZONA BOARD OF REGENTS
SEPTEMBER 2020**



September 30, 2020

Dear Regents:

On behalf of Northern Arizona University, I am pleased to present the Capital Improvement Plan (CIP) for fiscal years 2022 - 2024. NAU's CIP is responsive to the Enterprise Plan and the mission articulated for the Arizona University System, while remaining sensitive to the impacts of the global pandemic of COVID19. 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 are focused on improving our student educational experiences and vital research facilities while remaining cognizant of a lasting impact that COVID19 may have on a residential 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. The Interdisciplinary Science and Technology Building project originally showed as a first-year project in our prior-year CIP. It was strategically postponed to FY2023 due to the global pandemic and associated impacts to higher education. This science and technology-focused project and the additional array of priorities in the FY2023 – 2024 projects, address the dedication to the success of a diverse population of students on the Flagstaff campus. NAU continues to integrate academic priorities, financial strategies and capital needs to achieve our strategic goals 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 our 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

**NORTHERN ARIZONA UNIVERSITY
FY 2022– 2024 CAPITAL IMPROVEMENT PLAN**

Table of Contents

NORTHERN ARIZONA UNIVERSITY FY 2022 – 2024 Capital Improvement Plan

TABLE OF CONTENTS

	Page Number
TRANSMITTAL STATEMENT	8
ALL FUNDS CAPITAL SUMMARY	9
Capital Allocations For FY 2020 and FY 2021	10
BUILDING RENEWAL REPORT	11
State Appropriated Building Renewal Summary	12
Building Renewal Allocation Forecast	13
DEFERRED MAINTENANCE REPORT	15
Definition and Explanation of Deferred Maintenance for the Arizona University System	15
Deferred Maintenance Status.....	15
Action Plan to Address Deferred Maintenance in FY 2021 and FY 2022.....	16
Methodology	16
Allocations to Reduce Deferred Maintenance	17
Facility Condition Index Map	18
BUILDING INVENTORY REPORT	19
Building Inventory Summary.....	20
LEASE REPORT	25
Summary of Leases in Effect during FY 2020	26

University as Lessee	27
University as Lessor	32
LAND REPORT	35
Report on Acquisitions and Sales of Land and Improvements FY 2020	36
CAPITAL PROJECT STATUS REPORT	37
Capital Expenditures Summary	38
Status of JCCR Projects	39
Capital Project Categories	45
THREE YEAR CAPITAL PLAN	47
One Year Capital Plan (FY 2022)	48
FY 2022 Project Justification	48
Two Year Capital Forecast (FY 2023 – FY 2024)	49
DEBT REPORT	51
Annual Assessment of Debt Capacity	52
Supplemental Debt Information	54

**NORTHERN ARIZONA UNIVERSITY
FY 2022– 2024 CAPITAL IMPROVEMENT PLAN**

TRANSMITTAL STATEMENT

**NORTHERN ARIZONA UNIVERSITY
FY 2022 – 2024 CAPITAL IMPROVEMENT PLAN**

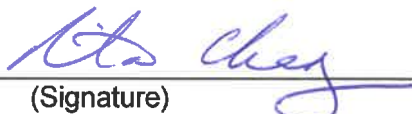
**TRANSMITTAL STATEMENT
CAPITAL PROJECT REQUEST FOR FISCAL YEAR 2022
STATE OF ARIZONA
BOARD OF REGENTS' BUILDING SYSTEM**

A.R.S. CITATION 41-793	FY 2022
TOTAL REQUEST:	<u>\$26,973,306</u>
STATE APPROPRIATIONS	
MAJOR CAPITAL PROJECTS	<u>\$0</u>
BUILDING RENEWAL	<u>\$26,973,306</u>
OTHER FINANCING METHODS:	<u>\$ 0</u>
SYSTEM REVENUE BONDS	<u>\$ 0</u>
CERTIFICATES OF PARTICIPATION:	<u>\$ 0</u>
FEDERAL FUNDS:	<u>\$ 0</u>
GIFTS:	<u>\$ 0</u>
OTHER:	<u>\$ 0</u>

TO THE GOVERNOR:

This and the accompanying schedules, statements and explanatory information constitute the capital budget estimates for the proposed expenditures. All statements and explanations contained in the estimates submitted herewith are true and correct to the best of my knowledge.

Signed: _____ Rita Hartung Cheng, President


(Signature)

NORTHERN ARIZONA UNIVERSITY
FY 2022– 2024 CAPITAL IMPROVEMENT PLAN

ALL FUNDS CAPITAL SUMMARY

**NORTHERN ARIZONA UNIVERSITY
FY 2022 – 2024 CAPITAL IMPROVEMENT PLAN**

**ALL FUNDS CAPITAL SUMMARY
CAPITAL ALLOCATIONS FOR FY 2020 AND FY 2021**

Budgeted Sources of Funds	FY20	%	FY21	%
State Appropriations				
Building Renewal	-	0.0%		0.0%
Other	4,650,000	25.9%	4,692,900	23.0%
Local Funds (1)		0.0%		0.0%
Retained Tuition	424,125	2.4%	1,000,000	4.9%
Indirect Cost	322,000	1.8%		0.0%
Gifts	250,000	1.4%		0.0%
Auxiliary	4,569,200	25.5%	9,000,000	44.2%
Other	7,439,671	41.5%	3,675,000	18.0%
Proposition 301 - TRIF	270,151	1.5%	2,000,000	9.8%
Debt Financed Proceeds (2)		0.0%		0.0%
Total	\$ 17,925,147	100.0%	\$ 20,367,900	100.0%

Budgeted Uses of Funds by Category

New Construction				
Academic/Support	1,850,000	10.3%	2,000,000	9.8%
Auxiliary		0.0%		0.0%
Infrastructure		0.0%		0.0%
Capital Renewal		0.0%		0.0%
Academic/Support	5,827,271	32.5%	2,842,900	14.0%
Auxiliary	4,121,500	23.0%	9,000,000	44.2%
Infrastructure	3,593,973	20.0%	4,000,000	19.6%
Major Maintenance/System Replacement	1,213,125	6.8%	1,200,000	5.9%
Major Maintenance/Energy Conservation	326,000	1.8%	500,000	2.5%
Life Safety/Code Compliance	594,000	3.3%	500,000	2.5%
Accessibility	25,000	0.1%	25,000	0.1%
Other	150,500	0.8%	150,000	0.7%
Other	223,778	1.2%	150,000	0.7%
Total	\$ 17,925,147	100.0%	\$ 20,367,900	100.0%

Notes:

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

**NORTHERN ARIZONA UNIVERSITY
FY 2022– 2024 CAPITAL IMPROVEMENT PLAN**

BUILDING RENEWAL REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2022 – 2024 CAPITAL IMPROVEMENT PLAN**

STATE APPROPRIATED BUILDING RENEWAL SUMMARY

	Fiscal Years				
	2017	2018	2019	2020	2021
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Formula Amount	\$ 15,137,062	\$ 17,275,352	\$ 19,116,799	\$ 21,152,818	\$ 24,472,188
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 2022 – 2024 CAPITAL IMPROVEMENT PLAN**

BUILDING RENEWAL ALLOCATION FORECAST

Primary Project Category	Building Renewal Allocation Forecast	
	FY 2021	FY 2022
CAPITAL RENEWAL		
Academic/Support	\$ -	\$ 5,390,000
Auxiliary	Not eligible	Not eligible
Infrastructure	\$ -	\$ 5,390,000
Major Maintenance/System Replacement	\$ -	\$ 9,453,306
Life Safety and Code Compliance	\$ -	\$ 5,390,000
Accessibility	\$ -	\$ 1,350,000
Other Capital Renewal		
Totals	\$ -	\$ 26,973,306

NORTHERN ARIZONA UNIVERSITY
FY 2022– 2024 CAPITAL IMPROVEMENT PLAN

DEFERRED MAINTENANCE REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2022 – 2024 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, 2019</u>	<u>June 30, 2020</u>
• Estimated Deferred Maintenance.....	\$134,026,827	\$141,737,839
• Facility Condition Index.....	0.07	0.07
• Estimated Deferred Maintenance Aux.....	\$ 31,899,133	\$ 32,998,249
• Facility Condition Index Aux.....	0.03	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 2022 – 2024 CAPITAL IMPROVEMENT PLAN**

DEFERRED MAINTENANCE REPORT continued

ACTION PLAN TO ADDRESS DEFERRED MAINTENANCE IN FY 2021 AND FY 2022

- 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 FY22. The requested FY22 Building Renewal request, if allocated, would be used to directly address capital renewal items which will directly correlate to a reduction in deferred maintenance needs.
- NAU provides annual and one-time funding to address ongoing maintenance needs for Academic/Support facilities including classrooms, fire systems, roofing systems, building system failures, and emergency repairs. To improve learning and teaching environments, NAU allocated one-time funds to address classroom maintenance and upgraded technology, as well as infrastructure needs in FY20. Separately, roadways, sidewalks, and other campus infrastructure and utility infrastructure are addressed annually but are not included in deferred maintenance calculations or valuations. Plans for deferred maintenance in FY21 and FY22 are under review and will align with funding sources given budget pressures faced due to the global COVID19 pandemic.

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 2022 – 2024 CAPITAL IMPROVEMENT PLAN**

ALLOCATIONS TO REDUCE DEFERRED MAINTENANCE

Source of Funds	FY 2020	FY 2021	FY 2022	TOTAL
State Appropriations				
Building Renewal ⁽¹⁾			\$26,973,306	\$ 26,973,306
Other	\$ 3,650,000	\$ 4,692,900		8,342,900
Local Funds				
Retained Tuition	36,125	250,000	1,000,000	1,286,125
Indirect Cost				
Gifts				
Auxiliary	753,000	2,250,000	1,500,000	4,503,000
Other	1,819,565	918,750	1,400,000	4,138,315
Debt Financed Proceeds ⁽²⁾				
TOTAL	\$ 6,258,690	\$ 8,111,650	\$ 30,873,306	\$ 45,243,646
Budgeted Use of Funds	FY 2020	FY 2021	FY 2022	TOTAL
Academic/Support	\$ 5,505,690	\$ 5,861,650	\$ 29,373,306	\$ 40,740,646
Auxiliary	753,000	2,250,000	1,500,000	4,503,000
Infrastructure ⁽³⁾				
Other				
TOTAL	\$ 6,258,690	\$ 8,111,650	\$ 30,873,306	\$ 45,243,646
Estimated End of Year Deferred Maintenance ⁽⁴⁾	\$ 174,736,088	\$ 169,500,000	\$ 149,400,000	

NOTES:

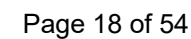
1) The Building Renewal allocation for FY2022 is based upon the University receiving the full Building Renewal funding request.

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) FY21-22 applied 0.65% of State Appropriations and Local Funds. Projections have not been adjusted for anticipated inflation /deflation factors.

FACILITY CONDITION INDEX MAP



**NORTHERN ARIZONA UNIVERSITY
FY 2022– 2024 CAPITAL IMPROVEMENT PLAN**

BUILDING INVENTORY REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2022 – 2024 CAPITAL IMPROVEMENT PLAN**

**BUILDING INVENTORY SUMMARY
As of June 30, 2020**

Category	Academic/Support Facilities	Auxiliary Facilities ⁽¹⁾	Total
Number of Facilities ⁽²⁾	97	71	168
GSF	3,720,074	3,250,372	6,970,446
Estimated Replacement Value	\$2,095,220,155	\$1,061,200,193	\$3,156,420,348
FY 2022 Building Renewal Request ⁽³⁾	\$26,973,306	Not Applicable	\$26,973,306

Notes:

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

(2) Tinsley (Building 44), Earnest Calderon Learning Facility (Building 29), and Cowden (Building 38) Residence Halls contain academic classroom space and are included in auxiliary facilities for this report. The Bookstore (Building 35) and DuBois South Union (Building 64) contains both Academic/Support and Auxiliary space. For the purposes of the Building Inventory Summary, the “Number of Facilities” row will categorize a mixed use facility based on the highest GSF usage.

(3) Building Renewal is computed each year following a standard formula that considers the building age, current replacement value, and renovation/renewal history. When calculating the current replacement value, ABOR instructed the universities to utilize the initial building replacement costs as calculated by the April 2002 Construction Cost Control Guidelines. To calculate the replacement value, ABOR instructed NAU to utilize a 6.02% inflation factor. This computed figure is the basis of the University’s FY 2022 Building Renewal Request.

NORTHERN ARIZONA UNIVERSITY
FY 2022 – 2024 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⁾	2020 Total Deferred Maint. ⁽⁷⁾	FCI
001	GAMMAGE	1930	\$130,000	1930	43,684		\$30,677,783	\$802,435	2020	\$1,894,638	6%
002	BLOME	1919	\$108,000	1963	18,817		\$10,663,416	\$278,922	2003	\$260,124	2%
003	NORTH UNION	1952	\$869,978			31,277	\$18,020,282	\$0	2011	\$48,731	0%
03A	PROCHNOW AUDITORIUM	1952	part of bldg 3 cost	1952	18,227		\$9,587,836	\$250,788	2011	\$5,475	0%
004	MORTON HALL	1914	\$38,662			22,534	\$12,640,487	\$0	1998	\$28,332	0%
005	NORTH HALL	1935	\$152,797			22,724	\$14,626,277	\$0	1998	\$110,921	1%
006	CAMPBELL HALL	1916	\$58,000			17,186	\$8,997,154	\$0	1998	\$90,506	1%
07A	BEAVER STREET HOUSE	1945	\$329,792	2014	1,714		\$517,461	\$1,624	2014	\$10,489	2%
07B	HUMPHREYS OFFICE BUILDING	1986	\$400,000	1986	2,177		\$431,792	\$7,680	N/A	\$10,348	2%
07C	BUTLER OFFICE BUILDING	1968	\$1,850,000	1968	9,195		\$1,850,000	\$48,390	N/A	TBD	TBD
008	BURY	1908	\$24,000	1930	17,470		\$7,199,828	\$188,325	2015	\$516,405	7%
009	TAYLOR HALL	1905	\$10,615			31,603	\$16,705,103	\$0	1998	\$60,721	0%
010	OLD MAIN	1894	\$40,000	1990	31,259		\$21,873,664	\$343,288	2003	\$299,694	1%
011	ASHURST	1918	\$162,118	1990	18,390		\$16,079,221	\$252,349	2003	\$195,123	1%
012	GEOLOGY	1948	\$350,304	1983	22,559		\$10,638,173	\$205,913	2010	\$1,673,316	16%
013	GEOLOGY ANNEX	1975	\$150,000	1975	7904		\$3,268,337	\$76,940	2010	\$86,839	3%
013A	ROSEBERRY APARTMENTS	1962	\$1,055,791			34,558	\$13,704,887	\$0	2003	\$1,078,489	8%
014	NATIVE AMERICAN CULTURAL CENTER	2011	\$7,000,000	2011	12,849		\$13,114,617	\$61,747	2011	\$65,648	1%
015	RILES	1926	\$51,775	1986	28,211		\$18,959,433	\$337,225	2003	\$2,720,157	14%
016	COMMUNICATION	1960	\$835,956	2004	94,365		\$47,907,124	\$400,992	2004	\$1,085,963	2%
016A	UNIVERSITY MARKETING AND OPERATIONS	2009	\$12,500,000	2009	23,103		\$24,112,160	\$138,754	2010	\$64,800	0%
017	SCIENCE LAB FACILITY	2007	\$37,325,000	2011	107,358		\$74,267,224	\$349,668	2011	\$53,091	0%
018	LIBERAL ARTS	1963	\$673,100	2011	58,433		\$28,739,117	\$135,311	2011	\$7,696	0%
018A	BIOLOGY GREENHOUSE	1971	\$2,885	1971	4,004		\$1,664,210	\$42,660	2010	\$192,761	12%
019	PHYSICAL SCIENCES	1960	\$704,702	1960	51,318		\$32,704,006	\$855,434	2003	\$14,580,677	45%
020	SCIENCE ANNEX	1968	\$1,707,015	1989	73,168		\$45,940,731	\$745,033	2012	\$13,195,906	29%
021	BIOLOGICAL SCIENCES	1967	\$1,717,234	1967	86,964		\$56,512,579	\$1,478,192	2003	\$24,270,408	43%
021B	BIOLOGICAL SCIENCES ANNEX	1989	\$710,955	1989	8,551		\$5,010,178	\$81,251	2010	\$54,115	1%
022	PETERSON	1958	\$562,908	1958	39,439		\$17,606,681	\$460,536	2010	\$2,249,141	13%
023	BABBITT ACADEMIC ANNEX	1958	\$594,012	1965	39,033		\$19,781,658	\$517,426	2010	\$485,947	2%
023A	ACADEMIC ANNEX	1996	\$252,445	1996	3,600		\$419,436	\$5,266	2003	\$165,707	40%
024	NORTH HEATING AND COOLING PLANT	1949	\$148,704	2011	46,811		\$48,309,245	\$227,451	2011	\$21,743	0%
025	HEALTH AND LEARNING CENTER	2011	\$106,000,000	2011	283,009		\$182,379,510	\$858,686	2011	\$793,872	0%
026	ADEL MATHEMATICS	1962	\$747,166	1962	43,488		\$20,600,198	\$538,837	2015	\$7,314,642	36%
027	EASTBURN EDUCATION CENTER	1958	\$1,009,405	1996	78,047		\$39,699,344	\$498,437	2003	\$5,314,602	13%
027A	INSTITUTE FOR HUMAN DEVELOPMENT	1966	\$236,989	1966	12,642		\$2,840,130	\$74,289	2003	\$1,040,420	37%
028	CLINE LIBRARY	1965	\$1,046,357	1991	211,312		\$105,674,868	\$1,603,191	2020	\$11,443,042	11%
029	ERNEST CALDERON LEARNING COMMUNITY	2009	\$29,185,868			108,808	\$55,381,077	\$0	2009	\$583,970	1%
030	UNIVERSITY UNION FIELDHOUSE	1965	\$914,850	1979	88,019		\$37,586,973	\$806,189	2003	\$2,654,320	7%
030A	UNIVERSITY UNION DINING SERVICES	1986	\$7,161,000			66,566	\$35,826,448	\$0	2010	\$4,277,690	12%
030B	UNIVERSITY UNION STUDENT SERVICES	1989	\$2,610,751	1989	24,354		\$10,608,987	\$172,049	2010	\$1,101,189	10%
030C	UNIVERSITY UNION FOOD COURT	2009	\$9,500,000			24,767	\$18,026,540	\$0	2009	\$196,520	1%
030D	UNIVERSITY UNION DINING EXPANSION	2014	\$4,761,685			11,888	\$7,471,344	\$0	2014	\$16,828	0%

NORTHERN ARIZONA UNIVERSITY
FY 2022 – 2024 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⁾	2020 Total Deferred Maint. ⁽⁷⁾	FCI
031	GILLENWATER HALL	1960	\$630,860			46,775	\$15,975,910	\$0	1998	\$313,671	2%
032	HOSPITALITY RESOURCE & RESEARCH CENTER	1974	\$35,700	1974	2,762		\$1,168,221	\$28,112	2010	\$41,067	4%
033	EUGENE M. HUGHES HOTEL & RESTAURANT MANAGEMENT - I	1988	\$48,700	2011	17,817		\$9,101,328	\$42,851	2011	\$29,010	0%
033A	EUGENE M. HUGHES HOTEL & RESTAURANT MANAGEMENT - II	1988	\$188,888	1988	13,695		\$11,784,420	\$197,276	2011	\$10,784	0%
035	BOOKSTORE	1967	\$243,736	1977	17,033	30,771	\$18,656,988	\$419,687	2011	\$3,489	0%
036	SCIENCE AND HEALTH BUILDING	2016	\$68,900,000	2016	140,430		\$87,856,180	\$183,843	2016	\$579,835	1%
037	PERFORMING AND FINE ARTS	1969	\$2,288,408	1975	150,493		\$89,042,411	\$2,096,163	2011	\$7,739,568	9%
037A	ARDREY AUDITORIUM	1972	\$3,149,009	2012	37,635		\$29,756,530	\$124,534	2011	\$65,615	0%
038	COWDEN LEARNING COMMUNITY	1964	\$1,269,297			87,049	\$34,877,032	\$0	2016	\$4,391,793	13%
039	RAYMOND HALL	1962	\$1,056,277			61,467	\$21,495,365	\$0	1998	\$1,838,307	9%
040	MCDONALD HALL	1962	\$1,007,745			33,402	\$11,604,935	\$0	1998	\$366,023	3%
042	SECHRIST HALL	1966	\$1,720,523			121,754	\$49,276,216	\$0	2010	\$3,987,599	8%
043	GATEWAY STUDENT SUCCESS CENTER	1967	\$527,127	2003	16,662		\$7,563,931	\$67,269	2003	\$118,984	2%
044	TINSLEY HALL	1964	\$1,225,000			89,475	\$33,115,135	\$0	2016	\$343,824	1%
045	WILSON HALL	1965	\$1,269,297			89,825	\$34,924,200	\$0	2016	\$2,206,675	6%
046	ALLEN HALL	1967	\$1,513,134			90,315	\$37,617,862	\$0	2016	\$4,232,272	11%
047	ATMOSPHERIC RESEARCH OBSERVATORY/LUTZ TELESCOPE	1953	\$32,272	1953	2,175		\$1,102,952	\$28,850	2003	\$133,448	12%
047A	ROTC	1973	\$148,704	1973	25,182		\$15,130,274	\$372,015	2010	\$366,301	2%
048	REILLY HALL	1969	\$2,033,274			114,512	\$48,231,299	\$0	1998	\$5,575,796	12%
049	ANTHROPOLOGY LABORATORY	1977	\$85,000	2001	3,400		\$1,724,722	\$17,143	2010	\$13,630	1%
050	CAMPUS HEIGHTS APARTMENTS	1963	\$885,286			56,541	\$19,032,692	\$0	2010	\$88,709	0%
050A	INTERNATIONAL PAVILION	2016	\$5,649,028	2016	10,410		\$8,136,252	\$17,026	2016	\$53,698	1%
050B	MCKAY VILLAGE	2006	\$30,000,000			161,897	\$67,523,979	\$0	2006	\$969,820	1%
051	BABBITT ADMINISTRATIVE CENTER	1976	\$1,586,500	1976	29,423		\$13,784,418	\$317,290	2003	\$3,449,886	25%
052	BILBY RESEARCH CENTER	1981	\$1,200,000	1981	19,174		\$10,130,081	\$206,677	2010	\$68,229	1%
053	GABALDON HALL	1984	\$6,841,000			129,096	\$50,324,584	\$0	2011	\$74,268	0%
054	INFORMATION TECHNOLOGY SERVICES	1986	\$2,681,263	1986	5,444		\$2,638,637	\$46,933	2003	\$19,379	1%
054A	INFORMATION TECHNOLOGY TELECOM	1989	\$1,100,100	1989	22,702		\$11,242,476	\$182,322	2003	\$725,584	6%
054B	INFORMATION TECHNOLOGY ANNEX	1996	\$251,000	1996	2,985		\$1,338,308	\$16,803	2003	\$17,154	1%
055	MOUNTAIN VIEW HALL	1990	\$14,100,000			148,867	\$60,032,981	\$0	2012	\$126,183	0%
056	APPLIED RESEARCH AND DEVELOPMENT	2007	\$25,575,000	2007	60,500		\$71,242,812	\$484,507	2011	\$24,215	0%
057	PRINTING SERVICES	1991	\$225,000	1991	5,111		\$1,572,729	\$23,860	2010	\$184,554	12%
058	HIGH COUNTRY CONFERENCE CENTER AND PARKING STRUCTURE	2008	\$20,034,850			167,563	\$38,016,740	\$0	2008	\$485,759	1%
060	STUDENT AND ACADEMIC SERVICES	2016	\$32,000,000	2016	111,915		\$37,476,289	\$78,421	2016	\$247,337	1%
061	LEARNING RESOURCE CENTER	1970	\$588,581	1970	19,648		\$7,641,959	\$199,890	2010	\$256,478	3%
062	MCCONNELL HALL	1971	\$3,414,490			160,132	\$63,790,452	\$0	2008	\$116,444	0%
064	DU BOIS SOUTH UNION	1971	\$1,681,693	2017	27,884	65,062	\$51,093,089	\$80,186	2017	\$883,876	2%
065	RAUL H. CASTRO SOCIAL AND BEHAVIORAL SCIENCES	1970	\$1,590,520	1970	63,321		\$29,689,039	\$776,572	2003	\$6,234,435	21%
066	HEALTH PROFESSIONS	1970	\$1,542,838	1970	59,826		\$32,994,380	\$863,029	2010	\$2,833,445	9%
067	SOUTH HEATING AND COOLING PLANT	1970	\$973,000	2005	16,168		\$18,297,802	\$143,584	2003	\$35,367	0%
068	ROLLE ACTIVITY CENTER	1972	\$1,280,000	1972	47,697		\$29,057,053	\$729,640	2003	\$3,330,975	11%

NORTHERN ARIZONA UNIVERSITY
FY 2022 – 2024 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⁾	2020 Total Deferred Maint. ⁽⁷⁾	FCI
069	ENGINEERING AND TECHNOLOGY	1972	\$2,030,856	2005	89,460		\$57,861,147	\$454,040	2005	\$137,710	0%
070	SBS WEST	1972	\$735,715	1972	71,312		\$36,737,099	\$922,490	2014	\$5,623,490	15%
071	SOUTH VILLAGE	1972	\$1,586,500			102,371	\$38,989,977	\$0	1998	\$26,161	0%
072	NURSING	1978	\$979,000	1978	19,696		\$9,984,639	\$219,380	2010	\$1,570,963	16%
073	LAWRENCE J. WALKUP SKYDOME	1977	\$6,666,400	2011	254,360		\$138,526,002	\$652,213	2011	\$3,807,820	3%
074	RENEWABLE ENERGY TEST FACILITY	1972	\$10,000	1972	622		\$281,493	\$7,068	2003	\$5,180	2%
076	AVIAN COGNITION LABORATORY	1988	\$303,293	1988	5,402		\$2,775,553	\$46,464	2003	\$23,973	1%
077	FACILITY SERVICES	1988	\$4,769,470	1988	127,981		\$44,953,191	\$752,534	2003	\$5,979,360	13%
077A	FACILITY SERVICES ANNEX	1989	\$146,000	1989	8,970		\$1,956,759	\$31,733	2003	\$36,569	2%
078	CHEMICAL STORAGE	2014	\$1,582,000	2014	1,788		\$2,482,244	\$7,791	2014	\$50,314	2%
079	GREENHOUSE COMPLEX	1989	\$1,182,188	1989	17,009		\$7,803,394	\$126,550	2003	\$28,476	0%
080	CERAMICS COMPLEX	1989	\$950,000	1989	9,009		\$5,539,243	\$89,831	2003	\$227,074	4%
080A	TEA HOUSE	2003	\$158,805			425	\$227,344	\$0	2003	\$5,051	2%
080B	CERAMICS CLAY MIXING	2014	\$550,500	2014	1,262		\$863,765	\$2,711	2014	\$17,508	2%
081	W.A. FRANKE COLLEGE OF BUSINESS	2005	\$24,075,000	2005	120,308		\$67,769,672	\$531,793	2005	\$55,491	0%
082	SOUTHWEST FOREST SCIENCE COMPLEX	1992	\$21,000,000	1992	72,137		\$40,854,232	\$598,426	2003	\$244,143	1%
082B	HOGAN	2001	\$23,203	2001	480		\$290,284	\$2,885	2001	\$738	0%
083	KNAU / MOUNTAIN CAMPUS TRANSIT	1994	\$184,558	1994	11,893		\$4,173,416	\$56,765	1997	\$32,309	1%
084	SCULPTURE STUDIO	1994	\$102,274	2005	4,200		\$3,300,398	\$25,898	2005	\$4,540	0%
085	SOUTH REC FIELDS COMPLEX	2009	\$653,156			4,186	\$1,220,984	\$0	2009	\$207,730	17%
086	AQUATICS AND TENNIS COMPLEX	2016	\$40,284,000			123,341	\$47,212,135	\$0	2016	\$311,591	1%
088	WETTAW	2000	\$12,434,561	2000	80,221		\$57,946,042	\$606,275	2003	\$131,386	0%
089	FOUNTAIN APARTMENT	1940	\$73,000			1,638	\$540,522	\$0	2012	\$3,020	1%
090	SCHOOL OF INFORMATICS, COMPUTING, AND CYBER SECURITY	2012	\$9,549,198	2012	46,565		\$15,223,245	\$63,711	2012	\$33,747	0%
091	CENTENNIAL	1999	\$2,500,000	1999	10,997		\$4,702,478	\$51,661	2004	\$61,434	1%
092	PONDEROSA	1968	\$742,500	1977	10,464		\$5,398,104	\$121,430	2011	\$86,529	2%
093	SOUTH BEAVER SCHOOL	1935	\$2,750,000	1935	30,721		\$3,444,845	\$90,106	2015	\$1,916,934	56%
094	MILTON PROPERTY	1971	\$7,918,878	1971	16,500		\$8,395,595	\$215,210	N/A	TBD	TBD
095	PINE RIDGE VILLAGE	2002	\$13,375,000			124,094	\$43,034,265	\$0	2012	\$52,531	0%
096	HUFFER LANE FACILITY	1976	\$1,325,000	1976	5,220		\$1,872,257	\$43,096	2010	\$42,140	2%
096A	KNOLES PARKING STRUCTURE	2007	\$15,000,000			293,485	\$33,761,989	\$0	2007	\$0	0%
096B	SAN FRANCISCO PARKING GARAGE	2012	\$22,383,387			474,414	\$37,382,532	\$0	2012	\$0	0%
096C	MOUNTAIN VIEW STRUCTURE	1990	\$3,500,000			82,800	\$16,416,428	\$0	2012	\$0	0%
097	CECMEE FIELD STATION	1998	\$10,000	1998	1,547		\$1,035,681	\$11,920	2011	\$414	0%
098A	POLICE DEPARTMENT	2003	\$900,000	2009	9,665		\$3,862,539	\$22,227	2009	\$9,382	0%
098B	CONTRACTING AND PURCHASING SERVICES	2003	\$900,000	2012	9,624		\$4,572,996	\$19,138	2012	\$3,724	0%
098C	ENGINEERING RESEARCH	2003	\$900,000	2012	9,665		\$6,074,924	\$25,424	2012	\$3,724	0%
098D	EXTENDED CAMPUS OPERATIONS CENTER	2003	\$900,000	2003	9,624		\$4,527,719	\$40,267	2003	\$79	0%
098F	RLSS WAREHOUSE	2009	\$3,900,000			17,203	\$7,400,369	\$0	2009	\$161,353	2%
099	SEISMIC OBSERVATORY	1977	\$13,500	1977	372		\$181,368	\$4,080	2000	\$559	0%
099B	GRANNYS	1968	\$4,970,826	1,968	37,656		\$5,270,070	\$137,848	N/A	TBD	TBD
099C	GRANNYS RENTAL C - HOUSE	1930	included in 99B								
099D	GRANNYS RENTAL D - DUPLEX	1930	included in 99B								

**NORTHERN ARIZONA UNIVERSITY
FY 2022 – 2024 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⁾	2020 Total Deferred Maint. ⁽⁷⁾	FCI
YUMA1	NAU YUMA ACADEMIC FACILITY	1996	\$7,650,000	1996	52,434		\$18,575,668	\$233,223	2010	\$203,510	1%
YUMA2	NAU YUMA RESEARCH FACILITY	2010	\$6,500,000	2010	12,225		\$12,538,323	\$65,593	2010	\$67,231	1%
KINGMAN1	NAU MOJAVE KINGMAN	1997	\$409,000	1997	8,100		\$4,278,876	\$51,484	2009	\$419,815	10%
PHXB1	HEALTH SCIENCES EDUCATION BUILDING	2012	\$7,480,000	2012	13,620		\$12,492,361	\$52,282	2013	\$237,894	2%

NOTES

- (1) All buildings in the system are listed; excludes space leased from others unless a lease-purchase.
- (2) As adjusted for applicable projects using the Sherman-Dergis method. 100% Auxiliary buildings were not adjusted.
- (3) Auxiliary enterprises do not generate building renewal allocation amounts.
- (4) Estimated replacement values are calculated using the 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
FY 2022– 2024 CAPITAL IMPROVEMENT PLAN**

LEASE REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2022– 2024 CAPITAL IMPROVEMENT PLAN**

SUMMARY OF LEASES IN EFFECT DURING FY 2020

	Number of Leases	Gross Square Feet	Acres	Lease \$/Year Receipt (Expenditures)	Number of Leases New	Number of Leases Continued	Number of Leases Renewed	Number of Leases Terminated
NAU as Lessor	15	9,445	30.49	\$1,341,438	2	13	0	0
NAU as Lessee	41	275,210	38.35	(\$18,410,930)	2	32	5	2

Notes

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

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

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

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

**NORTHERN ARIZONA UNIVERSITY
FY 2022– 2024 CAPITAL IMPROVEMENT PLAN
UNIVERSITY AS LESSEE**

NORTHERN ARIZONA UNIVERSITY

FY 2022– 2024 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 \$6,018.00	Square Feet Cost PSF Total	N/A	N/A	G	Local	Radio Tower
ACC Honors ("Sub T")	C	Honors 1350 S. Knoles Dr. Flagstaff, AZ 86011	Student Housing	113,717 \$38.64 \$4,393,908.00	Square Feet Cost PSF Total Annually	7/1/2019	6/30/2020	NNN	Local	Bed Accommodations
ACC Honors ("Sub T")	C	Honors 1350 S. Knoles Dr. Flagstaff, AZ 86011	Student Housing	0.00 \$0.00 \$258,217.00	Square Feet Cost PSF Total (Annually)	7/1/2019	6/30/2020	NNN	Local	Overhead Cost
ACC Honors ("Sub T")	C	Honors 1350 S. Knoles Dr. Flagstaff, AZ 86011	Student Housing	18,048 \$548.64 \$9,901,876.30	Square Feet Cost PSF Prepaid (One-time)	4/7/2017	6/30/2025	NNN	Local	Classroom Office Space
ACC Suites ("Sub T") Starbucks	C	The Suites 305 E. McConnell Dr. Flagstaff, AZ 86001	Dining	4,365 \$134.02 \$585,000.00	Square Feet Cost PSF Total Prepaid (One-time)	5/16/2011	6/30/2051	NNN	Local	Retail Space
ACC Skyview ("Sub T") Eat Food Market	C	Skyview 1 W. Runke Dr. Flagstaff, AZ 86001	Dining	2,847 \$153.49 \$436,987.00	Square Feet Cost PSF Total Prepaid (One-time)	2/9/2016	6/30/2055	NNN	Local	Retail Space
Arboretum at Flagstaff (1)	C	4001 S. Woody Mountain Road Flagstaff, AZ 86001	Merriam Powell	5 217,800 \$0.00 \$0.00	Acres Square Feet Cost PSF Total	1/1/2006	12/31/2055	GL	N/A	Research
Arboretum at Flagstaff (2)	C	4001 S. Woody Mountain Road Flagstaff, AZ 86001	Merriam Powell	5 217,800 \$0.00 \$0.00	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 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 Office at Building M Coolidge, AZ 85128	Statewide Campuses	120 \$33.33 \$4,000.00	Square Feet Cost PSF Total	7/1/2017	6/30/2022	G	Local	3 Admin Office Spaces 2 Classrooms
425, LLC Arizona Commercial Management 2122 E. Highland Ave., #450 Phoenix, AZ 85016	R	Clarendon Place 300 West Clarendon Ave, Ste 475 Phoenix, AZ 85013	NAU / AZTAP Social Work & Behavioral Science	3,780 5,658 \$18.00 \$18.50 \$83,070.00 \$2,427.76 \$85,497.76	Square Feet Square Feet Cost PSF July; Feb-June Cost PSF Aug - Jan Lease City & State Tax Total	8/1/2015	8/31/2024	MG	Local	Admin Office

NORTHERN ARIZONA UNIVERSITY

FY 2022– 2024 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
Coconino Community College	C	2800 S. Lone Tree Road Flagstaff, AZ 86001	KNAU	625 \$0.00 \$0.10	Square Feet Cost PSF Total	11/16/2009	6/30/2020	GL	N/A	Satellite & FM Broadcasting
Consolidated Investment Co	R	1300 S. Milton Road Ste. 207, 208, 210, 225-226 Flagstaff, AZ 86001	ETC	2,641 \$27.04 \$71,418.36 \$1,740.00 \$73,158.36	Square Feet Cost PSF Lease Breakroom Total	3/1/1996	12/31/2020	G	Local	Admin Office
Crown Atlantic Co LLC	C	Grand Canyon Airport Highway 64 Tusayan, AZ 86046	AZ Tusay AN CAC - KNAU	80 \$153.71 \$8,776.80 \$3,013.37 \$506.94 \$12,297.11	Square Feet Cost PSF Lease July - March Lease April - June Taxes Total	3/26/2001	3/25/2021	MG	Local	Communications Tower Lease
Episcopal Church in Navajoland	C	Good Shepherd Mission Westchester Building Fort Defiance, AZ	School of Nursing	4,032 \$4.96 \$2,419.36 \$21,908.57 \$24,327.93	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 Valley, AZ 86314	Statewide Campuses	1,311 \$9.84 \$12,900.24 \$5,165.34 \$4,070.76 \$1,500.00 \$23,636.34	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	T	615 North Stadium Ave Thatcher, AZ 8552	Statewide Campuses	2,600 \$11.26 \$0.00 \$0.00 \$0.00	Square Feet Cost PSF Lease July - Dec CAM TI	7/1/1998	7/31/2019	G	Local	Classrooms Admin Office Spaces
Graham Community College / Eastern Arizona College	N	615 North Stadium Ave Thatcher, AZ 8552	Statewide Campuses	117 \$13.33 \$1,560.00 \$1,560.00	Square Feet Cost PSF Lease Nov - June Total	11/1/2019	6/30/2020	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 \$20.03 \$20.43 \$1,356,885.17 \$142,962.06 \$43,496.00 \$1,543,343.23	Square Feet Cost PSF July - Sept Cost PSF Oct - June Lease Operating Expenses Taxes Total	4/1/2014	10/1/2024	MG	State	Admin Office Spaces
Guyann Corporation/Flagstaff Radio Great Circle Media	C	Mormon Mountain	KNAU	120 \$240.12 \$252.12 \$29,054.28	Square Feet Cost PSF July - April Cost PSF May - June Total	4/28/1999	12/1/2020	G	Local	Radio Tower

NORTHERN ARIZONA UNIVERSITY

FY 2022– 2024 CAPITAL IMPROVEMENT PLAN

LESSOR	N: New C: Continued R: Renewed T: Terminate	PROPERTY LOCATION	USER	GSF COST/GSF FY EXP COST		CURRENT TERM		TYPE OF LEASE	SOURCE OF FUNDS	USE OF SPACE
MCCCD Chandler Gilbert	R	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	6/30/2022	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
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	6/30/2020	G	Local	Admin Office Space
MCCCD Glendale Community College	C	6000 W. Olive Avenue Rm 02-126, CL-24 & CL-29 Glendale, AZ 85302	Statewide Campuses	220 \$24.00 \$5,280.00 \$5,280.00	Square Feet Cost PSF Lease Total	7/1/2017	6/30/2022	MG	Local	Admin Office Space
MCCCD Mesa Community College - Carousel	T	Carousel Condominiums 145 N Centennial Way Mesa, AZ 85201	Statewide Campuses	9,827 \$22.25 \$218,650.75 \$93,470.43 \$10,000.00 \$322,121.18	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, Rm 1 Mesa, AZ 85202	Statewide Campuses	100 \$22.66 \$2,266.00	Square Feet Cost PSF Total	7/1/2016	6/30/2020	MG	State	Admin Office Space
MCCCD Paradise Valley Community College	C	18401 North 32nd Street Phoenix, AZ 85032	Statewide Campuses	1,426 \$29.00 \$41,354.00 \$41,354.00	Square Feet Cost PSF Lease Total	7/1/2016	6/30/2022	MG	Local	Admin Office Space 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	6/30/2022	MG	Local	Admin Office Space
MCCCD Scottsdale Community College	R	Scottsdale CC 9000 E Chaparral Rd Rm 1 - 4 Scottsdale, AZ 85256	Statewide Campuses	3,867 \$38.18 \$147,642.06 \$500.00 \$148,142.06	Square Feet Cost PSF Lease Phone/Fax Total	7/1/2016	6/30/2024	MG	Local	Admin Office Spaces Classrooms
MCCCD South Mountain Community College	C	7050 South 24th Street Phoenix, AZ 85042	Statewide Campuses	2,990 \$21.75 \$65,040.00	Square Feet Cost PSF Total	8/1/2006	6/30/2024	MG	Local	Admin Office Space Classrooms
Mohave Community College	C	Kingman Campus Building #2000 and Office #510	Statewide Campuses	2,530 \$0.00 \$0.00	Square Feet Cost PSF Total	7/1/2004	6/30/2023	MG	N/A	Admin Office Space Classrooms
Mohave Community College	C	Lake Havasu Campus Building #200	Statewide Campuses	1,322 \$1.05 \$0.00	Square Feet Cost PSF Total	7/1/2004	6/30/2023	MG	N/A	Admin Office Space Classrooms

NORTHERN ARIZONA UNIVERSITY

FY 2022– 2024 CAPITAL IMPROVEMENT PLAN

LESSOR	N: New C: Continued R: Renewed T: Terminate	PROPERTY LOCATION	USER	GSF COST/GSF FY EXP COST		CURRENT TERM		TYPE OF LEASE	SOURCE OF FUNDS	USE OF SPACE
Mohave Community College	N	Bullhead City Campus Rooms 203A & 203	Statewide Campuses	1,385 \$0.00 \$0.00	Square Feet Cost PSF Total	7/1/2019	6/30/2023	MG	N/A	Admin Office Space Classrooms
Northland Pioneer College	C	White Mountain Campus Show Low, AZ 85901	Extended Campuses	110 \$38.18 \$4,200.00	Square Feet Cost PSF Total	7/1/2016	6/30/2021	G	Local	Admin Office Space
Pima Community College West	C	2202 West Alklam Road Tucson, AZ 85709	Statewide Campuses	7,777 \$17.00 \$132,209.00 \$23,331.00 \$155,540.00	Square Feet Cost PSF Lease CAM 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	N/A \$0.00 \$4,542.72 \$3,374.60 \$39.53 \$7,956.85	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 17.00 \$72,104.08 \$51,502.92 \$3,584.52 \$127,191.52	Square Feet Cost PSF Lease July - Jan Lease Feb - June Sales Tax Total	7/1/2015	6/30/2021	MG	Local	Admin Office
Town of Prescott Valley	C	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	6/30/2020	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	6/30/2020	G	Local	FM Frequency Tower
Yavapai Community College	C	Prescott Campus 1100 E Sheldon Ave Rm #206, 129 &207E Prescott AZ 86301	Statewide Campuses	562 \$12.50 \$7,025.00 110 \$12.50 \$1,375.00 \$8,400	SF 75% Usage Cost PSF Total Square Feet 100% Usage Cost PSF Total Combined Total Campus	7/1/2012	6/30/2020	G	Local	Admin Office Spaces, Storage, Reception, Classrooms
Yavapai Community College Radio Tower	C	Mingus Mountain	KNAU	25 \$0.00 \$0.00 \$1,670.67 \$1,670.67	Square Feet Cost PSF Lease Taxes Total	1/1/2017	12/31/2021	NNN	N/A	Radio Tower

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 2022– 2024 CAPITAL IMPROVEMENT PLAN**

UNIVERSITY AS LESSOR

**NORTHERN ARIZONA UNIVERSITY
FY 2022– 2024 CAPITAL IMPROVEMENT PLAN**

LESSEE	N: New C: Continued R: Renewed T: Terminate	PROPERTY NAME	LESSOR	GSF COST/GSF FY EXP COST		TERM COMMENCEMENT	TERM EXPIRATION	TYPE OF LEASE	USE OF SPACE
ACC OP LLC - Hilltop	C	Hilltop - S San Francisco 1500 S. San Francisco St. Flagstaff, AZ 86001	NAU	6.38 N/A N/A \$386,391.72	Acres Square Feet Cost PSF Total	5/16/2011	6/30/2051	GL	Student Housing
ACC OP LLC - McConnell/Suites	C	The Suites/II - McConnell 305 E. McConnell Dr. Flagstaff, AZ 86001	NAU	5.7 N/A N/A \$333,843.24	Acres Square Feet Cost PSF Total	5/16/2011	6/30/2051	GL	Student Housing
ACC Skyview	C	Skyview 1 W. Runke Dr. Flagstaff, AZ 86001	NAU	10.49 N/A N/A \$319,683.96	Acres Square Feet Cost PSF Total	2/9/2016	6/30/2055	GL	Student Housing
ACC Honors	C	Honors 1350 S. Knoles Dr. Flagstaff, AZ 86011	NAU	6.117 N/A N/A \$168,791.20	Acres Square Feet Cost PSF Total	4/7/2017	6/30/2025	GL	Student Housing Classrooms
All About The Beans, LLC	C	All About The Beans 15451 North 28th Avenue Phoenix, AZ	NAU	N/A \$0.00 \$0.00	Square Feet Cost PSF Total	4/1/2014	6/30/2020	NNN	Café
AT&T Cingular Wireless	C	Ardrey Auditorium 1115 S. Knoles Dr. Flagstaff, AZ 86011	NAU	N/A \$0.00 \$24,510.00	Square Feet Cost PSF Total	3/7/2014	3/6/2024	NNN	Cell Tower
Bank of America ATM	C	University Bookstore S. San Francisco Street Flagstaff, AZ 86001	NAU	N/A \$0.00 \$7,200.00	Square Feet Cost PSF Total	7/1/2016	6/30/2021	NNN	ATM
Coconino Community College	C	Coconino Community College 2800 S Lone Tree Rd Flagstaff, AZ 86001	NAU	N/A \$0.00 \$0.00	Square Feet Cost PSF Total	11/19/1998	11/18/2097	GL	Community College
Drury Southwest Flagstaff, LLC	C	Drury Southwest 300 S Milton Flagstaff, AZ 86001	NAU	1.8 N/A N/A \$68,557.00	Acres Square Feet Cost PSF Total	8/1/2007	7/31/2037	NNN	Hotel
Hopi Tribe	C	Bilby Reasearch Center 15 E. Runke Dr. Flagstaff, AZ 86011	NAU	225 \$10.67 \$2,400.00	Square Feet Cost PSF Total	9/1/2010	6/30/2020	G	Office
JP Morgan Chase	C	University Book Store 1015 S. San Francisco St. Flagstaff, AZ 86011	NAU	N/A \$0.00 \$9,154.00	Square Feet Cost PSF Total	5/17/2013	5/16/2022	G	ATM

**NORTHERN ARIZONA UNIVERSITY
FY 2022– 2024 CAPITAL IMPROVEMENT PLAN**

LESSEE	N: New C: Continued R: Renewed T: Terminate	PROPERTY NAME	GSF COST/GSF FY EXP COST		TERM COMMENCEMENT	TERM EXPIRATION	TYPE OF LEASE	USE OF SPACE
OneAZ Credit Union	N	OneAZ 321 South Beaver St. Flagstaff, AZ 86001	9,195 \$6.71 \$1,370.42	Square Feet Cost PSF Total	12/16/2019	12/31/2021	NNN	Credit Union
Sprint Nextel Alamosa	N	Sechrist Hall Roof 1200 S. Beaver St Flagstaff, AZ 86011	25 \$321.19 \$8,029.67	Square Feet Cost PSF Total	4/27/2020	4/26/2021	G	Cell Tower
Verizon Wireless LLC	C	One Verizon Wireless Mail Stop 4AW100 Basking Ridge, NJ 07920	N/A \$0.00 \$2,400.00	Square Feet Cost PSF Total	11/20/2015	11/19/2020	G	Cell Tower
Wells Fargo Bank	C	University Student Union 1050 S. Knoles Drive Flagstaff, AZ 86011	N/A \$0.00 \$9,106.64	Square Feet Cost PSF Total	3/1/2016	2/28/2021	NNN	ATM

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 2022– 2024 CAPITAL IMPROVEMENT PLAN**

LAND REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2022– 2024 CAPITAL IMPROVEMENT PLAN**

**REPORT ON ACQUISITIONS AND SALES OF
LAND AND IMPROVEMENTS FY 2020**

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

ACQUISITIONS

A1	12/16/2019	321 South Beaver St., Flagstaff Arizona 86001	\$1,850,000	0.768	9,195	9/23/2016
SUBTOTAL ACQUISITIONS:			\$1,850,000	0.768		

SALES

NA						
SUBTOTAL SALES:			\$0.00	0.000	N/A	

NET (COST)/INCOME:			(\$1,850,000)			
---------------------------	--	--	----------------------	--	--	--

This report includes all transactions formally concluded by the university between July 1, 2019 and June 30, 2020.

**NORTHERN ARIZONA UNIVERSITY
FY 2022– 2024 CAPITAL IMPROVEMENT PLAN**

CAPITAL PROJECT STATUS REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2022– 2024 CAPITAL IMPROVEMENT PLAN**

**CAPITAL EXPENDITURES SUMMARY
FY 2020 as of June 30, 2020**

Projects over \$100,000 by Category	FY 2020 Expenditures	Total Expenditures	Estimated Total Cost
New Construction			
Academic and Support Space	\$ 1,666,111	\$ 87,059,608	\$ 216,900,000
Auxiliary	32,383	46,971,632	47,479,498
Infrastructure	4,479	33,599	33,599
Capital Renewal			
Academic and Support Space	4,709,175	22,877,835	29,517,433
Auxiliary	2,756,499	26,352,846	26,784,222
Infrastructure	5,667,272	10,415,576	14,282,287
Accessibility	-	-	-
Major Maintenance/System Replacement	596,014	4,680,129	5,744,375
Major Maintenance/Energy Conservation	39,744	360,092	530,534
Life Safety/Code Compliance	1,016,565	1,746,363	2,683,467
Other Capital Renewal	21,392	21,392	120,000
Other			
Other	-	233,155	233,155
Subtotal Projects Over \$100,000	\$ 16,509,634	\$ 200,752,226	\$ 344,308,569
Subtotal Projects Under \$100,000	\$ 1,012,030	\$ 1,414,274	\$ 2,166,729
Grand Total All Projects	\$ 17,521,664	\$ 202,166,500	\$ 346,475,298

Note: This report includes all capital projects with expenditures in FY 2020. *Total Expenditures* is the accumulated expenditures for those projects across multiple fiscal years.

**NORTHERN ARIZONA UNIVERSITY
FY 2022– 2024 CAPITAL IMPROVEMENT PLAN**

**STATUS OF JCCR PROJECTS
FY 2020 as of June 30, 2030**

University Projects								
<u>Project Name</u>	<u>Project Number</u>	<u>Project Category</u>	<u>Funding Source</u>	<u>FY 20 Expenditures</u>	<u>Total Expenditures to Date</u>	<u>% Expended</u>	<u>Estimated Total Cost</u>	<u>Completion Date (mm/yy)</u>
No ongoing projects								
Third-Party and Commercial Projects								
<u>Project Name</u>	<u>Project Number</u>	<u>Project Category</u>	<u>Funding Source</u>	<u>Estimated Total Cost</u>	<u>% Completed</u>	<u>Completion Date (mm/yy)</u>		
Student Athlete High Performance Center	09.731.191	NAS	PRIVATE	\$ 46,000,000	10%	09/21		

NORTHERN ARIZONA UNIVERSITY
FY 2022 – 2024 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2020 as of June 30, 2020

Project Name	Project Number	Project Category	Funding Source	FY20 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
AR&D Landscaping	08.050.161	CIN	LOCAL	\$ 33,008	\$ 1,037,169	99%	\$ 1,052,000	Dec-20
AR&D Replace Lighting Controls	09.560.202	CME	LOCAL	\$ 10,951	\$ 10,951	6%	\$ 180,000	Mar-21
AR&D Rooms 327-330 BSL3 Refresh	09.560.192	CAS	LOCAL	\$ 160,437	\$ 160,437	98%	\$ 164,000	Oct-20
AR&D Third Floor Office to BSL1 Conversion	09.560.182	CAS	TRIF	\$ 34,105	\$ 34,105	11%	\$ 300,000	Mar-21
Ashurst Ardrey Electrical Upgrades	09.002.203	CME	LOCAL	\$ 21,874	\$ 21,874	100%	\$ 21,874	Jul-20
Asphalt 2019 Parking	08.020.192	CIN	LOCAL	\$ 770,955	\$ 817,749	89%	\$ 923,700	Oct-20
Asphalt 2019 Streets	08.020.191	CIN	LOCAL	\$ 357,042	\$ 388,304	100%	\$ 388,304	Jul-20
Asphalt 2020 Streets	08.020.202	CIN	LOCAL	\$ 30,463	\$ 30,463	14%	\$ 225,000	Mar-21
Biology Classrooms 125&238 Upgrades	09.210.191	CAS	LOCAL	\$ 183,172	\$ 183,172	100%	\$ 183,172	Jul-20
Building Corrections Account 2020	09.002.204	CLS	LOCAL	\$ 41,400	\$ 41,400	35%	\$ 118,000	Mar-21
Building 77 Space Optimization	09.770.181	CAS	LOCAL	\$ 242	\$ 104,937	100%	\$ 104,937	Oct-19
Campus Heights Replace Exterior Staircases	09.500.181	CAX	LOCAL	\$ 294,209	\$ 298,545	100%	\$ 298,545	Apr-20
Campus-Wide Exterior Lighting Analysis	11.010.182	CIN	LOCAL	\$ 26,387	\$ 90,540	70%	\$ 130,000	Aug-20
Concrete 2019	08.030.191	CIN	LOCAL	\$ 66,024	\$ 323,970	100%	\$ 325,000	Jul-20
Concrete 2020	08.030.201	CIN	LOCAL	\$ 27,398	\$ 27,398	8%	\$ 325,000	Mar-21
Cowden Hall Renovations	09.380.181	CMM	LOCAL	\$ 1,885	\$ 2,524,548	100%	\$ 2,524,548	Mar-20
Eastburn Education First Floor Carpet	09.270.191	CMM	LOCAL	\$ 112,868	\$ 112,868	100%	\$ 112,868	Oct-19
Emergency Waterline Replacement	10.030.191	CIN	LOCAL	\$ 211,474	\$ 211,474	54%	\$ 390,198	Oct-20
Facility Services Roof Repair	09.001.181	CMM	LOCAL	\$ 6,071	\$ 604,029	100%	\$ 604,029	Oct-19
Fieldhouse Multipurpose Facility	09.300.176	CAX	LOCAL	\$ 278,554	\$ 419,119	92%	\$ 455,700	Dec-21
Fire Alarm Replacement/Reconfigure Bldgs 51-98C	09.004.197	CLS	LOCAL	\$ 202,293	\$ 202,293	52%	\$ 388,000	Oct-20
Flagstaff Campus Logo Updates	08.080.202	COT	LOCAL	\$ 21,392	\$ 21,392	18%	\$ 120,000	Mar-21
Forestry Generator Replacement	09.820.191	CMM	LOCAL	\$ 344	\$ 344	0%	\$ 410,000	Dec-20
FY18 Miscellaneous Classroom Needs	09.002.187	CAS	LOCAL	\$ 61,995	\$ 70,510	71%	\$ 100,000	Aug-20
Gammage & Cline Facility Assessment	11.020.202	CMM	LOCAL	\$ 77,170	\$ 77,170	77%	\$ 100,000	Sep-20
Gas Line Abandonments And Correction	10.080.181	CIN	LOCAL	\$ 83,687	\$ 221,266	98%	\$ 226,000	Oct-20
Gateway Advising Redesign	09.430.181	CAS	LOCAL	\$ 242,896	\$ 242,896	99%	\$ 245,000	Aug-20
Gateway Classroom Create Remodel	09.430.191	CAS	LOCAL	\$ 177,879	\$ 177,879	99%	\$ 180,000	Aug-20

NORTHERN ARIZONA UNIVERSITY
FY 2022 – 2024 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2020 as of June 30, 2020

Project Name	Project Number	Project Category	Funding Source	FY20 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
Health Professions Add 3rd Floor AC	09.660.181	CMM	LOCAL	\$ 60,044	\$ 350,000	100%	\$ 350,000	Aug-20
HLC White Boards	09.250.181	CAS	LOCAL	\$ 400	\$ 400	0%	\$ 125,000	Mar-21
HRM Building Updates for Hotel Program	09.330.192	CAS	LOCAL	\$ 82,525	\$ 110,000	100%	\$ 110,000	Jul-20
HTHW Leak Repair Near Rolle Activity Center	10.060.193	CIN	LOCAL	\$ 151,854	\$ 151,854	98%	\$ 155,000	Aug-20
HTHW Meter Install South Campus	10.060.194	CIN	LOCAL	\$ -	\$ -	0%	\$ 125,000	Mar-21
Kaibab Room Remodel for IMQ	09.300.181	CAS	LOCAL	\$ 2,009	\$ 214,323	100%	\$ 214,323	Sep-19
LRC Create Engineering Classrooms	09.610.173	CAS	STATE	\$ -	\$ 112,723	2%	\$ 4,786,184	Dec-20
McConnell Hall FLS Renovation	09.620.181	CLS	LOCAL	\$ 201,877	\$ 497,819	100%	\$ 497,819	May-20
McConnell Reilly Partition Rep	09.002.202	CAX	LOCAL	\$ 144,730	\$ 144,730	61%	\$ 236,300	Mar-21
McDonald Hall Roof Replacement	09.001.183	CAX	LOCAL	\$ 19,327	\$ 212,167	100%	\$ 212,167	Oct-19
Morton, North, & Campbell Halls FLS Upgrades	09.004.195	CLS	LOCAL	\$ 421,408	\$ 422,609	50%	\$ 842,288	Oct-20
Mountain View Ceiling Fans	09.550.191	CAX	LOCAL	\$ 209,417	\$ 228,355	100%	\$ 228,362	Jul-20
Interdisciplinary Science and Technology Building	09.221.181	NAS	BOND	\$ 1,551,973	\$ 1,551,973	1%	\$ 130,000,000	TBD
New Aquatic and Tennis Complex	09.860.131	NAX	MIXED	\$ 32,383	\$ 46,971,632	99%	\$ 47,479,498	Oct-20
New Gas and Waterline near Gabaldon	10.040.181	NIN	MIXED	\$ 4,479	\$ 33,599	100%	\$ 33,599	Jan-20
New McConnell Sidewalk & Multi-Modal Path	08.030.176	CIN	LOCAL	\$ 87,910	\$ 135,509	28%	\$ 487,500	Jun-21
North Plant Blowdown Safety Renovations	09.240.182	CLS	LOCAL	\$ 71,705	\$ 319,273	100%	\$ 319,273	Nov-19
North Plant Condensate Polisher Expansion	09.240.192	CMM	LOCAL	\$ 80,000	\$ 80,000	65%	\$ 123,650	Mar-21
Observatory Field Convert To Turf	08.070.191	CIN	LOCAL	\$ 726,324	\$ 726,324	92%	\$ 787,000	Aug-20
Parking Structure Maintenance 2020	09.002.208	CAX	LOCAL	\$ 40,982	\$ 40,982	14%	\$ 300,000	Mar-21
Parking Structure Maintenance 2018	09.002.184	CAX	LOCAL	\$ 6,342	\$ 296,251	100%	\$ 296,251	Oct-19
Parking Structure Maintenance 2019	09.002.196	CAX	LOCAL	\$ 288,488	\$ 294,668	88%	\$ 335,000	Aug-20
PFA Mechanical Room Repairs	09.370.201	CMM	LOCAL	\$ 156	\$ 156	0%	\$ 120,000	Mar-21
PFA/Ardrey Electrical Gear	09.370.171	CME	LOCAL	\$ 6,919	\$ 327,267	100%	\$ 328,660	Jul-20
Physical Sciences SES Replacement	09.190.191	CMM	LOCAL	\$ 22,658	\$ 80,019	100%	\$ 80,019	Jan-20
Prochnow Renovation	09.031.171	CAX	LOCAL	\$ 128,617	\$ 724,796	100%	\$ 724,796	May-20

NORTHERN ARIZONA UNIVERSITY
FY 2022 – 2024 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2020 as of June 30, 2020

Project Name	Project Number	Project Category	Funding Source	FY20 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
Recital Hall	09.371.162	NAS	BOND, GIFT	\$ 114,139	\$ 14,986,028	100%	\$ 15,000,000	Sep-20
Renovation of Milton Property	09.940.191	CAS	LOCAL	\$ 37,698	\$ 37,698	18%	\$ 210,000	TBD
SBS Castro and SBS West Door Replacement	09.002.193	CMM	LOCAL	\$ 13,145	\$ 148,153	100%	\$ 148,153	Feb-20
SBS Castro Classrm Improvement	09.650.203	CAS	LOCAL	\$ 9,891	\$ 9,891	9%	\$ 115,400	Mar-21
SBS Castro Hallway Improvement	09.650.202	CMM	LOCAL	\$ 11,162	\$ 11,162	8%	\$ 138,000	Mar-21
SBS Classroom Upgrades (102, 104, 107, 111)	09.650.181	CAS	LOCAL	\$ 85,319	\$ 230,030	100%	\$ 230,030	Jan-20
SBS West Classroom Improvement	09.700.201	CMM	LOCAL	\$ 28,655	\$ 28,655	16%	\$ 175,000	Mar-21
SBS West Classroom Upgrades	09.700.183	CAS	LOCAL	\$ 3,729	\$ 424,645	100%	\$ 425,000	Dec-19
Science & Health Building	09.360.111	NAS	BOND	\$ -	\$ 70,521,607	98%	\$ 71,900,000	Oct-20
Science Annex 1st & 2nd Floor Renovation	09.200.201	CAS	LOCAL	\$ 319,110	\$ 319,110	49%	\$ 650,000	Sep-21
Science Annex 3rd & 4th Floor	09.200.181	CAS	GIFT, SAP	\$ 3,026,450	\$ 17,175,507	99%	\$ 17,409,327	Oct-20
Science Annex VPR Offices	09.200.202	CAS	LOCAL	\$ 105,017	\$ 105,017	86%	\$ 122,000	Aug-20
Science Lab Room 203 Renovation	09.170.164	CMM	TRIF	\$ -	\$ 481,169	96%	\$ 499,983	Dec-20
Science Lab Ultra-Clean Room 218	09.170.183	CAS	TRIF	\$ 39,117	\$ 40,402	13%	\$ 300,000	Aug-20
Security Safety Upgrades	09.002.198	CLS	LOCAL	\$ 77,883	\$ 77,883	23%	\$ 333,000	Mar-21
SHB Convert CSTL To Wet Labs	09.360.191	CAS	TRIF	\$ -	\$ -	0%	\$ 330,000	Mar-21
SHB Rm 512 Renovation for AMS	09.360.201	CAS	TRIF	\$ 15,433	\$ 15,433	15%	\$ 100,000	Mar-21
Site Improvements on Knoles	08.030.177	CIN	LOCAL	\$ 2,702	\$ 395,244	100%	\$ 395,244	Feb-20
Skydome A/V Upgrades	09.730.182	CAS	LOCAL	\$ 67,751	\$ 2,915,659	100%	\$ 2,920,000	Feb-20
Skydome Practice Field Conversion to Turf	08.040.182	CIN	LOCAL	\$ 843,721	\$ 2,097,433	97%	\$ 2,171,273	Aug-20
South Dining Renovation	09.630.161	CAX	MIXED	\$ 29,845	\$ 19,259,053	100%	\$ 19,259,053	Jul-20
South Recreation Fields Turf Replacement	08.070.181	CIN	LOCAL	\$ 13,513	\$ 1,526,069	100%	\$ 1,526,069	Mar-20
South Village Electrical & Gas Line Replacement	10.010.193	CIN	STATE, LOCAL	\$ 2,226,310	\$ 2,226,310	49%	\$ 4,500,000	Dec-20
Strategic Space Utilization Master Plan	11.010.191	OTH	LOCAL	\$ -	\$ 233,155	100%	\$ 233,155	Jul-20
Tunnel Cleanup and Repairs	10.050.201	CIN	LOCAL	\$ 8,500	\$ 8,500	6%	\$ 150,000	Mar-21
University Union Emergency Lighting	09.004.186	CLS	LOCAL	\$ -	\$ 185,087	100%	\$ 185,087	Jun-20

NORTHERN ARIZONA UNIVERSITY
FY 2022 – 2024 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2020 as of June 30, 2020

Project Name	Project Number	Project Category	Funding Source	FY20 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
University Union Remodel	09.301.171	CAX	LOCAL	\$ 2,207	\$ 2,422,533	100%	\$ 2,426,400	Aug-19
Wilson Hall Renovation	09.450.191	CAX	LOCAL	\$ 1,313,781	\$ 2,011,647	100%	\$ 2,011,647	Jul-20
Yuma Chilled Water Line Replacement	12.010.191	CMM	LOCAL	\$ 181,856	\$ 181,856	83%	\$ 219,000	Oct-20
Yuma Nursing Labs	12.010.181	CAS	LOCAL	\$ 54,000	\$ 193,059	100%	\$ 193,059	Feb-20
Yuma Roof Repair	12.010.201	CMM	LOCAL	\$ -	\$ -	0%	\$ 139,125	Mar-21
SUBTOTAL: Projects \$100,000 and Greater:				\$ 16,509,634	\$200,752,226		\$ 344,308,569	

NORTHERN ARIZONA UNIVERSITY
FY 2022 – 2024 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2020 as of June 30, 2020

Projects Less than \$100,000 by Category	FY 2020 Expenditures	Total Expenditures	Estimated Total Cost
New Construction			
Academic and Support Space	-	-	-
Auxiliary	-	-	-
Infrastructure	\$ 31,695	\$ 31,695	\$ 73,921
Capital Renewal			
Academic and Support Space	274,831	361,878	653,718
Auxiliary	76,721	105,605	125,511
Infrastructure	291,029	291,097	375,355
Accessibility	738	738	738
Major Maintenance/System Replacement	209,684	376,680	602,276
Major Maintenance/Energy Conservation	43,913	72,089	150,530
Life Safety/Code Compliance	41,707	114,483	115,662
Other Capital Renewal	-	-	-
Other			
Other	41,712	60,010	69,020
Totals Projects Under \$100,000	\$ 1,012,030	\$ 1,414,274	\$ 2,166,729
Grand Total All Projects	\$ 17,521,664	\$ 202,166,500	\$ 346,475,298

**NORTHERN ARIZONA UNIVERSITY
FY 2022 – 2024 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 2022 – 2024 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 2022– 2024 CAPITAL IMPROVEMENT PLAN**

THREE YEAR CAPITAL PLAN

**NORTHERN ARIZONA UNIVERSITY
FY 2022 – 2024 CAPITAL IMPROVEMENT PLAN**

ONE YEAR CAPITAL PLAN (FY 2022)

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

**NORTHERN ARIZONA UNIVERSITY
FY 2022 – 2024 CAPITAL IMPROVEMENT PLAN**

TWO YEAR CAPITAL FORECAST (FY 2023 – FY 2024)

PRIORITY	PROJECT NAME	PROJECT DESCRIPTION
1	Interdisciplinary Science and Technology Building	This project is the construction of an approximately 125,000 GSF new building dedicated to multiple disciplines with an emphasis on science and technology programs. A new interdisciplinary science building is needed to provide adequate space for increasing research demands. This building will be located at the site of an existing building, Peterson and potentially Babbitt Academic Annex. Note: This project was originally submitted as the Multi-Discipline STEM Academic/Research Building as a first year project for FY21, but was delayed due to impacts from COVID19.
2	Biological Sciences Building Renovation	The Biological Sciences building is 86,964 GSF and 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 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.
3	Physical Sciences Building Renovation	The Physical Sciences building is 51,318 GSF and is in a deteriorating condition with an FCI of 45%. 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.

**NORTHERN ARIZONA UNIVERSITY
FY 2022 – 2024 CAPITAL IMPROVEMENT PLAN**

PRIORITY	PROJECT NAME	PROJECT DESCRIPTION
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, a 2020 facility condition assessment confirmed the need to replace aging mechanical, electrical, and plumbing systems throughout. The Special Collections and Archives, which has numerous irreplaceable artifacts and documents of historical significance is at considerable risk with the current systems. An academic strategic plan coupled with a space plan for Cline Library is underway to further define the programming of this project.

**NORTHERN ARIZONA UNIVERSITY
FY 2022– 2024 CAPITAL IMPROVEMENT PLAN**

DEBT REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2022 - 2024 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 2029 using historical data from the audited financial statements and cash flow projections from various internal sources. FY21 projections are based on the University's anticipated budget. Beginning in FY22, revenues and expenses are based upon internal estimations.
- The outstanding System Revenue bonds (SRB's) and Certificates of Participation (COPS) debt for NAU at the end FY 2020 is estimated to be \$338.9 million, a decrease of \$28.5 million. Total annual debt service is \$28.5 million, or about 4.6 percent of total projected expenses.
- The outstanding System Revenue bonds (SRB's), Certificates of Participation (COPS), and SPEED³ projects debt for NAU at the end FY 2020 is estimated to be \$456.9 million, a decrease of \$36.9 million. Total annual debt service is \$39.5 million, or about 6.4 percent of total projected expenses.
- The University total outstanding debt including SRB's, COPS, SPEED, capital leases, and other long-term debt is \$599.7 million at June 30, 2020.
- Based upon NAU's proposed funding sources for projects in the FY 2022-2024 CIP, the projected outstanding debt at the end of FY 2021 is estimated to be approximately \$439.9 million (with SPEED³ projects), with total annual debt service of \$36.2 million (6.5 percent of projected total expenses). The Interdisciplinary Science and Technology building will begin construction in FY 2023. Including SPEED³ projects, the projected maximum outstanding debt will occur at the end of FY 2023 and is estimated to be approximately \$526.7 million. The maximum projected debt service as a percentage of total expenditures of 7.8 of projected total expenses will occur in FY 2023 with an associated \$46.3 million in debt service.

<i>Existing</i> Debt Service as a Percentage of Total Expenses (Estimated as of FY2020 year end) ⁽¹⁾	Maximum <i>Projected</i> Debt Service to Total Expenses, excluding/including SPEED debt ⁽²⁾
4.6%	6.2% / 7.8%

**NORTHERN ARIZONA UNIVERSITY
FY 2022 - 2024 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⁾ FY15-FY19	Unaudited Current Year Net Position Balance, ⁽⁵⁾ FY2020	Projected Average Annual Net Position Balances, ⁽⁶⁾ FY21-FY29
\$272.7M	\$251.6M	\$278.7M

(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 FY21 to FY29.

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

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

(5) The FY2020 financial data are preliminary, may not include all adjusting entries, and is unaudited.

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

**NORTHERN ARIZONA UNIVERSITY
FY 2022 - 2024 CAPITAL IMPROVEMENT PLAN**

SUPPLEMENTAL DEBT INFORMATION

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

Estimated 2020

Issue	Series	Original Issue	Average Interest Rate	Date Bonds Are First Callable	Final Maturity	Principal Balance Outstanding At June 30, 2020	2021	2022	2023	2024	2025	Thereafter
System Revenue Bonds:												
Systems revenue	2012	23,955	4.46%	6/1/21	6/1/41	6,475	840	840	841	840	844	3,366
Systems revenue refunding	2014	67,260	4.98%	6/1/24	6/1/44	42,250	4,463	4,460	4,467	4,462	3,716	40,563
Systems revenue refunding	2015	45,415	5.00%	6/1/25	6/1/37	43,415	3,256	4,412	4,412	4,401	4,405	42,843
Systems revenue refunding	2016	33,815	4.99%	6/1/26	6/1/38	30,640	3,069	1,913	1,915	1,920	1,924	38,377
Systems revenue refunding	2017	42,970	2.91%		6/1/34	39,950	2,733	2,727	3,675	3,674	3,676	33,064
Systems revenue A	2017A	24,260	2.58%		6/1/38	22,360	1,567	1,566	1,570	1,568	1,566	20,400
Systems revenue refunding	2020AB	112,725	4.39%		6/1/44	111,640	5,143	5,146	5,143	5,145	8,682	135,971
Sub total Systems Revenue Bonds		350,400				296,730	21,070	21,064	22,023	22,010	24,814	314,584
SPEED Revenue Bonds:												
Systems revenue (SPEED)	2010	64,785	4.02%	8/1/20	8/1/30	3,790	3,891	0	0	0	0	0
Systems revenue (SPEED)	2013	75,190	4.50%	8/1/23	8/1/43	38,015	3,504	3,497	3,500	3,499	3,497	27,248
Systems revenue (SPEED)	2020	76,150	3.61%		8/1/43	76,150	3,028	6,433	6,420	6,413	6,403	67,274
Sub Total SPEED Bonds		216,125				117,955	10,423	9,930	9,920	9,912	9,900	94,522
Third Party Lease Revenue Bonds:												
Lease revenue	2014	34,265	4.99%	6/1/24	6/1/44	31,175	2,259	2,259	2,262	2,258	2,258	31,632
Lease revenue refunding	2016	11,070	2.61%		6/1/36	8,935	693	691	689	691	688	7,590
Lease revenue refunding	2017	33,340	2.90%		6/1/33	30,230	2,587	2,637	2,670	2,715	2,752	23,577
Lease revenue	2020	46,780	2.80%		6/1/44	46,780	2,705	2,701	2,701	2,705	2,702	37,842
Sub total Lease Revenue Bonds		125,455				117,120	8,243	8,288	8,321	8,369	8,400	100,641
Total Revenue Bonds		\$ 691,980				\$ 531,805	\$ 39,736	\$ 39,282	\$ 40,264	\$ 40,291	\$ 43,114	\$ 509,747
Certificates of Participation:												
Refunding Certificates of Participation	2013	36,005	4.78%	9/1/22	9/1/30	28,535	3,742	4,379	4,641	4,642	2,650	15,914
Refunding Certificates of Participation	2015	18,825	5.00%	9/1/24	9/1/30	13,675	1,137	661	661	661	2,235	13,418
		\$ 54,830				\$ 42,210	\$ 4,879	\$ 5,040	\$ 5,302	\$ 5,303	\$ 4,885	\$ 29,332
Long Term Debt:												
Energy Performance Contract	2012	12,420	3.53%		6/1/27	7,383	1,200	1,200	1,200	1,200	1,200	2,399
N. A. Real Estate Holdings, LLC	2012	9,780	5.00%		9/30/30	3,965	491	490	487	491	488	2,943
Dell Financial Services	2018	1,952	2.90%		3/1/22	767	409	409				
Police Cars	2018	0.180	5.65%		6/1/22	0.064	0.08					
Granny's	2018	4,916	5.00%		11/1/37	4,613	397	397	397	397	397	5,158
Milton	2018	7,919	5.00%		1/1/39	6,114	523	523	523	523	523	6,800
WICK	2019	3,000	5.00%		2/28/39	2,814	241	241	241	241	241	3,130
Total Long-Term Debt		\$ 22,200				\$ 25,657	\$ 3,261	\$ 3,260	\$ 2,848	\$ 2,852	\$ 2,849	\$ 20,430
Total Outstanding						\$ 599,672	\$ 47,877	\$ 47,581	\$ 48,413	\$ 48,446	\$ 50,848	\$ 559,509