

CAPITAL IMPROVEMENT PLAN

2023 – 2025





CAPITAL IMPROVEMENT PLAN FISCAL YEARS 2023-2025

**SUBMITTED TO THE
ARIZONA BOARD OF REGENTS
SEPTEMBER 2021**



September 29, 2021

Dear Regents:

On behalf of Northern Arizona University, I am pleased to present our Capital Improvement Plan (CIP) for fiscal years 2023 through 2025. 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 are focused on advancing our University's mission by improving infrastructure that supports students' educational experiences and enhances the regional and statewide relevance and responsiveness of our research, scholarly, and creative activities.

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

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

Thank you for your continued support.

Sincerely,

A handwritten signature in blue ink, appearing to read "JL Cruz", written over a light blue horizontal line.

Jose Luis Cruz Rivera
President

**NORTHERN ARIZONA UNIVERSITY
FY 2023– 2025 CAPITAL IMPROVEMENT PLAN**

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NORTHERN ARIZONA UNIVERSITY

FY 2023 – 2025 Capital Improvement Plan

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**NORTHERN ARIZONA UNIVERSITY
FY 2023 – 2025 CAPITAL IMPROVEMENT PLAN**

TRANSMITTAL STATEMENT

**NORTHERN ARIZONA UNIVERSITY
FY 2023 – 2025 CAPITAL IMPROVEMENT PLAN**

**TRANSMITTAL STATEMENT
CAPITAL PROJECT REQUEST FOR FISCAL YEAR 2023
STATE OF ARIZONA
BOARD OF REGENTS' BUILDING SYSTEM**

A.R.S. CITATION 41-793	FY 2023
TOTAL REQUEST:	<u>\$29,213,982</u>
STATE APPROPRIATIONS	
MAJOR CAPITAL PROJECTS	<u>\$0</u>
BUILDING RENEWAL	<u>\$29,213,982</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: Jose Luis Cruz Rivera, President


(Signature)

NORTHERN ARIZONA UNIVERSITY
FY 2023 – 2025 CAPITAL IMPROVEMENT PLAN
ALL FUNDS CAPITAL SUMMARY

**NORTHERN ARIZONA UNIVERSITY
FY 2023 – 2025 CAPITAL IMPROVEMENT PLAN**

**ALL FUNDS CAPITAL SUMMARY
CAPITAL ALLOCATIONS FOR FY 2021 AND FY 2022**

Budgeted Sources of Funds	FY21	%	FY22	%
State Appropriations				
Building Renewal	-	0.0%		0.0%
Other	4,692,900	16.5%	9,750,600	36.2%
Local Funds (1)		0.0%		0.0%
Retained Tuition	-	0.0%	1,000,000	3.7%
Indirect Cost	-	0.0%		0.0%
Gifts	-	0.0%		0.0%
Auxiliary	9,858,607	34.6%	9,000,000	33.4%
Other	9,043,900	31.7%	4,175,000	15.5%
Proposition 301 - TRIF	4,910,000	17.2%	3,000,000	11.1%
Debt Financed Proceeds (2)		0.0%		0.0%
Total	\$28,505,407	100.0%	\$26,925,600	100.0%

Budgeted Uses of Funds by Category

New Construction				
Academic/Support	4,650,000	16.3%	3,000,000	11.1%
Auxiliary		0.0%		0.0%
Infrastructure		0.0%		0.0%
Capital Renewal		0.0%		0.0%
Academic/Support	9,930,571	34.8%	4,000,000	14.9%
Auxiliary	9,858,607	34.6%	9,000,000	33.4%
Infrastructure	1,220,426	4.3%	1,675,000	6.2%
Major Maintenance/System Replacement	570,375	2.0%	4,725,600	17.6%
Major Maintenance/Energy Conservation	-	0.0%	500,000	1.9%
Life Safety/Code Compliance	1,500,804	5.3%	2,000,000	7.4%
Accessibility	11,000	0.0%	25,000	0.1%
Other	695,000	2.4%	500,000	1.9%
Other	68,624	0.2%	1,500,000	5.6%
Total	\$28,505,407	100.0%	\$26,925,600	100.0%

Notes:

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

**NORTHERN ARIZONA UNIVERSITY
FY 2023 – 2025 CAPITAL IMPROVEMENT PLAN**

BUILDING RENEWAL REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2023 – 2025 CAPITAL IMPROVEMENT PLAN**

STATE APPROPRIATED BUILDING RENEWAL SUMMARY

	Fiscal Years				
	2018	2019	2020	2021	2022
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Formula Amount	\$ 17,275,352	\$ 19,116,799	\$ 21,152,818	\$ 24,472,188	\$26,973,306
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 2023 – 2025 CAPITAL IMPROVEMENT PLAN**

BUILDING RENEWAL ALLOCATION FORECAST

Primary Project Category	Building Renewal Allocation Forecast	
	FY 2022	FY 2023
CAPITAL RENEWAL		
Academic/Support	\$ -	\$ 7,023,982
Auxiliary	Not eligible	Not eligible
Infrastructure	\$ -	\$ 5,840,000
Major Maintenance/System Replacement	\$ -	\$ 11,690,000
Life Safety and Code Compliance	\$ -	\$ 3,200,000
Accessibility	\$ -	\$ 1,460,000
Other Capital Renewal		
Totals	\$ -	\$ 29,213,982

**NORTHERN ARIZONA UNIVERSITY
FY 2023 – 2025 CAPITAL IMPROVEMENT PLAN**

DEFERRED MAINTENANCE REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2023 – 2025 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, 2020</u>	<u>June 30, 2021</u>
• Estimated Deferred Maintenance Total:	\$174,736,088	\$120,775,430
• Facility Condition Index Total:	0.05	0.04
• Estimated Deferred Maintenance Acad/Support:	\$141,737,839	\$ 85,102,670
• Facility Condition Index Acad/Support:	0.07	0.04
• Estimated Deferred Maintenance Aux:	\$ 32,998,249	\$ 35,672,761
• Facility Condition Index Aux:	0.03	0.03
• NAU saw a notable decrease in Deferred Maintenance values in 2021 after 18 buildings had complete facility assessments, in addition to several major renovations that addressed deferred maintenance. These are further identified on the building inventory report.		
• 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 2023 – 2025 CAPITAL IMPROVEMENT PLAN**

DEFERRED MAINTENANCE REPORT continued

ACTION PLAN TO ADDRESS DEFERRED MAINTENANCE IN FY 2022 AND FY 2023

- Developing a long-term plan to reduce deferred maintenance is not possible without consistent building renewal funding and sufficient building maintenance budget allocations for existing and new facilities. Limited funding has reduced the University's ability to address deferred maintenance issues, including the much needed facility condition assessments.
- NAU will pursue a variety of options to further reduce deferred maintenance in life safety, mechanical systems, and roofing systems for FY23. The requested FY23 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 FY21. 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 FY22 and FY23 are under review and will align with funding sources given budget pressures faced due to the global COVID19 pandemic.
- Additional funding is identified for FY22 and planned for FY23 to conduct further facilities conditions assessments to continue to better understand the state of deferred maintenance on campus.

METHODOLOGY

- Northern Arizona University's planned methodology utilizes a two-step process, which consists of both macro- and micro-level audits. Knowing the construction date of a building and the date when major building improvements occur, staff can estimate the magnitude of the campus deferred maintenance needs at a macro-level. When funding is available, facility condition assessments, utilizing an outside vendor, are performed, for a micro-level audit. For buildings inspected during previous years, deferred maintenance estimates are updated annually by reviewing completed facilities improvement projects, inflation, and a 2% factor for standard deferred maintenance deterioration. Funding for facility condition assessments over the past several years has been limited, causing a delay in these assessments. NAU has completed the first year of a comprehensive four-year facility condition assessment plan to achieve compliance with the statutory requirements.

**NORTHERN ARIZONA UNIVERSITY
FY 2023 – 2025 CAPITAL IMPROVEMENT PLAN**

ALLOCATIONS TO REDUCE DEFERRED MAINTENANCE

Source of Funds	FY 2021	FY 2022	FY 2023	TOTAL
State Appropriations				
Building Renewal ⁽¹⁾			\$29,213,982	\$29,213,982
Other	\$4,692,900	\$4,750,600		9,385,800
Local Funds				
Retained Tuition		250,000	500,000	750,000
Indirect Cost				
Gifts				
Auxiliary	9,304,000	5,000,000	7,200,000	21,504,000
Other	6,379,546	7,805,407	6,800,000	20,405,146
Debt Financed Proceeds ⁽²⁾				
TOTAL	\$20,376,446	\$17,226,200	\$43,713,982	\$81,316,628
Budgeted Use of Funds	FY 2021	FY 2022	FY 2023	TOTAL
Academic/Support	\$11,072,446	\$12,226,200	\$36,513,982	\$59,812,628
Auxiliary	9,304,000	5,000,000	7,200,000	21,504,000
Infrastructure ⁽³⁾				
Other				
TOTAL	\$20,376,446	\$17,226,200	\$43,713,982	\$81,316,628
Estimated End of Year Deferred Maintenance ⁽⁴⁾	\$ 120,775,430	\$ 109,600,000	\$ 81,200,000	

NOTES:

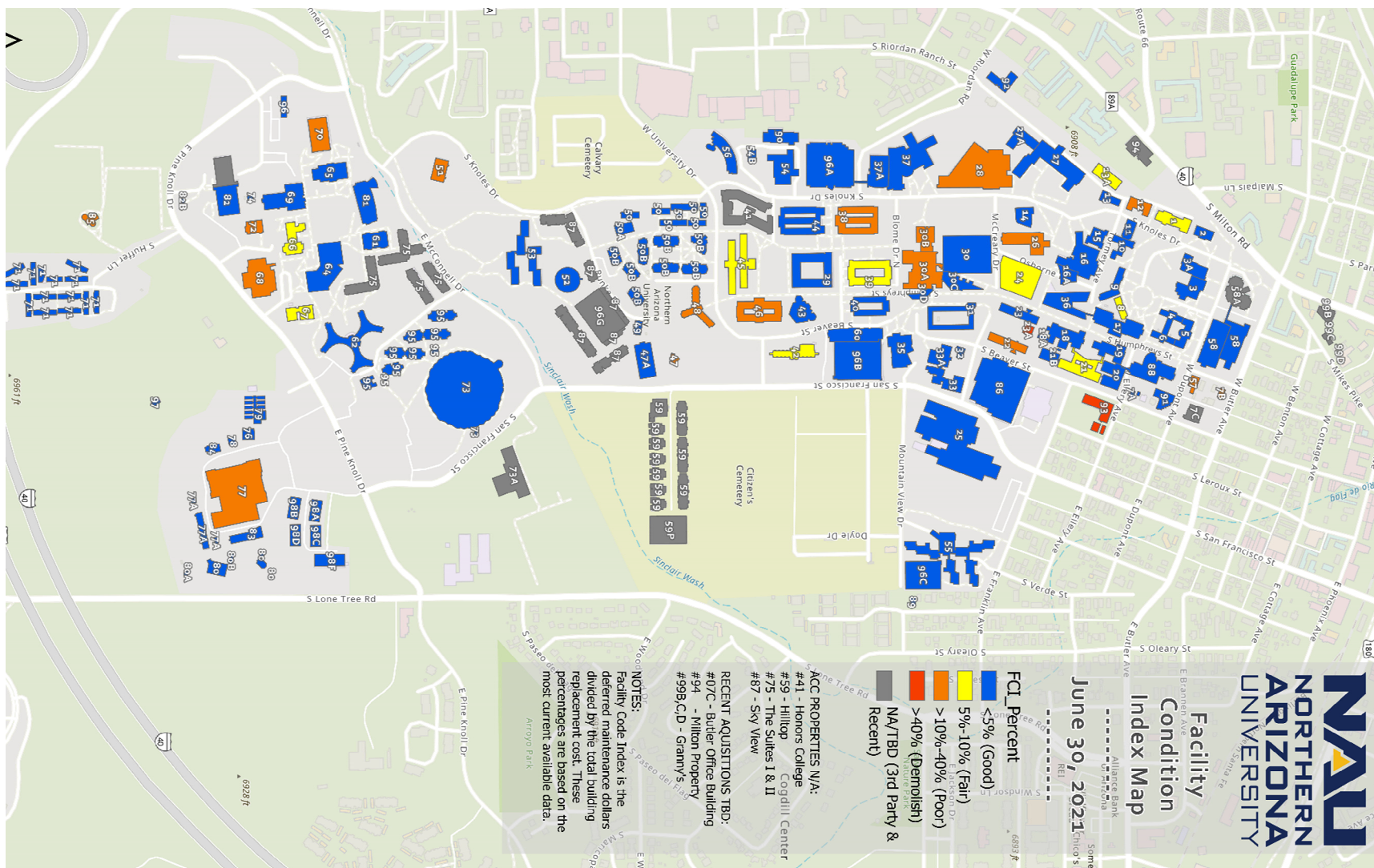
1) The Building Renewal allocation for FY2023 is based upon the University receiving the full Building Renewal funding request.

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

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

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

FACILITY CONDITION INDEX MAP



**NORTHERN ARIZONA UNIVERSITY
FY 2023 – 2025 CAPITAL IMPROVEMENT PLAN**

BUILDING INVENTORY REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2023 – 2025 CAPITAL IMPROVEMENT PLAN**

**BUILDING INVENTORY SUMMARY
As of June 30, 2021**

Category	Academic/Support Facilities	Auxiliary Facilities ⁽¹⁾	Total
Number of Facilities ⁽²⁾	97	79	176
GSF	3,720,856	3,265,377	6,986,233
Estimated Replacement Value	\$2,238,979,534	\$1,135,528,874	\$3,374,508,408
FY 2023 Building Renewal Request ⁽³⁾	\$29,213,982	Not Applicable	\$29,213,982

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 7.1% inflation factor. This computed figure is the basis of the University’s FY 2023 Building Renewal Request.

NORTHERN ARIZONA UNIVERSITY
FY 2023 – 2025 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⁾	2021 Total Deferred Maint. ⁽⁷⁾
001	GAMMAGE	1930	\$130,000	1930	43,684		\$32,855,905	\$859,407	2020	\$2,069,740
002	BLOME	1919	\$108,000	1963	18,817		\$11,420,518	\$298,725	2021	\$413,310
003	NORTH UNION	1952	\$869,978			31,277	\$19,299,722	\$0	2011	\$50,794
03A	PROCHNOW AUDITORIUM	1952	part of bldg 3 cost	1952	18,227		\$10,268,573	\$268,594	2011	\$5,981
004	MORTON HALL	1914	\$38,662			22,534	\$13,623,081	\$0	1998	\$28,509
005	NORTH HALL	1935	\$152,797			22,724	\$15,916,020	\$0	1998	\$121,172
006	CAMPBELL HALL	1916	\$58,000			17,186	\$9,635,952	\$0	1998	\$96,429
07A	BEAVER STREET HOUSE	1945	\$329,792	2014	2,496		\$554,201	\$2,029	2014	\$11,458
07B	HUMPHREYS OFFICE BUILDING	1986	\$400,000	1986	2,177		\$434,050	\$7,947	2021	\$45,840
07C	BUTLER OFFICE BUILDING	1968	\$1,850,000	1968	9,195		\$1,850,000	\$48,390	N/A	TBD
008	BURY	1908	\$24,000	1930	17,470		\$7,711,016	\$201,696	2015	\$564,131
009	TAYLOR HALL	1905	\$10,615			31,603	\$17,882,493	\$0	1998	\$66,333
010	OLD MAIN	1894	\$40,000	1990	31,259		\$23,426,695	\$379,917	2021	\$1,061,580
011	ASHURST	1918	\$162,118	1990	18,390		\$17,220,846	\$279,275	2021	\$356,080
012	GEOLOGY	1948	\$350,304	1983	22,559		\$11,393,483	\$226,494	2010	\$1,827,964
013	GEOLOGY ANNEX	1975	\$150,000	1975	7904		\$3,500,388	\$84,234	2010	\$94,865
013A	ROSEBERRY APARTMENTS	1962	\$1,055,791			34,558	\$14,677,934	\$0	2003	\$1,178,163
014	NATIVE AMERICAN CULTURAL CENTER	2011	\$7,000,000	2011	12,849		\$14,045,755	\$73,479	2011	\$71,715
015	RILES	1926	\$51,775	1986	28,211		\$20,305,553	\$371,791	2021	\$320,170
016	COMMUNICATION	1960	\$835,956	2004	94,365		\$51,308,530	\$456,304	2004	\$1,186,328
016A	UNIVERSITY MARKETING AND OPERATIONS	2009	\$12,500,000	2009	23,103		\$25,824,124	\$162,115	2010	\$70,789
017	SCIENCE LAB FACILITY	2007	\$37,325,000	2011	107,358		\$79,540,197	\$416,104	2011	\$42,765
018	LIBERAL ARTS	1963	\$673,100	2011	58,433		\$30,779,594	\$161,020	2011	\$8,408
018A	BIOLOGY GREENHOUSE	1971	\$2,885	1971	4,004		\$1,782,368	\$46,621	2021	\$56,250
019	PHYSICAL SCIENCES	1960	\$704,702	1960	51,318		\$35,475,370	\$927,924	2021	\$1,099,030
020	SCIENCE ANNEX	1968	\$1,707,015	1998	73,168		\$49,198,771	\$591,967	2012	\$0
021	BIOLOGICAL SCIENCES	1967	\$1,717,234	1967	86,964		\$60,522,384	\$1,583,076	2021	\$3,454,990
021B	BIOLOGICAL SCIENCES ANNEX	1989	\$710,955	1989	8,551		\$5,365,901	\$89,827	2010	\$59,116
022	PETERSON	1958	\$562,908	1958	39,439		\$18,882,733	\$493,913	2010	\$2,457,007
023	BABBITT ACADEMIC ANNEX	1958	\$594,012	1965	39,033		\$21,163,158	\$553,562	2010	\$530,858
023A	ACADEMIC ANNEX	1996	\$252,445	1996	3,600		\$419,436	\$5,486	2003	\$181,022
024	NORTH HEATING AND COOLING PLANT	1949	\$148,704	2011	46,811		\$51,739,202	\$270,667	2021	\$2,926,250
025	JOHN D. HAEGER HEALTH AND LEARNING CENTER	2011	\$106,000,000	2011	283,009		\$190,864,665	\$998,484	2011	\$867,242
026	ADEL MATHEMATICS	1962	\$747,166	1962	43,488		\$22,062,812	\$577,094	2015	\$7,990,661
027	EASTBURN EDUCATION CENTER	1958	\$1,009,405	1996	78,047		\$42,625,220	\$557,471	2021	\$720,690
027A	INSTITUTE FOR HUMAN DEVELOPMENT	1966	\$236,989	1966	12,642		\$3,041,779	\$79,563	2021	\$13,720
028	CLINE LIBRARY	1965	\$1,046,357	1991	211,312		\$112,937,171	\$1,772,449	2020	\$12,480,868
029	ERNEST CALDERON LEARNING COMMUNITY	2009	\$29,185,868			108,808	\$59,313,133	\$0	2009	\$637,940
030	UNIVERSITY UNION FIELDHOUSE	1965	\$914,850	1979	88,019		\$40,255,648	\$884,488	2021	\$916,600
030A	UNIVERSITY UNION DINING SERVICES	1986	\$7,161,000			66,566	\$38,370,126	\$0	2010	\$4,673,034
030B	UNIVERSITY UNION STUDENT SERVICES	1989	\$2,610,751	1989	24,354		\$11,362,226	\$190,208	2010	\$1,202,961
030C	UNIVERSITY UNION FOOD COURT	2009	\$9,500,000			24,767	\$19,306,425	\$0	2009	\$214,683
030D	UNIVERSITY UNION DINING EXPANSION	2014	\$4,761,685			11,888	\$8,001,809	\$0	2014	\$18,383

NORTHERN ARIZONA UNIVERSITY
FY 2023 – 2025 CAPITAL IMPROVEMENT PLAN

Bldg No. ⁽¹⁾	Facility Name	Original Constr. Date	Original Const. Cost	Adjusted Const. Date ⁽²⁾	Academic/ Support GSF	Auxiliary GSF ⁽³⁾	Current Replacement Value ⁽⁴⁾	Calculated Renewal Request ⁽⁵⁾	Fiscal Year Inspected ⁽⁶⁾	2021 Total Deferred Maint. ⁽⁷⁾
031	GILLENWATER HALL	1960	\$630,860			46,775	\$17,110,199	\$0	1998	\$342,661
032	HOSPITALITY RESOURCE & RESEARCH CENTER	1974	\$35,700	1974	2,762		\$1,251,164	\$30,763	2010	\$44,862
033	EUGENE M. HUGHES HOTEL & RESTAURANT MANAGEMENT BUILDING - I	1988	\$48,700	2011	17,817		\$9,747,522	\$50,993	2011	\$31,691
033A	EUGENE M. HUGHES HOTEL & RESTAURANT MANAGEMENT BUILDING - II	1988	\$188,888	1988	13,695		\$12,621,114	\$217,885	2011	\$11,781
035	BOOKSTORE	1967	\$243,736	1977	17,033	30,771	\$19,981,634	\$459,938	2011	\$3,811
036	SCIENCE AND HEALTH BUILDING	2016	\$68,900,000	2016	140,430		\$94,093,969	\$246,120	2016	\$678,396
037	PERFORMING AND FINE ARTS	1969	\$2,288,408	1981	150,493		\$95,364,422	\$1,995,547	2021	\$2,685,590
037A	ARDREY AUDITORIUM	1972	\$3,149,009	2012	37,635		\$31,869,243	\$150,048	2011	\$71,679
038	COWDEN LEARNING COMMUNITY	1964	\$1,269,297			87,049	\$37,353,302	\$0	2016	\$4,797,682
039	RAYMOND HALL	1962	\$1,056,277			61,467	\$23,021,536	\$0	1998	\$2,008,204
040	MCDONALD HALL	1962	\$1,007,745			33,402	\$12,428,886	\$0	1998	\$399,851
042	SECHRIST HALL	1966	\$1,720,523			121,754	\$52,774,828	\$0	2010	\$4,356,133
043	GATEWAY STUDENT SUCCESS CENTER	1967	\$527,127	2003	16,662		\$8,100,970	\$76,283	2003	\$129,980
044	TINSLEY HALL	1964	\$1,225,000			89,475	\$35,466,309	\$0	2016	\$375,600
045	WILSON HALL	1965	\$1,269,297			89,825	\$37,403,818	\$0	2016	\$2,410,616
046	ALLEN HALL	1967	\$1,513,134			90,315	\$40,288,730	\$0	2016	\$4,174,563
047	ATMOSPHERIC RESEARCH OBSERVATORY/LUTZ TELESCOPE	1953	\$32,272	1953	2,175		\$1,181,262	\$30,898	2003	\$145,781
047A	ROTC	1973	\$148,704	1973	25,182		\$16,204,524	\$406,905	2010	\$400,155
048	REILLY HALL	1969	\$2,033,274			114,512	\$51,655,721	\$0	1998	\$6,091,111
049	ANTHROPOLOGY LABORATORY	1977	\$85,000	2001	3,400		\$1,809,126	\$18,928	2010	\$14,889
050	CAMPUS HEIGHTS APARTMENTS	1963	\$885,286			56,541	\$20,384,013	\$0	2010	\$96,908
050A	INTERNATIONAL PAVILION	2016	\$5,649,028	2016	10,410		\$8,713,926	\$22,793	2016	\$62,825
050B	MCKAY VILLAGE	2006	\$30,000,000			161,897	\$72,318,181	\$0	2006	\$1,059,451
051	BABBITT ADMINISTRATIVE CENTER	1976	\$1,586,500	1976	29,423		\$14,763,111	\$347,541	2003	\$3,768,725
052	BILBY RESEARCH CENTER	1981	\$1,200,000	1981	19,174		\$10,849,317	\$227,027	2010	\$74,535
053	GABALDON HALL	1984	\$6,841,000			129,096	\$53,897,629	\$0	2011	\$81,132
054	INFORMATION TECHNOLOGY SERVICES	1986	\$2,681,263	1986	5,444		\$2,825,980	\$51,743	2003	\$21,170
054A	INFORMATION TECHNOLOGY TELECOM	1989	\$1,100,100	1989	22,702		\$12,040,692	\$201,566	2003	\$792,642
054B	INFORMATION TECHNOLOGY ANNEX	1996	\$251,000	1996	2,985		\$1,433,328	\$18,746	2003	\$18,740
055	MOUNTAIN VIEW HALL	1990	\$14,100,000			148,867	\$64,295,322	\$0	2012	\$137,845
056	APPLIED RESEARCH AND DEVELOPMENT	2007	\$25,575,000	2007	60,500		\$76,301,052	\$558,823	2011	\$26,453
057	PRINTING SERVICES	1991	\$225,000	1991	5,111		\$1,649,298	\$25,884	2010	\$201,611
058	HIGH COUNTRY CONFERENCE CENTER AND PARKING STRUCTURE	2008	\$20,034,850			167,563	\$40,715,929	\$0	2008	\$530,653
060	STUDENT AND ACADEMIC SERVICES	2016	\$32,000,000	2016	111,915		\$39,067,711	\$102,189	2016	\$281,669
061	LEARNING RESOURCE CENTER	1970	\$588,581	2009	19,648		\$8,881,799	\$55,757	2010	\$0
062	MCCONNELL HALL	1971	\$3,414,490			160,132	\$68,319,574	\$0	2008	\$127,206
064	DU BOIS SOUTH UNION	1971	\$1,681,693	2017	27,884	65,062	\$54,720,699	\$114,506	2017	\$1,060,532
065	RAUL H. CASTRO SOCIAL AND BEHAVIORAL SCIENCES	1970	\$1,590,520	1970	63,321		\$31,796,961	\$831,709	2021	\$1,098,050
066	HEALTH PROFESSIONS	1970	\$1,542,838	1970	59,826		\$35,336,981	\$924,305	2010	\$3,080,208
067	SOUTH HEATING AND COOLING PLANT	1970	\$973,000	2005	16,168		\$19,596,946	\$164,030	2021	\$1,002,180
068	ROLLE ACTIVITY CENTER	1972	\$1,280,000	1972	47,697		\$31,158,984	\$798,721	2003	\$3,638,823

**NORTHERN ARIZONA UNIVERSITY
FY 2023 – 2025 CAPITAL IMPROVEMENT PLAN**

Bldg No. ⁽¹⁾	Facility Name	Original Constr. Date	Original Const. Cost	Adjusted Const. Date ⁽²⁾	Academic/ Support GSF	Auxiliary GSF ⁽³⁾	Current Replacement Value ⁽⁴⁾	Calculated Renewal Request ⁽⁵⁾	Fiscal Year Inspected ⁽⁶⁾	2021 Total Deferred Maint. ⁽⁷⁾
069	ENGINEERING AND TECHNOLOGY	1972	\$2,030,856	2005	89,460		\$61,969,289	\$518,695	2005	\$150,437
070	SBS WEST	1972	\$735,715	1972	71,312		\$39,345,433	\$1,008,570	2014	\$6,028,537
071	SOUTH VILLAGE	1972	\$1,586,500			102,371	\$41,758,265	\$0	1998	\$28,578
072	NURSING	1978	\$979,000	1978	19,696		\$10,693,548	\$240,550	2010	\$1,716,151
073	LAWRENCE J. WALKUP SKYDOME	1977	\$6,666,400	2011	254,360		\$148,361,348	\$776,133	2011	\$4,111,905
074	RENEWABLE ENERGY TEST FACILITY	1972	\$10,000	1972	622		\$301,479	\$7,728	2003	\$5,659
076	AVIAN COGNITION LABORATORY	1988	\$303,293	1988	5,402		\$2,972,617	\$51,318	2003	\$26,189
077	FACILITY SERVICES	1988	\$4,769,470	1988	127,981		\$48,144,868	\$831,150	2003	\$6,521,157
077A	FACILITY SERVICES ANNEX	1989	\$146,000	1989	8,970		\$2,095,689	\$35,083	2003	\$39,949
078	CHEMICAL STORAGE	2014	\$1,582,000	2014	1,788		\$2,658,484	\$9,735	2014	\$54,964
079	GREENHOUSE COMPLEX	1989	\$1,182,188	1989	17,009		\$8,357,435	\$139,907	2003	\$31,108
080	CERAMICS COMPLEX	1989	\$950,000	1989	9,009		\$5,932,529	\$99,313	2003	\$248,060
080A	TEA HOUSE	2003	\$158,805			425	\$243,485	\$0	2003	\$5,517
080B	CERAMICS CLAY MIXING	2014	\$550,500	2014	1,262		\$925,092	\$3,388	2014	\$19,126
081	W.A. FRANKE COLLEGE OF BUSINESS	2005	\$24,075,000	2005	120,308		\$72,581,318	\$607,520	2005	\$60,620
082	SOUTHWEST FOREST SCIENCE COMPLEX	1992	\$21,000,000	1992	72,137		\$43,754,457	\$663,798	2003	\$158,883
082B	HOGAN	2001	\$23,203	2001	480		\$310,894	\$3,253	2021	\$2,370
083	KNAU / MOUNTAIN CAMPUS TRANSIT	1994	\$184,558	1994	11,893		\$4,469,729	\$63,134	2021	\$213,560
084	SCULPTURE STUDIO	1994	\$102,274	2005	4,200		\$3,534,727	\$29,586	2005	\$4,959
085	SOUTH REC FIELDS COMPLEX	2009	\$653,156			4,186	\$1,302,148	\$0	2009	\$226,928
086	AQUATICS AND TENNIS COMPLEX	2016	\$40,284,000			123,341	\$49,225,467	\$0	2016	\$354,904
088	WETTAW	2000	\$12,434,561	2000	80,221		\$62,060,211	\$681,786	2021	\$715,090
089	FOUNTAIN APARTMENT	1940	\$73,000			1,638	\$578,899	\$0	2012	\$3,299
090	SCHOOL OF INFORMATICS, COMPUTING, AND CYBER SECURITY	2012	\$9,549,198	2012	46,565		\$16,093,019	\$75,770	2012	\$36,866
091	CENTENNIAL	1999	\$2,500,000	1999	10,997		\$5,036,354	\$57,964	2004	\$67,112
092	PONDEROSA	1968	\$742,500	1977	10,464		\$5,781,370	\$133,076	2011	\$94,526
093	SOUTH BEAVER SCHOOL	1935	\$2,750,000	1935	30,721		\$3,646,769	\$95,388	2015	\$2,094,097
094	MILTON PROPERTY	1971	\$7,918,878	1971	16,500		\$8,991,682	\$235,194	N/A	\$0
095	PINE RIDGE VILLAGE	2002	\$13,375,000			124,094	\$46,089,698	\$0	2012	\$57,386
096	HUFFER LANE FACILITY	1976	\$1,325,000	1976	5,220		\$2,005,187	\$47,204	2010	\$46,035
096A	KNOLES PARKING STRUCTURE	2007	\$15,000,000			293,485	\$36,159,091	\$0	2007	\$0
096B	SAN FRANCISCO PARKING GARAGE	2012	\$22,383,387			474,414	\$40,036,692	\$0	2012	\$0
096C	MOUNTAIN VIEW STRUCTURE	1990	\$3,500,000			82,800	\$17,581,995	\$0	2012	\$0
097	CECMEE FIELD STATION	1998	\$10,000	1998	1,547		\$1,109,214	\$13,346	2011	\$452
098A	POLICE DEPARTMENT	2003	\$900,000	2009	9,665		\$4,136,780	\$25,969	2009	\$10,249
098B	CONTRACTING AND PURCHASING SERVICES	2003	\$900,000	2012	9,624		\$4,897,679	\$23,059	2012	\$4,068
098C	ENGINEERING RESEARCH	2003	\$900,000	2012	9,665		\$6,506,243	\$30,633	2012	\$4,068
098D	EXTENDED CAMPUS OPERATIONS CENTER	2003	\$900,000	2003	9,624		\$4,849,187	\$45,662	2003	\$86
098F	RLSS WAREHOUSE	2009	\$3,900,000			17,203	\$7,925,795	\$0	2009	\$176,266
099	SEISMIC OBSERVATORY	1977	\$13,500	1977	372		\$194,245	\$4,471	2021	\$26,090
099B	GRANNYS	1968	\$4,970,826	1,968	37,656		\$5,644,245	\$147,636	N/A	TBD
099C	GRANNYS RENTAL C - HOUSE	1930	included in 99B							
099D	GRANNYS RENTAL D - DUPLEX	1930	included in 99B							

**NORTHERN ARIZONA UNIVERSITY
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Bldg No. ⁽¹⁾	Facility Name	Original Constr. Date	Original Const. Cost	Adjusted Const. Date ⁽²⁾	Academic/Support GSF	Auxiliary GSF ⁽³⁾	Current Replacement Value ⁽⁴⁾	Calculated Renewal Request ⁽⁵⁾	Fiscal Year Inspected ⁽⁶⁾	2021 Total Deferred Maint. ⁽⁷⁾
HAT	HAT RANCH	1908	unknown			15,005	TBD	TBD	N/A	TBD
PHXB1	HEALTH SCIENCES EDUCATION BUILDING	2012	\$7,480,000	2012	13,620		\$13,379,318	\$62,993	2013	\$259,880
KINGMAN1	NAU MOJAVE KINGMAN	1997	\$409,000	1997	8,100		\$4,582,676	\$57,537	2009	\$458,614
YUMA1	NAU YUMA ACADEMIC FACILITY	1996	\$7,650,000	1996	52,434		\$19,894,540	\$260,189	2010	\$108,019
YUMA2	NAU YUMA RESEARCH FACILITY	2010	\$6,500,000	2010	12,225		\$13,428,544	\$77,275	2010	\$73,444

NOTES

(1) All buildings in the system are listed; excludes space leased from others unless a lease-purchase.

(2) As adjusted for applicable projects using the Sherman-Dergis method. 100% Auxiliary buildings were not adjusted.

(3) Auxiliary enterprises do not generate building renewal allocation amounts.

(4) Estimated replacement values are calculated using the 2002 Regents' Construction Cost Control and Professional Fee Guidelines. Hat Ranch is recently acquired via a donation. An independent appraisal for building value will be conducted in late 2021. Buildings constructed post 2002 utilize a replacement value methodology of construction cost plus Regents' approved inflation factor.

(5) Renewal request is calculated using the Sherman-Dergis formula with direction from the Regents' central office.

(6) Building inspections are completed by Facility Services within a four-year cycle as funding allows. NAU has completed the first year of a comprehensive four-year facility condition assessment plan to achieve compliance with the statutory requirements.

(7) Deferred Maintenance costs do not reflect code items. Costs reflected only restore building to original construction.

**NORTHERN ARIZONA UNIVERSITY
FY 2023 – 2025 CAPITAL IMPROVEMENT PLAN**

LEASE REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2023– 2025 CAPITAL IMPROVEMENT PLAN**

SUMMARY OF LEASES IN EFFECT DURING FY 2021

	Number of Leases	Gross Square Feet	Acres	Lease \$/Year Receipt (Expenditures)	Number of Leases New	Number of Leases Continued	Number of Leases Renewed	Number of Leases Terminated
NAU as Lessor	17	10,045	30	\$1,468,724	2	14	0	1
NAU as Lessee	42	262,025	50,039	(\$9,029,633)	2	35	3	2

Notes

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

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

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

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

**NORTHERN ARIZONA UNIVERSITY
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UNIVERSITY AS LESSEE

LESSOR	N: New C: Continued R: Renewed T: Terminate	PROPERTY LOCATION	USER	GSF COST/GSF FY EXP COST		CURRENT TERM		TYPE OF LEASE	SOURCE OF FUNDS	USE OF SPACE
American Tower	C	Jacks Peak Lat 36-41-53 N, Long 111-37-49.77 W Page, AZ 86040	KNAU	N/A \$0.00 \$6,000.00 \$63.00 \$6,063.00	Square Feet Cost PSF Lease Tax 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 \$39.80 \$4,525,725.24	Square Feet Cost PSF Total Annually	7/1/2019	6/30/2021	NNN	Local	Bed Accommodations
ACC Honors ("Sub T")	C	Honors 1350 S. Knoles Dr. Flagstaff, AZ 86011	Student Housing	0.00 \$0.00 \$265,963.51	Square Feet Cost PSF Total (Annually)	7/1/2019	6/30/2021	NNN	Local	Overhead Cost
ACC Honors ("Sub T")	TI	Honors 1350 S. Knoles Dr. Flagstaff, AZ 86011	Student Housing	18,048 \$0.00 \$0.00	Square Feet Cost PSF Onetime Prepayment in FY20	4/7/2017	6/30/2025	NNN	Local	Classroom Office Space
ACC Suites ("Sub T") Starbucks	TI	The Suites 305 E. McConnell Dr. Flagstaff, AZ 86001	Dining	4,365 \$0.00 \$0.00	Square Feet Cost PSF Onetime Prepayment in FY20	5/16/2011	6/30/2051	NNN	Local	Retail Space
ACC Skyview ("Sub T") Eat Food Market	TI	Skyview 1 W. Runke Dr. Flagstaff, AZ 86001	Dining	2,847 \$0.00 \$0.00	Square Feet Cost PSF Onetime Prepayment in FY20	2/9/2016	6/30/2055	NNN	Local	Retail Space
Arboretum at Flagstaff (1)	C	4001 S. Woody Mountain Road Flagstaff, AZ 86001	Merriam Powell	5 217,800 \$0.00 \$0.00	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	4/30/2064	GL	N/A	Research
Arizona State Land Department	C	KR #99-2770-LAR Centennial Forest	Forestry	50000 \$0.02 \$1,000.00	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	Admin Office Space

**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
425, LLC Arizona Commercial Management 2122 E. Highland Ave., #450 Phoenix, AZ 85016	C	Clarendon Place 300 West Clarendon Ave, Ste 475 Phoenix, AZ 85013	NAU / AZTAP Social Work & Behavioral Science	5,658 \$18.00 \$18.50 \$103,022.75 \$2,987.64 \$660.00 \$19.20 \$106,689.59	Square Feet Cost PSF July - Jan Cost PSF Feb-July Lease Lease Sales Tax Operating Expenses Operating Expenses tax Total	8/1/2015	8/31/2024	MG	Local	Admin Office
Coconino Community College	C	2800 S. Lone Tree Road Flagstaff, AZ 86001	KNAU	625 \$0.00 \$0.10	Square Feet Cost PSF Total	11/16/2009	6/30/2021	GL	N/A	Satellite & FM Broadcasting
Consolidated Investment Co	T	1300 S. Milton Road Ste. 207, 208, 210, 225-226 Flagstaff, AZ 86001	ETC	2,641 \$27.07 \$35,743.26 \$870.00 \$36,613.26	Square Feet Cost PSF Lease Breakroom Total	3/1/1996	12/31/2020	G	Local	Admin Office Spaces
Crown Atlantic Co LLC	R	Grand Canyon Airport Highway 64 Tusayan, AZ 86046	AZ Tusay AN CAC - KNAU	80 \$157.15 \$9,040.14 \$3,013.38 \$518.28 \$12,571.80	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 \$5.06 \$2,083.33 \$18,333.33 \$20,416.67	Square Feet Cost PSF Lease July - Aug 14 Lease Aug 15 - June Total	1/1/2016	8/14/2021	NNN	Local	Classrooms and Admin Office
Four Seasons Investment Company	T	Plaza One 2982 North Park Avenue, Ste. F Prescott Valley, AZ 86314	Statewide Campuses	1,311 \$10.14 \$6,646.77 \$2,667.90 \$1,966.50 \$0.00 \$11,281.17	Square Feet Cost PSF Lease CAM Taxes & Insurance Signage Total	6/12/2016	12/31/2020	NNN	Local	Admin Office
Graham Community College / Eastern Arizona College	R	615 North Stadium Ave Thatcher, AZ 8552	Statewide Campuses	117 \$0.00 \$0.00 \$0.00	Square Feet Cost PSF Lease Total	11/1/2019	6/30/2021	G	Local	Shared Admin Office Space
Government Property Income (Was CWSP)	C	North Valley Campus 15451 North 28th Avenue #100 Phoenix, AZ 85053	Statewide Campuses	66,743 \$20.43 \$20.84 \$1,384,082.96 \$40,138.41 \$158,476.42 \$4,595.85 \$1,587,293.64	Square Feet Cost PSF July - Sept Cost PSF Oct - June Lease Lease Tax Operating Expenses Operating Tax Total	4/1/2014	10/1/2024	MG	State	Admin Office Spaces
Guyann Corporation/Flagstaff Radio Great Circle Media	C	Mormon Mountain	KNAU	120 \$252.12 \$264.73 \$30,507.00	Square Feet Cost PSF July - April Cost PSF May - June Total	4/28/1999	7/2/2029	G	Local	Radio Tower

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
iWerx	N	1520 Clay St. North Kansas City, MO 64116	IHD	N/A \$0.00 \$30,000.00 \$30,000.00	Square Feet Cost PSF Lease Total	7/1/2020	6/30/2021	G	Grant	Work Space & Meeting Space
Key Government Finance	N	1000 South McCaslin Blvd Superior, CO 80027	ITS	N/A \$0.00 \$329,924.77 \$1,552.72 \$331,477.49	Square Feet Cost PSF Lease Tax Total	7/1/2020	6/30/2023	N	Local	HYE Tech Network System
MCCCD Chandler Gilbert	C	2626 E. Pecos Road Rm #JAC107-111 Chandler, AZ 85225	Statewide Campuses	600 \$50.00 \$30,000.00 \$30,000.00	Square Feet Cost/SF Lease Total	7/1/2016	6/30/2022	G	Local	Admin & Faculty Office Space, work space, storage
MCCCD Estrella Mountain	C	3000 N. Dysart Road Rm KOMA 116 & 117 Avondale, AZ 85392	Statewide Campuses	260 \$32.93 \$8,561.80 \$1,620.00 \$10,181.80	Square Feet Cost/SF Lease Phone Total	7/1/2017	6/30/2022	G	Local	Admin Office Space
MCCCD Glendale Community College	C	6000 W. Olive Avenue Rm 02-126, CL-24 & CL-29 Glendale, AZ 85302	Statewide Campuses	220 \$24.00 \$5,280.00 \$5,280.00	Square Feet Cost PSF Lease Total	7/1/2017	6/30/2022	MG	Local	Admin Office Space
MCCCD Paradise Valley Community College	C	18401 North 32nd Street Phoenix, AZ 85032	Statewide Campuses	1,426 \$29.00 \$41,354.00 \$41,354.00	Square Feet Cost PSF Lease Total	7/1/2016	6/30/2022	MG	Local	Admin Office Space, work space, storage, conference room
MCCCD Phoenix College	C	1202 West Thomas Road Hannelly Center Phoenix, AZ 85013	Statewide Campuses	90 \$75.04 \$6,754.00	Square Feet Cost PSF Total	7/1/2016	6/30/2022	MG	Local	Admin Office Space
MCCCD Scottsdale Community College	C	Scottsdale CC 9000 E Chaparral Rd Rm 1 - 4 Scottsdale, AZ 85256	Statewide Campuses	3,867 \$38.18 \$147,642.06 \$500.00 \$148,142.06	Square Feet Cost PSF Lease Phone/Fax Total	7/1/2016	6/30/2024	MG	Local	Admin Office Spaces Classrooms
MCCCD South Mountain Community College	C	7050 South 24th Street Phoenix, AZ 85042	Statewide Campuses	2,990 \$22.41 \$66,991.00	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

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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
Mohave Community College	C	Bullhead City Campus Rooms 203A & 203	Statewide Campuses	1,385 \$0.00 \$0.00	Square Feet Cost PSF Total	7/1/2019	6/30/2023	MG	N/A	Admin Office Space Classrooms
Northland Pioneer College	C	White Mountain Campus Show Low, AZ 85901	Statewide Campuses	110 \$43.64 \$4,800.00	Square Feet Cost PSF Total	7/1/2016	6/30/2021	G	Local	Admin Office Space
University of Arizona - MOU	C	Phoenix Biomedical Campus 550 E Van Buren St (PUHS Building) & 435 N 5th St (HSEB Building) Phoenix AZ, 85006	Statewide Campuses	N/A \$0.00 \$0.00 \$1,361,569.12 \$1,361,569.12	Square Feet Cost PSF Lease CAM for Space/Infrastructure Total	9/27/2018	Perpetual	G	State	Admin Office Space Classrooms
Pima Community College West	C	2202 West 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 \$4,724.44 \$3,509.60 \$41.14 \$8,275.18	Square Feet Cost PSF Lease July - Jan Lease Feb - June Rental Tax Total	2/1/2017	1/31/2027	G	Local	Radio Frequency Transmitter
Space 99, LLC	C	99 East Virginia Avenue Suite 100 & 150 Phoenix, AZ 85004	Arizona K12 Center	7,271 17.50 127,242.50 \$3,690.00 \$130,932.50	Square Feet Cost PSF Lease 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	Statewide Campuses	11,593 \$7.00 \$81,151.00	Square Feet 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	6/30/2021	GL	Local	Satellite Antenna & Transmitter
White Mountain Apache Tribe	C	Cooley Mountain Tower Site Pinetop, AZ 85935	KNAU	1 \$6,000.00	Acre Total	7/1/2016	6/30/2021	G	Local	FM Frequency Tower
Yavapai Community College	R	Prescott Campus 1100 E Sheldon Ave Rm #110	Statewide Campuses	110 \$9.75 \$1,072.50	Square Feet Cost PSF Total	7/1/2012	6/30/2021	G	Local	Admin Office Space
Yavapai Community College Radio Tower	C	Mingus Mountain	KNAU	25 \$0.00 \$0.00 \$1,687.38 \$1,687.38	Square Feet Cost PSF Lease Taxes Total	1/1/2017	12/31/2021	NNN	N/A	Radio Tower

**NORTHERN ARIZONA UNIVERSITY
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UNIVERSITY AS LESSOR

LESSEE	N: New C: Continued R: Renewed T: Terminate	PROPERTY NAME	GSSF COST/GSF FY EXP COST		TERM COMMENCEMENT	TERM EXPIRATION	TYPE OF LEASE	USE OF SPACE
ACC OP LLC - Hilltop	C	Hilltop - S San Francisco 1500 S. San Francisco St. Flagstaff, AZ 86001	6.38 N/A N/A \$390,201.84	Acres Square Feet Cost PSF Total	5/16/2011	6/30/2051	GL	Student Housing
ACC OP LLC - McConnell/Suites	C	The Suites/II - McConnell 305 E. McConnell Dr. Flagstaff, AZ 86001	5.7 N/A N/A \$337,135.20	Acres Square Feet Cost PSF Total	5/16/2011	6/30/2051	GL	Student Housing
ACC Skyview	C	Skyview 1 W. Runke Dr. Flagstaff, AZ 86001	10.49 N/A N/A \$322,836.32	Acres Square Feet Cost PSF Total	2/9/2016	6/30/2055	GL	Student Housing
ACC Honors	C	Honors 1350 S. Knoles Dr. Flagstaff, AZ 86011	6.117 N/A N/A \$170,453.16	Acres Square Feet Cost PSF Total	4/7/2017	6/30/2025	GL	Student Housing Classrooms
All About The Beans, LLC	C	All About The Beans 15451 North 28th Avenue Phoenix, AZ	N/A \$0.00 \$0.00	Square Feet Cost PSF Total	4/1/2014	6/30/2021	NNN	Café
AT&T Cingular Wireless	C	Ardrey Auditorium 1115 S. Knoles Dr. Flagstaff, AZ 86011	560 \$0.00 \$24,510.00	Square Feet Cost PSF Total	3/7/2014	3/6/2024	NNN	Cell Tower
Bank of America ATM	C	University Bookstore S. San Francisco Street Flagstaff, AZ 86001	N/A \$0.00 \$7,200.00	Square Feet Cost PSF Total	7/1/2016	12/31/2021	NNN	ATM
Coconino Community College	C	Coconino Community College 2800 S Lone Tree Rd Flagstaff, AZ 86001	N/A \$0.00 \$0.00	Square Feet Cost PSF Total	11/19/1998	11/18/2097	GL	Community College
Drury Southwest Flagstaff, LLC	C	Drury Southwest 300 S Milton Flagstaff, AZ 86001	1.8 N/A N/A \$68,557.00	Acres Square Feet Cost PSF Total	8/1/2007	7/31/2037	NNN	Hotel

NORTHERN ARIZONA UNIVERSITY

FY 2023– 2025 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	BOARD APPROVAL DATE	TYPE OF LEASE	USE OF SPACE
Hopi Tribe	C	Bilby Reasearch Center 15 E. Runke Dr. Flagstaff, AZ 86011	NAU	225 \$10.99 \$2,472.00	Square Feet Cost PSF Total	9/1/2010	6/30/2021		G	Office
JP Morgan Chase	C	University Book Store 1015 S. San Francisco St. Flagstaff, AZ 86011	NAU	40 \$0.00 \$9,407.00	Square Feet Cost PSF Total	5/17/2013	5/16/2022		G	ATM
OneAZ Credit Union	N	OneAZ 321 South Beaver St. Flagstaff, AZ 86001	NAU	9,195 \$1.79 \$16,445.04	Square Feet Cost PSF Total	12/16/2019	12/31/2021		NNN	Credit Union & ATM
Sprint Nextel Alamosa	N	Sechrist Hall Roof 1301 S. San Fransisco Street Flagstaff, AZ 86011	NAU	25 \$480.00 \$12,000.00	Square Feet Cost PSF Total	4/27/2020	4/26/2022		G	Cell Tower
Verizon Wireless LLC	C	One Verizon Wireless Mail Stop 4AW100 Basking Ridge, NJ 07920	NAU	N/A \$0.00 \$21,600.00	Square Feet Cost PSF Total	11/20/2015	11/19/2025		G	Cell Tower Ground Space
Verizon Wireless LLC	N	One Verizon Wireless Mail Stop 4AW100 Basking Ridge, NJ 07920	NAU	N/A \$0.00 \$64,800.00	Square Feet Cost PSF Total	11/1/2020	10/31/2025		G	Fiber Cable
Verizon Wireless LLC	N	One Verizon Wireless Mail Stop 4AW100 Basking Ridge, NJ 07920	NAU	N/A \$0.00 \$12,000.00	Square Feet Cost PSF Total	11/1/2020	10/31/2025		G	Rack Space
Wells Fargo Bank	T	University Student Union 1050 S. Knoles Drive Flagstaff, AZ 86011	NAU	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 2023 – 2025 CAPITAL IMPROVEMENT PLAN**

LAND REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2023– 2025 CAPITAL IMPROVEMENT PLAN**

**REPORT ON ACQUISITIONS AND SALES OF
LAND AND IMPROVEMENTS FY 2021**

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	4/30/2021	Hat Ranch 5248 S. Hat Ranch Road Williams AZ 86046	\$0.00	1,703	15,005	N/A
SUBTOTAL ACQUISITIONS:			\$0	1,703	15,005	

SALES

NA						
SUBTOTAL SALES:			\$0	0	N/A	

NET (COST)/INCOME:			\$0			
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This report includes all transactions formally concluded by the university between July 1, 2020 and June 30, 2021.

**NORTHERN ARIZONA UNIVERSITY
FY 2023 – 2025 CAPITAL IMPROVEMENT PLAN**

CAPITAL PROJECT STATUS REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2023– 2025 CAPITAL IMPROVEMENT PLAN**

**CAPITAL EXPENDITURES SUMMARY
FY 2021 as of June 30, 2021**

Projects over \$100,000 by Category	FY 2021 Expenditures	Total Expenditures	Estimated Total Cost
New Construction			
Academic and Support Space	\$ 483,241	\$ 87,492,715	\$ 195,560,000
Auxiliary	121,445	47,093,077	52,170,498
Infrastructure	-	-	-
Capital Renewal			
Academic and Support Space	6,829,580	28,033,361	44,474,852
Auxiliary	2,089,061	24,710,221	40,095,008
Infrastructure	1,496,626	9,800,077	11,850,238
Accessibility	-	-	-
Major Maintenance/System Replacement	611,217	702,879	1,082,165
Major Maintenance/Energy Conservation	156,627	167,578	180,000
Life Safety/Code Compliance	1,188,429	1,307,711	1,657,828
Other Capital Renewal	161,227	182,619	220,000
Other			
Other	-	-	-
Subtotal Projects Over \$100,000	\$ 13,137,454	\$ 199,490,239	\$ 347,290,589
Subtotal Projects Under \$100,000	\$ 716,337	\$ 1,192,349	\$ 2,052,576
Grand Total All Projects	\$ 13,853,791	\$ 200,682,588	\$ 349,343,165

Note: This report includes all capital projects with expenditures in FY 2021. *Total Expenditures* is the accumulated expenditures for those projects across multiple fiscal years.

**NORTHERN ARIZONA UNIVERSITY
FY 2023– 2025 CAPITAL IMPROVEMENT PLAN**

**STATUS OF JCCR PROJECTS
FY 2021 as of June 30, 2021**

University Projects								
<u>Project Name</u>	<u>Project Number</u>	<u>Project Category</u>	<u>Funding Source</u>	<u>FY 21 Expenditures</u>	<u>Total Expenditures to Date</u>	<u>% Expended</u>	<u>Estimated Total Cost</u>	<u>Completion Date (mm/yy)</u>
Science Annex 1st & 2nd Floor Renovation	09.200.201	CAS	STATE, LOCAL	\$ 3,754,981	\$ 4,074,091	51%	\$ 8,009,000	07/21

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	65%	12/21

NORTHERN ARIZONA UNIVERSITY
FY 2023 – 2025 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2021 as of June 30, 2021

Project Name	Project Number	Project Category	Funding Source	FY21 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
Allen Hall Renovations	09.460.201	CAX	LOCAL	\$ 561,070	\$ 561,070	28%	\$ 2,000,000	Sep-21
Aquatics & Tennis Complex	09.860.131	NAX	MIXED	\$ 48,140	\$ 47,019,772	100%	\$ 47,170,498	Dec-21
AR&D Landscaping	08.050.161	CIN	LOCAL	\$ 13,795	\$ 1,050,965	100%	\$ 1,050,965	Dec-20
AR&D Replace Lighting Controls	09.560.202	CME	LOCAL	\$ 156,627	\$ 167,578	93%	\$ 180,000	Aug-21
AR&D Rooms 327-330 BSL3 Refresh	09.560.192	CAS	LOCAL	\$ 739	\$ 161,177	100%	\$ 161,177	Oct-20
AR&D Third Floor Office To Bsl1 Conversion	09.560.182	CAS	TRIF	\$ 213,128	\$ 247,233	82%	\$ 300,000	Oct-21
Asphalt 2019 Parking	08.020.192	CIN	LOCAL	\$ 91,271	\$ 909,019	100%	\$ 909,019	Jun-21
Asphalt 2020 Streets	08.020.202	CIN	LOCAL	\$ 128,774	\$ 159,237	71%	\$ 225,000	Aug-21
Asphalt 2021 Streets	08.020.211	CIN	LOCAL	\$ -	\$ -	0%	\$ 325,000	Dec-21
Biology Teaching Lab Upgrades (235, 328, 333, 413, 419)	09.210.211	CAS	LOCAL	\$ -	\$ -	0%	\$ 360,000	Dec-21
Bldg Corrections Account 2020	09.002.204	CLS	LOCAL	\$ 24,474	\$ 65,874	100%	\$ 65,874	Mar-21
Building Preparation COVID 19	09.002.209	CLS	LOCAL	\$ 157,935	\$ 157,935	100%	\$ 157,935	May-21
Bus Storage and Maintenance Facility	09.999.191	NAX	LOCAL	\$ 73,305	\$ 73,305	1%	\$ 5,000,000	Mar-23
Campus Heights Tub and Flooring Replacement	09.500.201	CAX	LOCAL	\$ 503,023	\$ 503,023	15%	\$ 3,250,000	Dec-21
Campus-Wide HVAC Systems (COVID)	09.002.212	CLS	LOCAL	\$ 500,655	\$ 500,655	74%	\$ 675,000	Jul-21
College of Business Career Development Office	09.810.201	CAS	LOCAL	\$ -	\$ -	0%	\$ 120,000	Dec-21
Concrete 2020	08.030.201	CIN	LOCAL	\$ 205,111	\$ 232,510	72%	\$ 325,000	Aug-21
Concrete 2021	08.030.211	CIN	LOCAL	\$ 566	\$ 566	0%	\$ 325,000	Mar-22
Convert CSTL to Wet Labs	09.360.191	CAS	TRIF	\$ 15,052	\$ 15,052	3%	\$ 471,221	Aug-22
Emergency Waterline Replacement	10.030.191	CIN	LOCAL	\$ 6,842	\$ 218,316	100%	\$ 218,316	Oct-20
Fieldhouse Mechanical Repairs	09.300.211	CMM	LOCAL	\$ -	\$ -	0%	\$ 200,000	Dec-21
Fieldhouse Multipurpose Facility	09.300.176	CAX	LOCAL	\$ 2,298	\$ 421,417	8%	\$ 5,000,000	Dec-22
Flagstaff Logo Updates	08.080.202	COT	LOCAL	\$ 85,616	\$ 107,008	89%	\$ 120,000	Aug-21
Forestry Generator Replacement	09.820.191	CMM	LOCAL	\$ 215,648	\$ 215,992	98%	\$ 220,000	Aug-21
FY18 Miscellaneous Classroom Needs	09.002.187	CAS	LOCAL	\$ 28,919	\$ 99,429	100%	\$ 99,429	Aug-20
Gas Distribution Replacement	10.080.201	CIN	LOCAL	\$ 139,741	\$ 139,741	70%	\$ 201,000	Aug-21
Gas Line Abandonments And Correction	10.080.181	CIN	LOCAL	\$ 1,883	\$ 223,149	100%	\$ 223,149	Oct-20

NORTHERN ARIZONA UNIVERSITY
FY 2023 – 2025 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2021 as of June 30, 2021

Project Name	Project Number	Project Category	Funding Source	FY21 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
Gateway Advising Redesign	09.430.181	CAS	LOCAL	\$ 259	\$ 243,155	100%	\$ 243,155	Aug-20
Gateway Classroom Remodel	09.430.191	CAS	LOCAL	\$ 1,906	\$ 179,786	100%	\$ 179,786	Aug-20
HLC COVID Preparations	09.250.203	CLS	LOCAL	\$ 224,019	\$ 224,019	100%	\$ 224,019	Jun-21
HLC White Boards	09.250.181	CAS	LOCAL	\$ 77,219	\$ 77,619	100%	\$ 77,619	Mar-21
HTHW Leak Repair Near Rolle Activity Center	10.060.193	CIN	LOCAL	\$ 1,352	\$ 153,207	100%	\$ 153,207	Aug-20
HTHW Meter Installs on South Campus	10.060.194	CIN	LOCAL	\$ -	\$ -	0%	\$ 125,000	Mar-22
Interdisciplinary Science & Technology Building	09.221.181	NAS	BOND	\$ 9,620	\$ 1,511,459	1%	\$130,000,000	Dec-25
Isolation Valves Installation Hthw South Loop	10.060.191	CIN	LOCAL	\$ 4,015	\$ 4,015	3%	\$ 120,000	Dec-21
LRC Create Engineering Classrooms and Offices	09.610.173	CAS	STATE, LOCAL	\$ 1,877,143	\$ 4,243,707	80%	\$ 4,550,000	Aug-21
McConnell and Reilly Halls Toilet Partition Replacement	09.002.202	CAX	LOCAL	\$ 288,165	\$ 432,895	82%	\$ 527,608	Dec-21
McConnell Hall Replace HHW Piping and Radiators	09.620.211	CAX	LOCAL	\$ 292,109	\$ 292,109	5%	\$ 5,850,000	Dec-21
Mechanical Engineering Renovation	09.471.201	CAS	LOCAL	\$ 50,121	\$ 50,121	100%	\$ 50,121	Jul-21
Morton, North, & Campbell Halls FLS Upgrades	09.004.195	CAX	LOCAL	\$ 9,155	\$ 431,764	100%	\$ 431,764	Apr-21
New Sidewalk North Side McConnell	08.030.176	CIN	LOCAL	\$ (59,448)	\$ 43,067	9%	\$ 487,500	Aug-21
New South Modular Lab Building	09.985.211	NAS	TRIF	\$ 98,609	\$ 98,609	2%	\$ 3,960,000	Oct-22
North Modular Lab Building	09.999.201	NAS	TRIF	\$ 67,753	\$ 67,753	1%	\$ 4,700,000	Mar-23
North Plant Condensate Polisher Expansion	09.240.192	CMM	LOCAL	\$ 113,622	\$ 193,622	86%	\$ 225,000	Sep-21
North Valley Site Logo Replacement	13.100.201	COT	LOCAL	\$ 75,611	\$ 75,611	76%	\$ 100,000	Sep-21
Observatory Field Convert To Turf	08.070.191	CIN	LOCAL	\$ 136,002	\$ 862,326	100%	\$ 862,326	Aug-20
Parking Structure Maintenance 2019	09.002.196	CAX	LOCAL	\$ 149	\$ 294,816	100%	\$ 294,816	Aug-20
Parking Structure Maintenance 2020	09.002.208	CAX	LOCAL	\$ 229,178	\$ 270,160	90%	\$ 300,000	Aug-21
Parking Structure Maintenance 2021	09.002.213	CAX	LOCAL	\$ 6,033	\$ 6,033	2%	\$ 350,000	Dec-21
PFA Mechanical Room Repairs	09.370.201	CMM	LOCAL	\$ 14,070	\$ 14,226	12%	\$ 120,000	Aug-21

NORTHERN ARIZONA UNIVERSITY
FY 2023 – 2025 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2021 as of June 30, 2021

Project Name	Project Number	Project Category	Funding Source	FY21 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
Recital Hall	09.371.162	NAS	BOND, GIFT	\$ 7,235	\$ 14,993,264	100%	\$ 15,000,000	Aug-21
Renovation of Milton Property	09.940.191	CAS	LOCAL	\$ 106,392	\$ 144,091	1%	\$ 9,999,999	Dec-23
SBS Castro Classroom Improvement	09.650.203	CAS	LOCAL	\$ 93,030	\$ 102,921	100%	\$ 102,921	Mar-21
SBS Castro Hallway Improvement	09.650.202	CMM	LOCAL	\$ 125,003	\$ 136,165	100%	\$ 136,165	Mar-21
SBS West Classroom Improvement	09.700.201	CAS	LOCAL	\$ 143,344	\$ 171,999	100%	\$ 171,999	Mar-21
Science and Health Building	09.360.111	NAS	BOND	\$ 300,024	\$ 70,821,631	99%	\$ 71,900,000	Mar-22
Science Annex 3rd & 4th Floor Renovation	09.200.181	CAS	GIFT, SAP	\$ 65,280	\$ 17,178,894	99%	\$ 17,409,327	Aug-21
Science Annex 1st & 2nd Floor Renovation	09.200.201	CAS	STATE, LOCAL	\$ 3,754,981	\$ 4,074,091	51%	\$ 8,009,000	Mar-22
Science Annex VPR Offices	09.200.202	CAS	LOCAL	\$ 5,888	\$ 110,906	100%	\$ 110,906	Aug-20
Science Lab Room 203 Renovation	09.170.164	CAS	TRIF	\$ 15,943	\$ 497,111	99%	\$ 499,983	Dec-21
Science Lab Ultra-Clean Room 218	09.170.183	CAS	TRIF	\$ 248,593	\$ 288,996	52%	\$ 560,000	Dec-21
Security at North and South Plants	09.002.198	CLS	LOCAL	\$ 281,345	\$ 359,228	67%	\$ 535,000	Dec-21
SHB Room 512 Renovation for AMS	09.360.201	CAS	TRIF	\$ 80,242	\$ 95,675	96%	\$ 100,000	Aug-21
SICCS Rms 203.218.318 Renovation	09.900.201	CAS	LOCAL	\$ 51,400	\$ 51,400	100%	\$ 51,400	Jun-21
Skydome Practice Field Conversion to Turf	08.040.182	CIN	LOCAL	\$ 1,067	\$ 2,098,500	100%	\$ 2,098,500	Aug-20
Skydome Turf and Pad Replacement	09.730.202	CAS	LOCAL	\$ -	\$ -	0%	\$ 846,811	Nov-21
South Dining Renovation	09.630.161	CAX	MIXED	\$ 1,307	\$ 19,274,488	100%	\$ 19,259,053	Apr-21
South Village Electrical and Gas Lines Replacement	10.010.193	CIN	STATE, LOCAL	\$ 687,201	\$ 3,376,650	88%	\$ 3,850,000	Dec-21
South Village Replace Nine Exterior Stairs	09.710.211	CAX	LOCAL	\$ 198,051	\$ 198,051	40%	\$ 500,000	Dec-21
Tunnel Cleanup and Repairs	10.050.201	CIN	LOCAL	\$ 119,055	\$ 127,554	85%	\$ 150,000	Jul-21
University Union Exterior Tile Replacement	09.303.201	CAX	LOCAL	\$ (1,595)	\$ 12,629	4%	\$ 320,000	Mar-22
Wilson Hall Renovation	09.450.191	CAX	LOCAL	\$ 119	\$ 2,011,767	100%	\$ 2,011,767	Jul-20
Yuma Chilled Water Line Replacement	12.010.191	CIN	LOCAL	\$ 19,400	\$ 201,256	100%	\$ 201,256	Oct-20
Yuma Roof Repair	12.010.201	CMM	LOCAL	\$ 142,875	\$ 142,875	79%	\$ 181,000	Aug-21

NORTHERN ARIZONA UNIVERSITY
FY 2023 – 2025 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2021 as of June 30, 2021

Projects Less than \$100,000 by Category	FY 2021 Expenditures	Total Expenditures	Estimated Total Cost
New Construction			
Academic and Support Space	-	-	-
Auxiliary	-	-	-
Infrastructure	\$ 356	\$ 9,788	\$ 25,000
Capital Renewal			
Academic and Support Space	255,361	397,072	618,274
Auxiliary	8,132	43,227	81,000
Infrastructure	91,025	288,766	715,914
Accessibility	19,986	20,724	20,724
Major Maintenance/System Replacement	205,452	347,146	467,163
Major Maintenance/Energy Conservation	47,834	-	-
Life Safety/Code Compliance	85,625	85,625	124,500
Other Capital Renewal	2,566	-	-
Other			
Other	-	-	-
Totals Projects Under \$100,000	\$ 716,337	\$ 1,192,349	\$ 2,052,576
Grand Total All Projects	\$ 13,853,791	\$ 200,682,588	\$ 349,343,165

**NORTHERN ARIZONA UNIVERSITY
FY 2023 – 2025 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 2023 – 2025 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 2023 – 2025 CAPITAL IMPROVEMENT PLAN**

THREE YEAR CAPITAL PLAN

**NORTHERN ARIZONA UNIVERSITY
FY 2023 – 2025 CAPITAL IMPROVEMENT PLAN**

ONE YEAR CAPITAL PLAN (FY 2023)

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 2023 – 2025 CAPITAL IMPROVEMENT PLAN**

TWO YEAR CAPITAL FORECAST (FY 2024 – FY 2025)

PRIORITY	PROJECT NAME	PROJECT DESCRIPTION
1	Interdisciplinary Science and Technology Building	This project represents the construction of an approximately 125,000 GSF new building dedicated to multiple disciplines with an emphasis on science and technology programs. This building will be located at the site of an existing building, Peterson and potentially Babbitt Academic Annex 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. This project will continue to be refined and reconceptualized as part of the university's master planning initiative and university strategic roadmap process in 2021-22.
2	Biological Sciences Building Renovation	The Biological Sciences building is 86,964 GSF and in a deteriorating condition. 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. 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.
4	Bus Storage & Maintenance Facility	In a partnership between Mountain Line Transit (NAIPTA) and Northern Arizona University (NAU), a new bus storage and maintenance facility is proposed on the NAU campus for their respective transit fleets. While NAU bus routes serve the campus, Mountain Line serves all surrounding areas in the Flagstaff community. The shared facility will be the primary facility for NAU and a secondary facility for Mountain Line. NAU and Mountain Line, like many other transit operators, are interested in the potential for deploying zero emission transportation technology on their routes in the future. Zero-emission bus (ZEB) systems have different infrastructure and operational needs than traditional diesel buses. The new facility is ultimately intended for use by ZEBs. The building includes bus storage, administrative and operations offices, bus maintenance center, and a wash bay for a total of 60,000 GSF. The project was awarded a Federal Transit Authority grant for design and is pursuing an additional grant for construction.

**NORTHERN ARIZONA UNIVERSITY
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TWO YEAR CAPITAL FORECAST (FY 2024 – FY 2025)

PRIORITY	PROJECT NAME	PROJECT DESCRIPTION
5	Cline Library Renovation and Study Space Expansion	A Cline Library Master Plan conducted by Sasaki in 2020 identified four critical needs of the library that need to be addressed to re-imagine the facility in a sustainable and flexible way for future NAU generations: 1) Additional study space to address the space that significantly lacks behind NAU peers; 2) Additional space that is environmentally planned to house the expanding special collections and archives; 3) Advance the library's next generation learning environments with enhanced technology and programming; and 4) Replace the aging heating, cooling, ventilation, electrical, and plumbing systems. Sasaki prepared several concept options which add roughly 50,000 GSF. The design will be formalized in a future project.

**NORTHERN ARIZONA UNIVERSITY
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DEBT REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2023 – 2025 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 FY2030 using historical data from the audited financial statements and cash flow projections from various internal sources. FY2022 projections are based on the University's anticipated budget. Beginning in FY2023, 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 FY2021 is estimated to be \$349.1 million, an increase of \$10.2 million. Total annual debt service is \$26.1 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 FY2021 is estimated to be \$461.3 million, an increase of \$4.4 million. Total annual debt service is \$36.4 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 \$580.9 million at June 30, 2021.
- Based upon NAU's proposed funding sources for projects in the FY 2023-2025 CIP, the projected outstanding debt at the end of FY2022 is estimated to be approximately \$444.2 million (with SPEED³ projects), with total annual debt service of \$36.4 million (5.7 percent of projected total expenses). Including SPEED³ projects, the projected maximum outstanding debt will occur at the end of FY2021 and is estimated to be approximately \$461.3 million. The maximum projected debt service as a percentage of total expenditures of 7.0% of projected total expenses will occur in FY2025 with an associated \$42.5 million in debt service.

<i>Existing Debt Service to Total Expenditures Excluding SPEED debt Estimated as of FY2021 year end (1)</i>	<i>Maximum Projected Debt Service to Total Expenditures Excluding/Including SPEED debt (2)</i>
4.6%	5.3% / 7.0%

**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) FY2016-FY2020	Unaudited Current Year Net Position Balance, (5) FY2021	Projected Average Annual Net Position Balances (6) FY2022-FY2030
\$264.7M	\$306.7M	\$377.8M

(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 FY2022 to FY2030.

(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 FY2021 financial data are preliminary, may not include all adjusting entries, and is unaudited.

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

NORTHERN ARIZONA UNIVERSITY

FY 2023 – 2025 CAPITAL IMPROVEMENT PLAN

SUPPLEMENTAL DEBT INFORMATION

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

Estimated 2021

Issue	Series	Original Issue	Average Interest Rate	Date Bonds Are First Callable	Final Maturity	Principal Balance Outstanding At June 30, 2021	2022	2023	2024	2025	2026	Thereafter
System Revenue Bonds:												
Systems revenue	2012	23,955	4.46%	6/1/21	6/1/41	5,845	840	841	840	844	843	2,523
Systems revenue refunding	2014	67,260	4.98%	6/1/24	6/1/44	39,900	4,460	4,467	4,462	3,716	3,716	36,848
Systems revenue refunding	2015	45,415	5.00%	6/1/25	6/1/37	42,330	4,412	4,412	4,401	4,405	4,413	38,430
Systems revenue refunding	2016	33,815	4.99%	6/1/26	6/1/38	29,070	1,913	1,915	1,920	1,924	1,922	36,455
Systems revenue refunding	2017	42,970	2.91%		6/1/34	38,380	2,727	3,675	3,674	3,676	3,671	29,322
Systems revenue A	2017A	24,260	2.58%		6/1/38	21,370	1,566	1,570	1,568	1,566	1,572	18,828
Systems revenue refunding	2020AB	112,725	4.39%		6/1/44	111,515	5,146	5,143	5,145	8,682	8,832	127,139
Systems revenue refunding	2021AB	21,355	1.91%		6/1/31	21,355	425	1,990	2,913	2,913	2,917	12,697
Sub total Systems Revenue Bonds		371,755				309,765	21,488	24,012	24,923	27,726	27,885	302,241
SPEED Revenue Bonds:												
Systems revenue (SPEED)	2013	75,190	4.50%	8/1/23	8/1/43	36,220	3,497	3,500	3,499	3,497	3,490	23,758
Systems revenue (SPEED)	2020	76,150	3.61%		8/1/43	75,895	6,433	6,420	6,413	6,403	6,388	60,885
Sub Total SPEED Bonds		151,340				112,115	9,930	9,920	9,912	9,900	9,879	84,644
Third Party Lease Revenue Bonds:												
Lease revenue	2014	34,265	4.99%	6/1/24	6/1/44	30,475	2,259	2,262	2,258	2,258	2,260	29,372
Lease revenue refunding	2016	11,070	2.61%		6/1/36	8,475	691	689	691	688	690	6,900
Lease revenue refunding	2017	33,340	2.90%		6/1/33	28,520	2,637	2,670	2,715	2,752	2,796	20,780
Lease revenue	2020	46,780	2.80%		6/1/44	45,385	2,701	2,701	2,705	2,702	2,704	35,138
Sub total Lease Revenue Bonds		125,455				112,855	8,288	8,321	8,369	8,400	8,450	92,190
Total Revenue Bonds		\$ 648,550				\$ 534,735	\$ 39,706	\$ 42,254	\$ 43,204	\$ 46,027	\$ 46,214	\$ 479,074
Certificates of Participation:												
Refunding Certificates of Participation (State)	2013	36,005	4.78%	9/1/22	9/1/30	26,160	4,379	4,641	4,642	2,650	2,647	13,267
Refunding Certificates of Participation (State)	2015	18,825	5.00%	9/1/24	9/1/30	13,210	661	661	661	2,235	2,237	11,181
		\$ 54,830				\$ 39,370	\$ 5,040	\$ 5,302	\$ 5,303	\$ 4,886	\$ 4,885	\$ 24,448
Long Term Debt:												
Energy Performance Contract	2012	12,420	3.53%		6/1/27	6,436	1,200	1,200	1,200	1,200	1,200	1,200
Dell Financial Services	2018	1,952	2.90%		3/1/22	392	409					
Total Long-Term Debt		\$ 12,420				\$ 6,827	\$ 1,609	\$ 1,200	\$ 1,200	\$ 1,200		\$ 1,200
Total Outstanding						\$ 580,932	\$ 46,354	\$ 48,755	\$ 49,707	\$ 52,112		\$ 504,722



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