









Project Status Report - As of: 11/5/2025

Project	Project #	Original Scope	Account #	Total Budget	Last Update	Project Health	Phase	Past Weeks Progress	30 Day Look Ahead
Project Manager: Gabriel Gurrola									
AT&T Cell Sites	10.090.233	New cell site for football practice fields and the relocation of Ardrey Auditorium rooftop site	C9001295	\$10,000	11/3/2025		Design	Past meeting with city regarding permits regulations.	Design from At&t-Blue beam review, Contract in place, Detailed trenching plan from At&t.
Babbitt Admin Boiler Replacement	09.510.241	Replace boiler.	C9001334	\$185,000	11/3/2025		Construction	No updates at this time.	Reach out to manufacture & Controls to fix remaining issues
Biological Sciences Phase II	09.210.251	The scope of this project is to replace the damaged exterior windows due to window AC unit installation, correct the emergency shower locations to avoid additional claims and floods, replace exterior doors and update finishes as budget allows.	C9001387	\$3,180,000	11/3/2025		Design	Finalize window film/abatement scope; paint started, floor epoxy to start week of 8/4.	finalize the Emergency shower scope and start meeting with the construction team to coordinate project
Bio-Science Annex Boiler Replacement	09.212.241	As a vivarium housing research animals, we need heat redundancy. We need to remove the old broken boiler from this room and replace it with a new one.	C9001374	\$150,000	11/3/2025		Construction	RKS to complete work by end of summer.	trades to sign off and close project
Bus Barn EV Chargers Install	09.830.251	Identify best charger for NAU; install in bus barn.		\$0	11/3/2025		Planning	Reached out to olf building design for BO and Fire Marshall	update from NAU team regarding cost and funding
Butler Office Building ITEP Move	09.073.221	Relocate ITEP out of 22-Peterson Hall into 7C- Butler Office Building.	C9001222	\$715,000	11/3/2025		Construction	Work completed with the roof new coating system.	no updates at this time.
Campus Living Water Softeners (Gillenwater, McKay, Mtn View, Pine Ridge, Raymond)	09.002.240	Service, Repair and Replacement of water softeners in CLC buildings Gillenwater, McKay, Mountain View, Pine Ridge, and Raymond	C9001380	\$75,000	11/3/2025		Construction	Proposal needed from High Peaks	proposal received and executed
Cline Library Air Chiller Repair	09.280.251	Repair of Cline Library Chiller.	C9001367	\$55,000	11/3/2025		Construction	Part Received (long lead) work scheduled for week of 8/11/25.	Coordinate with TDI on long lead items and schedule work with trades
Cline Library Heat Pump Replacement	09.280.252	Replace 10 heat pumps that are non-functioning.	C9001371	\$80,000	11/3/2025		Construction	PO with Emcore to rework units.	rework of the additional units and bringing them online
Conduit/Fiber Install at Riordan Ranch Road	10.090.232	Installation of conduit and fiber for Suddenlink to provide connectivity to ATT and NAU.		\$0	11/3/2025		Design	No update at this time	Plan review of received plans. Contract with Optimum, permit approved.
Demolish Peterson	09.220.251	Demolish Peterson building.	C9001406	\$50,000	11/3/2025		Construction	Trades walkthrough with BO, and inspections submitted	Inspections complete for trades and sign off from BO
Dubois South Union Ballroom AHU Repair	09.640.251	Repair/replace AHU's 3,4,5,8,9,10 in the soffit as well as AHU's 6 & 7 over the entry way to full functionality.	C9001393	\$180,000	11/3/2025		Planning	Proposal from McKinsrty for comissioning.	Contract and Investigation from commissioning Agent

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Fieldhouse HVAC Replacement	09.300.251	Relocation of HVAC work from Fieldhouse Restroom Project.	C9001412	\$51,000	11/3/2025
Forestry Mechanical System Renovation	09.820.221	This project is an initial review of the existing mechanical system at Forestry, including a determination on if it should tie into the central heating and cooling system.	C9001197	\$280,000	11/3/2025
Forestry Renovations	09.820.252	This design-only CPA focuses on renovating aging building systems, including the roof, hall lighting, and mechanical systems. Two options are under consideration for the mechanical upgrade: replacing the existing boiler with a higher-efficiency model or connecting the building to the district heating system via the campus south loop.	C9001401	\$100,000	11/3/2025
Health Professions AHU #2 Replacement	09.660.241	Primarily will focus on replacing a failed shaft that supplies air to the second floor of HP.	C9001345	\$125,000	11/3/2025
McConnell Hall Renovation & Landscape Upgrade	09.620.251	Initiating a design only CPA with plans for construction in summer 2026. McConnell will not be used for camps & conferences summer 2026 to accomodate this construction. Install vanities/sinks in student rooms, replace carpet in rooms with LVP, LED lighting throughout building, and adjust the grade of the west entrance/functional landscape design. Replace the bathtubs in 9 CA rooms with shower inserts and new shower valves. Two staff apartments: install vanities in bathroom and replace bathtub with new bathtub or appropriate insert. Paint corridors.	C9001376	\$9,900,000	11/3/2025
Physical Science Renovation Phase I	09.190.251	Design-Only CPA- This design-only CPA focuses on enhancing the building's mechanical systems by introducing chilled water to improve cooling capabilities and optimizing the existing ventilation infrastructure. The scope includes a comprehensive review and improvement of the facility's cooling and ventilation systems, addressing outside air quality concerns, and resolving any identified code deficiencies. By prioritizing system efficiency and compliance, this project aims to create a healthier, more sustainable environment for building occupants.	C9001385	\$291,000	11/3/2025
Retrocommissioning of SHB and Communications	09.002.224	Preliminary review of building mechanical and lighting systems by commissioning agent, adjustment of sequences, test and balance of air and water systems, and possible replacement of failed sensors and actuators. Also, the scope would include training of the Commissioning and Controls Coordinator.	C9001199	\$175,000	11/3/2025
Science Lab Pneumatic Control Replacement	09.170.251	Project to furnish and install new DCC control valves and replace system coils, ensuring proper functionality and integration with existing systems while meeting all safety and operational standards.	C9001382	\$350,000	11/3/2025
SHB Dilution Refrigerator Installation	09.360.261	Electrical, cooling water, compressed air, and hoisting equipment are requested for the installation of a dilution refrigerator.		\$0	10/28/2025
South Plant Boiler Derating	09.670.231	Make engineered modifications to the existing boilers to convert them from power boilers to hot water boilers.	C9001302	\$450,000	11/3/2025

✓	Design	DP selected, proposal received.	Submit the plans for the trades two-week plan review in Bluebeam
✓	Construction	System filled and volume calculated. Investigation of a leak in the system.	Glycol to be installed in the system, PM of the wetwall system, and the Boilers. Fill the system with glycol
✓	Design	Meeting with EAPC and Utilities for prelim equip selection discussion. CMAR interviews	SD Set from EAPC, Bluebeam Review Complete, CMAR Selected
✓	Construction	Repair of freestat	Closing of the project
✓	Design	met with client and design team, SD set issued for review and pricing	Bluebeam review of SD set, working on DD set
✓	Design	Contract executed; start pre-design meetings	execute a contract with the design team
✓	Construction	No update at this time	Utilities to start commissioning efforts
✓	Design	coordinated controls work with Utilites/Comissioning	Proposal from GC Received; Asking for breakout of costs from controls.
✓	Planning		
✓	Design	No update at this time.	Proposal from GC. Execute the JOC Contract, and the start of design.

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Steam System Maintenance Upgrade	09.240.221	Design and replace pumping systems to be more efficient and possibly work with future low temp hot water conversion.	C9001207	\$575,000	11/3/2025		Construction	Continue addressing electrical issues related to elevation. Contacted the design team and provided start-up information.	Repair of Skid #2 electrical issue, installation of a new control panel on Skid #1, and installation of new electrical lights. New stairs to be installed. Installation of new Stairs
STEM Retro-Commissioning	09.002.258	Repair and or replace valves and control boards.	C9001395	\$100,000	11/3/2025		Construction	no update at this time	scope from utilities
Project Manager: Martin Yepiz									
Allo Fiber Hut & Distribution	10.090.262	Allo is looking to install pre-fab central office on NAU property to the northwest of Building 54. From this building, fiber will be distributed across campus to easements with APS, City, and other resources. There is no defined path at this time.		\$0	11/3/2025		Planning	No updates at this time.	
Asphalt 2026 Streets	08.020.261	Annual street maintenance and repair.	C9001413	\$150,000	10/27/2025		Design	PA Is now out for signatures.	Design professional will start assessment.
Cable Barriers - San Francisco/McConnell Dr.	08.060.251	The scope of work for this project is to provide protection to the posts/cables that compose the barrier at the San Francisco & McConnell intersection. The purpose is to diminish any possible impact from people going down the hill as much as possible.	C9001366	\$120,000	10/27/2025		Planning	Construction has started and should be finalized on 10/29.	CPA Revision will be submitted for the relocation of salvaged fence to the facilities parking lot (P64).
Campus Living Gutter Repair/Ventilation	09.986.251	The scope of this project is to install high bay ventilation in the warehouse sections. This will drop the heat load in the space during the summer months without having to air condition.	C9001381	\$100,000	10/27/2025		Planning	Met with campus living to discuss project and we will explore a different ventilation solution due to contractor's high cost.	
Campus-Wide Fire Hydrants 2025	08.100.251	The scope of work for this project is to repair/replace damaged fire hydrants across campus, identified by the FLS team. These hydrants can't be covered under claims due to the time window that we have to report these	C9001414	\$54,999	11/3/2025		Design	We've asked Eagle Mountain to revise proposal in accordance with our JOC contract before moving forward with this project.	
Challenge Course Relocation & Rebuild	08.070.262	This project consists of removing the current challenge course and building a new one in its place.		\$0	10/27/2025		Planning	We met with user group and NAU's purchasing department to discuss options for contracting. The decision has been to move forward with an RFP. Scope of work is being drafted and reviewed by all parties involved before sending it out to our purchasing team and move forward with RFP process.	
Civil Utility Repairs. 2026	10.010.261	The scope of work for this project is to perform repairs for major utility issues across campus. These issues are reported consistently throughout the fiscal year by NAU utilities and plant staff.	C9001415	\$200,000	10/27/2025		Construction	Repairs at SBS Castro have been completed. Now, we're waiting on a proposal from NuFlow for South campus domestic water pipe lining.	
Concrete 2025	08.030.251	Concrete maintenance project to address and correct deteriorated or damaged concrete resulting in trip hazards and/or ADA accessibility deficiencies.	C9001377	\$325,000	10/27/2025		Construction		
Fountain House Redevelopment	09.890.261	Exploration of demolishing the Fountain House and building 4-8 plex. Architect then hard bid, home builder.		\$0	10/27/2025		Planning	Design Professional was selected. We met and discussed initial stages for this project and now we have a proposal for Phase I - Feasibility Study.	

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Health Professions Window Replacement	09.660.251	Approximately 20-25 windows have been verbally identified as needing replacement, however we may prioritize less depending on cost. Windows on the 2nd and 3rd floor of the Health Professions building do not open or close properly, leading to heating and cooling issues. Some windows have fallen out of the building, leading to significant safety concerns. We will be funding this project through the NAU Green Fund as this is a sustainability. To submit for the grant, a quote for the project is required. A walk-through is needed to identify exactly which windows need replacement. Desired completion date is for the walk-through and quote.		\$0	10/27/2025		Planning		This project will get closed out due to lack of funding.
HLC - Steam Pipe Distribution Line Repair	10.040.241	Steam pipe distribution line needs repair and insulation is in need of replacement	C9001280	\$250,000	10/27/2025		Construction	McCarthy is fabricating material and they will be ready to start construction the first week of November.	
Lumberjack Stadium Track Renovation	08.070.263	The outdoor track was last resurfaced in 2011. It is in critical need for the safety of users to be resurfaced. NAU is scheduled to host the Big Sky Conference Outdoor Track Championship in 2028. Overlay its current full-pour polyurethane with a new 5mm wear layer.		\$0	10/27/2025		Planning	Proposal from Sports Surfaces vendor is now under review.	
McKay Hot Water Heater Replacement Phase 2	09.502.252	Replace hot water heaters for all apartments in buildings A-D.		\$0	10/27/2025		Planning	This project is getting reactivated to replace water heaters at McKay buildings A,B, and C. We're potentially going with a different approach and instead of like for like, we will be installing tankless water heater units, which are substantially more efficient and faster to install, which could potentially reduce labor cost for the overall project. We've selected a design professional to engineer the proposed solution for water heater replacement.	CPA has been submitted for approvals and meeting will be scheduled with design professional to discuss scope of work and get a proposal for their services.
Mountain View Egress Correction	09.550.252	Determine and implement best method of meeting egress fire code requirements.	C9001388	\$75,000	10/27/2025		Design	Proposals from architect and engineer have been provided and are now under review.	We will move forward with project authorizations for design. Revised CPA has been submitted for approvals.
Sculpture Studio Deferred Maintenance	09.840.251			\$0	10/27/2025		Planning	Estimate from carpentry has been approved to move forward with roofing repairs at the sculpture studio.	Decision will be made on how to move forward.
Skydome Roof Replacement	09.001.231	The roof of the Skydome is past the end of its useful life. It needs replacement due to continued leaks that are beyond warranty repair. A design was completed in 2016 that will be revisited and assessed to ensure it's	C9001228	\$6,000,000	10/27/2025		Construction	Project has been substantially completed.	Closeout process will start.
Project Manager: Remi Stoddard									
Bat Habitat Design & Installation	08.070.261	Design and installation of bat condos. Location is TBD		\$0	11/3/2025		Planning	Paint shop provided a quote for the project.	PDC team will identify a funding source for the design of this project and work on a budget, CPA, and contract with the designer.

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Clifford White Theatre Workshop Roll-Up Door Repair/Replacement	09.371.241	The loading dock door for the Clifford White Theater workshop roll-up door is damaged and unsafe, as well as unlock-able except by questionable means. Replace door and means of securing that door to appropriate OSHA standards	C9001361	\$50,000	11/3/2025
Dubois South Union Subway Refresh	09.640.261	Millwork and FFE will be provided under a separate contract through Sodexo as the franchise holder. This project is requested to have a GC to perform millwork installation and procurement/install of finishes as needed per attached plans.		\$0	11/3/2025
Engineering Pneumatic Control Replacement	09.690.252	In planning; will update scope once established	C9001396	\$300,000	11/3/2025
FLS HVAC Shut-Off Repair	09.004.242	Repair multiple units campus wide.	C9001307	\$100,000	11/3/2025
HLC Climbing Wall Glass Removal	09.250.261	Remove the glass wall at the climbing wall to remove safety concerns of fall hazards and make more space to welcome and include new participants.		\$0	11/3/2025
HRM Textbook Library	09.331.241	Identify a location and design for textbooks within our current look that would be pleasing to the eye and communicate the care level that HRM students have for each other.		\$0	11/3/2025
Multi-Building Solar Installation	09.002.264	Solar installation multiple buildings on campus.		\$0	11/3/2025
PFA Outdoor Enhancements	09.370.251	We have completed the engineering assessment and now have a better understand of the space and what it can accommodate in terms of weight, drainage, etc. With this information in mind, we will move on to addressing the surface so that it's more usable and hospitable. This could involve minor demo of a concrete wall and replacement of a more practical and durable surface treatment like a Traffic Coated Membrane. Once complete, we will design for furniture, lighting, and natural elements.		\$2,000	11/3/2025








	Construction	Financial closeout email sent, 8/27/2025. PM met with Paint Shop to discuss the ramp repairs that are needed.	PM is working with Paint Shop to complete some remaining work the user group would like done on the PFA courtyard ramp with the remaining project funding.
	Planning	PM met with the GC, client, and Subway to discuss logistics of the plan. PM also scheduled time to meet with NAU Building Official to discuss permitting.	PM will meet with the project team to discuss permitting, will put the plans in plan review, and GC will provide a proposal.
	Construction	The previous CPA was incorrect and cancelled. Submittals were approved.	PM will submit a new CPA that is correct.
	Construction	PM will work with the GC to schedule the remaining work.	PM is waiting for the change order to be executed so the work can continue.
	Planning	GC provided an estimate.	PDC team will share the new quote from the GC with the user group so they can determine whether they would like to move forward with the project.
	Planning	PM will meet with the user group and Interior Designer to discuss the project budget and next steps.	PM will meet with PDC Interior Designer to discuss the direction of the project to address with the user group.
	Planning	PDC team met with NAU Sustainability team to discuss the feasibility of the project.	PDC team will wait for leadership to decide if the project will move forward.
	Planning	PM notified the DP that the project will move forward. PM submitted a contract execution request for the DP to create a scope document.	A contract will be executed and a scope document will be provided by the DP.

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SBS West SSLUG Garden Improvements	09.700.251	The SSLUG garden is requesting funding for improvements, specifically within the main growing section outside of SBS West. Through this funding, we will work with Morning Dew Landscaping to create accessible pathways throughout the main growing section and build raised garden beds to ensure students and community members with disabilities have equal opportunities to learn and interact with the space. Each of these beds will have PVC pipe hoops installed to allow our gardeners to transform them from shaded summer beds to frost-clothed cold-season beds, allowing us to elongate the growing season in the SSLUG Garden. With the additions of new accessibility measures at SSLUG, we intend to create more welcoming outdoor spaces for students with disabilities to participate in campus gardening. SSLUG also intends to use these funds to improve our soil quality to allow for more plant diversity and yield. We will also work with Morning Dew Landscaping to install drip irrigation to all of the beds in the main growing section to decrease the time and energy spent on hand watering and water waste. This irrigation system will connect to the rainwater harvesting tanks and city water, allowing for even more water conservation. This expansion would increase our capacity to 2,000 gallons of harvested rainwater. SSLUG		\$0	11/3/2025		Planning	PM met with the Green Fund representative and discussed how the project will be funded	PM will prepare a budget and CPA for the project, as well as a revised proposal to submit to the Green Fund.
Science Annex OVPR Suite Renovation	09.200.233	Add offices and better workspace for current occupants.	C9001319	\$150,000	11/3/2025		Planning	PM is waiting for scope approval from the user group. GC is working on a permit set of plans.	GC is reworking the cost proposal to accommodate the adjusted scope.
South Engineering Lab Open Space	09.985.241	Build NAU Metrology Research and Teaching Laboratory including offices, labs and cubicle space in the open area of the new South Engineering Lab - Building 98E.	C9001391	\$30,000	11/3/2025		Design	PM discussed the project pricing with the GC and GC expressed concerns regarding scope creep and pricing the project with limited details. PM scheduled a meeting with the DP and GC to discuss GC's concerns. PM also met with EH&S to review the plans and walk the site. PM conveyed comments from EH&S to the DP. PM also requested contract execution for the commissioning agent	PM will continue to work with the GC and DP on pricing the project so ordering long lead time items can be prioritized.
South Village Pest Exclusion	09.710.261	Seal all buildings for pests per the report. Remediate attics from guano and other pest droppings. Address structural concerns with roof trusses in the report. Add security screen doors with locking hardware and a fully sealed apartment entrance to all apartment doors in place of the current wooden screen doors.		\$0	11/3/2025		Planning	A structural engineer was selected.	PM will discuss the scope of the project with the designer and request a quote.
Project Manager: Skyler Christensen									
Cline Library Makerlab Expansion	09.280.253	Expand the DIRT walls with an additional 47 linear feet of wall shifting the current south wall of the MakerLab down two columns from it's current location. Purchase furniture to fill in the space for making. We've been working with Skyler Christensen to get preliminary quotes from Goodmans for the additional DIRT wall structure as well as preliminary quotes for chairs. We will purchase the same workbenches we already have in the MakerLab. Cline Library personnel will shift the Government Documents collection to the second floor, maps and Gov Docs microforms will likely be shifted as well and some of this may require the help of NAU movers. Cline Library will move existing furniture to make way for the expansion of the MakerLab and we will set this up in 188C once the Gov Docs are relocated.		\$0	10/31/2025		Funding	A CPA was created on Monday Septmeber 8th and is working through the approval process. A question on how much funding is coming from NAU came up, and once the user group responds then that will be relayed to leadership. Permit drawings will be created once the project budget is approved to move forward.	Create a plan set for the scope of work with exiting requirements and have them approved by Building Official. Set time for a site walk with in house paint, HVAC, and FLS trades to gather updated estimates for internal work. Compile all costs including furniture to create a formal budget for the user group to review.






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Eastburn Lactation Space	09.270.251	We believe room 134 is large enough to be split into 2 offices, one being big enough to accommodate the lactation room. Room 134 shares a wall with our kitchen, and that wall has the plumbing for the sink. We have some furniture in storage that could furnish this new space, but we might need more than what I have available.	C9001418	\$28,000	10/31/2025
Engineering Old ITS Space Conversion	09.690.241	225F - Remove former ITS help desk 225E - Convert into print room, current print room 214 214 - Convert into office space 225C - Former ITS server room, convert into faculty/staff office space, multiple cubicals 225D & southwest exterior - Remove former ITS cooling system for servers	C9001408	\$27,000	10/31/2025
Engineering Split Office Room 216	09.690.242	Converting a single office into two. Adding a door, window (interior facing), wall, electrical, etc.	C9001356	\$50,000	10/31/2025
Fieldhouse Office of Inclusion Room Renovation	09.300.252	Building a new office within or directly outside the Office of Inclusion (IMQ Center), painting the IMQ large lounge space, painting one office, painting a storage closet and replacing the carpet tiles in the same closet.	C9001403	\$45,000	10/31/2025
McKay Lounge Remodel	09.502.251	Mostly aesthetic changes to the space to include flooring, paint, dimmable lighting, built in electric fireplace, etc. Kate is working on furniture including possible donations from Steelcase.		\$0	10/31/2025
Mountain View Kitchen Remodel	09.550.241	Redesign and update the two community kitchens in Mountain View.	C9001341	\$11,000	10/31/2025
Multi-Building LED Lighting Conversion	09.002.263	Convert lighting to LED.	C9001407	\$165,000	10/31/2025




	Funding	The revised CPA was approved on October 15th. Now that the CPA has been approved, the design drawings were submitted for a Bluebeam review session on October 30th for the permit application. A construction schedule will be finalized based on trades availability.	Coordinate with user group on costs for construction and will pivot project to adjacent office instead of splitting room 134. Space Management will need to review this layout.
	Design	The designer EAPC provided 90% level constructin drawings on October 17th. These drawings were sent to the general contractor and have been put through a Bluebeam review session. Meetings have taken place with the designer EAPC and the user group with ITS. A furniture review meeting took place on October 9th to review furniture options to gather a quote as well. Finishes are to be confirmed on October 31st.	Move project to closeout.
	Construction	All construction work for this project has been completed and this project is ready to move to closeout. There is an open encumbrance for the design professional that is being resolved by a deductive change order.	Strategic Space Planning Committee to approve drawings for 216 scope of work. Identify timeline for this project over Summer now that revised CPA has been approved.
	Design	The CPA was approved and HVAC has assisted with identifying requirements for air flow in the two offices. Now that those details have been confirmed, design drawings were submitted for a Bluebeam review session on October 31st for the permit application. A construction schedule will be finalized based on trades availability.	Create drawings for Building Official to review for the two additional offices in the IMQ. Gather trades estimates and create formal budget for the user group to review. Work to include paint touch ups in adjacent lounge area.
	Design	Awaiting the furniture quote to be able to put together the formal budget to share with the Campus Living Director and student based user group.	Gather scope of work documents from construction management and interior design students to provide to NAU Trades. Gather cost estimates and establish a budget for the scope of
	Funding	A revised CPA is going to be submitted for trades work versus proceeding with a contractor to see if it will be approved or taken off the list.	Work with the in house trades to identify a timeline for work through work orders instead. Finalize drawings for permit and Bluebeam review based on updated timeline.
	Planning	This work has been created under separate work orders per building and finished. All work orders have been routed to the project and reconciled. There is a request to continue work at the College of Business, however a revised CPA will be needed. The funding for this request is being determined.	

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Multi-Building Residence Hall Exit Sign Replacement (McDonald & Raymond)	09.002.262	Replace exit signs in McDonald & Raymond).	C9001410	\$175,000	10/31/2025
PFA Renovation Rooms 106, 207 & 209	09.370.253	Scope of work includes 3 classrooms in Performing and Fine Arts (PFA, building 37). This is made possible through a proposed donation of approx. \$150k, with the intent to access matching Learning Space Funds totaling approx. \$300k. The goals are 1) remodel/redesign computer labs, PFA 207 and 209 (one for shared use), and 2) remodel/resign PFA 106 for use as a combination shared lounge and casual "drop in" computer lab.		\$0	10/31/2025
Relocate CEFNS Dean's Office to SHB	09.360.251	Project objectives: Successfully relocate the CEFNS Dean's Office from Bury Hall to the Science and Health Building efficiently. Ensure full capacity of operation for our constituent services in our new domicile. Project goals: This move will make the CEFNS college office more accessible to the students, staff and faculty by relocating to an area where science instruction is taking place and a more moder, professional setting. Deliverables: We will successfully occupy a new space and reach total operational function as quickly as possible. Stakeholders: NAU students, staff, faculty, alums and external partners. Boundaries: Budgetary constraints for new furnishings. Making sure our files move safely, no loss of state property in the move. Risks: Loss of damage of state property, i.e. computers and peripherals and/or non-digital information.	C9001398	\$183,000	10/31/2025
SBS West Social Work SIM Lab	09.700.261	The Social Work SIM Lab will include flexible simulated individual and group-based clinical environments, as well as a simulated client living space (i.e., studio apartment). It will be equipped with state-of-the-art AV equipment, which will be used to record, play back, reflect, and learn from social work encounters with simulated clients portrayed by NAU Department of Theater students and paid community actors. The SIM Lab may include computer stations with privacy carrels, headphone/microphone sets, and simulation software (e.g., Simucase) to facilitate faculty-moderated distance learning for online BSW and MSW students. Both 111 and 112/112A will require new carpets and flooring (measurements taken by Brad Weaver and Skyler Christensen on 9/10), updated window treatments, furnishings and paint. Classroom 111 will require the removal of built-in storage cabinets along the walls. The windows separating the classroom and office spaces will be replaced with one-way mirrors so that students in the classroom are able to view the simulated sessions. Please see attached photos for reference.		\$0	10/31/2025
Tinsley Hall Computer Lab Remodel	09.440.241	Redesign and update the computer lab to fit the current amount of computers +1 or 2 more plus JacksPrint station. Potentially soft seating, docking stations, etc. for student academic use.	C9001342	\$11,000	10/31/2025





	Design	Phase one of the construction work for the exit signs has been completed. Phase two of the construction is to update the direction of the egress door swings. The contractor provided pricing for the doors in these two buildings and I shared this with the Campus Living Director. The desired approach is to complete McDonald Hall's scope under this project and complete Raymond Hall's scope under the larger Raymond Renovation project in 2027.	
	Planning	A meeting took place with the user group, donors, NAU Foundation team, and myself on October 22nd to review the two proposals and costs associated with the construction work. We are now awaiting their response on how much the donors will fund and what edits are necessary to the budget.	
	Construction	Approval has been granted to move forward with the various purchase orders requested. I am awaiting quotes for the locker keys, however the furniture, window film, window blinds, and bulletin boards have been submitted. Once the budget is reconciled and all purchase orders are applied, we can review remaining funding to see if the 3rd floor glass storefront is appropriate to move forward with.	Identify furniture from Science Annex third and fourth floors to use in updating meeting rooms in Science and Health Building (3rd through 5th floors). Understand remaining furniture needs and move needs for different departments. Meeting set with all stakeholders on 5/13 to review all needs and wants. Coordinate schedule with designer and contractor for glass
	Planning	This is a newly assigned project to renovate room 111 into classroom space to observe rooms 112 and 112A as simulation office and apartment space for Social Work students to practice handling situations in those environments. The scope of work is to be reviewed on November 3rd with the user group.	
	Planning	Revised construction and furniture costs are being worked on to submit a revised CPA.	Provide updated pricing to client for review including add alternate scopes. Once this has been approved, work to revise CPA and establish timeline for construction.

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Wettaw - Sapers Lab Remodel	09.880.252	HVAC in ceiling HEPA air filtration + establish positive air pressure <ul style="list-style-type: none"> • Plumbing – install Milli-Q water system • Plumbing – relocate gas line in ceiling to where future lab bench will be. • Plumbing/EHS – descale eyewash station • EHS/Carpentry – can existing lab bench tops be refinished? • EHS/Carpentry – can lower drawers of fume hood be repaired? <ul style="list-style-type: none"> • Carpentry – install cylinder bracket in corner of room • Carpentry – replace damaged ceiling tiles • Lock shop – install lenel or schlage lock (or equivalent) • Electrical – repair existing back up power, install new back up power outlet on east wall 		\$0	10/31/2025		Planning	A meeting took place with the client and our in house Gas technician to review the gas piping desired in the space. The schematic drawings from a previous lab will be provided for internal review. A few additional items in the room were noted, so the cost estimates are being updated accordingly. Once I have received all pricing from our internal trades, a revised budget can be sent to the user group and a timeline can be identified. A follow up email was sent to the user group stating that until we receive cutsheets and the schematic, we are not able to receive the updated pricing.	
Yuma Counseling Center Renovation	12.010.261	Required classroom reconfiguration and VALT camera system to support mental health counseling and psychology among other programs. VALT camera system, space layout attached.		\$0	10/31/2025		Planning	A designer was selected and their proposal and timeline were provided on October 22nd. Feedback has been provided to the designer, and I am now awaiting their response with changes to the schedule to target construction drawings being received in March 2026 to ensure a Summer 2026 construction timeline.	
Project Manager: Thaddeus Green									
Anthropology Heat Replacement	09.490.241	Replace failing heating units.	C9001368	\$45,000	10/31/2025		Design	HVAC installed a new gas furnace - 2/21. Awarded ARQ to MEP designer - AEI 4/30. Walked site with Engineer and received the proposal. Submitted CPA for approval - 5/31. CPA approved - 10/8. Kick off meeting mid-December. 30-day electrical study was completed at the end of January. It doesn't look like we'll have to upgrade the electrical service to support the two new heat pumps and associated electric heat kits for extreme cold conditions. Bluebeam plan review complete. Engineer is updating comments on the permit set. Walked the site with Core construction and they are working on pricing. - 10/27	CD set expected by mid-April.




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Bury Hall Renovations	09.080.241	This project will investigate and repair the flooding in the basement, bring in outside air to optimize the HVAC system, assess mechanical systems and repair/replace as necessary. A determination will be made as to future use of the building; office space, classroom space, or both.	C9001316	\$7,000,000	10/31/2025
Gabaldon Renovation	09.530.243	Bathrooms: mitigate ventilation issues, replace shower valves, paint bathrooms/remove rust & mildew, re-caulk shower inserts; Roof: replace roof; Flooring: replace carpet in student suites with LVP & hallway carpet with carpet tile. Study Rooms: Redesign & make improvements in small study rooms.	C9001379	\$3,280,000	10/31/2025
ITS Server Room Energy Conservation	11.050.251	Study the energy consumption at ITS to determine what energy conservation measures can be implemented, including thoughts surrounding heat recovery and passive cooling.	C9001399	\$35,000	10/31/2025
Lenel Install 2023	09.002.233	Install exterior card readers on multiple buildings.	C9001239	\$611,756	10/31/2025





	Design	Began work on RFQ with Judith. Submitted CPA - 11/13. Design-build procurement was successful. 3 firms are shortlisted for interviews. Design Build interviews took place on 12/7. KCS/Lightvox were selected. Received Pre-construction and Design proposal from KCS/Lightvox. Conducted V/E meeting with them on 2/6 and asked for price reductions. Had V/E meeting - received a revised Pre-construction and Design proposal on 2/12. Accepted the revised proposal and are currently finalizing the contract. Awarded ARQ selections for project cost estimating services to Rider Levett Bucknall and commissioning services to TMCx Solutions. Final contract for D/B services complete. Had kick-off meeting with client on 5/30 to begin programming phase of design. Toured the client's existing space on 6/7.	Project cost meeting with the DB team is scheduled for 4/9.
	Construction	Awarded JOC to Core Construction - 7/31. Walked site with Core on 8/8. Received professional services and pre-construction proposal. Submitted CPA and contract paperwork for approval. Design only CPA was approved 12/10. GC and Designer contract in place. Full project CPA approved - 3/27. Roofing permit approved. Construction will start - 5/12. 07/17/25- All the roof has been dried in. Two of the three wings are 95% complete. Work on the Birch wing roof will be completed by the end of July. Flooring installation is 95% complete and work has started to move furniture back into rooms. Shower valves in all bathrooms have been replaced with new valves. Final clean operations have begun. 8/5/2025-Completed initial punch walks. I will back walk with the GC on August 8th. Will be completely ready for student move in.	
	Design	Received the programming proposal from AEI. Submitted the CPA - 4/28. CPA Approved - 5/9. 6/16/25-Had kickoff meeting at the end of May. Waiting on scope pricing options from the Engineer.	
	Construction	CPA approved, 1/4/2023. Walked 2021 projects with ITs and Climatec and confirmed camera locations and scope.	

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Lenel Install 2024	09.002.242	Install exterior card readers at NACC, Communications, Rolle, SBS West, Wettaw and Science Lab Facility.	C9001306	\$1,225,000	10/31/2025
Morton Hall FLS Upgrade	09.040.251	FLS Upgrade to Morton Hall; in-house repairs to upgrade the FLS condition at Morton and work with a design professional to do a comprehensive FLS/Code review for development of future repairs.	C9001419	\$40,000	10/31/2025
Multi-Building Energy Efficiency Improvements	09.002.261	Install and program VFDs and/or ECMS	C9001420	\$0	11/4/2025

	Construction	CPA approved. Walked proposed buildings with Climatec. Received proposal and submitted PO request. Cabling work began week of 12/11. Ordered a block of card reader licenses. Received them the first week of April. 5/5/25-Working to bring Physical Science, Anthropology and additional doors at Liberal Arts online in May. 7/17/2025- The forestry building will have its Lenel system activated at the end of the week of 7/28. Card access will be live at the beginning of August. 8/5/25- Forestry building is now online. The cameras and card access systems are active. 8/18/25- Building 14 scheduled to activate system mid-September. 10/31/25 - Completed Wettaw building - it is online. The crews begin working on Rolle Activity center and SBS West next.	Buildings 14, 68, 70, and 88 will be online by the end of the year.
	Design	The urgent work to improve safety has been permitted and trades are actively completing now. The overall project is to do an full study on the facility and design renovations needed to bring it up to code. This will be completed summer 2026 and is pushing the McConnell hall project to a future date. The design team is meeting with BO, Fire Marshall, and will get us a proposal for services and estimated deliverable dates. 7/17/2025- Received code compliance evaluation from Bureau Veritas on July 8. 10/31/25 - Waiting on design only CPA approval. It was submitted on 9/26.	NAU trades continue working to fix deficiencies in the spaces and improve fire life safety.
	Planning	Install and program VFDs and/or ECMS. CPA approved on 10/28/25.	

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Prochnow Replace Heating System	09.031.241	Heat exchanger has failed and needs to be replaced.	C9001328	\$240,000	10/31/2025		Design	Submitted design-only CPA on 2/27. Awarded ARQ to MEP designer - AEI 4/30. Submitted MEP proposal for project authorization. PA completed July 1st. JOC awarded to Sun Valley Builders 7/30. Completed SD plan review - 9/27. The engineer completed a revised CD set for a steam solution. Completed plan review for the new solution. Submitted revised plans for permit. 6/12 - Walked the tunnel with SVB and TDI to assess the condition of the old heat exchange and piping. Waiting on pricing to replace the HX shell and tube and add 2 steam valves. 8/5/25-We received a proposal from our GC to replace the broken heat exchanger in the tunnel. I have submitted a revised CPA (8/5) to cover the materials and construction	We are exploring one last option of replacing the existing heat exchanger. Will have pricing this month.
South Village Grounds Upgrade	09.710.241	Redesign and upgrade the grounds at South Village to create safe opportunities for outdoor use. Create spaces for students to hang out and create community outdoors. Fix many of the dangerous spots around the property.	C9001326	\$300,000	10/31/2025		Construction	Walked site with tree service and obtained pricing. PO has been submitted. Tree work began on 5/29. Tree work was completed on 6/13. Carpentry began work on benches, patio buildings and retaining wall. Submitted additional funding request 11/15. Additional funding was approved - 1/3/25. LOS has been removing rotted DD Ties and re-boarding in March	
STEM Building Access Control	09.002.257	This project will install Lenel card access control and security cameras at multiple STEM function buildings across campus including Science Lab Facility (17), Biology Greenhouse (18A), Physical Sciences (19), Science Annex (20), Biological Sciences (21),	C9001386	\$545,000	10/31/2025		Design	New project. It will provide and additional \$545k in funding. Submitted CPA - 1/3/25. CPA approved - 1/13.	Moving STEM building costs to this funding source.
Wecom Campus Fiber Install	10.090.261	NAU will work with WECOM to run power to location in ITS for Wecom head end equipment (completed) Wecom will run fiber through NAU tunnel system from Building 54 to DuPont. Wecom will perform trenching from DuPont to a connection point with the City of Flagstaff	C9001409	\$2,500	10/31/2025		Construction	Project in Construction CPA Approved on 09/04 Installation of cabling has begun in the tunnels. 10/31	
Wettaw Hot Water Replacement	09.880.251	The project aims to replace an outdated domestic hot water heat exchanger with a heat pump water heater to align with NAU's climate action goals. This new technology is energy-efficient, aligns with sustainability objectives, and will contribute to reduced carbon emissions. The design phase will focus on compliance with NAU's Design Guidelines and financial viability through life cycle cost analysis. The initiative underscores NAU's commitment to innovative, environmentally responsible solutions.	C9001402	\$150,000	10/31/2025		Design	selected design team	reach out to the design team for a proposal